

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Tuesday, 8th June, 2021, 7.00 pm - Tottenham Green Leisure Centre, 1 Philip Lane, Tottenham N15 4JA**

**The meeting will also be live streamed – to watch, click [here](#)**

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

Quorum: 3

### **1. FILMING AT MEETINGS**

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

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

### **2. PLANNING PROTOCOL**

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

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

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

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

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

### **3. APOLOGIES**

### **4. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 13 below.

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

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

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

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

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

### **6. MINUTES**

To confirm and sign the minutes of the Planning Sub Committee held on 19 April 2021.

Minutes to follow

## **7. PLANNING APPLICATIONS**

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

### **8. HGY/2021/1043 - TOTTENHAM HOTSPUR FOOTBALL CLUB, 748 HIGH ROAD N17 0AP - THE COMMUNITY HEALTH BUILDING (PAGES 1 - 40)**

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

**Recommendation:** GRANT

### **9. HGY/2021/1039 - TOTTENHAM HOTSPUR FOOTBALL CLUB, 748 HIGH ROAD N17 0AP - 'THE EXTREME SPORTS BUILDING' (PAGES 41 - 80)**

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

**Recommendation:** GRANT

### **10. HGY/2021/0723 - 551B HIGH ROAD N17 6SB - CAFE/COMMUNITY HUB (PAGES 81 - 164)**

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

**Recommendation:** GRANT

### **11. UPDATE ON MAJOR PROPOSALS (PAGES 165 - 178)**

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

**12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 179 - 234)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 05/04/2021 and 21/05/2021.

**13. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 4 above.

**14. DATE OF NEXT MEETING**

5 July 2021

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

Friday, 28 May 2021

Planning Sub Committee – 8 June 2021

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

### 1. APPLICATION DETAILS

**Reference No:** HGY/2021/1043

**Ward:** Northumberland Park

**Address:** Tottenham Hotspur Football Club 748 High Road N17 0AP

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

**Applicant:** Mr Richard Serra, Meldene Ltd

**Ownership:** Private

**Case Officer Contact:** Neil McClellan

**Date received:** 09/04/2021

**Plans and documents:** See Appendix 1(List of plans and application documents).

### 2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

The application site forms part of the ongoing phased redevelopment of the former White Hart Lane Stadium and the land around it, granted planning permission by Haringey in 2016.

The current reserved matters application forms an important phase of the ongoing redevelopment of the stadium site and will contribute to the regeneration of the wider area. It will provide a 2500 m<sup>2</sup> new health care facility for the local community. This will help secure the additional health care provision needed to support the area's planned growth in population.

### 3. RECOMMENDATION

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

3.2 Conditions – Summary (the full text of recommended conditions is contained in Section 13 of this report):

1. Approved Drawings
2. Reserved Matters Time Limit
3. Construction Environmental Management Plan
4. Air Quality Dust Management Plan
5. Construction Waste Management Plan
6. Construction Hours
7. Lighting
8. Waste and Refuse
9. Green/Brown Roof
10. Cooling Demand
11. Business and Community Liaison Construction Group
12. Conformity with Environmental Statement
13. Materials Boards
14. Flood Risk Management
15. Drainage
16. Plant Noise
17. Plant and Machinery
18. Carbon Savings

3.3 Informatives – Summary (the full text of recommended conditions is contained in Section 12 of this report).

1. Original Planning Permission
2. Co-operation
3. Numbering and naming of new development
4. Sprinkler installation
5. Community Infrastructure Levy

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**APPENDICES:**

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## 4. PROPOSED DEVELOPMENT AND LOCATION DETAILS

### 4.1 Proposed development

- 4.1.1 The National Planning Practice Guidance (NPPG) states that Reserved Matters are those aspects of a proposed development which an applicant can choose not to submit with an outline planning application, (i.e. they can be 'reserved' for later determination). These are 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale'.
- 4.1.2 The proposal seeks approval of reserved matters relating to the 'appearance' of Plot 6 'The Community Health Building', a structure with a maximum height of 21.0 m, over three floors, providing up to 2500 m<sup>2</sup> of health care use (formerly the D1 Use Class but now part of the new E Use Class), pursuant to the hybrid planning permission (Ref. HGY/2015/3000) for the redevelopment approved on 15th April 2016 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.
- 4.1.3 This reserved matters application does not seek permission in respect to the principle of development, the land use, the scale of the building, the amount of floor space, layout, access arrangements or landscaping which were all approved as part of the outline planning permission granted for Plot 6 under HGY/2015/3000. Under that permission only appearance was reserved for later consideration. It must be in accordance with the outline consent to which it relates including any indicative masterplan, parameter plans, design guidance, conditions and s.106 obligations.
- 4.1.4 This reserved matters application has been informed by the development specification, the indicative masterplan, the parameter plans and design codes established by the hybrid consent and its outline planning requirements.

#### *Proposal Location*

- 4.1.5 The proposed development is for Plot 6 of the approved masterplan, which is located in the north eastern corner of the wider masterplan site, with a frontage onto Worcester Avenue. The site currently acts as the delivery and service yard for the stadium, with access via Sainsbury's service yard. It will continue to do so



with the 2 floors of the health centre being built over the yard. Vehicle access to the yard will continue to be via Sainsbury's service yard.

*Compliance with Hybrid Consent – Reference HGY/2015/3000*

- 4.1.6 The Health Centre Building development complies fully with the outline requirements of the Hybrid consent – HGY/2015/3000 including the approved parameter plans and design guidance. The appearance of the development under consideration is consistent with these requirements.

## **4.2 Site and Surroundings**

*Application site*

- 4.2.1 Plot 6 of the indicative masterplan approved as part of the hybrid consent – HGY/2015/3000 is located to the north east of the new stadium. It will have a frontage on to Worcester Avenue and an additional entrance onto the north podium and Lilywhite. It will be located next to the terraced housing at the northern end of Worcester Avenue.

*Wider development site*

- 4.2.2 The wider development site consists of approximately 8.97 hectares of land located around the new Tottenham Stadium. The site is bounded by Park Lane to the south, Tottenham High Road, to the west, Worcester Avenue to the east and Lilywhite House to the north.
- 4.2.3 The Public Transport Accessibility Level (PTAL) for the site ranges from 3 (moderate accessibility) on the eastern side to 5 (good accessibility). Bus service No's 149, 259, 279, 349 and W3 pass the site frontage along the High Road. The site lies within the Tottenham North CPZ and the much larger the Tottenham Event Day CPZ. Sainsbury operate a large customer car park on Northumberland Avenue. Northumberland Park station is approximately 750m east of the site and White Hart Lane station is approximately 200m west of the site.
- 4.2.4 Immediately to the east of Worcester Avenue is Northumberland Park Community Secondary School and Saint Paul and All Hallows Church of England Infant and Junior Schools. Immediately to the west of High Road lies St Francis

de Sales Roman Catholic infant and junior school and further west is the Lancastrian Primary School.

- 4.2.5 The area to the west of the Stadium forms part of the proposed NT5 High Road West site allocation in the emerging Tottenham Area Action Plan DPD.

## **5. RELEVANT PLANNING HISTORY**

### **5.1 Stadium redevelopment scheme**

5.1.1 The current stadium redevelopment scheme, reference HGY/2015/3000 was granted hybrid planning permission on the 15 April 2016 it comprises the now completed new 61,000 seat stadium and Tottenham Experience and the as yet unbuilt phases Plots 3 to 6. This current application is for the reserved matters relating to Plot 4 'The Extreme Sports Building'.

5.1.2 Listed building consent was also granted, reference HGY/2015/3001, for works to the Grade II Listed Warmington House to allow it to be incorporated into the Tottenham Experience building.

5.1.3 All conditions relevant to the completed elements of the hybrid permission have been complied with.

## **6. PLANNING BACKGROUND**

### **6.1 Planning designations**

6.1.1 The site forms part of the wider strategic regeneration area designated in the new 2021 London Plan as the Upper Lee Valley Opportunity Area. It is designated a Growth Area in the Haringey Local Plan: Strategic Policies 2013-2026 (with Alterations 2017).

6.1.2 The application site also has a site allocation (NT7) in Haringey's Tottenham Area Action Plan DPD (adopted 2017). The proposed allocation is for the redevelopment of the existing stadium (completed), and the introduction of residential, commercial, education, community, leisure and hotel uses, and improved public realm across the site. It states the Council will support a mix of leisure uses around Tottenham Stadium to ensure it is a destination on match and non-match days.

6.1.3 At the time of the original hybrid application, the western edge of the wider development site was located in the North Tottenham/Tottenham High Road Conservation Area. Since that application was granted this stretch of the conservation area has been de-designated. The Grade II Listed Building located on the site's High Road frontage has been retained and incorporated into the Tottenham Experience development.

6.1.4 Local and strategic planning policy supports the regeneration of the wider development site for the creation of employment, residential, retail, educational, community, leisure and hotel uses. It promotes development that will contribute to making the area a wider commercial and visitor destination.

## **6.2 Hybrid Planning Permission**

6.2.1 The detailed element of the hybrid consent granted permission in full for the demolition of the existing stadium and club shop, three locally listed buildings (746, 748 and 750 High Road), and a terrace of seven houses (20 to 32 (evens) Worcester Avenue and the construction of the following:

6.2.2 The detailed element of the hybrid consent granted permission in full for the demolition of the existing stadium and club shop, three locally listed buildings (746, 748 and 750 High Road), and a terrace of seven houses (20 to 32 (evens) Worcester Avenue and the construction of the following:

- Plot 1 - A new 61,000 seat stadium and surrounding public realm works.
- Plot 2 - 'The Tottenham Experience', a multi-use building incorporating the Grade II Listed Warmington House and comprising the club megastore, stadium ticket office, museum, club cinema, café, stadium tour and 'Skywalk' reception area.
- Plot 3 - A 22-storey hotel comprising 180 bedrooms and 49 serviced apartments.

6.2.3 Outline planning permission was granted for the following:

- Plot 4 - The Extreme Sports building (Class D2) providing up to 2500 m<sup>2</sup> of floor space in a structure up to a maximum height of 51.2 metres. Detailed approval was granted for matters relating to "access" and "layout", with matters relating to "appearance" and "scale" reserved. (Application relating to "scale" submitted concurrently with this application Ref HGY/2021/1039)

- Plot 5 – Residential development and flexible community/office space (Class D1/B1) comprising 4 residential towers (2 blocks up to 16 storeys (69m) in height above podium level; 1 block up to 24 storeys (96m) in height above podium level; and 1 block up to 32 storeys (123m) in height above podium level) providing a maximum residential floor space of 49,000 m<sup>2</sup> or a maximum of 585 units, and the construction of 4,000 m<sup>2</sup> flexible community (Class D1)/office (Class B1) floorspace in the lower floors of the podium below the residential blocks in the SE corner of the site. Detailed approval was granted for matters relating to “access”, “layout” and “scale”, with matters relating to “appearance” and “landscape” reserved.
- Plot 6 - The Community Health Building (Class D1). Detailed approval was granted for matters relating to “access”, “layout” and “scale” with only matters relating to “appearance” reserved. (The subject of this application)

6.2.4 The application was accompanied by an Environmental Impact Assessment.

6.2.4 The permission is subject to a Section 106 Agreement and a series of planning conditions including parameter plans and design codes which control the form and implementation of the redevelopment of the site, including the outline components, a part of which is under consideration.

### *Section 106 provisions*

6.2.5 The key Section 106 obligations relevant to the Health Centre Development include:

- Travel Plan and Cycling Strategy.
  - Required to submit and have approved by the Council a travel plan and a cycling strategy prior to the occupation of the Health Centre and not to occupy or permit occupation of the centre other than in compliance with the approved travel plan and cycling strategy.
- Energy.
  - To work with the Council in exploring the feasibility of creating a district energy network to serve the Health Centre.
  - Ensure the centre is capable of being connected to a district energy network and that its heating and hot water requirements are capable of being met by that connection.
  - Subject to technical and financial feasibility to connect the Health Centre to the energy network.

- Prior to the commencement of the Health Centre Development, to submit an energy statement for the centre.
- If the wider development implements its own energy centre and heat distribution network, the Health Centre is required to connect to it.
- Employment & Training.
  - Prior to the start of construction of the Health Centre the developer is required to submit to the Council for its approval an employment and skills strategy for the construction phase of the Health Centre, and to carry out the development in accordance with the approved strategy.
  - Prior to the occupation of the Health Centre the developer is required to submit to the Council for its approval an employment and skills strategy for the occupation phase of the Extreme Sports Centre, and not to occupy or allow occupation of the centre other than in accordance with the approved strategy.
- Business Opportunities.
  - To work with the Council in supporting and promoting local business and attracting new business to Tottenham.
  - To advertise supply chain opportunities arising from the Health Centre development to local businesses in the boroughs of Haringey and Enfield.
  - To hold four workshops per year for three years from the commencement of the Health Centre development in accordance with a programme to be agreed with the Council to advertise and inform local businesses on how to obtain contracts arising from the centre's development.
- Service and Delivery Plan.
  - Prior to the occupation of the Health Centre the developer is required to submit to the Council for its approval a service and delivery plan, and not to occupy or allow occupation of the centre other than in accordance with the approved plan.
- Considerate Constructors.

### **6.3 Matters already approved**

- 6.3.1 In relation to Plot 6, the principle of development, the land use, the amount of floor space, the scale of the building, its layout, access arrangements and landscaping have all been approved as part of the outline planning permission granted for Plot 6 under HGY/2015/3000.

### **6.4 Matters to be approved**

6.4.1 Under the outline permission for Plot 6 appearance was reserved for later consideration. The current application seeks consent for scale only. The final appearance of the building will be the subject of a separate further reserved matters application.

## 7. CONSULTATION RESPONSE

7.1 The following were consulted regarding the application:

### **Internal:**

- LBH Design Officer
- LBH Conservation Officer
- LBH Regeneration
- LBH Transportation
- LBH Health in all Policies
- LBH NHS

### **External:**

- Greater London Authority
- Environment Agency
- Historic England
- Tottenham Conservation Area Advisory Committee
- Tottenham Civic Society

7.2 The following responses were received:

### **Internal:**

- LBH Transportation Group – The proposal is acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.
- LBH Design Officer – Supportive of proposals.
- LBH Regeneration – No objections received.
- LBH Conservation – No objection received.

### **External:**

- Historic England – No objection.
- Environment Agency – No objection.

7.3. A summary of comments from internal and external consultees responding to the consultation exercise is contained in Appendix 2.

## 8. LOCAL REPRESENTATIONS

8.1 The following were consulted:

- 450 neighbouring properties
- 1 site notice erected close to the site
- Press notice

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

- No of individual responses: 1 (which include a petition – see below)
- Objecting: 0
- Supporting: 0
- Others: 1

8.3. The main issues raised in representations from adjoining occupiers are summarised below:

### **Other:**

- A petition from the Worcester Avenue Residents Association signed by the occupiers of 11 properties has been received stating that while they do not object to the proposal they would like to express the following comments:
- No construction traffic should use Worcester Avenue at any time.
- Construction work should take place between 08:00 and 18:00 Monday to Saturday and between 10:00 and 18:00 on Sundays.
- No vehicles to be left overnight in Worcester Avenue.
- The barriers between Worcester Avenue and Paxton Lane to be kept closed at all times. No traffic (other than emergency vehicles should be allowed to pass through the gates to access Northumberland Avenue or vice versa. This should apply not just to construction traffic but also to deliveries to the stadium.
- The stadium's coach park should be accessed from Park Lane and not Worcester Avenue.
- The comments state that the residents of Worcester Avenue suffered from heavy traffic during and after the construction of the stadium. It wasn't until they approached THFC directly that the problem stopped. They do not wish this to change as a result of any new construction.

- 8.4 Officer comments in response the matters raised by neighbouring occupiers can be found in Appendix 2.

## **9. MATERIAL PLANNING CONSIDERATIONS**

### **9.1. Background**

- 9.1.1. As has already been stated the Hybrid Planning consent – HGY/2015/3000 granted outline planning permission for the development of Plot 6 of the indicative masterplan to provide the ‘Community Health Centre’, a building providing up to 2500 m<sup>2</sup> of health care use (now E Use Class). Permission was granted for a structure up to a maximum height of 21 metres above ground level. Detailed approval was granted for matters relating to “scale”, “access”, “layout” and “landscaping” with matters relating to “appearance” reserved. All matters relating to the use, the maximum amount of floor space, the scale of the building, its transport impacts, energy and sustainability, drainage, noise, pollution and air quality in relation to Plot 6 have been approved at outline stage subject to any relevant conditions and s106 obligations. These requirements of the outline permission will continue to apply to this phase of the development. They have been listed at the beginning of this report and set out in full in Section 13.

### **9.2 Appearance**

#### Hybrid planning consents requirements

- 9.2.1 As indicated previously, the hybrid consent granted outline planning permission for the quantum of development to be delivered by Plot 6. The detailed and outline elements of the scheme set out the amount of floor space, its use and the maximum height of the building. The scale of the building – its exact shape, size and massing in relation to the site boundaries were also approved at outline stage. All that remains to be considered is the exterior treatment of the building’s envelope.

#### Proposals

- 9.2.2 The Health Centre building will sit within an unusual context between a 1930’s residential terrace, Lilywhite House and the new stadium. It will sit within the streetscape as an intermediary between the terrace and the stadium.



- 9.2.3 The building will be sited above the stadium service and delivery yard. Vehicle access to the goods yard will continue to be via Sainsbury's good yard. The Health Centre building will conceal the back of house facilities of Sainsbury's, the stadium goods yard and the back door to the stadium. This will provide a more attractive frontage to the street and to the podium public realm.
- 9.2.4 Most of the street level element of the building will be a screen in front of the yard. However, a lift and stair core to serve the health centre will drop down from above providing a visitor entrance onto Worcester Avenue and some activity at street level. At podium level a second entrance and reception to the health centre will be provided to allow stair and lift access offering an alternative for visitors arriving to the health centre from the High Road.
- 9.2.5 The building steps up in scale from the neighbouring two storey terrace. Its front façade facing Worcester Avenue holds the street frontage of the adjoining residential terrace before curving away to reveal the sweep of steps that link the street level to the stadium podium.
- 9.2.6 The outer skin is a powder coated, louvered metal exoskeleton. At street level the slatted treatment allows for ventilation to the service yard while providing visual screening. At the upper levels this external screen will offer a buffer of privacy to the offices and treatment rooms while still allowing natural light to penetrate. At roof level the screen will wrap over the rooftop plant to help to conceal the plant while still allowing adequate ventilation.
- 9.2.7 The slatted screen will be white to link to Lilywhite House, and the white render of the terraced houses. It will give the surface of the building visual depth, light and shadow, giving it a façade similar manner to the perforated metal skin of the stadium. The roof, which will be visible from the adjacent building, will have a combination of the slatted louvres to screen the plant areas, ecological green roof and accessible terraces from the accommodation below.
- 9.2.8 The details presented in this reserved matter application in relation to the proposed appearance of the development are acceptable and comply with the design principles and design codes established by the hybrid consent. The proposed building will deliver a high-quality and attractive piece of townscape in this prominent part of the masterplan.
- 9.2.9 The proposed building is therefore considered to meet the requirements of DMDPD Policy (2015) DM1 'Delivering High Quality Design' which states that

development proposals should relate positively to their locality. The final appearance of the building is also considered to comply with Local Plan (2017) Policy SP11 that requires development to be of the highest standard of design that respects its local context and to contribute to the creation and enhancement of Haringey's sense of place and identity, requirements echoed by Policies D3 'Optimising site capacity through the design-led approach' and D4 'Delivering good design' of the London Plan (2021).

9.2.10 The details presented in the reserved matters submission relating to the appearance of the Health Centre building are acceptable and compliant with the parameters established by the hybrid consent.

9.2.11 The Quality Review Panel's response to the hybrid application were taken into account when granting outline planning permission for Plot 6 and the Health Centre building. Following its final review on 21 October 2015, the panel had the following comments to make with respect to the appearance of the building:

- Careful consideration of the entrances is required as the use of the building is public facing. The panel would welcome a more visible and accessible entrance at street level.
- The panel supports the scale of the community health building, and welcomes the stepping-down of the massing to the neighbouring buildings.
- The panel understands that more detailed design will be undertaken when a specific user for the building has been found, and would welcome the opportunity to comment on the detailed proposals.

9.2.12 The Quality Review Panel's response to the hybrid application with respect to the appearance of the ere taken into account when granting outline planning permission for Plot 6. Their concerns regarding creating a more active frontage onto Worcester Avenue by creating a visitor entrance at street level were taken into account through revisions to the Hybrid Scheme which are carried through in to this proposal. Given that most matters relating to the Community Health building were approved at outline stage, officers did not feel the exterior treatment of the building under consideration in this application would benefit from further input from the QRP.

## **10. Other matters**

### **10.1 Petition from Worcester Avenue Residents Association.**

10.1.1 A petition from the Worcester Avenue Residents Association signed by the occupiers of 11 properties has been received stating that while they do not object to the proposal they would like to express the following comments:

- No construction traffic should use Worcester Avenue at any time.
- Construction work should take place between 08:00 and 18:00 Monday to Saturday and between 10:00 and 18:00 on Sundays.
- No vehicles to be left overnight in Worcester Avenue.
- The barriers between Worcester Avenue and Paxton Lane to be kept closed at all times. No traffic (other than emergency vehicles should be allowed to pass through the gates to access Northumberland Avenue or vice versa. This should apply not just to construction traffic but also to deliveries to the stadium.
- The stadium's coach park should be accessed from Park Lane and not Worcester Avenue.
- The comments state that the residents of Worcester Avenue suffered from heavy traffic during and after the construction of the stadium. It wasn't until they approached THFC directly that the problem stopped. They do not wish this to change as a result of any new construction.

10.1.2 The transport and construction impacts of the development were assessed and considered acceptable within the limitations of the indicative masterplan, the parameter plans and design codes established by the hybrid consent and its outline planning requirements. That permission includes a number of conditions and legal obligations to mitigate the transport impacts during the construction and eventual occupation of each phase of the development. These conditions and obligations will apply to Plot 6 and are set out in this report. They include the following conditions:

- Submission of an Air Quality and Dust Management Plan for Plot 6 to protect the environment and amenities of the locality. (Condition 4, in Section 13 of this report).
- A condition on construction hours restricting all demolition, deliveries and building works associated with the development construction of the Plot 6 development to be carried out only between the hours of 08:00-20:00 unless otherwise agreed in writing by the Council. (Condition 6, in Section 13 of this report).

- A condition requiring that for the duration of the construction phase of development and for five years after the first occupation of the Stadium whichever is the later the Applicant will establish and maintain a Business and Community Liaison Construction Group to meet every 2 months for the duration of development works. Officers will expect the liaison group to resume prior to any new contraction work taking place. (Condition 11, in Section 13 of this report).

10.1.3 In addition, the following s106 obligations will apply to all future phases of construction:

- Prior to the occupation of the Community Health Centre the developer is required to submit to the Council for its approval a service and delivery plan, and not to occupy or allow occupation of the centre other than in accordance with the approved plan.
- Submission of a Construction Environmental Management Plan for Plot 6 to ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area. (Condition 3, in Section 13 of this report).

10.1.4 Given the scale and complexity of the development that has already been carried out the, officers feel that in the main these measures have proved successful in mitigating the environmental and amenity impacts of the works. It is regrettable that these measures were not able to prevent the problems experienced by the Worcester Avenue residents. It is noted that since the residents approached the club these problems have been resolved. Officers are confident that with the conditions and obligations summarised above there will be no repeat of these issues.

## **10.2 Conservation Area**

10.2.1 The impacts of the masterplan development on the Tottenham High Road Conservation and other heritage assets within or close to the site were assessed as being acceptable in granting the hybrid consent. The proposed scale of the building under consideration complies with the limitations and parameters approved at outline stage and as such the impact of the Community Health Centre remains acceptable in terms of its impact on local heritage assets.

10.2.2 In approving the hybrid consent, the Council's overall assessment was that the masterplan development as a whole would cause substantial harm to the setting of the Tottenham High Road Conservation Area, but this harm was outweighed substantial public benefits of the scheme. In making this assessment, great weight was given to the preservation or enhancement of affected heritage assets as per the Council's statutory requirement.

10.2.3 With the demolition of the locally listed buildings within the masterplan site, the incorporation of the Grade II listed Warrington House into the Tottenham Experience and the de-designation of the North Tottenham/Tottenham High Road Conservation Area in front of the completed Stadium Phase of the development, the area has already absorbed the majority of the negative impact on heritage assets arising from the scheme set out in the report. Give these changes to the site and surrounding area, any remaining impact on heritage from the implementation of the remaining phases of the masterplan development would be minor in nature and the harm less than substantial and more than outweighed by the overall public benefit of the masterplan development.

### **10.3 Climate Change**

10.3.1 A number of conditions and section 106 obligations relating to climate change mitigation and adaptation strategies were attached to the Hybrid consent. They include:

#### S106 Legal Obligations

- To work with the Council in exploring the feasibility of creating a district energy network to serve the Health Centre.
- Ensure the centre is capable of being connected to a district energy network and that it's heating and hot water requirements are capable of being met by that connection.
- Subject to technical and financial feasibility to connect the Health Centre to the energy network.
- Prior to the commencement of the Health Centre Development, to submit an energy statement for the centre.
- If the wider development implements its own energy centre and heat distribution network, the Health Centre is required to connect to it.

#### Conditions

- **Cooling Demand:** Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modelling for Plot 6 shall be submitted and approved by the Council prior to the commencement of development on Plot 6. (Condition 10, in Section 13 of this report).
- **Carbon Savings:** Further details of how the carbon savings for the development have been calculated shall be submitted to and approved by the Council prior to the submission of the final reserved matters application. (Condition 19, in Section 13 of this report).

10.3.2 The above conditions and obligations are to ensure that the carbon saving targets set out in the Energy Strategy approved for the development as a whole as part of the Hybrid consent are achieved. The strategy proposes, connection of the development into the Haringey district heating network and the employment of sustainable design practices and strategies to reduce cooling demand and overheating risk. The 22% CO<sub>2</sub> reduction compared to a Part L 2013 gas-boiler TER baseline that the strategy is estimated to achieve was considered the greatest result feasible within the context of the development.

## 11. CONCLUSIONS

- 11.1 The proposed development presented in this reserved matters application complies with the approved development specification, parameter plans and necessary elements of the design codes established by the hybrid consent.
- 11.2 The height and extent of the proposed building falls within the parameters defined by the hybrid scheme.
- 11.3 The reserved matter associated with the appearance of the Plot 6 building is therefore considered acceptable.
- 11.4 In determining this planning application, the Council is required to have regard to its obligations under equalities legislation including obligations under the Equality Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and to foster good relations between persons who share a protected characteristic and persons who do not share it. Members must have regard to these duties in taking a decision on this application.

11.5 As discussed above, the proposed development of the Community Health Centre on Plot 6 forms an important phase of the ongoing redevelopment of the stadium site and will contribute to the regeneration of the wider area. It will provide a 2500 m<sup>2</sup> new health care facility for the local community. This will help secure the additional health care provision needed to support the area’s planned growth in population. Local residents and businesses will also be able to benefit from employment and commercial opportunities arising from this phase of the development. The nature and scale of the proposed development is strongly supported by its location within a major regeneration and growth areas as identified by local and strategic planning policy.

**12. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

12.1 With Outline permissions, the CIL liability for each phase is calculated at reserved matters stage for that phase. In this case the proposed is liable to the Mayoral CIL only.

12.2 Based on the information given on the plans, the Mayor's CIL charge will be £151,375.00 (2500.0 sqm x £60.55) (Indexation included)). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

**13. RECOMMENDATION**

13.1 **GRANT PLANNING PERMISSION** subject to conditions and informatives.

13.2 Conditions and Informatives:

**Conditions**

1. (G1) **Consented Drawings**

The development of Plot 6 shall be constructed in accordance with the plans listed under “Plot 6” in condition A4.

Plot 6 Drawings	
POP_4494_PLN_GA_0119 – REV 00	POP_4494_PLN_GA_0522 – REV 01
POP_4494_PLN_GA_0120 – REV 00	POP_4494_PLN_GA_0523 – REV 01

POP_4494_PLN_GA_0501 – REV 01	POP_4494_PLN_EL_0530 – REV 01
POP_4494_PLN_GA_0502 – REV 01	POP_4494_PLN_EL_0531 – REV 01
POP_4494_PLN_GA_0510 – REV 01	POP_4494_PLN_EL_0532 – REV 01
POP_4494_PLN_GA_0511 – REV 01	POP_4494_PLN_SC_0540 – REV 01
POP_4494_PLN_GA_0512 – REV 01	POP_4494_PLN_SC_0541 – REV 01
POP_4494_PLN_GA_0513 – REV 01	POP_4494_PLN_EL_0542 – REV 01
POP_4494_PLN_GA_0520 – REV 01	POP_4494_PLN_EL_0543 – REV 01
POP_4494_PLN_GA_0521 – REV 01	

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

**2. (G2) Reserved Matters**

The development on Plot 6 hereby permitted shall be begun before the expiration of seven years from the date of the original permission (15.04.2016), or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.

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

**3. (G3) Construction Environmental Management Plan**

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) shall not commence until a CEMP in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

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

**4. (G4) Air Quality Dust Management Plan**

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 6



development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To protect the environment and amenities of the locality as required by Policy SI1 of the London Plan (2021).

**5. (G5) Construction Waste Management Plan**

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017.

**6. (G6) Construction Hours**

No demolition, deliveries or construction or building works associated with the construction of the Plot 6 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing with the Council.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM1 of The Development Management DPD 2017.

**7. (G7) Lighting**

Prior to the first occupation of the Plot 6 development an external lighting strategy for the Plot 6 development shall be submitted to and approved in writing by the Council and the development shall be implemented in accordance with the approved strategy.

Reason: To protect public safety and the amenities of neighbouring residents.

**8. (G8) Waste and Refuse**

A waste and refuse strategy for the Plot 6 development to be submitted and approved by the Council prior to occupation of the Plot 6 development and the development shall be implemented in accordance with the approved strategy.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI7 and SI8 of the London Plan 2021.

9. (G9) **Green/Brown Roof**

Prior to installation of the roof a scheme for green or brown roofs on the Plot 6 development shall be submitted to and approved by the Council. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

10. **G10 Cooling Demand**

Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modelling for Plot 6 shall be submitted and approved by the Council prior to the commencement of development on Plot 6.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy SI4 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM21 of The Development Management DPD 2017.

11. (A5) **Business and Community Liaison Construction Group**

For the duration of the construction phase of development and for five years after the first occupation of the Stadium whichever is the later the Applicant will establish and maintain a Liaison Group having the purpose of:

- a) informing local residents and businesses of the design and development proposals;
- b) informing local residents and businesses of progress of preconstruction and construction activities;
- c) considering methods of working such as hours and site traffic;
- d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;

- e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
- f) providing advanced notice of exceptional works or deliveries;
- g) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bimonthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

#### 12. (A6) **Conformity with Environmental Statement**

The development is to be constructed in accordance with the standards etc. set out in the Environmental Statement accompanying the planning application.

Reason: To ensure the development complies with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended and that it has an acceptable impact on the environment.

#### 13. (A8) **Materials**

Full details of the development, including samples of all materials to be used for the external surfaces of each phase of the development as set out in the agreed phasing plan included in the section 106 agreement shall be submitted to, and approved in writing by, the Council prior to the relevant material being installed into the relevant phase of development. Samples shall include sample panels, glazing and a roofing material sample combined with a schedule of the exact product references.

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

#### 14. (A9) **Materials Boards**

All approved materials for each Plot shall be erected in the form of a samples board to be retained on the site of each Plot throughout the works period for the Plot concerned and the relevant parts of the works shall not be carried out otherwise than in accordance with the approved details.

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

**15. (A10) Flood Risk Management**

The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA).

Reason: To promote a sustainable development consistent with Policy SI2 of the London Plan 2021 and Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017.

**16. (A11) Drainage**

The development shall be carried out in accordance with the Drainage Strategy and the details for the drainage of each Plot shall be submitted to and approved by the Council in advance of commencement of development for that phase (excepting any works of demolition or piling).

Reason: To promote a sustainable development consistent with Policy SI13 of the London Plan 2021, Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

**17. (A13) Plant Noise**

No plant or machinery in operation shall omit noise that exceeds the maximum noise levels set out in Table 13.19 of the Environmental Statement September 2015 (noise levels to be confirmed).

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

**18. (A14) Plant and Machinery**

All plant and machinery shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be registered at <http://nrmm.london/>.

Reason: To protect local air quality and comply with SI1 of the London Plan and the GLA Non Road Mobile Machinery (NRMM) Low Emission Zone.

**19. (A17) Carbon Savings**

Further details of how the carbon savings for the development have been calculated shall be submitted to and approved by the Council prior to the submission of the final reserved matters application.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policies SI2, SI3 and SI4 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017.

**Informatives**

**Original Planning Permission**

The original planning permission HGY/2015/3000 still stands and all its conditions and informatives still apply, in particular materials, landscaping, bio-diversity play space, lighting, wheelchair units and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

**Working with the applicant (LBH Development Management)**

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

**Numbering and naming of new development (LBH Street Naming and Numbering)**

INFORMATIVE: The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (020 8489 5573) to arrange for the allocation of a suitable address.

**Sprinkler installation (London Fire Brigade)**

INFORMATIVE: The authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs to businesses and housing providers and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

### **Community Infrastructure Levy**

INFORMATIVE: Based on the information given on the plans, the Mayor's CIL charge will be £151,375.00 (2500.0 sqm x £60.55) (Indexation included)). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

### **APPENDIX 1 – List of plans and application documents**

POP\_4494\_PLN\_GA\_0119 – REV 00  
POP\_4494\_PLN\_GA\_0120 – REV 00  
POP\_4494\_PLN\_GA\_0501 – REV 01  
POP\_4494\_PLN\_GA\_0502 – REV 01  
POP\_4494\_PLN\_GA\_0510 – REV 01  
POP\_4494\_PLN\_GA\_0511 – REV 01  
POP\_4494\_PLN\_GA\_0512 – REV 01  
POP\_4494\_PLN\_GA\_0513 – REV 01  
POP\_4494\_PLN\_GA\_0520 – REV 01

POP\_4494\_PLN\_GA\_0521 – REV 01

POP\_4494\_PLN\_GA\_0522 – REV 01

POP\_4494\_PLN\_GA\_0523 – REV 01

POP\_4494\_PLN\_EL\_0530 – REV 01

POP\_4494\_PLN\_EL\_0531 – REV 01

POP\_4494\_PLN\_EL\_0532 – REV 01

POP\_4494\_PLN\_SC\_0540 – REV 01

POP\_4494\_PLN\_SC\_0541 – REV 01

POP\_4494\_PLN\_EL\_0542 – REV 01

POP\_4494\_PLN\_EL\_0543 – REV 01

Design and Access Statement S12 Extract (April 2021)

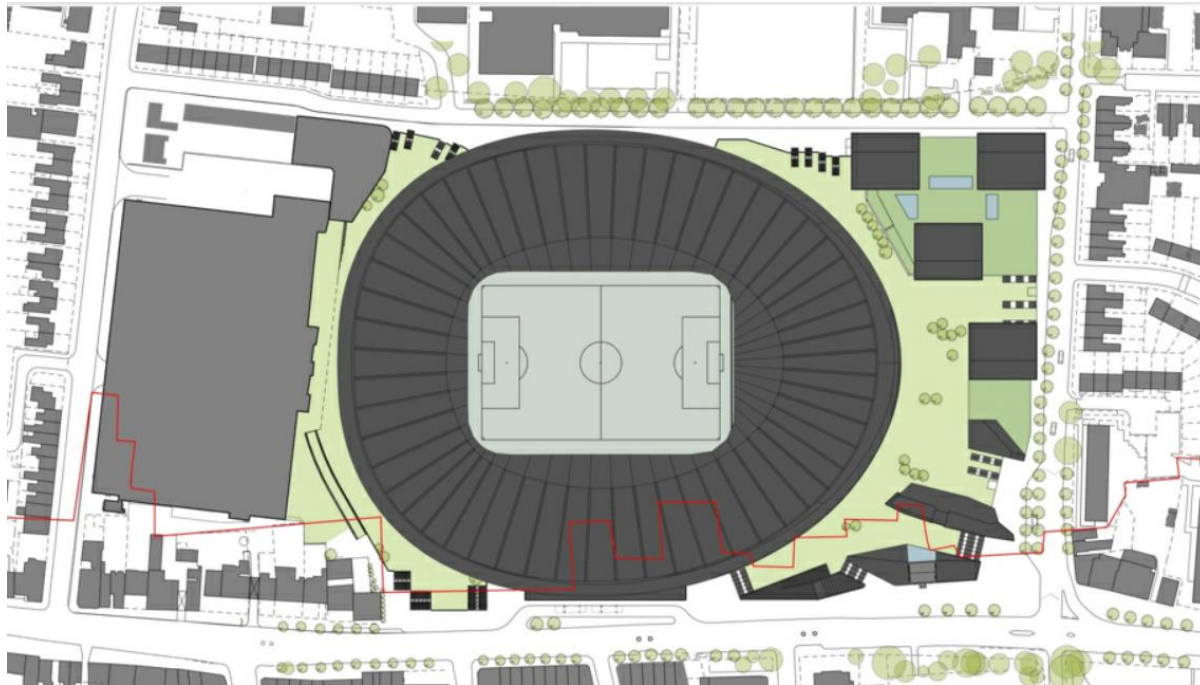
## Appendix 2 – Summary of consultation responses

Stakeholder	Representations	Officer comments
<b>INTERNAL</b>		
<b>Design Officer</b>	Impressed at the design quality and architectural ingenuity of those proposals, and am entirely happy to commend those proposals as an excellent piece of design. The principle, including its bulk and height, were established at the time of the original Reserved Mattes Approval, with a promise that the detailed design would be along the lines now detailed, with an abstract rock-like quality appropriate for its intended use, distinctive and different, forming a family with the other individual and distinctive buildings in this distinctive landscape of the raised podium around the much greater scale of the stadium itself, whilst at the same time this proposal will have a rational and humane relationship to the more traditional street frontage to Park Lane on its south side, with a clearly identifiable entrance in a spacious, handsomely paved frontage.	Noted.
<b>Transportation</b>	The proposal is acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.	Noted. All relevant obligations and conditions relating to transport imposed on the original hybrid permission remain in place.
<b>Conservation Officer</b>	No objection.	Noted.
<b>EXTERNAL</b>		
<b>Environment Agency</b>	We have no comments on the RMA.	Noted.
<b>Historic England</b>	On the basis of the information available to date, we do not wish to offer any comments. It is not necessary for us to be consulted on this application again, unless there	Noted.



Stakeholder	Representations	Officer comments
	are material changes to the proposals.	
<b>Design Officer</b>	Impressed at the design quality and architectural ingenuity of those proposals, and am entirely happy to commend those proposals as an excellent piece of design. The principle, including its bulk and height, were established at the time of the original Reserved Mattes Approval, with a promise that the detailed design would be along the lines now detailed, with an abstract rock-like quality appropriate for its intended use, distinctive and different, forming a family with the other individual and distinctive buildings in this distinctive landscape of the raised podium around the much greater scale of the stadium itself, whilst at the same time this proposal will have a rational and humane relationship to the more traditional street frontage to Park Lane on its south side, with a clearly identifiable entrance in a spacious, handsomely paved frontage.	Noted.
<b>Transportation</b>	The proposal is acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.	Noted. All relevant obligations and conditions relating to transport imposed on the original hybrid permission remain in place.
<b>Conservation Officer</b>	No objection.	Noted.
<b>NEIGHBOURING PROPERTIES</b>		
<b>Worcester Avenue Residents Association.</b>	Submitted an 11 signature petition.	The contents of the petition and the officers response are set out in detail in Section 10.1 of the report.

**Appendix 3 - Plans and Images**



Site Plan of the whole stadium redevelopment site.



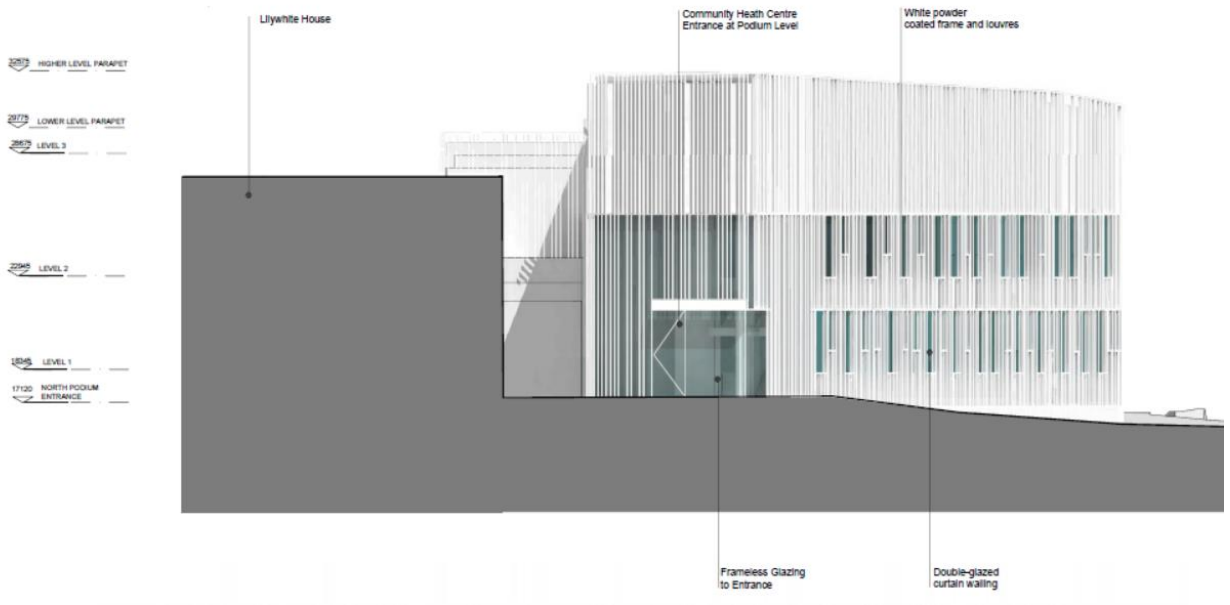
View of the Health Centre building from the end of Worcester Avenue



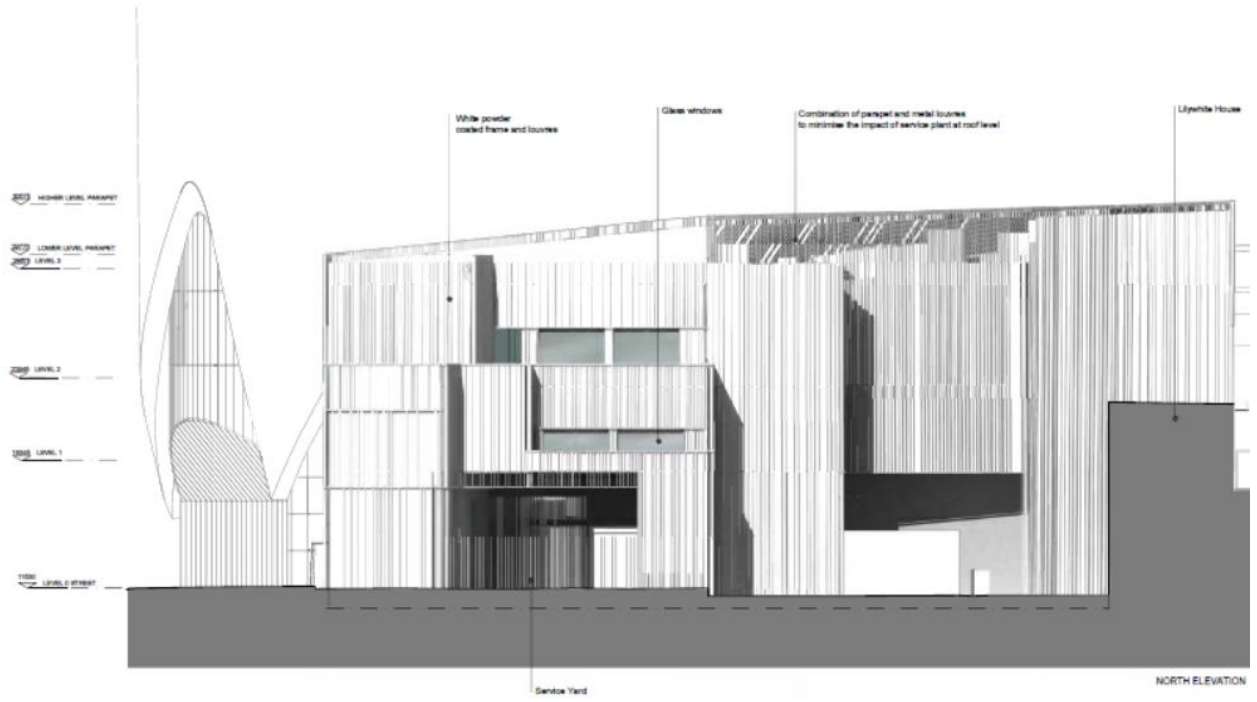
Worcester Avenue Elevation



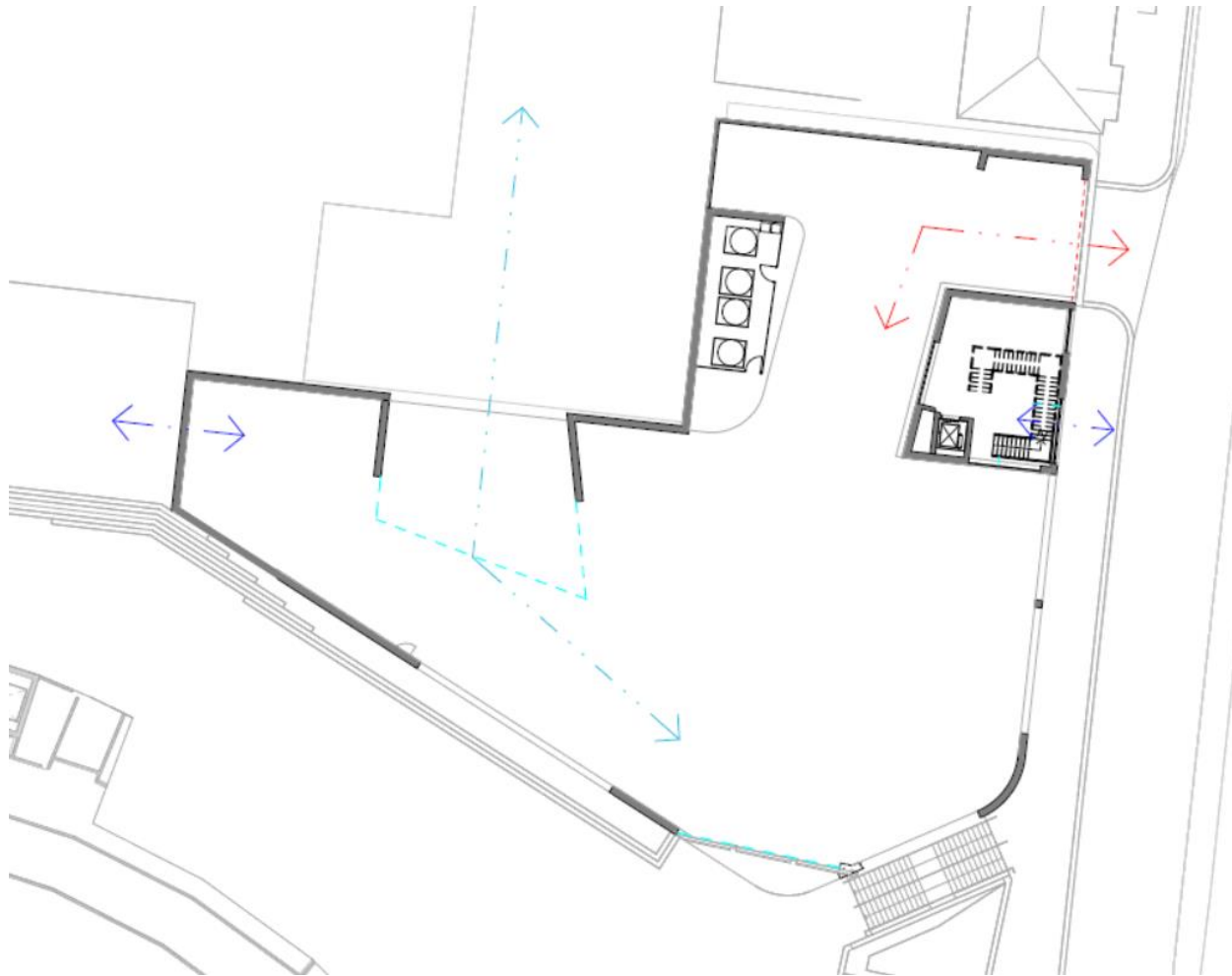
Elevation from the Podium.



East Elevation

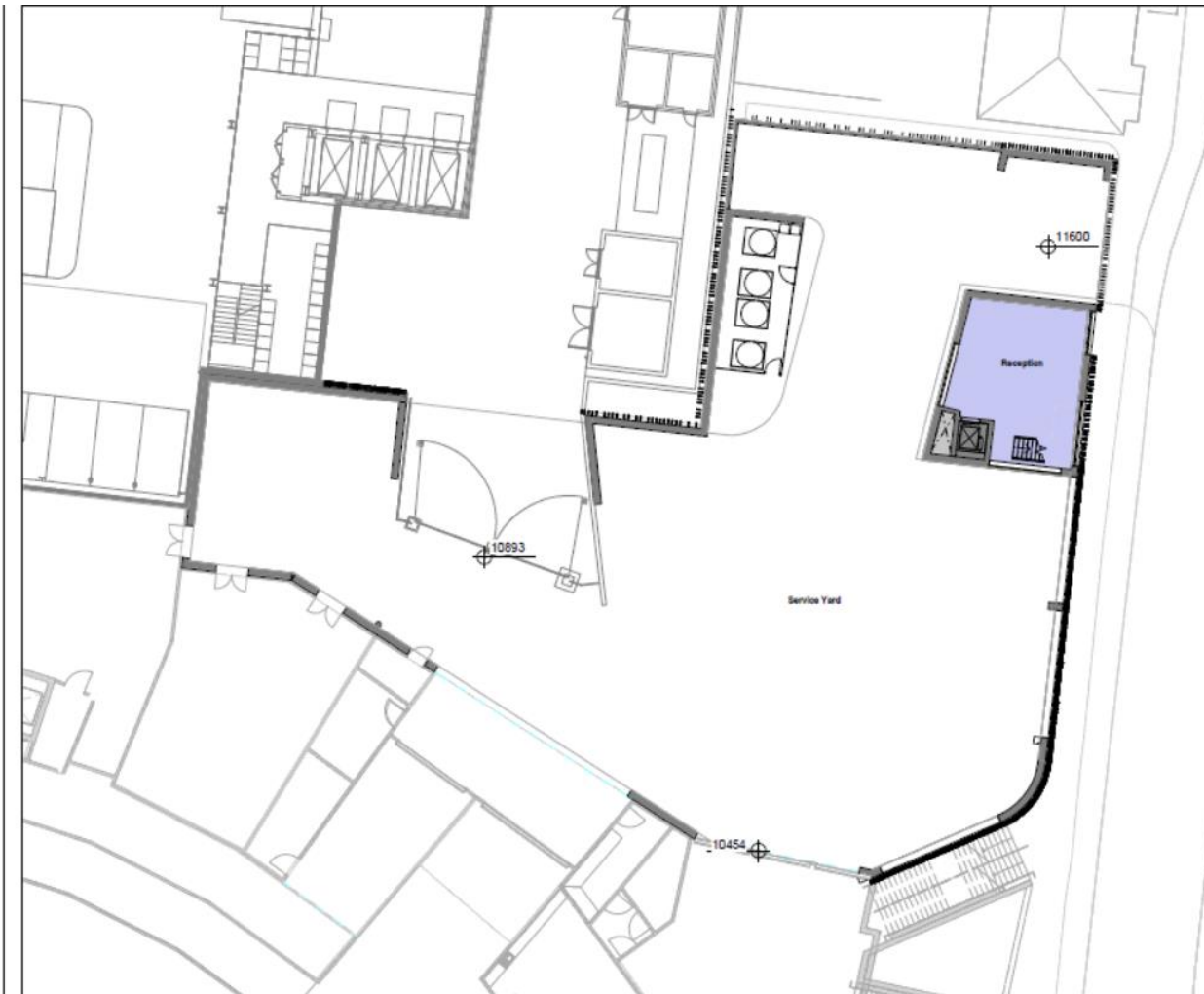


North Elevation



Ground floor service yard level.





First floor health centre.



**Second floor health centre.**



Third floor health centre.



Roof Plan

Planning Sub Committee – 8 June 2021

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

### 1. APPLICATION DETAILS

**Reference No:** HGY/2021/1039

**Ward:** Northumberland Park

**Address:** Tottenham Hotspur Football Club 748 High Road N17 0AP

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

**Applicant:** Mr Richard Serra, Meldene Ltd

**Ownership:** Private

**Case Officer Contact:** Neil McClellan

**Date received:** 09/04/2021

**Plans and documents:** See Appendix 1(List of application documents).

### 2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

The application site forms part of the ongoing phased redevelopment of the former White Hart Lane Stadium and the land around it, granted planning permission by Haringey in 2016.

The current reserved matters application forms an important phase of the ongoing redevelopment of the stadium site and will contribute to the regeneration of the wider area. It will deliver a unique leisure facility that is expected to draw 'extreme sport' enthusiasts from far afield as well as providing a major indoor sporting facility for the local community.

### 3. RECOMMENDATION

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

3.2 Conditions – Summary (the full text of recommended conditions is contained in Section 13 of this report):

1. Approved Drawings
2. Reserved Matters Time Limit
3. Construction Environmental Management Plan
4. Air Quality and Dust Management Plan
5. Construction Waste Management Plan
6. Construction Hours
7. Piling Method Statement
8. Lighting
9. Waste and Refuse
10. Landscape Management
11. External Climbing Wall
12. Contamination
13. Contamination Remediation
14. Energy Centre Flues
15. Cooling Demand
16. Telecommunications
17. Business and Community Liaison Construction Group
18. Conformity with Environmental Statement
19. Materials Boards
20. Flood Risk Management
21. Drainage
22. Plant Noise
23. Plant and Machinery
24. Carbon Savings

3.3 Informatives – Summary (the full text of recommended conditions is contained in Section 13 of this report).

1. Original Planning Permission
2. Co-operation

3. Numbering and naming of new development
4. Sprinkler installation
5. Community Infrastructure Levy

**CONTENTS**

4. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
5. RELEVANT PLANNING HISTORY
6. PLANNING BACKGROUND
7. CONSULTATION RESPONSE
8. LOCAL REPRESENTATIONS
9. MATERIAL PLANNING CONSIDERATIONS
10. OTHER MATTERS
11. CONCLUSIONS
12. COMMUNITY INFRASTRUCTURE LEVY
13. RECOMMENDATION

**APPENDICES:**

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| Appendix 1 | List of application documents                           |
| Appendix 2 | Neighbour, internal and external consultation responses |
| Appendix 3 | Plans and images  |



## 4. PROPOSED DEVELOPMENT AND LOCATION DETAILS

### 4.1 Proposed development

- 4.1.1 The National Planning Practice Guidance (NPPG) states that Reserved Matters are those aspects of a proposed development which an applicant can choose not to submit with an outline planning application, (i.e. they can be 'reserved' for later determination). These are 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale'.
- 4.1.2 The proposal seeks approval of reserved matters relating to the scale of Plot 4 'The Extreme Sports Building', a structure with a maximum height of 51.2 m, providing up to 2500 m<sup>2</sup> of sports/leisure use (formerly the D2 Use Class but now part of the new E Use Class), pursuant to the hybrid planning permission (Ref. HGY/2015/3000) for the redevelopment approved on 15th April 2016 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.
- 4.1.3 Extreme sport is a broad term used to describe any action or adventure sport that include a high dosage of risk, height, speed, natural challenge, and physical struggle. Skateboarding, snowboarding, freestyle skiing, BMX and mountain biking are amongst the activities generally considered extreme sports, as are the climbing, bouldering and deep diving that will the form the core activities in the Tottenham Extreme Sports Centre.
- 4.1.4 This reserved matters application does not seek permission in respect to the principle of development, the land use, the amount of floor space, layout, access arrangements or landscaping which were all approved as part of the outline planning permission granted for Plot 4 under HGY/2015/3000. Under that permission only scale and appearance were reserved for later consideration. The current application seeks consent for scale only. The final appearance of the building will be the subject of a separate further reserved matters application. This and any subsequent application for reserved matters must be in accordance with the outline consent to which it relates including any indicative masterplan, parameter plans, design guidance, conditions and s.106 obligations.

- 4.1.5 This reserved matters application has been informed by the development specification, the indicative masterplan, the parameter plans and design codes established by the hybrid consent and its outline planning requirements.

*Proposal Location*

- 4.1.6 The proposed development is for Plot 4 of the approved masterplan, which is located on the Park Lane frontage between the site of the approved but as yet unbuilt hotel located on the corner of Park Lane and the High Road, and between the also unbuilt residential quarter occupying the corner of the masterplan site between Park Lane and Worcester Avenue.

*Compliance with Hybrid Consent – Reference HGY/2015/3000*

- 4.1.7 The Extreme Sports Building development complies fully with the outline requirements of the Hybrid consent – HGY/2015/3000 including the approved parameter plans and design guidance. The scale of the development under consideration is consistent with these requirements.

## **4.2 Site and Surroundings**

*Application site*

- 4.2.1 Plot 4 of the indicative masterplan approved as part of the hybrid consent – HGY/2015/3000 is located to the south of the new stadium on the site's Park Lane frontage. It will be located between Plot 3 (The Hotel) and Plot 5 (The Residential Development and Flexible Community/Business Space) on the south western and south eastern corners of the indicative masterplan area respectively.
- 4.2.2 Directly opposite Plot 4, on the other side of the Park Lane, are Concord House, a 3-storey block of flats, and the entrance to Lancaster Close, a cul-de-sac of 2-storey terraced houses.

*Wider development site*

- 4.2.3 The approved outline planning permission site consists of approximately 8.97 hectares of land located around the new Tottenham Stadium. The site is bounded by Park Lane to the south, Tottenham High Road, to the west, Worcester Avenue to the east and Lilywhite House to the north.

- 4.2.4 The Public Transport Accessibility Level (PTAL) for the site ranges from 3 (moderate accessibility) on the eastern side to 5 (good accessibility). Bus service Nos. 149, 259, 279, 349 and W3 pass the site frontage along the High Road. White Hart Lane station is approximately 200m west of the site. The site lies within the Tottenham North CPZ and the much larger the Tottenham Event Day CPZ.
- 4.2.5 Immediately to the east of Worcester Avenue is Northumberland Park Community Secondary School and Saint Paul and All Hallows Church of England Infant and Junior Schools. Immediately to the west of High Road lies St Francis de Sales Roman Catholic infant and junior school and further west is the Lancastrian Primary School.
- 4.2.6 The area to the west of the Stadium forms part of the proposed NT5 High Road West site allocation in the emerging Tottenham Area Action Plan DPD.

## **5. RELEVANT PLANNING HISTORY**

### **5.1 Stadium redevelopment scheme**

- 5.1.1 The current stadium redevelopment scheme, reference HGY/2015/3000 was granted hybrid planning permission on the 15 April 2016 it comprises the now completed new 61,000 seat stadium and Tottenham Experience and the as yet unbuilt phases Plots 3 to 6. This current application is for the reserved matters relating to Plot 4 'The Extreme Sports Building'.
- 5.1.2 Listed building consent was also granted, reference HGY/2015/3001, for works to the Grade II Listed Warmington House to allow it to be incorporated into the Tottenham Experience building.
- 5.1.3 All conditions relevant to the completed elements of the hybrid permission have been complied with.

## **6. PLANNING BACKGROUND**

### **6.1 Planning designations**

- 6.1.1 The site forms part of the wider strategic regeneration area designated in the new 2021 London Plan as the Upper Lee Valley Opportunity Area. It is designated a Growth Area in the Haringey Local Plan: Strategic Policies 2013-2026 (with Alterations 2017).
- 6.1.2 The application site also has a site allocation (NT7) in Haringey's Tottenham Area Action Plan DPD (adopted 2017). The proposed allocation is for the redevelopment of the existing stadium (completed), and the introduction of residential, commercial, education, community, leisure and hotel uses, and improved public realm across the site. It states the Council will support a mix of leisure uses around Tottenham Stadium to ensure it is a destination on match and non-match days.
- 6.1.3 At the time of the original hybrid application, the western edge of the wider development site was located in the North Tottenham/Tottenham High Road Conservation Area. Since that application was granted this stretch of the conservation area has been de-designated. The Grade II Listed Building located on the site's High Road frontage has been retained and incorporated into the Tottenham Experience development.
- 6.1.4 Local and strategic planning policy supports the regeneration of the wider development site for the creation of employment, residential, retail, educational, community, leisure and hotel uses. It promotes development that will contribute to making the area a wider commercial and visitor destination.

## **6.2 Hybrid Planning Permission**

- 6.2.1 A hybrid planning permission (part outline, part detailed) was granted by Haringey's Planning Sub-Committee on 16<sup>th</sup> December 2015 under planning application reference HGY/2015/3000 for the demolition of the old White Hart Lane stadium and the phased redevelopment of the site to provide a new stadium, hotel, new club shop and museum; sports centre; community and / or office uses; housing; health centre; and associated works. The decision notice was issued 15<sup>th</sup> April 2016 following completion of the Section 106 Agreement.
- 6.2.2 The detailed element of the hybrid consent granted permission in full for the demolition of the existing stadium and club shop, three locally listed buildings (746, 748 and 750 High Road), and a terrace of seven houses (20 to 32 (evens) Worcester Avenue and the construction of the following:

- Plot 1 - A new 61,000 seat stadium and surrounding public realm works. (Completed)
- Plot 2 - 'The Tottenham Experience', a multi-use building incorporating the Grade II Listed Warmington House and comprising the club megastore, stadium ticket office, museum, club cinema, café, stadium tour and 'Skywalk' reception area. (Completed)
- Plot 3 - A 22-storey hotel comprising 180 bedrooms and 49 serviced apartments. (Commenced to slab level but not yet completed)

6.2.3 Outline planning permission was granted for the following:

- Plot 4 - The Extreme Sports building (Class D2) providing up to 2500 m<sup>2</sup> of floor space in a structure up to a maximum height of 51.2 metres. Detailed approval was granted for matters relating to "access" and "layout", with matters relating to "appearance" and "scale" reserved. (This application seeks approval of matters relating to scale only).
- Plot 5 – Residential development and flexible community/office space (Class D1/B1) comprising 4 residential towers (2 blocks up to 16 storeys (69m) in height above podium level; 1 block up to 24 storeys (96m) in height above podium level; and 1 block up to 32 storeys (123m) in height above podium level) providing a maximum residential floor space of 49,000 m<sup>2</sup> or a maximum of 585 units, and the construction of 4,000 m<sup>2</sup> flexible community (Class D1)/office (Class B1) floorspace in the lower floors of the podium below the residential blocks in the SE corner of the site. Detailed approval was granted for matters relating to "access", "layout" and "scale", with matters relating to "appearance" and "landscape" reserved.
- Plot 6 - The Community Health Building (Class D1). Detailed approval was granted for matters relating to "access", "layout" and "scale" with matters relating to "appearance" reserved. (Application submitted concurrently with this application Ref HGY/2021/1043)

6.2.4 The application was accompanied by an Environmental Impact Assessment.

6.2.5 The permission is subject to a Section 106 Agreement and a series of planning conditions including parameter plans and design codes which control the form and implementation of the redevelopment of the site, including the outline components, a part of which is under consideration.

*Section 106 provisions*

6.2.6 The key Section 106 obligations relevant to the Extreme Sports Building include:

- Travel Plan and Cycling Strategy.
  - Required to submit and have approved by the Council a travel plan and a cycling strategy prior to the occupation of the Extreme Sports Centre and not to occupy or permit occupation of the centre other than in compliance with the approved travel plan and cycling strategy.
- Energy.
  - To work with the Council in exploring the feasibility of creating a district energy network to serve the Extreme Sports Centre.
  - Ensure the centre is capable of being connected to a district energy network and that its heating and hot water requirements are capable of being met by that connection.
  - Subject to technical and financial feasibility to connect the Extreme Sports Centre to the energy network.
  - At the same time as the submission of the first reserved matters application for the Extreme Sports Centre, to submit an energy statement for the centre.
  - Unless it is demonstrated to the satisfaction that it would render the Extreme Sports Centre financially unviable, the owner will pay the Extreme Sports Centre carbon off-setting contribution upon first occupation of the centre.
  - The wider development has its own energy centre and heat distribution network which the Extreme Sports Centre is required to connect to.
- Employment & Training.
  - Prior to the start of construction of the Extreme Sports Centre the developer is required to submit to the Council for its approval an employment and skills strategy for the construction phase of the Extreme Sports Centre, and to carry out the development in accordance with the approved strategy.
  - Prior to the occupation of the Extreme Sports Centre the developer is required to submit to the Council for its approval an employment and skills strategy for the occupation phase of the Extreme Sports Centre, and not to occupy or allow occupation of the centre other than in accordance with the approved strategy.
- Business Opportunities.
  - To work with the Council in supporting and promoting local business and attracting new business to Tottenham.

- To advertise supply chain opportunities arising from the Extreme Sports Centre development to local businesses in the boroughs of Haringey and Enfield.
- To hold four workshops per year for three years from the commencement of the Extreme Sports Centre development in accordance with a programme to be agreed with the Council to advertise and inform local businesses on how to obtain contracts arising from the centre's development.
- Considerate Constructors.
- Electric Vehicle Charging Points.
  - To agree with the Council, the number of parking spaces associated with the Extreme Sports Centre that will have electric charging points.
- Television Reception Mitigation.
  - The developer is required to carry out a survey following completion of the Extreme Sports Centre to determine whether the development has had any adverse effect on local TV reception and to use any reasonable endeavours to mitigate any such adverse effects.
- Community Use Strategy.
  - Prior to the occupation of the Extreme Sports Centre the developer is required to submit to the Council for its approval a community use strategy, and not to occupy or allow occupation of the centre other than in accordance with the approved strategy.
- Service and Delivery Plan.
  - Prior to the occupation of the Extreme Sports Centre the developer is required to submit to the Council for its approval a service and delivery plan, and not to occupy or allow occupation of the centre other than in accordance with the approved plan.

### **6.3 Matters already approved**

6.3.1 In relation to Plot 4, the principle of development, the land use, the amount of floor space, layout, access arrangements and landscaping have all been approved as part of the outline planning permission granted for Plot 4 under HGY/2015/3000.

### **6.4 Matters to be approved**

6.4.1 Under the outline permission for Plot 4 scale and appearance were reserved for later consideration. The current application seeks consent for scale only. The

final appearance of the building will be the subject of a separate further reserved matters application.

## 7. CONSULTATION RESPONSE

7.1 The following were consulted regarding the application:

### Internal:

- LBH Design Officer
- LBH Conservation Officer
- LBH Regeneration
- LBH Transportation

### External:

- Greater London Authority
- Environment Agency
- Historic England
- L. B. Hackney
- L. B. Enfield
- L. B. Waltham Forest
- L. B. Barnet
- L. B. Camden
- Tottenham Conservation Area Advisory Committee
- Tottenham Civic Society

7.2 The following responses were received:

### Internal:

- LBH Transportation Group – The proposal is acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.
- LBH Design Officer – Supportive of proposals.
- LBH Regeneration – No objections received.
- LBH Conservation – No objection received.

### External:

- Historic England – No objection.
- Environment Agency – No objection.
- L. B. Waltham Forest – No objection.



- L. B. Islington – No objection.
- L.B. Barnet – No Objection.

7.3. A summary of comments from internal and external consultees responding to the consultation exercise is contained in Appendix 2.

## 8. LOCAL REPRESENTATIONS

8.1 The following were consulted:

- 1,182 neighbouring properties
- 2 site notices were erected close to the site
- Press notice

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

- No of individual responses: 6 (including support from a local ward councillor and a petition – see below)
- Objecting: 2
- Supporting: 2
- Others: 1

8.3. The main issues raised in representations from adjoining occupiers are summarised below:

### **Objections:**

- Site should be used for housing.
- The Council should put in full time residents parking before any building work takes place to stop builders/employees parking their cars in local residents' parking spaces.
- Noise and dust from the first phase of building work was damaging and stressful to mental health.
- The building doesn't seem to reflect any ambition with regard to its energy strategy or sustainability.

### **Support:**

- While the proposal is not a particularly attractive building, given the backdrop of the stadium this is as good a location for what is very ambitious development that will bring much needed visitors, employment, money and amenity to the area as well as some positive news.

**Other:**

- A petition from the Worcester Avenue Residents Association signed by the occupiers of 11 properties has been received stating that while they do not object to the proposal they would like to express the following comments:
  - No construction traffic should use Worcester Avenue at any time.
  - Construction work should take place between 08:00 and 18:00 Monday to Saturday and between 10:00 and 18:00 on Sundays.
  - No vehicles to be left overnight in Worcester Avenue.
  - The barriers between Worcester Avenue and Paxton Lane to be kept closed at all times. No traffic (other than emergency vehicles should be allowed to pass through the gates to access Northumberland Avenue or vice versa. This should apply not just to construction traffic but also to deliveries to the stadium.
  - The stadium's coach park should be accessed from Park Lane and not Worcester Avenue.
  - The comments state that the residents of Worcester Avenue suffered from heavy traffic during and after the construction of the stadium. It wasn't until they approached THFC directly that the problem stopped. They do not wish this to change as a result of any new construction.

8.4 Officer comments in response the matters raised by neighbouring occupiers can be found in Appendix 2.

## **9. MATERIAL PLANNING CONSIDERATIONS**

### **9.1. Background**

9.1.1. As has already been stated, the Hybrid Planning consent – HGY/2015/3000 granted outline planning permission for the development of Plot 4 of the indicative masterplan to provide the 'Extreme Sports Centre', a building providing up to 2500 m<sup>2</sup> of floor space for sport and leisure use (Formerly D2 Use but now part of the new E Use Class) and some ancillary retail and café/restaurant space. Permission was granted for a structure up to a maximum height of 51.2 metres above ground level. Detailed approval was granted for matters relating to

“access”, “layout” and “landscaping” with matters relating to “appearance” and “scale” reserved. All matters relating to the use, the maximum amount of floor space, transport impacts, energy and sustainability, drainage, noise, pollution and air quality in relation to Plot 4 have been approved at outline stage subject to any relevant conditions and S106 obligations. These requirements of the outline permission will continue to apply to this phase of the development. They have been listed at the beginning of this report and set out in full in Section 13.

## 9.2 Scale

### Hybrid planning consents requirements – HGY/2015/3000

- 9.2.1 As indicated previously, the hybrid consent granted outline planning permission for the quantum of development to be delivered by Plot 4. The detailed and outline elements of the scheme set out the amount of floor space its use and the maximum height of the building. The outline consent went further with a set of parameter plans for Plot 4 setting the maximum extent of the envelope in which the building must fit.
- 9.2.2 The approved parameter plans confirm the maximum extent of the building, with a maximum height of +62.03m AOD, or 51.2m above ground level, taken as pavement level in Park Lane. The parameter plans provide for a tall tapered building with a shape best described as resembling an irregular obelisk. This tower element contains the main internal climbing walls and the proposed dive tank. The base of the building is a lower, broader rectangular structure with a height equivalent to approximately 2 storeys above podium level Other related activities take place within this lower part of the building and in parts of the podium level below it.

### Proposals

- 9.2.3 The proposed Extreme Sports building conforms exactly to the limits established by outline permission for Plot 4. The proposed plans are identical to the approved parameter plans. The proposed height, scale and massing therefore complies with the scale permitted by the hybrid consent.
- 9.2.4 As was the case when granting outline permission for Plot 4 the scale of the building is considered appropriate to the area’s changing context, located in front of the southern end of the new stadium, and sitting below the height of the hotel on Plot 3, granted full permission under the Hybrid consent but not yet started, and the four towers give outline permission on Plot 5.

9.2.5 The proposed building is therefore considered to meet the requirements of DMDPD Policy (2015) DM1 'Delivering High Quality Design' which states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site. The scale is also considered to comply with Local Plan (2017) Policy SP11 that requires development to be of the highest standard of design that respects its local context and to contribute to the creation and enhancement of Haringey's sense of place and identity, requirements echoed by Policies D3 'Optimising site capacity through the design-led approach', D4 'Delivering good design' and D9 'Tall buildings' of the London Plan (2021). The details presented in the reserved matters submission relating to the scale of the Extreme Sports building are acceptable and compliant with the parameters established by the hybrid consent.

9.2.6 The Quality Review Panel's response to the hybrid application was taken into account when granting outline planning permission for Plot 4 and the Extreme Sports building. Following its final review on 21<sup>st</sup> October 2015, the panel had the following comments on the proposed Extreme Sports Centre with respect to the building's scale:

- *The panel accepts the broad scale and design principles of the scheme, but feels that more detail is required to demonstrate the quality and viability of the extreme sports building.*

9.2.7 The Quality Review Panel's response to the hybrid application was taken into account when granting outline planning permission for Plot 4. Officers are satisfied that the quality required will be assessed through approval of the final reserved matters application for the 'appearance' of the building. Officers will be seeking the same high quality of building and public realm that has already been delivered on site.

### **9.3 Daylight, sunlight and overshadowing**

9.3.1 Haringey policy in the DM DPD DM1 requires that:

"Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The council will support proposals that:

- a. Provide appropriate sunlight, daylight and open aspects (including private amenity spaces where required) to all parts of the development and adjacent buildings and land;
- b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and residents of the development...”

9.3.2 London Plan (2021) ‘Housing quality and standards’ states that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

9.3.3 The impact of a building of the size and shape as that proposed for Plot 4 on neighbouring dwellings was assessed and considered acceptable in the hybrid consent. In assessing the impact of all the detailed and outline elements of the approved masterplan it was concluded that while there would inevitably be some impact in terms of daylight, sunlight and overshadowing, these were considered acceptable based on the technical studies of the environmental statement submitted with the hybrid application and given the urban setting of the site. Nothing has changed in terms of the proposed development or the surrounding area that would lead to a different conclusion now.

9.3.4 The proposal is not considered to have a significant impact on local amenity and as such is in line with planning policy.

## **10. Other matters**

### **10.1 Petition from Worcester Avenue Residents Association.**

10.1.1 A petition from the Worcester Avenue Residents Association signed by the occupiers of 11 properties has been received stating that while they do not object to the proposal they would like to express the following comments:

- No construction traffic should use Worcester Avenue at any time.
- Construction work should take place between 08:00 and 18:00 Monday to Saturday and between 10:00 and 18:00 on Sundays.
- No vehicles to be left overnight in Worcester Avenue.

- The barriers between Worcester Avenue and Paxton Lane to be kept closed at all times. No traffic (other than emergency vehicles should be allowed to pass through the gates to access Northumberland Avenue or vice versa. This should apply not just to construction traffic but also to deliveries to the stadium.
- The stadium's coach park should be accessed from Park Lane and not Worcester Avenue.
- The comments state that the residents of Worcester Avenue suffered from heavy traffic during and after the construction of the stadium. It wasn't until they approached THFC directly that the problem stopped. They do not wish this to change as a result of any new construction.

10.1.2 The transport and construction impacts of the development were assessed and considered acceptable within the limitations of the indicative masterplan, the parameter plans and design codes established by the hybrid consent and its outline planning requirements. That permission includes a number of conditions and legal obligations to mitigate the transport impacts during the construction and eventual occupation of each phase of the development. These conditions and obligations will apply to Plot 4 and are set out in this report. They include the following conditions:

- Submission of an Air Quality and Dust Management Plan for Plot 4 to protect the environment and amenities of the locality. (Condition 4, in Section 13 of this report).
- A condition on construction hours restricting all demolition, deliveries and building works associated with the development construction of the Plot 4 development to be carried out only between the hours of 08:00-20:00 unless otherwise agreed in writing by the Council. (Condition 6, in Section 13 of this report).
- A condition requiring that for the duration of the construction phase of development and for five years after the first occupation of the Stadium whichever is the later the Applicant will establish and maintain a Business and Community Liaison Construction Group to meet every 2 months for the duration of development works. Officers will expect the liaison group to resume prior to any new contraction work taking place. (Condition 17, in Section 13 of this report).

10.1.3 In addition, the following s106 obligations will apply to all future phases of construction:

- Prior to the occupation of the Extreme Sports Centre the developer is required to submit to the Council for its approval a service and delivery plan, and not to occupy or allow occupation of the centre other than in accordance with the approved plan.
- Submission of a Construction Environmental Management Plan for Plot 4 to ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area. (Condition 3, in Section 13 of this report).

10.1.4 Given the scale and complexity of the development that has already been carried out the, officers feel that in the main these measures have proved successful in mitigating the environmental and amenity impacts of the works. It is regrettable that these measures were not able to prevent the problems experienced by the Worcester Avenue residents. It is noted that since the residents approached the club these problems have been resolved. Officers are confident that with the conditions and obligations summarised above there will be no repeat of these issues.

## **10.2 Conservation Area**

10.2.1 The impacts of the masterplan development on the Tottenham High Road Conservation and other heritage assets within or close to the site were assessed as being acceptable in granting the hybrid consent. The proposed scale of the building under consideration complies with the limitations and parameters approved at outline stage and as such the impact of the Extreme Sports Centre remains acceptable in terms of its impact on local heritage assets.

10.2.2 In approving the hybrid consent, the Council's overall assessment was that the masterplan development as a whole would cause substantial harm to the setting of the Tottenham High Road Conservation Area, but this harm was outweighed substantial public benefits of the scheme. In making this assessment, great weight was given to the preservation or enhancement of affected heritage assets as per the Council's statutory requirement.

10.2.3 With the demolition of the locally listed buildings within the masterplan site, the incorporation of the Grade II listed Warmington House into the Tottenham

Experience and the de-designation of the North Tottenham/Tottenham High Road Conservation Area in front of the completed Stadium Phase of the development, the area has already absorbed the majority of the negative impact on heritage assets arising from the scheme set out in the report. Give these changes to the site and surrounding area, any remaining impact on heritage from the implementation of the remaining phases of the masterplan development would be minor in nature and the harm less than substantial and more than outweighed by the overall public benefit of the masterplan development.

### 10.3 Climate Change

10.3.1 A number of conditions and section 106 obligations relating to climate change mitigation and adaptation strategies were attached to the Hybrid consent. They include:

#### S106 Legal Obligations

- To work with the Council in exploring the feasibility of creating a district energy network to serve the Health Centre.
- Ensure the centre is capable of being connected to a district energy network and that its heating and hot water requirements are capable of being met by that connection.
- Subject to technical and financial feasibility to connect the Health Centre to the energy network.
- Prior to the commencement of the Health Centre Development, to submit an energy statement for the centre.
- If the wider development implements its own energy centre and heat distribution network, the Health Centre is required to connect to it.

#### Conditions

- **Cooling Demand:** Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modelling for Plot 6 shall be submitted and approved by the Council prior to the commencement of development on Plot 6. (Condition 10, in Section 13 of this report).
- **Carbon Savings:** Further details of how the carbon savings for the development have been calculated shall be submitted to and approved by



the Council prior to the submission of the final reserved matters application. (Condition 19, in Section 13 of this report).

10.3.2 The above conditions and obligations are to ensure that the carbon saving targets set out in the Energy Strategy approved for the development as a whole as part of the Hybrid consent are achieved. The strategy proposes, connection of the development into the Haringey district heating network and the employment of sustainable design practices and strategies to reduce cooling demand and overheating risk. The 22% CO<sub>2</sub> reduction compared to a Part L 2013 gas-boiler TER baseline that strategy is estimated to achieve was considered the greatest result feasible within the context of the development.

## **11. CONCLUSIONS**

- 11.1 The proposed development of the Extreme Sports Building on Plot 4 will deliver a unique leisure facility that is expected to draw visitors from far afield as well as providing a major indoor sporting facility for the local community. Local residents and businesses will also be able to benefit from employment and commercial opportunities arising from this phase of the development. The nature and scale of the proposed development is strongly supported by its location within a major regeneration and growth areas as identified by local and strategic planning policy.
- 11.2 The proposed development presented in this reserved matters application complies with the approved development specification, parameter plans and necessary elements of the design codes established by the hybrid consent.
- 11.3 The height and extent of the proposed building falls within the parameters defined by the hybrid scheme.
- 11.4 The reserved matter associated with the scale of the Plot 4 building is therefore considered acceptable.
- 11.5 In determining this planning application, the Council is required to have regard to its obligations under equalities legislation including obligations under the Equality Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and to foster good relations between persons

who share a protected characteristic and persons who do not share it. Members must have regard to these duties in taking a decision on this application.

## **12. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

12.1 With Outline permissions, the CIL liability for each phase is calculated at reserved matters stage for that phase. In this case the proposed is liable to the Mayoral CIL only.

12.2 Based on the information given on the plans, the Mayor's CIL charge will be £151,375.00 (2500.0 sqm x £60.55) (Indexation included)). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **13. RECOMMENDATION**

13.1 **GRANT PLANNING PERMISSION** subject to conditions and informatives.

13.2 Conditions and Informatives:

### **Conditions**

#### **1. (E1) Consented Drawings**

The development of Plot 4 shall be constructed in accordance with following approved plans:

Plot 4 Drawings	
POP-4494-PLN-GA-0119 – REV 00	POP-4494-PLN-PP-0418 – REV 01
POP-4494-PLN-GA-0120 – REV 00	POP-4494-PLN-PP-0419 – REV 01
POP-4494-PLN-PP-0400 – REV 01	POP-4494-PLN-IP-0420 – REV 01
POP-4494-PLN-PP-0401 – REV 01	POP-4494-PLN-IP-0421 – REV 01
POP-4494-PLN-PP-0402 – REV 01	POP-4494-PLN-IP-0422 – REV 01
POP-4494-PLN-PP-0403 – REV 01	POP-4494-PLN-IP-0423 – REV 01
POP-4494-PLN-PP-0404 – REV 01	POP-4494-PLN-IP-0424 – REV 01
POP-4494-PLN-PP-0405 – REV 01	POP-4494-PLN-IP-0425 – REV 01
POP-4494-PLN-PP-0406 – REV 01	POP-4494-PLN-IP-0426 – REV 01
POP-4494-PLN-PP-0407 – REV 01	POP-4494-PLN-IP-0427 – REV 01
POP-4494-PLN-PP-0408 – REV 01	POP-4494-PLN-IP-0428 – REV 01
POP-4494-PLN-PP-0410 – REV 01	POP-4494-PLN-IP-0429 – REV 01
POP-4494-PLN-PP-0411 – REV 01	POP-4494-PLN-EL-0430 – REV 01
POP-4494-PLN-PP-0412 – REV 01	POP-4494-PLN-EL-0431 – REV 01
POP-4494-PLN-PP-0413 – REV 01	POP-4494-PLN-EL-0432 – REV 01
POP-4494-PLN-PP-0414 – REV 01	POP-4494-PLN-EL-0433 – REV 01
POP-4494-PLN-PP-0415 – REV 01	POP-4494-PLN-SC-0440 – REV 01
POP-4494-PLN-PP-0416 – REV 01	POP-4494-PLN-SC-0441 – REV 01
POP-4494-PLN-PP-0417 – REV 01	

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

## **2. (E2) Reserved Matters Time Limit**

The development on Plot 4 hereby permitted shall be begun before the expiration of seven years from the date of the original permission (15.04.2016), or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.

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

**3. (E3) Construction Environmental Management Plan**

The construction of the Plot 4 development above Podium level (and excluding any temporary landscaping proposals) shall not commence until a CEMP in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

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

**4. (E4) Air Quality and Dust Management Plan**

The construction of the Plot 4 development above Podium level (and excluding any temporary landscaping proposals) shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To protect the environment and amenities of the locality as required by Policy SI1 of the London Plan (2021).

**5. (E5) Construction Waste Management Plan**

The construction of the Plot 4 development above Podium level (and excluding any temporary landscaping proposals) shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017.

**6. (E6) Construction Hours**

No demolition, deliveries or construction or building works associated with the construction of the Plot 4 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing by the Council.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM1 of The Development Management DPD 2017.

#### **7. (E7) Piling Method Statement**

No piling shall take place during the construction phase of the Plot 4 development until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Council in consultation with Thames Water. Any piling on Plot 4 must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent the contamination of the underlying aquifer and to protect REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

#### **8. (E8) Lighting**

Prior to the first occupation of the Plot 4 development an external lighting strategy for the Plot 4 development shall be submitted to and approved in writing by the Council and the development shall be implemented in accordance with the approved strategy.

Reason: To protect public safety and the amenities of neighbouring residents.

#### **9. (E9) Waste and Refuse**

A waste and refuse strategy for the Plot 4 development to be submitted and approved by the Council prior to occupation of the Plot 4 development and the development shall be implemented in accordance with the approved strategy.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

#### **10. (E10) Landscape Management**

Within 1 year of commencing the Plot 4 development the applicant shall submit a landscape maintenance scheme for the Plot 4 development for approval by the Council and the development shall be implemented in accordance with the approved scheme.

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

**11. (E11) External Climbing Wall**

The external climbing wall shall not be in use between the hours 23:00 – 07:00.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017.

**12. (E12) Contamination**

Prior to the commencement of development of sub structure works on Plot 4 development:

- a. A Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
  - a risk assessment to be undertaken,
  - refinement of the Conceptual Model, and
  - the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy SI1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

### **13. (E13) Contamination Remediation**

Where remediation of contamination on the Plot 4 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the Plot 4 development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy SI1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

### **14. (E14) Energy Centre Flues**

Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 4 development shall be submitted and approved by the Council before installation of the flues on Plot 4.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy SI1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

### **15. (E15) Cooling Demand**

Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modelling for Plot 4 shall be submitted and approved by the Council prior to the commencement of work on Plot 4.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy SI4 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM21 of The Development Management DPD 2017.

**16. (E16) Telecommunications**

Prior to construction of the of the Extreme Sports Building supper structure a Television Reception Mitigation scheme shall be submitted to and approved by the Council and the development shall be carried out in accordance with the approved scheme

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

**17. (A5) Business and Community Liaison Construction Group**

For the duration of the construction phase of development and for five years after the first occupation of the Stadium whichever is the later the Applicant will establish and maintain a Liaison Group having the purpose of:

- a) informing local residents and businesses of the design and development proposals;
- b) informing local residents and businesses of progress of preconstruction and construction activities;
- c) considering methods of working such as hours and site traffic;
- d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
- e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
- f) providing advanced notice of exceptional works or deliveries;
- g) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bimonthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

**18. (A6) Conformity with Environmental Statement**



The development is to be constructed in accordance with the standards etc. set out in the Environmental Statement accompanying the planning application.

Reason: To ensure the development complies with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended and that it has an acceptable impact on the environment.

**19. (A8) Materials**

Full details of the development, including samples of all materials to be used for the external surfaces of each phase of the development as set out in the agreed phasing plan included in the section 106 agreement shall be submitted to, and approved in writing by, the Council prior to the relevant material being installed into the relevant phase of development. Samples shall include sample panels, glazing and a roofing material sample combined with a schedule of the exact product references.

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

**20. (A9) Materials Boards**

All approved materials for each Plot shall be erected in the form of a samples board to be retained on the site of each Plot throughout the works period for the Plot concerned and the relevant parts of the works shall not be carried out otherwise than in accordance with the approved details.

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

**21. (A10) Flood Risk Management**

The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA).

Reason: To promote a sustainable development consistent with Policy SI2 of the London Plan 2021 and Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017.

**22. (A11) Drainage**

The development shall be carried out in accordance with the Drainage Strategy and the details for the drainage of each Plot shall be submitted to and approved by the Council in advance of commencement of development for that phase (excepting any works of demolition or piling).

Reason: To promote a sustainable development consistent with Policy SI13 of the London Plan 2021, Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

**23. (A13) Plant Noise**

No plant or machinery in operation shall omit noise that exceeds the maximum noise levels set out in Table 13.19 of the Environmental Statement September 2015 (noise levels to be confirmed).

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

**24. (A14) Plant and Machinery**

All plant and machinery shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be registered at <http://nrmm.london/>.

Reason: To protect local air quality and comply with SI1 of the London Plan and the GLA Non Road Mobile Machinery (NRMM) Low Emission Zone.

**25. (A17) Carbon Savings**

Further details of how the carbon savings for the development have been calculated shall be submitted to and approved by the Council prior to the submission of the final reserved matters application.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policies SI2, SI3 and SI4 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017.

**Informatives**

**Original Planning Permission**

The original planning permission HGY/2015/3000 still stands and all its conditions and informatives still apply, in particular materials, landscaping, bio-diversity play space, lighting, wheelchair units and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

**Working with the applicant (LBH Development Management)**

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

**Numbering and naming of new development (LBH Street Naming and Numbering)**

INFORMATIVE: The new development will require naming. The applicant should contact the Local Land Charges and Street Naming and Numbering Team at least six weeks before the development is occupied (020 8489 5573) to arrange for the allocation of a suitable address.

**Sprinkler installation (London Fire Brigade)**

INFORMATIVE: The authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs to businesses and housing providers and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

**Community Infrastructure Levy**

INFORMATIVE: Based on the information given on the plans, the Mayor's CIL charge will be £151,375.00 (2500.0 sqm x £60.55) (Indexation included)). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**Appendix 1 List of application documents**

POP-4494-PLN-GA-0119 – REV 00	POP-4494-PLN-PP-0418 – REV 01
POP-4494-PLN-GA-0120 – REV 00	POP-4494-PLN-PP-0419 – REV 01
POP-4494-PLN-PP-0400 – REV 01	POP-4494-PLN-IP-0420 – REV 01
POP-4494-PLN-PP-0401 – REV 01	POP-4494-PLN-IP-0421 – REV 01
POP-4494-PLN-PP-0402 – REV 01	POP-4494-PLN-IP-0422 – REV 01
POP-4494-PLN-PP-0403 – REV 01	POP-4494-PLN-IP-0423 – REV 01
POP-4494-PLN-PP-0404 – REV 01	POP-4494-PLN-IP-0424 – REV 01
POP-4494-PLN-PP-0405 – REV 01	POP-4494-PLN-IP-0425 – REV 01
POP-4494-PLN-PP-0406 – REV 01	POP-4494-PLN-IP-0426 – REV 01
POP-4494-PLN-PP-0407 – REV 01	POP-4494-PLN-IP-0427 – REV 01
POP-4494-PLN-PP-0408 – REV 01	POP-4494-PLN-IP-0428 – REV 01
POP-4494-PLN-PP-0410 – REV 01	POP-4494-PLN-IP-0429 – REV 01
POP-4494-PLN-PP-0411 – REV 01	POP-4494-PLN-EL-0430 – REV 01
POP-4494-PLN-PP-0412 – REV 01	POP-4494-PLN-EL-0431 – REV 01
POP-4494-PLN-PP-0413 – REV 01	POP-4494-PLN-EL-0432 – REV 01
POP-4494-PLN-PP-0414 – REV 01	POP-4494-PLN-EL-0433 – REV 01
POP-4494-PLN-PP-0415 – REV 01	POP-4494-PLN-SC-0440 – REV 01
POP-4494-PLN-PP-0416 – REV 01	POP-4494-PLN-SC-0441 – REV 01
POP-4494-PLN-PP-0417 – REV 01	

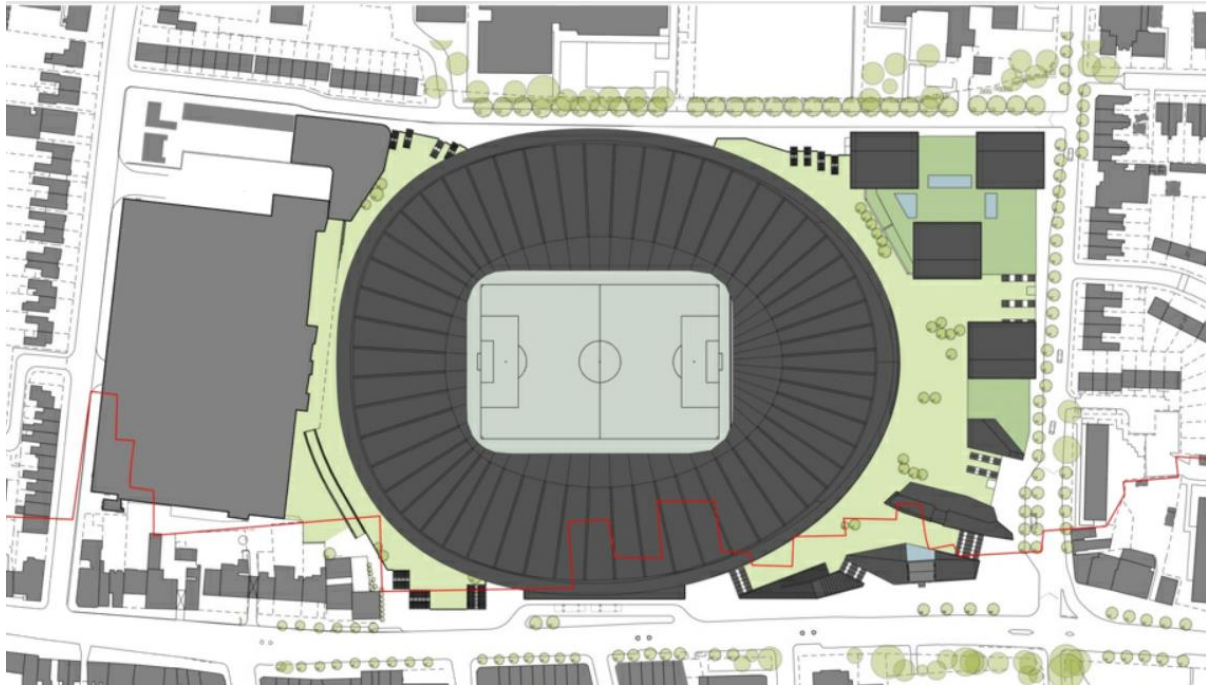
Design and Access Statement S10 Extract (April 2021)

## Appendix 2 – Summary of consultation responses

Stakeholder	Representations	Officer comments
<b>INTERNAL</b>		
<b>Design Officer</b>	Impressed at the design quality and architectural ingenuity of those proposals, and am entirely happy to commend those proposals as an excellent piece of design. The principle, including its bulk and height, were established at the time of the original Reserved Mattes Approval, with a promise that the detailed design would be along the lines now detailed, with an abstract rock-like quality appropriate for its intended use, distinctive and different, forming a family with the other individual and distinctive buildings in this distinctive landscape of the raised podium around the much greater scale of the stadium itself, whilst at the same time this proposal will have a rational and humane relationship to the more traditional street frontage to Park Lane on its south side, with a clearly identifiable entrance in a spacious, handsomely paved frontage.	Noted.
<b>Transportation</b>	The proposal is acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.	Noted. All relevant obligations and conditions relating to transport imposed on the original hybrid permission remain in place.
<b>Conservation Officer</b>	No objection.	Noted.
<b>EXTERNAL</b>		
<b>Environment Agency</b>	We have no comments on the RMA.	Noted.
<b>Historic England</b>	On the basis of the information available to date, we do not wish to offer any comments. It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals.	Noted.

<b>Stakeholder</b>	<b>Representations</b>	<b>Officer comments</b>
London Borough of Waltham Forest	The London Borough of Waltham Forest (Planning) does not wish to make any comments in relation to this application.	Noted.
London Borough of Barnet	Raises no objection.	Noted.
London Borough of Islington	Raises no objection.	Noted.
<b>NEIGHBOURING PROPERTIES</b>		
Neighbouring occupier	Objects – the site should be used for housing.	Noted. The proposed use was agreed in granting the hybrid consent. The sue is supported by policy including the NT7 Site Allocation in the Tottenham AAP
Neighbouring occupier	<p>The Council should put in full time residents parking before any building work takes place to stop builders/employees parking their cars in local residents parking spaces.</p> <p>Noise and dust from the first phase of building work was damaging and stressful to mental health.</p>	<p>Noted. Transport impacts considered acceptable in granting Hybrid consent. Conditions in place to mitigate such matters.</p> <p>Noted. Conditions in place to mitigate this.</p>
Neighbouring occupier	The building doesn't seem to reflect any ambition with regard to its energy strategy or sustainability.	The scheme achieves an highest level of sustainability and carbon reduction feasible.
Neighbouring occupier	Support - I would like the project to go ahead.	Noted.

**APPENDIX 3 – Plans and Images**



Site Plan of the whole stadium redevelopment site.



Indicative view of Extreme Sports Centre, situated between the hotel and residential quarter.

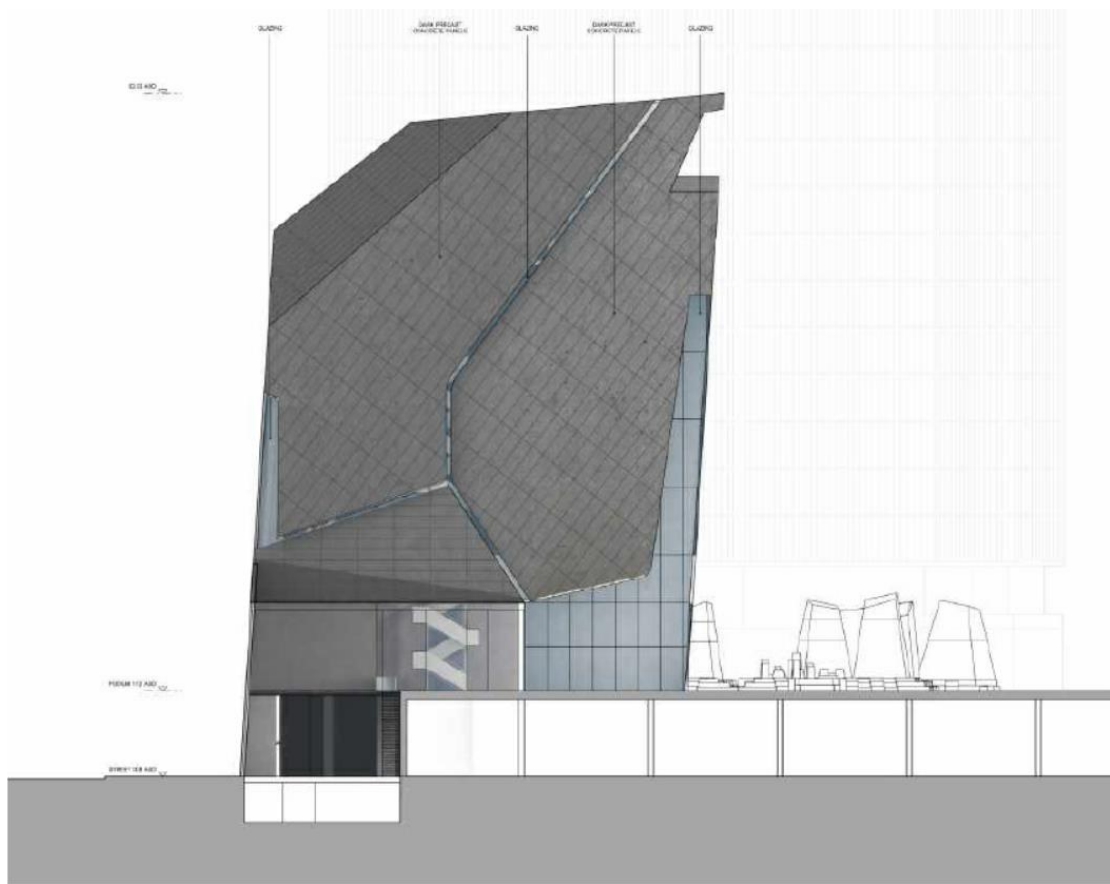


Indicative view of the Extreme Sports Centre from the podium south of the Stadium.

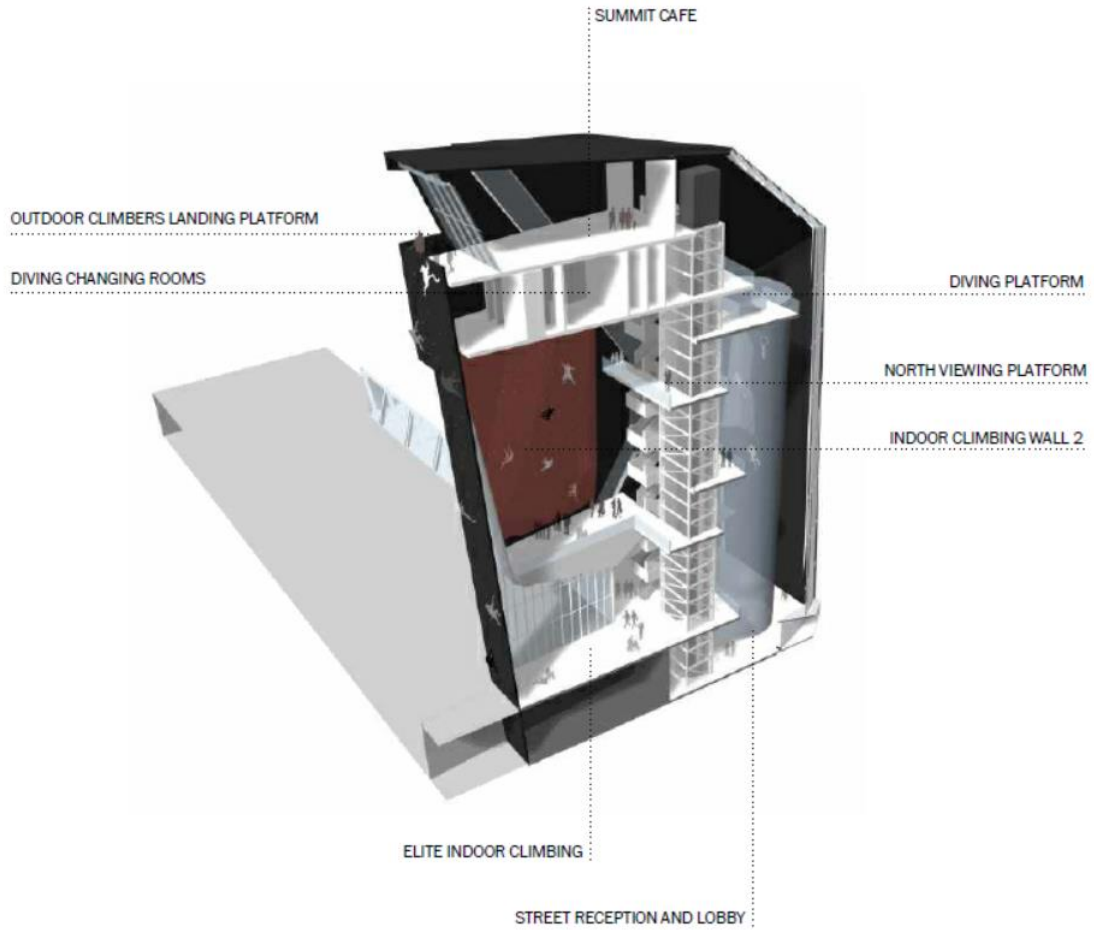




South Elevation



East Elevation



Internal view showing how the Extreme Sports Centre would work.



Planning Sub Committee – 8 June 2021

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

### 1. APPLICATION DETAILS

**Reference No:** HGY/2021/0723

**Ward:** Bruce Grove

**Address:** 551B High Road N17 6SB

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

**Applicant:** Haringey Council

**Ownership:** Council

**Case Officer Contact:** Roland Sheldon

**Site Visit Date:** 06/05/2021

**Date received:** 02/03/2021 **Last amended date:** 19/05/2021

1.1 This application is being considered at Planning Sub-Committee, as the Council is the applicant.

#### 1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of providing additional employment floor space and a community café in a sustainable town centre location is welcomed
- The innovative and contemporary design would complement and enhance the existing locally listed building and preserve the character and appearance of the Bruce Grove Conservation Area
- The loss of trees would be compensated by the introduction of well-landscaped courtyards and an improved public realm
- The impact on neighbouring amenity is considered to be acceptable

### 2. RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director for Planning, Building Standards

and Sustainability (PBSS) is authorised to issue the planning permission and impose conditions and informatives.

- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director PBSS to make any alterations, additions or deletions to the recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.

**Conditions** (the full text of recommended conditions is contained in part 9 of this report).

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Further details of materials and design submitted for approval
- 4) Renovation of existing façade statement
- 5) Building management plan
- 6) Soft and hard landscaping scheme and details of boundary treatment
- 7) Arboricultural Method Statement and Tree Protection Method Statement
- 8) Restriction on use class
- 9) Waste and recycling storage and collection management plan
- 10) Contamination I
- 11) Contamination II
- 12) Cycle parking
- 13) Delivery and servicing plan
- 14) Construction management plan
- 15) Wheelchair accessible parking
- 16) Details of lighting
- 17) Designing out crime
- 18) Piling
- 19) Energy Statement
- 20) Details of green / living roof
- 21) Ecology details
- 22) Details of SUDS

#### Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) London Fire Brigade
- 7) Thames Water informative (groundwater risk management permit)
- 8) Thames Water informative (discharge to public sewer)
- 9) Thames Water informative (water pressure)

- 10) Network Rail informatives
  - 11) Asbestos clearance
  - 12) Avoid clearance works during bird breeding season
- 2.3 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

**CONTENTS**

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

**APPENDICES:**

Appendix 1	Consultation Responses – Internal and External Consultees
Appendix 2	Plans & Images
Appendix 3	QRP Reports



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

#### **Proposed development**

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

#### **Site and Surroundings**

- 3.2 The application site contains land to the rear of 547-557 Tottenham High Road, N17. The site boundary stretches from the High Road up to the existing building on site, from where it tapers to the north and south. The site currently contains a single storey building no. 551b High Road, which has been in use most recently as a church. The building is Locally Listed. To the north of the site is the locally listed historic former brewery building, accessed via Morrison Yard. The west of the site is bound by the embankment of the overground rail track under Network Rail ownership. This embankment is an ecological corridor as designated in the Local Plan.
- 3.3 The rear of adjacent 3-storey properties on the western side of Tottenham High Road form the eastern boundary of the site. In close proximity to no. 551B itself is the rear of no. 549 High Road, which is in use as a café at ground floor level with residential use at upper floor levels. The south of the site is a largely disused section of car park.
- 3.4 There is a cluster of Locally Listed buildings both within and surrounding the site, with nos. 551, 551a, 551b and 549 all being Locally Listed. Across the street from the site on the eastern side of Tottenham High Road, nos. 554 to 538 form a terrace of locally listed buildings. The site is located within the Bruce Grove Conservation Area and is also located to the rear of the Bruce Grove/Tottenham High Road Primary Shopping Area.

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

551b High Road, London, N17

OLD/1986/0546: 17/7/86 Change of use of single storey building from office to church and day nursery – Granted

### **4.0 CONSULTATION RESPONSE (SUMMARY)**

Internal:

- 1) LBH Pollution: No objections subject to conditions
- 2) LBH Carbon Management: No objections subject to conditions
- 3) LBH Thames Water: No objection subject to conditions and informatives
- 4) LBH Conservation: No objections subject to conditions requiring further details of materials and detailing
- 5) LBH Transportation: No objection subject to conditions
- 6) LBH Lighting: No information was submitted regarding lighting

External:

- 1) TFL: Transport for London: Following the submission of additional information from the applicant, if the Council are satisfied that a delivery servicing plan can be handled by condition, no objection to the proposal.
- 2) Network Rail: The applicant has been engaging in discussions with Network Rail. No objections to the development.
- 3) Thames Water: No objection subject to recommended condition and informatives

**Quality Review Panel**

- 4.1 The scheme has evolved through the pre-application process in conjunction with the Quality Review Panel (QRP). It has been presented at 2 QRP meetings, the first in July 2019 and the second in December 2020.
- 4.2 The QRP commended the overall initiative to exploit the potential of the Gatehouse (The Locally Listed Building) and whilst some concern was raised with regards to number of contrasting materials, the broad approach to the massing, with a more informal, lighter-weight structure above the solid base of the existing building was supported, with the garden areas likely to provide a great asset for the development and local community. The amended massing allows views of the tree line to the rear of the site to be retained and was supported.
- 4.3 The notes from the QRP are set out in Appendix 3.

**5. LOCAL REPRESENTATIONS**

- 5.1 The following were consulted:
  - 182 neighbouring properties
  - Bruce Grove Residents Network
  - Tottenham CAAC
  - 2 x site notices were erected close to the site
  - Press notice published

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

No of individual responses:

Objecting: 0

Supporting: 2

Others: 1

5.3 The issues raised in representations that are material to the determination of the application are set out in Appendix 2 and summarised as follows:

- Overall support for the scheme
- Support for scheme, but suggestions put forward for how they considered the design could be improved

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development;
2. Design and heritage;
3. Inclusive access;
4. Impact on the amenity of adjoining occupiers;
5. Parking and highway safety;
6. Trees, ecology and landscaping;
7. Energy and sustainability;
8. Flood risk and drainage; and
9. Waste and recycling.

### **Principle of the development**

#### *New employment facility*

6.2 Paragraph 80 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

6.3 London Plan 2021 (LP) Policy GG2 outlines that those involved in planning and development must enable the development of brownfield land, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as utilising small sites. They should also prioritise sites which are well-connected by existing or planned public transport, and proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in

locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. The site is public sector land and a 'small site'.

- 6.4 LP policy E1 (Offices) states that improvements to the quality, flexibility and adaptability of office space of different sizes (for micro, small, medium-sized and larger enterprises) should be supported by new office provision, refurbishment and mixed-use development. The diverse office markets of inner and outer London should be consolidated and – where viable – extended, focusing new development in town centres and other existing office clusters supported by improvements to walking, cycling and public transport connectivity, including amongst others in locally-orientated, town centre office provision to meet local needs.
- 6.5 LP policy GG5 requires those involved in planning and development to plan for sufficient employment and industrial space in the right locations to support economic development and regeneration.
- 6.6 LP Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.
- 6.7 Policy SP8 of Haringey Local Plan states that it is an aspiration of the Council to provide an additional 23,800m<sup>2</sup> of Class B floor space within the Borough by 2026. The policy states this can be achieved through the provision of B1(a)/(b) floorspace as part of mixed-use development on suitable sites, including town centre sites. Policy SP8 also states that the provision of new and improved Class B floor space can support the Council's local employment and regeneration aims.
- 6.8 Part A of DM policy DM40 states that on non-designated employment sites within highly accessible or otherwise sustainable locations, the Council will support proposals for mixed-use, employment-led development.
- 6.9 The proposed development would provide approximately 700m<sup>2</sup> of useable office space over 4 floors, with a community café/hub located on the ground floor with flexible workspaces above. At ground level, 2 landscaped courtyards are proposed to the north and south providing amenity and service spaces. The proposal would provide rental rates for the café and offices set below market rates, which is aimed to encourage local businesses to stay in the area. Whilst this would not be controlled through the planning permission, it is understood the grant funding for the scheme will require this. The scheme will specifically target small and new businesses with its accessible workspace.
- 6.10 The principle of the proposed development would comply with the above policy objectives, as it would serve to exploit the potential of the site to support regeneration and diversify the local economy of Bruce Grove, introducing flexible

employment workspace to the area, in addition to introducing appropriate ancillary uses to the site and improvements to the public realm.

- 6.11 The project is jointly funded by the Mayor of London's Good Growth Fund and Haringey Council. It has also been conditionally funded by Future High Streets Fund on behalf of the Department for Digital, Culture, Media & Sport to support the regeneration of high streets.

*Loss of existing community facility*

- 6.12 DM policy DM49 states that the Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community. The Council will consider supporting the consolidation of equal or enhanced provision to meet an identified need. Whilst the existing community facility – most recently used as a place of worship – would be lost as part of the proposal, it would be replaced by a community café/hub. The community café/hub would be available at a discounted rate that would serve to provide employment opportunities for local residents. A community exhibition space/gallery is envisaged as being provided on the ground floor which could be used for co-working during the day and community activities in the evening. As such, officers consider that the development is in general compliance with DM49 in delivering a replacement facility of significant community value.

**Design and heritage**

- 6.13 The site is located within the Bruce Grove Conservation Area. When considering the impact of a proposed development on the significance of a designated heritage asset (in this case the conservation area and locally listed buildings), great weight should be given to the asset's conservation. London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.
- 6.14 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

- 6.15 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.
- 6.16 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account.

*Massing and design*

- 6.17 As noted above, Haringey's QRP supported the scheme and stated that the broad approach to the massing, with a more informal, lighter-weight structure above the solid base of the existing building was supported.
- 6.18 The proposed development would see a part single, 2, 3 and 4 storey building introduced to the site that incorporates the existing historic façade of the locally listed building. The scale, massing and design of the development results from a detailed analysis of the constraints of the site and attempts to respond sympathetically to the heritage assets within and surrounding the site and the wider conservation area. A small recessed single storey element would be erected above the retained historic building with two primary 4 and 3 storey volumes placed at the southern and northern end of it. To respect the neo-classical façade, the first floor element would be set back 3 metres with a lightweight glazed frontage. The two larger elements would be clad in a bronzed anodised mesh. The ground floor of the extensions would have a light lime washed brickwork which would blend harmoniously with the historic façade of the retained building.
- 6.19 The division of massing of the building would ensure the existing historic building would not be overwhelmed by the extensions when viewed from the High Road entrance to the site, and are sufficiently set-back to ensure that their bulk, massing and height would not result in them having a visually dominant appearance when viewed from the High Road or other wider surrounding vantage points, and would not exceed the height of the adjacent Tottenham Brewery building to the north of the site.
- 6.20 Further details of the specific materials to be used for the development in addition to further details, including detailed sectional drawings showing junctions between the existing and proposed building and fenestration detailing will be required by condition, in order to ensure that a satisfactory standard of design is achieved. A method statement for the renovation of the retained façade will also be conditioned.

- 6.21 Subject to compliance with these conditions, the development would introduce an innovative contemporary development that imaginatively responds to the constraints of the site and its surroundings, that would respect the heritage assets within and surrounding the site and would preserve the character and appearance of the conservation area and have minimal adverse impacts on locally listed buildings. The NPPF para 200 advises that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

*Layout and access*

- 6.22 The layout seeks to balance the semi-public and private nature of the development. Entrance into the ground floor would be into the café space. Co-working workspace alongside meetings rooms would also be provided at ground floor level, with access to the upper floors provided by a central lift and staircases located at the northern and southern wings of the building.
- 6.23 The public realm around the building would be improved with 2 landscaped courtyards. One would be available for users of the community café/hub to the north. The southern courtyard would have restricted access to be used in conjunction with the office space within the development.
- 6.24 Responsibility for security and access within the site would be the responsibility of the eventual occupiers of the development. Full compliance and accreditation with Secured By Design Standards will be required to be confirmed by condition prior to first occupation of the development.

**Inclusive access**

- 6.25 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.
- 6.26 Level sheltered access would be provided via the northern ground floor entrance with the provision of a lift to all upper floors from the central area of the ground floor. A fully accessible toilet with shower facility would also be provided on the ground and first floor, with a wheelchair access toilet also provided on the third floor. The proposed development would provide an acceptably inclusive development for all future users and visitors.

**Impact on the amenity of adjoining occupiers**

- 6.27 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 6.28 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.
- 6.29 The residential properties in closest proximity to the proposed development are the first and second floor rear flats in no. 549 High Road, that have rear facing kitchen windows. The kitchen windows would be within close proximity to the proposed 4-storey extension and outlook and light from them would inevitably be reduced by the introduction of the new building. Whilst it is acknowledged that there would be a reduction in daylight and outlook received in these kitchens, the outlook from the primary living spaces are within the living rooms which have windows orientated towards the north and therefore would be largely unaffected by the proposal. As such a satisfactory outlook would be maintained from the principal habitable room of each of these flats.
- 6.30 In terms of privacy these first and second floor windows would also be in close proximity to a first floor window serving part of the open plan first floor office. However, these windows would not be directly aligned with the windows of the new development and mesh panelling would be affixed to the first floor window of the office to limit views between the affected windows. The floor plans of these 2 flats show that a stairwell obscures approximately half the width of these windows, and therefore views out of the windows for users of the flats are already restricted. Taking into consideration that the windows are not directly aligned with each other, the application of mesh panelling, the limited views from these neighbouring windows, officers do not consider the development would result in an unacceptable impact on privacy levels of these neighbouring occupants.
- 6.31 In terms of the impact on other buildings the proposed 4 storey element to the south would not interfere with outlook of the residential occupants of no. 545 High Road, which are located further south of this part of the proposed building. No. 547 High Road to the south does not contain residential accommodation so there would be no impact on residential amenity at this property.
- 6.32 The narrow scale, siting and massing of the 3-storey element of the building is set an adequate distance away to ensure that its bulk, massing and scale would



not result in an unacceptable loss of light, outlook or create visually overbearing impact on the occupants of flats within the upper floors of nos. 551-557 High Road.

- 6.33 In terms of shading, given the 3-storey L-shape massing and scale of no. 549 High Road, the west and north facing windows serving the residential units within this property are already overshadowed by no. 549 itself throughout the day as evidenced by the shadow analysis provided within the design and access statement submitted with the application. The submitted shading study demonstrates that the development would have a limited impact on overshadowing of adjacent buildings on the High Road itself.
- 6.34 As such, while accepting that the development would have some impact on the outlook, aspect, light and shading of the rear facing units of no. 549 High Road and to a lesser degree other flats set further away from the development, officers do not consider that it would have a significant adverse impact so as to warrant refusal.
- 6.35 The proposal would also provide scope to hold community events and activities in the evening. A restriction on the hours of use of the building, including the courtyards and roof terrace, will be imposed by a management plan condition, to ensure that any events or functions that may be proposed to take place in the café, ground floor courtyards or upper floor terrace can be undertaken without giving rise to unacceptable levels of noise or general disturbance on neighbouring occupants.
- 6.36 While the proposed development would be located close to a number of existing residential units, which would have an impact on residential amenity, officers consider that due to orientation and design of the building, this would be limited and is considered acceptable in amenity terms.

### **Parking and highway safety**

- 6.37 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.
- 6.38 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good

access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

- 6.39 The site is located within an area with excellent public transport accessibility (PTAL) with a PTAL level of 6a, with 1 being the lowest level and 6b being the highest. Vehicular and footpath access to the site is via an adopted access road off the High Road. According to the submitted transportation statement, there are 5 spaces currently within the red line of the site within the southern courtyard, plus 3 in the access area, with a further 28 spaces located within the wider Morrison Yard itself outside of the site. Parking in the yard is controlled with permits. Deliveries and servicing of the site are understood to be currently undertaken from within Morrison Yard, although there is scope to make deliveries from the loading bay outside the site on the High Road.
- 6.40 A Transport Statement by Lillington Consultancy Ltd has been submitted as part of the submission which outlines that a parking survey was commissioned at 551b High Road during May 2019 which recorded parking levels within the site and in Morrison Yard. The survey found that the South Yard spaces had the lowest levels of parking within the site and wider Morrison Yard, with only 2 cars regularly present and the remaining spaces not used. The 3 parking spaces within the access road area were in regular use throughout the time of the survey.
- 6.41 Vehicular access into the site and into Morrison Yard would be unaffected by the development, and the existing 3 parking spaces in the site adjacent to the access road would be retained for existing leaseholders. 3 of the 5 parking spaces within the southern yard would be lost to make way for the landscaped southern courtyard, but the spaces that were in regular use during the parking survey period would be retained. Taking the results of the parking survey into account, the retention of all parking spaces that were in regular use within the site, and the fact that the development is car free, the proposal would not give rise to an adverse impact on parking conditions within the site or wider locality.
- 6.42 No additional off-street parking is proposed in association with the development, which given the excellent PTAL of the locality and the relatively small scale of the development is considered to be appropriate to be a car-free scheme. 24 cycle parking spaces are proposed which would be divided with 12 allocated for short-stay and 12 for long-stay users of the development. The level of provision comfortably exceeds minimum London Plan cycle parking requirements when applied to the development. A condition will be imposed that requires full details of secure and covered cycle parking spaces in accordance with London Cycling Design Guidelines being approved by the Local Planning Authority, prior to occupation of the development.
- 6.43 Conditions will also be imposed on the development that require the submission of a delivery and servicing plan and a construction management plan. The

conditions will be required in order to demonstrate that delivery and servicing activities and the construction process are adequately managed to minimise disruption to the local community, the pedestrian, cycle and highway networks and that other highway users experience minimal disruption and disturbance.

- 6.44 The constraints of the site have not allowed for a wheelchair-accessible parking bay to be provided within the red line boundary. The submitted Transport Statement indicates that disabled parking bay provision would be negotiated and provided within the 28-space car park of Morrison Yard.
- 6.45 Transportation officers have recommended that a Grampian condition is applied that requires an agreement to be made to accommodate a wheelchair-accessible parking bay elsewhere within Morrison Yard – given the constraints of the site itself do not allow for one to be provided within the red line of the site.
- 6.46 Subject to conditions, the development is considered to be acceptable with regards to parking and highway safety considerations.

### **Trees, ecology and landscaping**

#### *Trees and landscaping*

- 6.47 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.
- 6.48 DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.
- 6.49 In support of the application, an Arboricultural Implications Assessment produced by ROAVR Environmental has been submitted. The report identifies 20 individual trees within or surrounding the site. The majority of these trees are located within or along the Network Rail embankment to the immediate west of the site. This embankment is densely populated with trees, with trees adjacent to the development largely categorised as Category C (low quality) specimens.
- 6.50 The report highlights that it would be necessary to remove 4 trees and 2 small groups of trees in order to allow the development to be carried out. These trees are largely located on the western boundary of the site and have been subject to mechanical damage (being within Network Rail land) and the health has been impacted. An ornamental palm tree within the northern courtyard and further north a category U Poplar, require removal. The trees that are proposed to be removed, individually (with the exception of the Palm tree), are of limited amenity value, and the group value of the trees along the embankment would still be

retained following the development and continue to provide a verdant relief from their otherwise built up surroundings. Works to raise or reduce the crowns of some surrounding trees would also be required in order to allow the development to be carried out.

- 6.51 The loss of trees is considered to be offset by significant improvements to the landscape and public realm. At present, the site and the wider surroundings of the yard are largely tarmac hard surfacing. The proposal would see the introduction of two landscaped courtyards at ground level, to the north and south of the building and a café visible from the High Road that would serve to attract more passing trade and bring more activity within the yard.
- 6.52 The north and south yards would see the introduction of a detailed soft landscaping scheme that would screen the existing Network Rail fencing as well as hard surfacing improvements to replace the existing tarmac treatment. In addition to this, a landscaped terrace at first floor level is proposed, alongside green roof treatments. Taking the landscaping and public realm improvements that are proposed into consideration, officers consider that the loss of the existing trees can be mitigated. A detailed soft and hard landscaping scheme will be imposed on the development that requires details of porous hard surfacing, soft landscaping within the site and details of boundary treatments to be submitted to and approved by the Local Planning Authority (LPA).
- 6.53 A condition will also be imposed on the development that requires details of the method of construction to be set out within an Arboricultural Method Statement alongside a tree protection plan, which will set out how trees will be protected during the construction period.
- 6.54 Overall the proposal is considered to be acceptable with regards to trees and landscaping considerations.

### *Ecology*

- 6.54 London Plan Policy G1 states London's network of green and open spaces/green features should be protected and enhanced. Policy G6 states development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.
- 6.55 DM19 states that development that has a direct or indirect adverse impact upon important ecological assets will only be permitted where the harm cannot be reasonably avoided and it has been demonstrated that appropriate mitigation can address the harm caused.
- 6.56 A Preliminary Ecological Assessment Report produced by ROAVR Environmental has been submitted as part of the planning application.

- 6.57 As part of the submitted report, a site specific survey was carried out in February 2021. The report found no evidence of protected species on site, with the potential for any protected species to be present on site or to provide a suitable habitat to be negligible to moderate. The report concludes that the site has a low nature conservation interest.
- 6.58 The report did however find the site to have moderate potential for the nesting of birds, and therefore it recommends that any such clearance works should be undertaken outside of the breeding season, generally outside of March – October. An informative shall be included to this effect to advise that clearance works are carried outside this period if possible, to avoid impact on any potential nesting birds. Taking the above into consideration, the proposal would not have an unacceptable impact on the ecology value of the site.

### **Energy and sustainability**

- 6.59 The NPPF and London Plan Policies GG6, SI2 and SI3, and Local Plan Policy SP4 sets out the approach to energy and climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment.
- 6.60 The London Plan also sets a target of 25% of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025. Where an identified future decentralised energy network exists in close proximity to a site it will be expected that the site is designed so that it can easily be connected to the future network when it is delivered. The Council's Planning Obligations SPD (October 2014) requires obligations to futureproof a potential connection to the district energy network by way of a planning obligations agreement pursuant to S106 of the TCPA 1990.
- 6.61 New development is expected to achieve the necessary energy and CO2 requirements within the London Plan and Haringey Council's Local Plan or pay an offset payment. The applicant has submitted an Energy Assessment by EDP Environmental, a Sustainability Strategy with Passive House Principles, additional details of solar PV panels on the roof of the development.
- 6.62 The proposal has been assessed by a Council Carbon Management Officer who has found it to make a 76% predicted reduction in CO2 emissions. The development will incorporate a number of sustainability measures including the use of solar PV roof panels, an air source heat pump, and the application of green roofs on different sections of the building. Conditions will be imposed that require further refining of the Energy Strategy details and details of the green roof. Subject to compliance with these conditions, the proposal development is acceptable with regards to energy and sustainability considerations.

### **Flood Risk and Drainage**

- 6.63 Policy S1 13 (Sustainable Drainage) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. Policy SP5 (Water Management and Flooding) requires developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy. This policy also requires drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Mayor's Sustainable Design and Construction SPG (2014) including the design of a suitable SUDS scheme. The site is located within Flood Zone 1 and is therefore considered to have a low probability of flooding.
- 6.64 The applicant has submitted a Planning Drainage/SUDS Strategy Statement alongside the submission, produced by Haswell Associated Limited, which suggests potential sustainable drainage system (SUDs) components that may be suitable for the site. The development will incorporate features to minimise flood risk from drainage, including the application of permeable hard surfacing, green roofs and additional soft landscaping within the courtyards. A detailed SUDS strategy shall be required to be submitted to and approved by the Local Planning Authority prior to the commencement of works on site.

### **Waste and Recycling**

- 6.65 Local Plan Policy SP6 Waste and Recycling and DPD Policy DM4 requires development proposals make adequate provision for waste and recycling storage and collection.
- 6.66 The waste storage will be located towards the northern boundary of the site, where waste for Morrison Yard is currently understood to be collected from. Further details of waste and recycling storage and the management of refuse/recycling collections for the development shall be required to be submitted to and approved by the LPA by condition.

### **Conclusion**

- 6.67 The proposed development would provide additional flexible employment floor space and a community café/hub at discounted rates for future occupants, that would serve to benefit the local community and diversify employment in the area. The building would have an innovative and contemporary design with a number of sustainable features that works within the constraints of the site, that would respect the character and appearance of the locally listed building and would preserve the character and appearance of the Bruce Grove Conservation Area.

The development would not result in unacceptable harm to neighbouring amenity or parking, highway or transportation conditions within the locality.

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

## **7. CIL**

- 7.1 Based on the information given on the plans, the Mayoral CIL charge will be £30,759.4 (508sqm x £60.55). The Haringey CIL charge is £0, as the type of floorspace proposed carries a Nil rate. This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **8.0 RECOMMENDATION**

GRANT PERMISSION subject to conditions as per below

## **9.0 CONDITIONS**

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

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

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

- Built Heritage Statement by rpsgroup JCH01306
- Planning Drainage/SUDS Strategy Statement by Haswell Associates Limited Ref SH/2106/Rev P01
- Phase 1 Contaminated Land Assessment report reference 74355R1 prepared by EnviroSmart Ltd dated February 2021
- Energy Assessment Issue 3 by EDP Environmental 5185-EDP-RP-EN-4000-2 19.05.21
- Mixed-Use Development Desktop Noise Impact Assessment by Nova Acoustics 10/02/2021
- Framework Travel Plan by Entran Ltd May 2021
- Transport Statement by Lillington Consultancy Ltd ID03 May 2021

- Arboricultural Implications Assessment by ROAVR Environmental 20\_5837\_12\_24
- Design and Access Statement by IF\_DO March 1st 2021
- Sustainability and Passive House Principles by IF\_DO 13th May 2021

Demolition and existing:

DM\_01, DM\_05, DM\_06, DM\_07, DM\_09, DM\_10, S\_01, S\_02, EX\_01, EX\_05, EX\_06, EX\_07, EX\_08, EX\_09, EX\_10, EX\_12

Proposed:

PL\_01, PL\_02, PL\_03, PL\_04, PL\_05 A, PL\_06, PL\_07 A, PL\_08, PL\_09, PL\_10, PL\_11, PL\_12, S\_03, S\_04

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

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

Details shall include:

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

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

4. Prior to commencement of all above ground works on site, a materials specification and a method statement for the renovation of the existing façade shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.



Reason: In order for the Local Planning Authority to ensure a satisfactory standard of development in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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

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

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

Soft landscape works shall include planting plans of plants, shrubs and trees, that include species, plant sizes and proposed numbers/densities where appropriate with an implementation programme.

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

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

7. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, an arboricultural method statement and a Tree Protection method statement shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and

the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

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

8. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall be used as a café/community hub (Use Class E(b), F1(a) and F2(b)) and offices (Use Class E (g)(i)) as set out in the plans and information hereby approved only, and shall not be used for any other purpose unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

9. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

10. Before development commences other than for investigative work:
  - a. Using the information already submitted in Phase 1 Contaminated Land Assessment report with reference 74355R1 prepared by EnviroSmart Ltd dated February 2021, an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
  - b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
  - c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;

d. A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

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

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

12. No development shall take place until scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be occupied until a minimum of 12 long-stay and 12 short-stay cycle parking spaces for the users of the proposed development have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycling Design Standards.

13. Prior to the first occupation of the development, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters:
- a) Identifying where safe and legal loading and unloading can take place;
  - b) Ensuring delivery activities do not hinder the flow of traffic on the public highway and do not come into conflict with legally parked vehicles;
  - c) Managing deliveries to reduce the number of trips, particularly during peak hours;
  - d) Minimising vehicles waiting or parking at loading areas so that there would be a continuous availability for approaching vehicles; and
  - e) Using delivery companies who can demonstrate their commitment to best practice through the Fleet Operator Recognition Scheme (FORS).

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

14. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors
  - b) loading and unloading of plant and materials
  - c) storage of plant and materials
  - d) programme of works (including measures for traffic management)
  - e) provision of boundary hoarding behind any visibility zones
  - f) wheel washing facilities:
- have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

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

15. Prior to the first occupation of the development, details of the wheelchair-accessible parking space within the adjacent Morrison Yard car park, as well as scaled drawings showing the location and dimensions of said parking space, shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be occupied until signing and lining works have been undertaken.

Reason: To ensure that the development proposals provide car parking for disabled users, in line with London Plan (2021) policy and parking standards, as well as Policy DM32 of the Council's Development Management DPD.

16. Prior to first occupation of the development hereby approved, details of any external lighting shall be submitted to and approved in writing by the local planning authority. The details shall include location, design, levels of brightness and beam orientation, together with measures to minimise overspill and light pollution and minimise impacts to foraging bats. The lighting scheme shall thereafter be carried out in accordance with the approved details and the measures to reduce overspill and light pollution retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the amenities of neighbouring residential occupants, in accordance with policy D6 of the London Plan 2021 and policy DM1 of the Haringey Development Management DPD 2017

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

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

18. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

19. The development hereby approved shall be constructed in accordance with the Energy Assessment (Issue 3, dated 19 May 2021), prepared by EDP Environmental, delivering a minimum 76% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 17% reduction), air source heat pumps and minimum 9.6kWp solar photovoltaic (PV) energy generation. The development will adhere to the passive house principles as set out in the Sustainability Strategy with Passive House Principles (Rev A, dated 13 May 2021), prepared by IF\_DO, with u-values between 0.10-0.15W/m<sup>2</sup>K, a combination of natural ventilation and mechanical ventilation with heat recovery (MVHR).
  - (a) Prior to above ground construction, an Updated Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:
    - Design Stage calculations of carbon reduction in line with the Energy Hierarchy and the shortfall in emissions with the calculation of the carbon offset contribution due and a copy of the Passive House Planning Package spreadsheet;
    - The ventilation strategy, setting out how and where natural ventilation will be utilised, where MVHR will be utilised, the location of the MVHR units and their rigid or semi-rigid pipework, and the specification and efficiency of the MVHR units;
    - Confirmation of the proposed u-values and g-value of building elements, and air tightness levels in line with passive house principles;

- Calculation of thermal bridges in PHPP and show how thermal bridging has been reduced for a set of typical junction details;
- Specification and efficiency of the proposed ASHP (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP units and pipework and proposed noise and visual mitigation measures;
- Maximum possible solar energy to be generated on the roof, with a minimum of 9.6kWp; with details including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy if this has increased;
- A metering strategy.

(b) Prior to the occupation of development, confirmation that the development has been built in accordance with the details as approved shall be submitted and approved by the LPA:

- evidence to demonstrate the solar PV array, its monitoring equipment and the ASHPs have been installed correctly and in line with Microgeneration Certification Scheme Requirements;
- evidence to demonstrate the approved air tightness levels have been achieved with an air tightness test;
- confirmation of the achieved Energy Use Intensity and space heating/cooling demand.

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

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

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

20. Prior to the commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- ii) A plan showing details of the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- iv) Details of the location of log piles / flat stones for invertebrates;
- v) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- vi) Relationship with photovoltaic array; and
- vii) Management and maintenance plan, including frequency of watering arrangements.

The approved living roofs shall be provided before the development is first occupied and shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

21. (a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures in relation to the Ecological Corridor shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.
- (b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

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

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

22. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with London Plan Policy SI 13, Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

**Informatives:**

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

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London CIL. Based on the information given on the plans, the Mayoral CIL charge will be £30,759.4 (508sqm x £60.55). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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

INFORMATIVE :

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

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

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



INFORMATIVE : The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

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

INFORMATIVE : A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries

should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

INFORMATIVE : Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>

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

INFORMATIVE:

### Network Rail

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

### Overhead Line Equipment

No works may be carried out where there is a risk of any plant or element, temporary or permanent, coming within 3.5m of the Overhead Live Electricity. Please also note that the 'track support zone' is defined in NR standard NR/L2/CIV/177 and any proposal which may require works to be conducted within this zone must be identified by the outside party and subsequent consultation with NR must take place. Should criteria be met within this standard, a track monitoring plan will have to be agreed with NR.

### Future maintenance

The applicant must ensure that any construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of/or encroaching upon NR's adjacent land and airspace. Therefore, any buildings are required to be situated at least 2 metres (3m for overhead lines and third rail) from NR's boundary. This requirement will allow for the construction and future maintenance of a building without the need to access the operational railway environment. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilize NR land and air-space to facilitate works as well as adversely impact upon NR's maintenance teams' ability to maintain our boundary fencing and boundary treatments. Access to NR's land may not always be granted and if granted may be subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. As mentioned above, any works within Network Rail's land would need approval from the NR Asset Protection Engineer. This request should be submitted at least 20 weeks before any works are due to commence on site and the applicant is liable for all associated costs (e.g. all possession, site safety, asset protection presence costs). However, NR is not required to grant permission for any third-party access to its land.

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

**INFORMATIVE:** The applicant is advised that in the interests of the avoidance the potential for interference with any birds nesting within or adjacent to the site, it would be beneficial to avoid any clearance works occurring during the breeding season between March and October.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
<b>INTERNAL</b>		
Transportation	<p>The applicant submitted a Transport Statement and Framework Travel Plan, which were subsequently revised to take account of initial comments made by the Council’s transport planning team in relation to trip generation methodologies, cycle parking and car parking provisions, Travel Plan mode share targets and proposed delivery, and servicing and refuse collection arrangements. At the Council’s request, additional information was submitted, included vehicle tracking and details of the proposed cycle parking on site.</p> <p>The revisions and additional material submitted have largely responded to the queries raised by the Council and made the scheme overall acceptable on transport grounds. On that basis a number of planning conditions have been set out, which are detailed below.</p> <p>There however remains uncertainty around the feasibility of accommodating one wheelchair-accessible car parking space outside the application site, in the adjacent Morrison Yard car park, which is private land but on which the Council has a leasehold. The applicant has indicated that no provision could be accommodated on site due to the constrained footprint of the proposed development, and has suggested that two existing spaces within that car park could be converted into a single disabled persons’ parking space, due to sufficient spare capacity in the car park. It has been suggested that early negotiation discussions had taken place to deliver it. As a result, it is proposed to use a Grampian condition to secure the off-site works on land not controlled by the applicant in order to ensure the space is provided.</p>	The conditions have been included as recommended.

Stakeholder	Question/Comment	Response
	<p><b>Planning conditions:</b></p> <p>1) <u>Cycle Parking</u></p> <p>No development shall take place until scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be occupied until a minimum of 12 long-stay and 12 short-stay cycle parking spaces for the users of the proposed development have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.</p> <p><u>Reason:</u> To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycling Design Standards.</p> <p>2) <u>Delivery and Servicing Plan</u></p> <p>Prior to the first occupation of the development, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters:</p> <p>a) Identifying where safe and legal loading and unloading can take place;</p> <p>b) Ensuring delivery activities do not hinder the flow of traffic on the public highway and do not come into conflict with legally parked vehicles;</p> <p>c) Managing deliveries to reduce the number of trips, particularly during peak hours;</p> <p>d) Minimising vehicles waiting or parking at loading areas so that there would be a continuous availability for approaching vehicles; and</p>	

Stakeholder	Question/Comment	Response
	<p>e) Using delivery companies who can demonstrate their commitment to best practice through the Fleet Operator Recognition Scheme (FORS).</p> <p><u>Reason:</u> To set out the proposed delivery and servicing strategy for the development, including the predicted impact of the development upon the local highway network and both physical infrastructure and day-to-day policy and management mitigation measures. To ensure that delivery and servicing activities are adequately managed such that the local community, the pedestrian, cycle and highway networks and other highway users experience minimal disruption and disturbance. To enable safe, clean and efficient deliveries and servicing.</p> <p>3) <u>Wheelchair-Accessible Parking (Grampian condition)</u></p> <p>No development shall take place until details of the successful negotiation to secure sufficient space within the adjacent Morrison Yard car park to accommodate a wheelchair-accessible parking space, as well as scaled drawings showing the location and dimensions of said parking space, have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be occupied until signing and lining works have been undertaken.</p> <p><u>Reason:</u> To ensure that the development proposals provide car parking for disabled users, in line with London Plan (2021) policy and parking standards, as well as Policy DM32 of the Council's Development Management DPD.</p> <p>4) <u>Interim Travel Plan</u></p> <p>The owner shall no later than three months prior to occupation submit to the Council for approval an Interim Travel Plan for</p>	

Stakeholder	Question/Comment	Response
	<p>the employees of the office and café elements of the scheme, based on the principles set out in the Framework Travel Plan. Without the prior agreement of the Council, the owner shall not occupy the development until the Interim Travel Plan has been approved by the Council.</p> <p>Following approval of the Interim Travel Plan, the owner and all tenants and occupiers of the development shall comply with the approved Interim Travel Plan.</p> <p><u>Reason:</u> To ensure the Travel Plan is appropriately implemented, reviewed and monitored, to maximise its benefits for the users of the development and minimise any adverse impacts of the development upon the local transport networks.</p> <p>5) <u>Full Travel Plans</u></p> <p>Following approval of the Interim Travel Plan, unless otherwise agreed with the Council, the owner shall submit to the Council Full Travel Plans for the employees of the office and café elements of the scheme respectively (including a baseline staff travel survey and updates to the mode share targets) no later than six months after first occupation.</p> <p>Following approval of the Full Travel Plans, the owner and all tenants and occupiers of the development shall comply with the approved Full Travel Plans.</p> <p>The owner shall undertake a review of the Full Travel Plans annually to be submitted to the Council no later than the anniversary of the approval of the Full Travel Plans or on a reasonable alternative date requested or approved by the Council and notified to the owner.</p>	

Stakeholder	Question/Comment	Response
	<p>The owner shall have regard to any reasonable recommendations made by the Council upon the operation of the Travel Plan following each annual review and discussion of the same with the Council.</p> <p>The review and monitoring of the implementation of the Travel Plan will span over a period of five years starting from the submission of the Full Travel Plans (including the baseline staff travel survey).</p> <p><u>Reason:</u> To ensure the Travel Plan is appropriately implemented, reviewed and monitored, to maximise its benefits for the users of the development and minimise any adverse impacts of the development upon the local transport networks.</p>	
Carbon Management		
Pollution	<p>Having considered all the supportive information especially the Design and Access Statement dated 1<sup>st</sup> March 2021 and Phase 1 Contaminated Land Assessment report with reference 74355R1 prepared by EnviroSmart Ltd dated February 2021 taken note of sections 2.5 (Preliminary Risk Assessment) and 2.6 (Recommendation/Next Steps), please be advise that we have no objection to the proposed development but planning conditions concerning land contamination, plant and machinery and demolition/construction Environmental Management Plans should be included if planning permission is granted.</p>	Conditions have been added as recommended
Conservation	<p>There is no objection to the proposed development which has been sensitively designed through an extensive design exploration carefully discussed with the council officers. The scheme has been informed by sound conservation-led approach and imaginatively developed in full respect and with maximum enhancement of the heritage assets involved.</p>	Conditions have been included regarding the materials and detailing as recommended by the Conservation Officer.

Stakeholder	Question/Comment	Response
	<p>This development proposal provides a bespoke, harmonious and very positive design response to a unique and very special part of the Bruce Grove Conservation Area.</p> <p>It would be useful to see at condition stage full material specification, two cross sectional detail drawings showing the proposed junctions between new and existing buildings' façade, at least to scale 1:20, details of roof package, fenestration, finishes.</p> <p>It would also be useful to approve at condition stage a material sample board on site, to include all the finishing materials of the proposed new building and paving materials for the surrounding courtyard.</p> <p>Material specification and method statements for proposed improvements to the retained façade should also be submitted at condition stage.</p>	
Lighting	There was no information concerning lighting on this application.	No details of lighting was provided, but a condition requiring full details of lighting for the development is included, requiring details to be approved and installed in accordance with approved details prior to occupation.
Carbon Management	<p><b>Carbon Management Response 12/05/2021</b></p> <p>In preparing this consultation response, we have reviewed the Energy and Sustainability Statement Issue 3 (dated 24 February 2021), prepared by EDP Environmental and relevant supporting documents.</p> <p><b>Summary</b></p> <p>The development achieves a reduction of 62% carbon dioxide emissions on site. The remaining emissions need to be offset to comply with Policy SI2 and Policy SP4. Some clarifications must be provided with regard to the Energy Strategy.</p> <p>Appropriate planning conditions will be recommended once</p>	Conditions have been included as recommended by the Carbon Management Officer



Stakeholder	Question/Comment	Response
	<p>this information has been provided.</p> <p><b>Energy – Overall</b>  Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon (i.e. a 100% improvement beyond Part L (2013)). The London Plan (2021) further confirms this in Policy SI2.</p> <p>The overall predicted reduction in CO<sub>2</sub> emissions for the development shows an improvement of approximately 62% in carbon emissions with SAP10 carbon factors, from the Baseline development model (which is Part L 2013 compliant). This represents an annual saving of approximately 8 tonnes of CO<sub>2</sub> from a baseline of 13 tCO<sub>2</sub>/year.</p> <p>The reduction in emissions is 33% when based on SAP2012 carbon factors.</p> <p><u>Action:</u></p> <ul style="list-style-type: none"> <li>- Please submit BRUKL sheets for Baseline, Be Lean, Be Clean and Be Green stages as evidence behind the modelled carbon reductions.</li> </ul> <p><b>Energy – Lean</b>  The applicant has proposed a saving of 6 tCO<sub>2</sub> in carbon emissions (51%) through improved energy efficiency standards in key elements of the build with SAP10 carbon factors, and 12% under SAP2012 carbon factors. This goes beyond the minimum 15% reduction set in London Plan Policy SI2, but it is unclear how such a high reduction can be achieved. During pre-application discussions, it was mentioned that the Passive House standard would be sought, but no evidence to this effect has been provided.</p> <p><u>Actions:</u></p>	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>- Demonstrate how a 51% reduction in emissions can be achieved.</li> <li>- Please report on the % improvement in the fabric energy efficiency (FEE), and the space heating requirement in kWh/m<sup>2</sup>/year.</li> <li>- Report details of the proposed u-values, g-value, air permeability rate.</li> <li>- Report efficiency of MVHR.</li> <li>- Confirm that sub-metering will be installed for separate units.</li> <li>- Please demonstrate the cooling hierarchy has been followed, with details of the measures of the fabric performance and natural ventilation, and what measures have been rejected for this scheme.</li> </ul> <p><b>Energy – Clean</b> The applicant is not proposing any Be Clean measures. The site is not within reasonable distance of a proposed Decentralised Energy Network (DEN). A Combined Heat and Power (CHP) plant would not be appropriate for this site.</p> <p><b>Energy – Green</b> As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.</p> <p>The application has reviewed the installation of various renewable technologies. The report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total of 2 tCO<sub>2</sub> (11%) reduction of emissions are proposed under Be Green measures.</p> <p>The solar array peak output would be 4 kWp, which would</p>	

Stakeholder	Question/Comment	Response																											
	<p>cover around 30m<sup>2</sup> of roof space. The air-to-water ASHP system will provide hot water and heating to the dwellings through underfloor heating.</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> <li>- Please demonstrate how the available roof space will be maximised to install solar PV to achieve a zero-carbon development, as it currently is not.</li> <li>- In what direction will the PVs be tilted?</li> <li>- Please clarify where the air source heat pumps will be located, what their COP and efficiency will be and how the units will be mitigated in terms of visual and noise impact.</li> </ul> <p><b>Carbon Offset Contribution</b> A carbon shortfall of 8 tCO<sub>2</sub>/year remains, based on SAP10 carbon factors. The remaining carbon emissions will need to be offset at £95/tCO<sub>2</sub> over 30 years.</p> <table border="1" data-bbox="575 867 1381 1252"> <thead> <tr> <th></th> <th colspan="2">Non-residential</th> </tr> <tr> <th>(SAP10 emission factors)</th> <th>tCO<sub>2</sub></th> <th>%</th> </tr> </thead> <tbody> <tr> <td><b>Baseline emissions</b></td> <td>13</td> <td></td> </tr> <tr> <td><b>Be Lean savings</b></td> <td>6</td> <td>51%</td> </tr> <tr> <td><b>Be Clean savings</b></td> <td>1</td> <td>6%</td> </tr> <tr> <td><b>Be Green savings</b></td> <td>1</td> <td>5%</td> </tr> <tr> <td><b>Cumulative savings</b></td> <td>8</td> <td>62%</td> </tr> <tr> <td><b>Carbon shortfall to offset (tCO<sub>2</sub>)</b></td> <td>5</td> <td></td> </tr> <tr> <td><b>Carbon offset contribution</b></td> <td colspan="2">£95 x 30 years x 5 tCO<sub>2</sub>/year = £14,250</td> </tr> </tbody> </table> <p><b>Overall Sustainability</b> Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The Sustainability section</p>		Non-residential		(SAP10 emission factors)	tCO <sub>2</sub>	%	<b>Baseline emissions</b>	13		<b>Be Lean savings</b>	6	51%	<b>Be Clean savings</b>	1	6%	<b>Be Green savings</b>	1	5%	<b>Cumulative savings</b>	8	62%	<b>Carbon shortfall to offset (tCO<sub>2</sub>)</b>	5		<b>Carbon offset contribution</b>	£95 x 30 years x 5 tCO <sub>2</sub> /year = £14,250		
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Stakeholder	Question/Comment	Response
	<p>in the report sets out the proposed measures to improve the sustainability of the scheme.</p> <p>The part-reuse of the façade and proposed timber structure and CLT panel infills are supported and a good example of low-carbon materials. The biodiversity improvements and proposed cycle storage are also supported.</p> <p><u>Non-Domestic BREEAM Requirement</u> Policy SP4 requires all new non-residential developments to achieve a BREEAM rating 'Very Good' (or equivalent), although developments should aim to achieve 'Excellent' where achievable.</p> <p>The applicant has not prepared a BREEAM Pre-Assessment Report. Following pre-application discussions, it was agreed that designing the scheme in line with Passive House standards and principles would be an adequate replacement for BREEAM. However, no mention has been made in the documents to this design strategy and sufficient detail has not been provided to demonstrate that it may comply in terms of passive design measures.</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> <li>- Provide a document that demonstrates how the scheme has been designed in line with Passive House design measures, including outputs from the PHPP spreadsheet, fabric performance, approach to thermal bridging, air tightness and ventilation.</li> <li>- Alternatively, provide a BREEAM Pre-Assessment at planning condition stage and a BREEAM certificate following completion.</li> </ul> <p><b>Living Roofs</b> All development sites must incorporate urban greening within</p>	

Stakeholder	Question/Comment	Response
	<p>their fundamental design, in line with London Plan Policy G5. The development is proposing living roofs on three parts of the building. It is not clear whether the middle roof will be intensively planted with access to occupants. The other two roofs are assumed to be maintenance access only. Living roofs are supported in principle, subject to detailed design. Sedum roofs are not supported as the species that grow on such roofs are not native to the UK. Details for both roofs will need to be submitted as part of a planning condition. Appropriate conditions will be recommended.</p> <p><b>Conclusion</b> Overall, it is considered that the application <b>cannot currently be supported</b> from a carbon management and sustainability point of view, unless evidence can be provided to the proposed energy and sustainability strategy.</p> <p><b>Obligations</b></p> <ul style="list-style-type: none"> <li>- Be Seen commitment to uploading energy data</li> <li>- Carbon offset contribution (and associated obligations) of £14,250 (indicative), plus a 10% management fee</li> </ul> <p><b>Carbon Management Response 21/05/2021</b></p> <p>The applicant submitted further information in support of the application on 17<sup>th</sup> and 19<sup>th</sup> May:</p> <ul style="list-style-type: none"> <li>- Energy Assessment (Issue 3, dated 19 May 2021), prepared by EDP Environmental</li> <li>- Sustainability Strategy with Passive House Principles (Rev A, dated 13<sup>th</sup> May 2021), prepared by IF_DO</li> <li>- Roof plan as proposed, ref. 2010-PL-05A-210513 Rev A</li> <li>- Design Team Response to points raised on</li> </ul>	

Stakeholder	Question/Comment	Response																		
	<p>13/05/2021</p> <ul style="list-style-type: none"> <li>- Typical external wall build-ups (Draft 210511)</li> <li>- Typical floor build-ups (Draft 210511)</li> <li>- Typical roof build-ups (Draft 210511)</li> <li>- GLA Carbon emissions spreadsheet</li> <li>- BRUKL sheets: Baseline, Be Lean, Be Clean, Be Green</li> </ul> <p><b>Energy – Overall</b> The overall predicted reduction in CO<sub>2</sub> emissions has increased to 76% with SAP10 carbon factors (56% based on SAP2012 carbon factors). The overall increased reduction in emissions is supported.</p> <p><b>Energy – Lean</b> The Energy Strategy now uses the GLA’s standard approach to a gas boiler heating system under Be Lean. It proposes a saving of 2 tCO<sub>2</sub> in emissions (14% with SAP2012 carbon factors).</p> <p>The following fabric efficiencies have been proposed:</p> <table border="1" data-bbox="575 967 1289 1317"> <tbody> <tr> <td>Floor u-value</td> <td>0.10 W/m<sup>2</sup>K</td> </tr> <tr> <td>External ground floor wall u-value</td> <td>0.12 W/m<sup>2</sup>K</td> </tr> <tr> <td>External upper floor walls u-value</td> <td>0.15 W/m<sup>2</sup>K</td> </tr> <tr> <td>Roof u-value</td> <td>0.12 W/m<sup>2</sup>K</td> </tr> <tr> <td>Door u-value</td> <td>1.20 W/m<sup>2</sup>K</td> </tr> <tr> <td>Window u-value</td> <td>1.00 W/m<sup>2</sup>K</td> </tr> <tr> <td>G-value</td> <td>0.4-0.5</td> </tr> <tr> <td>Air permeability rate</td> <td>Targeting 3 m<sup>3</sup>/hm<sup>2</sup> @ 50Pa</td> </tr> <tr> <td>Mechanical ventilation with heat recovery</td> <td>90% efficiency SPF of 1.1 W/l/s</td> </tr> </tbody> </table> <p>The scheme shows a 15.3% improvement in the fabric energy efficiency (FEE), from 90.6 to 76.6 MWh/year. The space</p>	Floor u-value	0.10 W/m <sup>2</sup> K	External ground floor wall u-value	0.12 W/m <sup>2</sup> K	External upper floor walls u-value	0.15 W/m <sup>2</sup> K	Roof u-value	0.12 W/m <sup>2</sup> K	Door u-value	1.20 W/m <sup>2</sup> K	Window u-value	1.00 W/m <sup>2</sup> K	G-value	0.4-0.5	Air permeability rate	Targeting 3 m <sup>3</sup> /hm <sup>2</sup> @ 50Pa	Mechanical ventilation with heat recovery	90% efficiency SPF of 1.1 W/l/s	
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Stakeholder	Question/Comment	Response																											
	<p>heating requirement is 22.2 kWh/m<sup>2</sup>/year.</p> <p><b>Energy – Clean</b> The proposed ASHPs (with a COP of 4.05) have now been allocated under Be Clean measures, which demonstrates a 46% reduction in emissions. This is supported.</p> <p><b>Energy – Green</b> The proposed solar PV array has been increased from 4 kWp to 9.6 kWp, on an area of 40m<sup>2</sup> using 400W panels facing south. This is supported. Both the ASHPs and PV meet the policy requirement of 20% reduction in emissions from renewable energy technologies, with a total reduction of 59%.</p> <p><b>Carbon Offset Contribution</b> A carbon shortfall of 8 tCO<sub>2</sub>/year remains, based on SAP10 carbon factors. The remaining carbon emissions will need to be offset at £95/tCO<sub>2</sub> over 30 years.</p> <table border="1" data-bbox="575 867 1379 1252"> <thead> <tr> <th></th> <th colspan="2">Non-residential</th> </tr> <tr> <th>(SAP10 emission factors)</th> <th>tCO<sub>2</sub></th> <th>%</th> </tr> </thead> <tbody> <tr> <td><b>Baseline emissions</b></td> <td>13</td> <td></td> </tr> <tr> <td><b>Be Lean savings</b></td> <td>2</td> <td>17%</td> </tr> <tr> <td><b>Be Clean savings</b></td> <td>6</td> <td>46%</td> </tr> <tr> <td><b>Be Green savings</b></td> <td>2</td> <td>13%</td> </tr> <tr> <td><b>Cumulative savings</b></td> <td>10</td> <td>76%</td> </tr> <tr> <td><b>Carbon shortfall to offset (tCO<sub>2</sub>)</b></td> <td>3</td> <td></td> </tr> <tr> <td><b>Carbon offset contribution</b></td> <td colspan="2">£95 x 30 years x 3 tCO<sub>2</sub>/year = £8,550</td> </tr> </tbody> </table> <p><b>Sustainability</b> The submitted information now demonstrates how the Passive House principles have informed the design proposal to date and have been developed since the submission. The</p>		Non-residential		(SAP10 emission factors)	tCO <sub>2</sub>	%	<b>Baseline emissions</b>	13		<b>Be Lean savings</b>	2	17%	<b>Be Clean savings</b>	6	46%	<b>Be Green savings</b>	2	13%	<b>Cumulative savings</b>	10	76%	<b>Carbon shortfall to offset (tCO<sub>2</sub>)</b>	3		<b>Carbon offset contribution</b>	£95 x 30 years x 3 tCO <sub>2</sub> /year = £8,550		
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Stakeholder	Question/Comment	Response
	<p>conditions listed below are recommended to secure the benefits of the scheme and to ensure that the passive house standards continue to inform the detailed design and construction of the development.</p> <p>Based on the additional information provided, it is considered that the application <b>can be supported</b> from a carbon management and sustainability point of view.</p> <p><b>Conditions</b></p> <p><u>Energy Strategy</u></p> <p>The development hereby approved shall be constructed in accordance with the Energy Assessment (Issue 3, dated 19 May 2021), prepared by EDP Environmental, delivering a minimum 76% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 17% reduction), air source heat pumps and minimum 9.6kWp solar photovoltaic (PV) energy generation. The development will adhere to the passive house principles as set out in the Sustainability Strategy with Passive House Principles (Rev A, dated 13 May 2021), prepared by IF_DO, with u-values between 0.10-0.15W/m<sup>2</sup>K, a combination of natural ventilation and mechanical ventilation with heat recovery (MVHR).</p> <p>(a) Prior to above ground construction, an Updated Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:</p> <ul style="list-style-type: none"> <li>- Design Stage calculations of carbon reduction in line with the Energy Hierarchy and the shortfall in emissions with the calculation of the carbon offset contribution due and a copy of the Passive House Planning Package spreadsheet;</li> <li>- The ventilation strategy, setting out how and where</li> </ul>	



Stakeholder	Question/Comment	Response
	<p>natural ventilation will be utilised, where MVHR will be utilised, the location of the MVHR units and their rigid or semi-rigid pipework, and the specification and efficiency of the MVHR units;</p> <ul style="list-style-type: none"> <li>- Confirmation of the proposed u-values and g-value of building elements, and air tightness levels in line with passive house principles;</li> <li>- Calculation of thermal bridges in PHPP and show how thermal bridging has been reduced for a set of typical junction details;</li> <li>- Specification and efficiency of the proposed ASHP (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP units and pipework and proposed noise and visual mitigation measures;</li> <li>- Maximum possible solar energy to be generated on the roof, with a minimum of 9.6kWp; with details including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy if this has increased;</li> <li>- A metering strategy.</li> </ul> <p>(b) Prior to the occupation of development, confirmation that the development has been built in accordance with the details as approved shall be submitted and approved by the LPA:</p> <ul style="list-style-type: none"> <li>- evidence to demonstrate the solar PV array, its monitoring equipment and the ASHPs have been installed correctly and in line with Microgeneration Certification Scheme Requirements;</li> <li>- evidence to demonstrate the approved air tightness levels have been achieved with an air tightness test;</li> <li>- confirmation of the achieved Energy Use Intensity and space heating/cooling demand.</li> </ul>	

Stakeholder	Question/Comment	Response
	<p>(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.</p> <p>The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter. The PV array shall be maintained for the lifetime of the development.</p> <p>Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy S12, and Local Plan Policy SP4 and DM22.</p> <p><u>Living roofs</u></p> <p>Prior to the commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:</p> <p>i) A roof plan identifying where the living roofs will be located;  ii) A section demonstrating substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;  ii) A plan showing details of the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;</p>	

Stakeholder	Question/Comment	Response
	<p>iv) Details of the location of log piles / flat stones for invertebrates;</p> <p>v) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);</p> <p>vi) Relationship with photovoltaic array; and</p> <p>vii) Management and maintenance plan, including frequency of watering arrangements.</p> <p>The approved living roofs shall be provided before the development is first occupied and shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.</p> <p>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, S11 and S12 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).</p> <p><u>Biodiversity measures</u></p> <p>(a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures in relation to the Ecological Corridor shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.</p> <p>(b) Prior to the occupation of development, photographic</p>	

Stakeholder	Question/Comment	Response
	<p>evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.</p> <p>Development shall accord with the details as approved and retained for the lifetime of the development.</p> <p>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).</p>	
<b>EXTERNAL</b>		
Thames Water	<p><u>Waste Comments</u></p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes</a>.</p> <p>The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and</p>	<p>The requirement for a piling method statement to be submitted has been included as a condition. Informatives recommended by Thames water have been included in the recommended conditions/informatives list.</p>

Stakeholder	Question/Comment	Response
	<p>the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide ‘working near our assets’ to ensure your workings will be in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures.<a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/ Working-near-or-diverting-our-pipes</a>. Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a> Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices">https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices</a> We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater</p>	

Stakeholder	Question/Comment	Response
	<p>discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.</p> <p>Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing <a href="mailto:trade.effluent@thameswater.co.uk">trade.effluent@thameswater.co.uk</a> . Application forms should be completed on line via <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a>. Please refer to the Wholesale; Business customers; Groundwater discharges section. Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce</p>	

Stakeholder	Question/Comment	Response
	<p>capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.</p> <p><a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes</a> The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <a href="https://www.gov.uk/government/publications/groundwater-protection-positionstatements">https://www.gov.uk/government/publications/groundwater-protection-positionstatements</a>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.</p> <p>If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at <a href="https://thameswater.co.uk/buildingwater">thameswater.co.uk/buildingwater</a>.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters</p>	

Stakeholder	Question/Comment	Response
	pipes. The developer should take account of this minimum pressure in the design of the proposed development.	
Network Rail	<p><u>Previous NR Involvement</u></p> <p>NR have engaged with the developer on this scheme previously and provided advise on interfaces with the railway.</p> <p><u>Asset Protection and Optimisation</u></p> <p>NR strongly recommends the developer complies with the following comments and requirements to maintain the safe operation of the railway and protect NR's infrastructure.</p> <p><u>Plant &amp; Materials</u></p> <p>All operations, including the use of cranes or other mechanical plant working adjacent to NR's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with NR.</p> <p><u>Scaffolding</u></p> <p>Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.</p> <p><u>Overhead Line Equipment</u></p> <p>No works may be carried out where there is a risk of any plant</p>	<p>Details have been provided by the applicant that confirm that the following principles have been agreed with Network Rail's team:</p> <ul style="list-style-type: none"> <li>• Minimum distance of 5.2m required from electrified wires. Current boundary line is 6m from the wires.</li> <li>• Full access provided to the existing Network Rail plant room and telecoms mast.</li> <li>• Proposed 3m temporary easement to NR boundary with 2.4m tall anti-climb fence to protect operational land during construction. Plan attached.</li> <li>• The existing building is currently less than 2m from the boundary (700mm at closest point). New building is generally 1.7m away from the network rail fence line <b>with no access required for maintenance following completion of the works.</b> Note there is currently two fences on the plan (inner fence owned by Haringey, outer fence owned by NR).</li> <li>• Modular construction using CLT panels and prefabricated cladding above ground floor to avoid any requirement for cranes or structure to overhang Network Rail operational land during construction.</li> <li>• Balcony access to upper levels to allow full maintenance of proposed façade from Haringey's land – no access to Network rail operational land required.</li> </ul>



Stakeholder	Question/Comment	Response
	<p>or element, temporary or permanent, coming within 3.5m of the Overhead Live Electricity. Please also note that the 'track support zone' is defined in NR standard NR/L2/CIV/177 and any proposal which may require works to be conducted within this zone must be identified by the outside party and subsequent consultation with NR must take place. Should criteria be met within this standard, a track monitoring plan will have to be agreed with NR.</p> <p><u>Future maintenance</u></p> <p>The applicant must ensure that any construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of/or encroaching upon NR's adjacent land and airspace. Therefore, any buildings are required to be situated at least 2 metres (3m for overhead lines and third rail) from NR's boundary. This requirement will allow for the construction and future maintenance of a building without the need to access the operational railway environment. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilize NR land and air-space to facilitate works as well as adversely impact upon NR's maintenance teams' ability to maintain our boundary fencing and boundary treatments. Access to NR's land may not always be granted and if granted may be subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. As mentioned above, any works within Network Rail's land would need approval from the NR Asset Protection Engineer. This request should be submitted at least 20 weeks before any works are due to commence on site and the applicant is liable for all associated costs (e.g. all possession, site safety, asset protection presence costs). However, NR is not required to grant permission for any third-party access to its land.</p>	<ul style="list-style-type: none"> <li>• Mesh cladding proposed to provide secure boundary against Network Rail side of the building.</li> <li>• Windows and cladding specified as anti-glare to avoid distractions for train drivers.</li> <li>• Structural design to follow Network Rail guidance – Forms and Checklists provided by NR attached for reference, to completed and signed off by NR before construction.</li> </ul> <p>The applicant is in ongoing discussions with Network Rail. An informative shall be included to advise that the applicant must continue discussions with them and comply with their procedural requirements and restrictions throughout the design and construction process.</p>

Stakeholder	Question/Comment	Response
<p>Transport for London</p>	<p><i>(Comments prior additional transport info. Being submitted)</i></p> <p><b>Cycle parking</b></p> <ul style="list-style-type: none"> <li>- The floor space for each use should be provided in GEA (sqm) so TfL can ensure the proposed cycle parking is compliant with policy T5 (Cycling) of the London Plan.</li> <li>- All cycle parking facilities and access should be designed in accordance with Chapter 8 of the London Cycling Design Standards (LCDS) and at least 5% of the total cycle parking provision should be able to accommodate larger cycles, including adapted cycles for disabled people.</li> </ul> <p><b>Car parking</b></p> <ul style="list-style-type: none"> <li>- Given the high PTAL rating this site benefits from, TfL would expect this site to be car free. The re-provision of existing spaces is not an acceptable reason to retain car parking in such a well-connected location.</li> <li>- It is disappointing to see that disabled persons parking will be located outside of the red line boundary while general car parking spaces will be prioritised and placed on site, which is contrary to policy T6.5 (Non-residential disabled persons parking), part B of the London Plan. TfL urges this to be reviewed, and for the design to be amended to ensure disabled persons parking bays are located as close as possible to the building entrance or facility they are associated with.</li> </ul> <p><b>Travel plan</b></p> <ul style="list-style-type: none"> <li>- The Framework Travel Plan appears acceptable in principle. The Travel Plan should be secured by condition.</li> </ul> <p><b>Delivery and servicing</b></p> <ul style="list-style-type: none"> <li>- It is understood deliverers will be undertaken within the Morrison Yard car park. Swept path analysis for</li> </ul>	<p>Additional information was submitted by the applicant to address the concerns of TFL with regards to cycle parking. Clarification was provided in relation to the development being car free, and the 2 parking spaces on plans were needed to be retained by no. 549 High Road due to a legal matter. A vehicle tracking document was provided and a delivery and servicing plan will be required by condition.</p> <p>Whilst London Overground were not formally consulted at the beginning of the consultation process, the applicant confirmed that they have been engaging with the Asset Protection Team and engineers from Network Rail through the design process, who have not raised any objection to this planning application.</p>

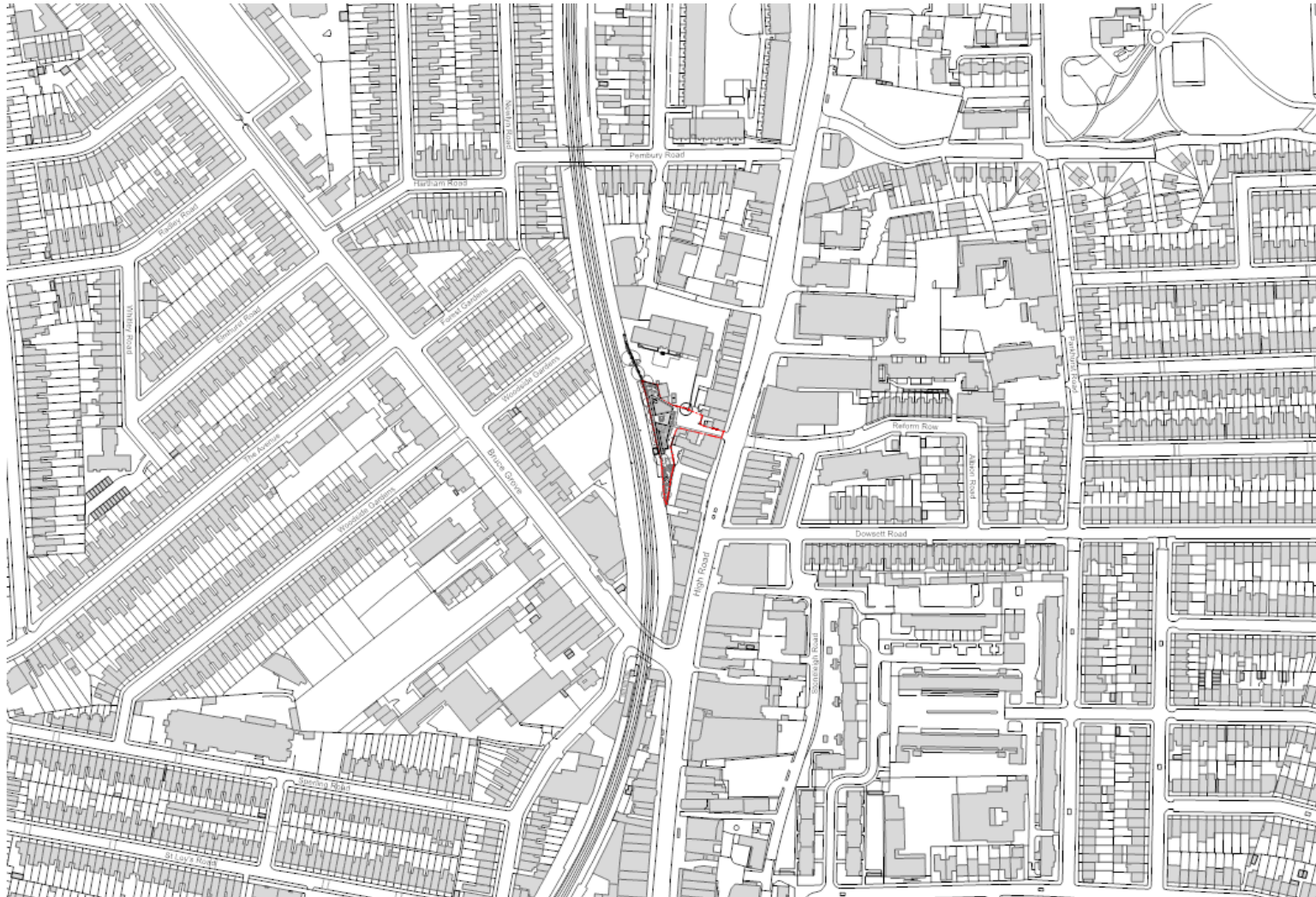
Stakeholder	Question/Comment	Response
	<p>delivery and servicing vehicles accessing/egressing this area should be provided to ensure highway safety is maintained throughout the operational period in line with the Mayor's Vision Zero approach, which aims to reduce all deaths and serious injuries on London's transport network by 2041.</p> <ul style="list-style-type: none"> <li>- More information on the servicing and delivery arrangements should be provided in the form of a Delivery and Servicing Plan (DSP), produced in line with TfL guidance. The DSP should identify measures to mitigate the impact of servicing and deliveries and set out how sustainable freight will be encouraged and enabled, for example through the provision of on-site cargo cycle parking</li> </ul> <p><b>Construction</b></p> <ul style="list-style-type: none"> <li>- A Construction Logistics Plan (CLP) should be provided and secured by condition, designed in line with TfL guidance:  <a href="https://constructionlogistics.org.uk/wp-content/uploads/2020/03/CLP-Guidance-by-CLOCS-March-2020-v1.5.pdf">https://constructionlogistics.org.uk/wp-content/uploads/2020/03/CLP-Guidance-by-CLOCS-March-2020-v1.5.pdf</a> The following points should be addressed/considered in the CLP: <ul style="list-style-type: none"> <li>o The delivery times and routes of the construction vehicles.</li> <li>o Swept path analysis demonstrating how construction vehicles will access and egress the site in a forward gear.</li> <li>o The use of Fleet Operators Recognition Scheme (FORS) operators or similar.</li> <li>o Temporary obstructions during construction and delivery must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians and cyclists.</li> </ul> </li> </ul> <p><b>London Overground</b></p>	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>- It appears the site backs onto London Overground infrastructure. Therefore, London Overground Infrastructure Protection should be consulted on this application and their comments considered prior to determination.</li> </ul> <p><i>(Comments following submission of additional transportation info. Being submitted by the applicant)</i></p> <p>It is encouraging to see our comments addressed, however I note there is no mention of the proposed disabled parking being relocated closer to the building. If this is not possible, then the applicant should ensure the route to the parking is level and on a firm ground surface.</p> <p>Regarding the DSP, it most likely would be easier if the applicant provided a draft DSP so the condition only has to be worded around updating the document. However, if the council are ok with the applicants suggestion to be included within the planning conditions and they are satisfied the expected vehicle numbers can be accommodate on site or in a nearby loading bay, then this should be ok.</p> <p>As the vehicle tracking shows reversing on site, which is not encouraged by TfL due to safety concerns, we recommend trained banksmen to be present at all times when vehicles are on site and contractors with a FORS membership of silver or above to be utilised.</p> <p>In light of the above, TfL have no further on this application.</p>	
<b>NEIGHBOURING PROPERTIES</b>	<ul style="list-style-type: none"> <li>- Overall support for the scheme</li> <li>- Support for scheme, but suggestions put forward for</li> </ul>	The comments regarding the design of the proposal were taken into account in the

Stakeholder	Question/Comment	Response
	how they considered the design could be improved	assessment of the design and heritage merits of the proposal.

## Appendix 2 Plans and Images

### Location plan



Aerial photograph

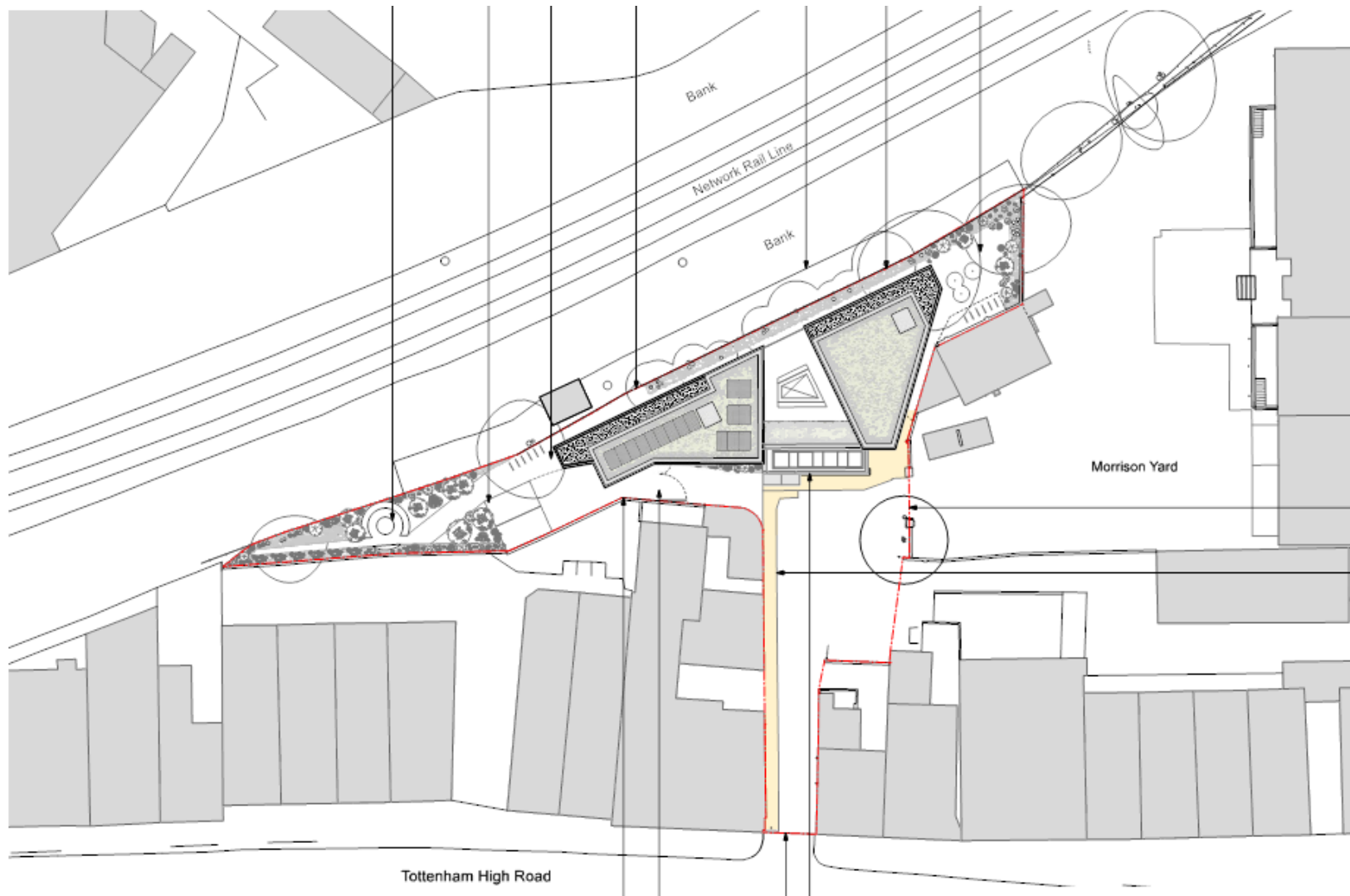


Site layout as existing

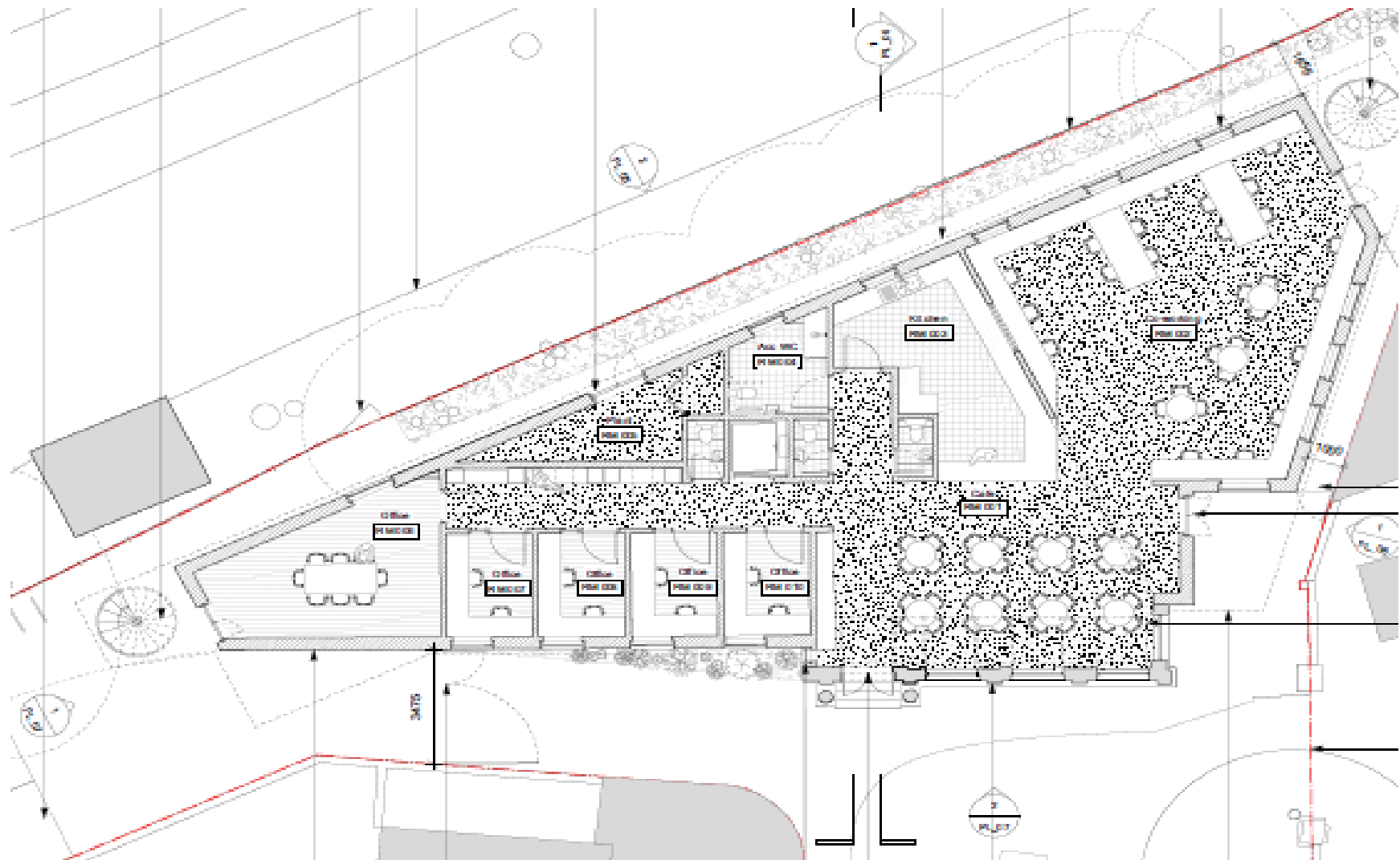




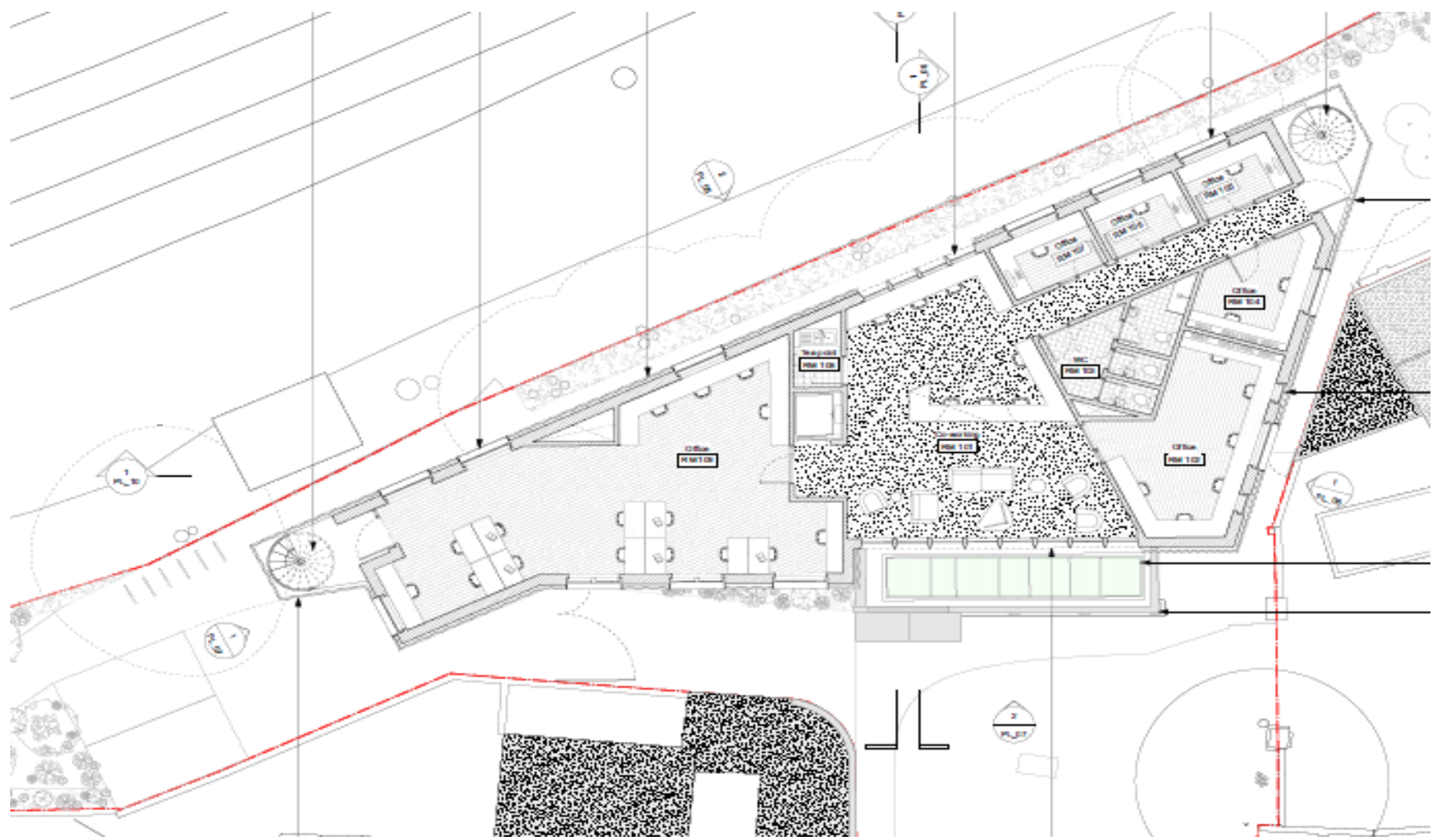
Site layout as proposed



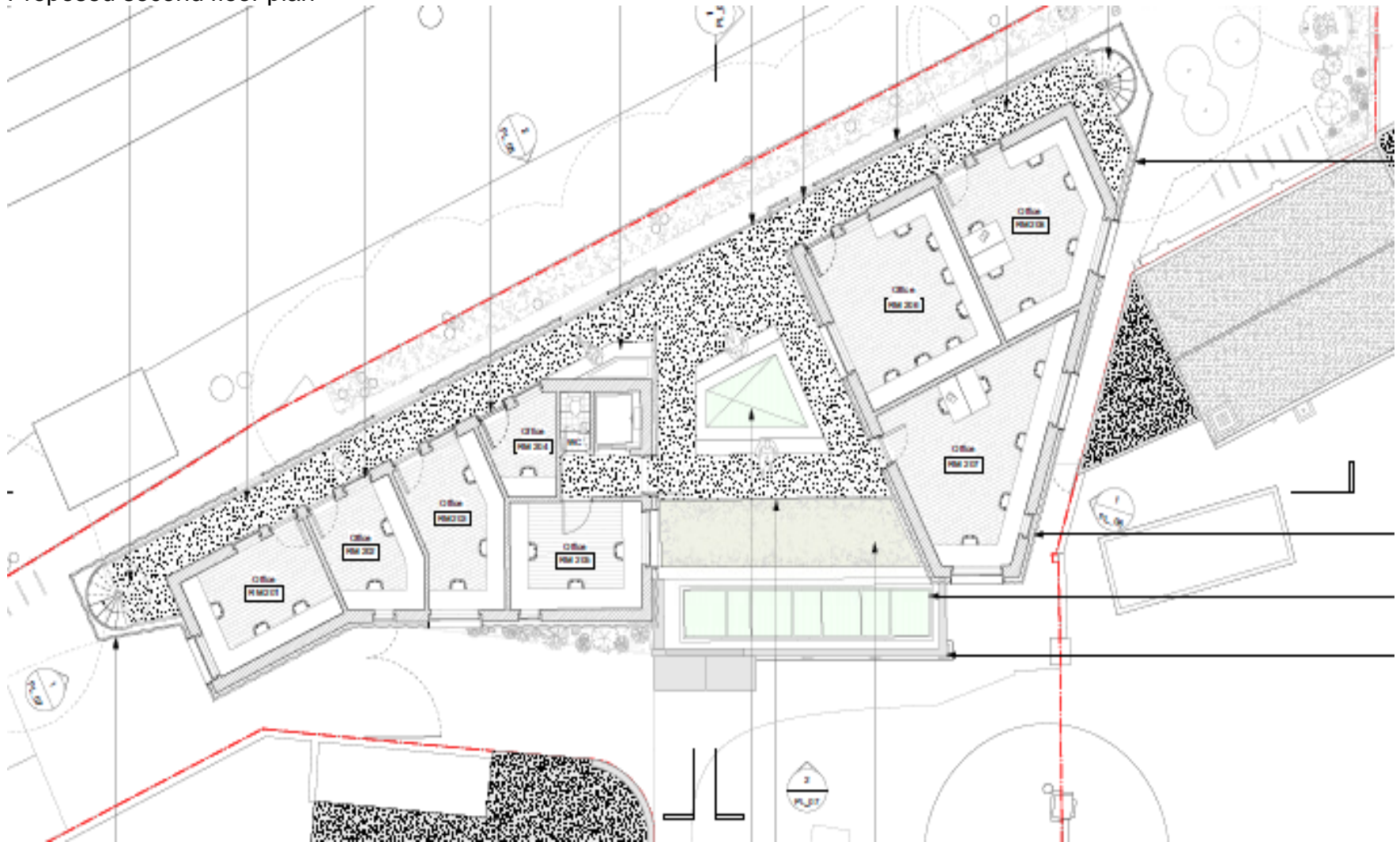
Proposed ground floor plan



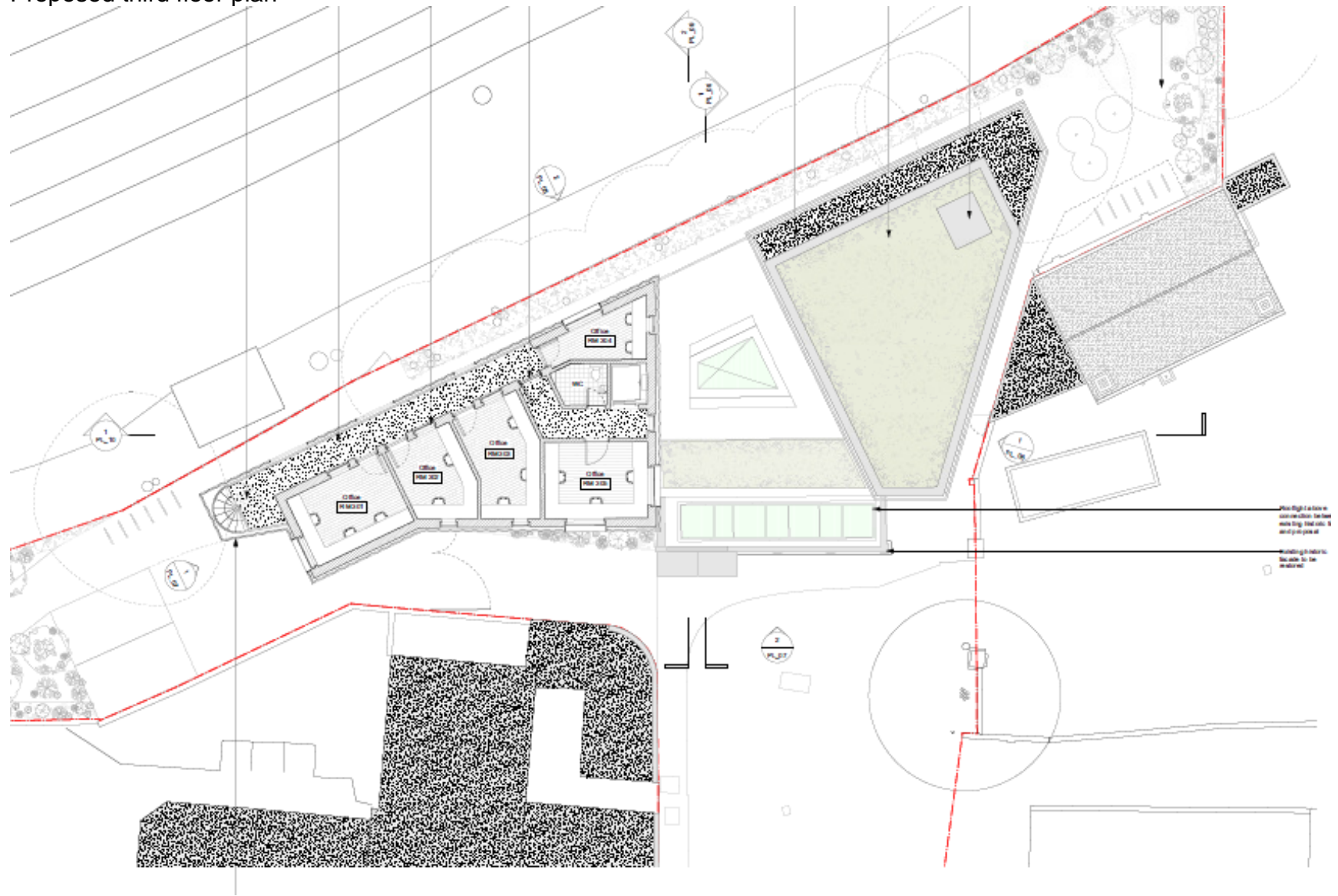
Proposed first floor plan



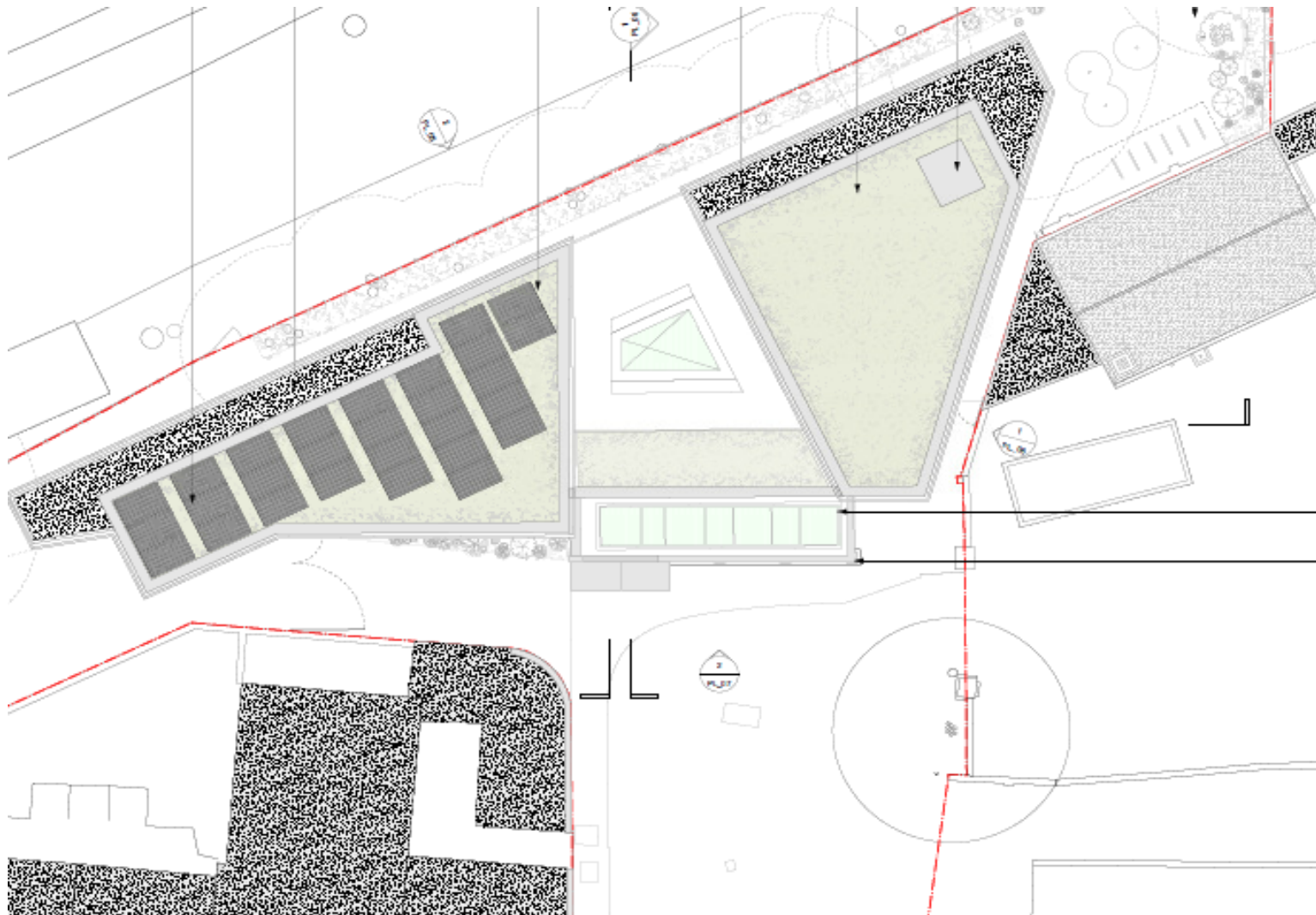
Proposed second floor plan



Proposed third floor plan



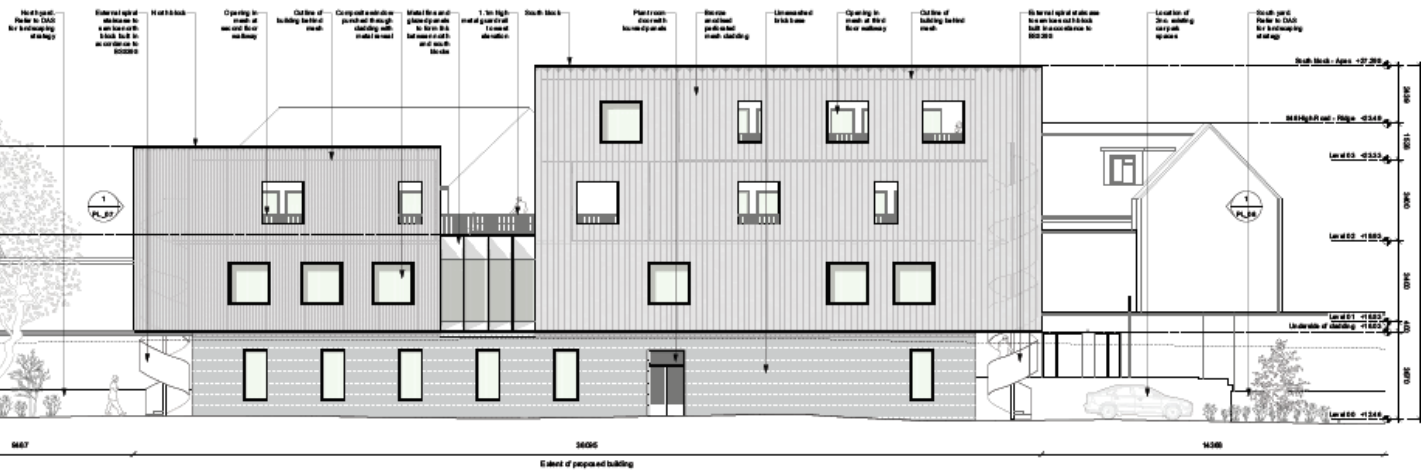
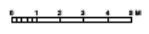
Proposed roof plan



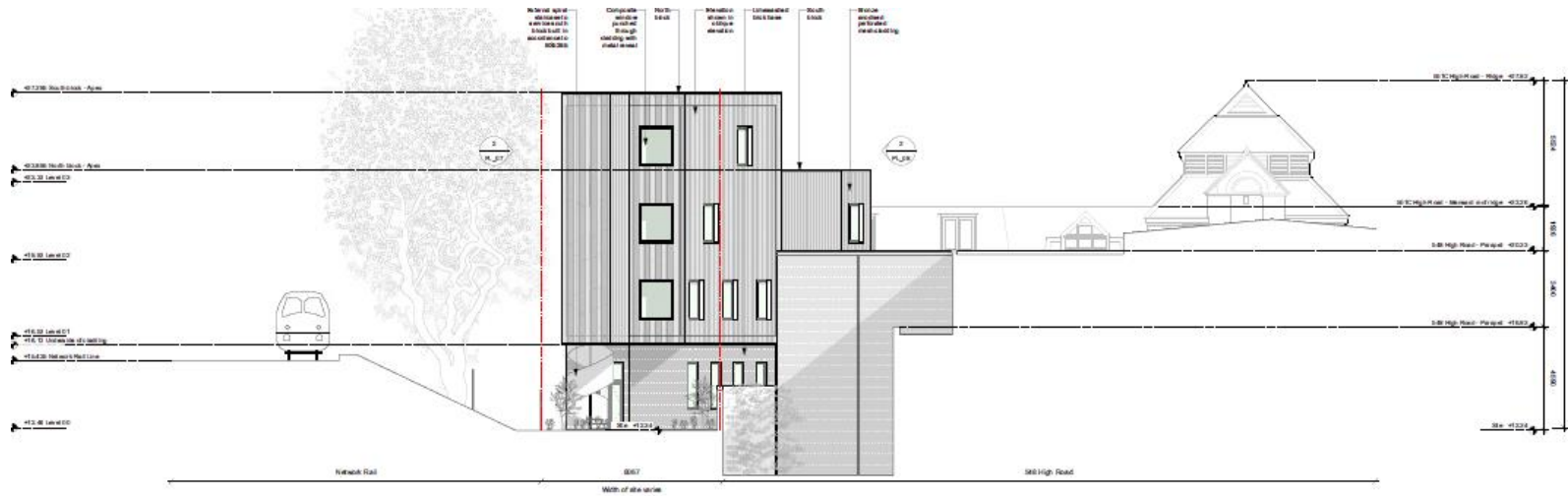
# Proposed north and west elevations



1 North Elevation as Proposed  
PL\_0  
Scale: 1:50



# Proposed south and east elevations



1 South Elevation Proposed  
Scale 1:100





Proposed elevation from High Road



Section 01 and 02 as proposed



Proposed Computer Generated Image (CGIs): Image of proposed development from the High Road



Inside courtyard



Inside courtyard looking south west



Inside southern courtyard looking north



**Appendix 3 QRP Notes**

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**1. Project name and site address**

The Gatehouse, 551B High Road, London N17 6SB

**2. Presenting team**

Gabriela Martino	London Borough of Haringey
David Knight	DK-CM Architects
James Hills	DK-CM Architects
Tom Copp	RPS

**3. Planning authority's views**

Redevelopment of the Gatehouse, within Morrison Yard, presents an excellent opportunity for regeneration – with the potential to enliven the town centre and generate economic activity on and behind the High Road. The challenge will be for the development to respond sympathetically to the distinctive locally listed Gatehouse as well as the wider site context.

The proposed building retains the stone façade of the Gatehouse. There is some concern about the appropriateness of a new building of three to four storeys. Planning officers would also welcome comments on the proposed architectural expression of the building, including materials.

Two pre-application meetings have been held with the applicant.

**4. Quality Review Panel's views**

*Summary*

The Quality Review Panel commends the initiative to exploit the potential of the Gatehouse to support regeneration, including by stimulating economic activity and improving the public realm. It recommends a rigorous analysis of the site, and the spaces to be created, in order to identify the optimum location, scale and massing of the new building. The panel stresses the importance of existing trees on or bordering the site to the quality of the development. The relationship between the new building and the trees must be carefully considered. The panel considers the proposed scale and massing of the building to be excessive – and out of keeping with its context. It suggests a reduction in height and / or reconfiguration of its footprint. Further work is required on the architectural expression of the building, including to ensure a sympathetic relationship to the retained Gatehouse façade. The panel recommends further interrogation of how each of the proposed yards might be used, and particularly encourages further thought to East Yard as the entrance to the development. It also recommends careful consideration of microclimatic conditions, including sunlight and daylight levels to the building, potential overheating, and noise from the railway line.

These comments are expanded below.

Report of Formal Review Meeting  
24 July 2019  
HQRP84\_551B High Road



## *Strategic approach*

- This project offers exciting opportunities for regeneration – not only to exploit a delightful heritage asset but also to upgrade the rather unloved public realm associated with it. Bringing the ‘back yards’ of the High Road back into use is an initiative to be commended.
- There are, however, significant challenges. The panel suggests that, rather than an initial focus on the new building, a rigorous analysis of the character of the yard spaces and how they might work could be a better starting point.
- A more incisive analysis of the site would then inform the optimum location, scale and massing for the building. There may be a number of ways to accommodate the required amount of office space on this site. The panel therefore encourages the design team to explore alternative approaches to the development of 551B High Road and associated public realm.
- The panel stresses the importance of the existing trees on or bordering the site, including those on its western boundary along the railway line. These trees are critical – offering relief from the more urban character of the High Road and attracting people into the site.
- The proposal includes a temporary ‘host’ space to the north of the Gatehouse and the retained single storey building. This space is intended to host public social events and support activation of the North Yard. The panel suggests that this initiative would be better considered separately from that for 551B High Road, with a separate planning application. (Its inclusion would also result in the loss of existing trees.)

## *Scale and massing*

- The panel considers the proposed scale and massing of the new building to be excessive. It appears to overwhelm the retained façade and also the adjacent existing one storey building. A more modest scale and massing for the new building would also relate better to the renovated brewery building in Morrison Yard.
- A distinctive character of the Bruce Grove Conservation Area is larger buildings along the High Road and smaller ones in the ‘back yards’, more akin to a mews. A change in this character would have to be justified.
- The panel thinks that the balance between old and new has yet to be successfully calibrated. It recommends that the height of the new building be reduced by at least one storey. An equivalent amount of floor space could be achieved by an alternative approach to scale and massing. Reducing the height of the building, and possibly shifting its footprint into the South or East Yards, would also ensure visibility of the trees to its rear – which the panel considers critical.



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- New tree planting is proposed for the North Yard. The panel stresses the importance of these being planted in tree trenches, rather than in raised planters which would jeopardise their longevity.

### *Microclimatic conditions*

- It is important to carefully consider the relationship between the new building and the trees on site. Trees along the western boundary of the site will significantly reduce sunlight and daylight to office spaces. If, however, trees are removed, an extensive southwest facing elevation without shade would be vulnerable to solar gain and overheating. Measures to mitigate this – and also noise from the railway – should be explored.
- The panel recommends further work to explore how passive design can be exploited to maximise the site's potential. This could include reconsidering the building's orientation.

### *Next steps*

- The Quality Review Panel encourages the design team to continue to explore different options for development of the site associated with 551B High Road, taking into account the comments above, and in consultation with planning officers.
- It would welcome the opportunity to comment again on the proposal for this site as it is developed further.

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**Appendix: Haringey Development Management DPD**

**Policy DM1: Delivering high quality design**

**Haringey Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
  - b Make a positive contribution to a place, improving the character and quality of an area;
  - c Confidently address feedback from local consultation;
  - d Demonstrate how the quality of the development will be secured when it is built; and
  - e Are inclusive and incorporate sustainable design and construction principles.

**Design Standards**

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
  - b Form, scale & massing prevailing around the site;
  - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
  - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
  - e Rhythm of any neighbouring or local regular plot and building widths;
  - f Active, lively frontages to the public realm; and
  - g Distinctive local architectural styles, detailing and materials.





**London Borough of Haringey Quality Review Panel**

Report of Formal Review Meeting: 551B High Road

16 December 2020

Video conference

**Panel**

Peter Studdert (chair)

Martha Alker

Phil Armitage

Stephen Davy

Louise Goodison

**Attendees**

Richard Truscott	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Roland Sheldon	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

**Apologies / report copied to**

Rob Krzyszowski	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Lucy Morrow	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Rodney Keg	London Borough of Haringey
Manmohan Dayal	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.

Report of Formal Review Meeting  
16 December 2020  
HQRP64\_551B High Road

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**1. Project name and site address**

The Gatehouse, 551B High Road, London N17 6SB  
Pre-App Reference: PRE/2020/0196

**2. Presenting team**

Gabriela Martino	London Borough of Haringey
Al Scott	IF_DO
Jamie Agnew	IF_DO
Simon Maybury	IF_DO

**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's views**

The application site is located within the Tottenham High Road/Bruce Grove Conservation Area, and there is a cluster of locally listed buildings both within and surrounding the site. The site includes a large section of land to the rear of 551 High Road, N17, comprising Morrison Yard and 551B High Road. Morrison Yard is a car park serving a range of light industrial and workspace units within the former Morrison Brewery. To the immediate north of 551B (within the site) is a single storey building currently used by a catering company. 551B High Road itself is a single storey, locally listed building currently in use as a church. The south of the site is a car park, largely disused. The west of the site is bounded by the embankment of the rail track under Network Rail ownership, designated as an ecological corridor.

The application proposes the part-demolition and extension of the existing building (551B High Road) to a three/four storey building comprising new workspaces and a mix of community floorspace, a café, communal and private yards for amenity, and service spaces. New planting and improved hardstanding/boundary treatments are proposed.

Officers would value the panel's comments on how the massing, bulk and scale of the development, as well as the indicative materials, relate to its surroundings. Its views on the revised layout, the inclusion of rooftop and communal / private yards, and the overall design quality of the proposals, would also be welcomed.

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HQR84\_551B High Road



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

The Quality Review Panel welcomes the opportunity to consider the proposals for 551B High Road. While the site offers tremendous opportunities, it also presents significant challenges to development and the panel applauds the progress that the design team has made. The current proposals represent a huge step forward from the previous scheme.

The panel thinks that the scheme could be very beneficial for the local economy and it hopes that adequate funding is secured to allow the project to be fully realised. As design work progresses, the panel feels that there will need to be a very careful balance struck between the constraints of the site and the viability of the scheme, both in construction and in operation.

The panel welcomes the depth of thinking that has informed the development of the proposals to date. It supports the broad approach to massing, including the inclusion of a more informal, lighter-weight structure above the solid base of the existing building. The garden areas proposed represent a great asset for the development and the local community. As the project continues to evolve, scope for refinement remains, including to the entrance arrangements, the internal circulation and organisation of spaces, as well as the materiality of the light-weight structure, the roofscape, and the approach to daylight, ventilation and cooling. Further details on the panel's views are provided below.

*Scale and massing*

- The panel broadly supports the current scale and massing of the proposals; the aim of retaining a glimpsed view of the tree line behind is very important and should be retained. It understands that this has informed the decision to split the upper floor plans and the circulation.
- The panel would not support an additional storey on the right-hand (northern) wing of the building, in large part due to accessibility concerns. The provision of a platform lift would not be an acceptable solution.

*Scheme layout and access*

- The panel would encourage the design team to provide two primary entrances into the main body of the building; one at the side, accessed via a ramp as currently proposed, and the other utilising the existing formal doorway on the front elevation of the building. It will be important to retain the existing entrance, as it will be highly visible from the High Road, and it acts as a visual 'signal' that the building is open, and welcoming. The panel considers that it is an acceptable solution to split the entry ramp and stairs to a historic building,



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in this way. Providing - and visually 'celebrating' - both entrances will be very positive.

- Further consideration of the circulation strategy for the building would also be encouraged. Separating the staircase circulation and the lift circulation will result in problems with navigation around the building and reduce the sense of community. Locating the staircases externally at either end of the building would also make them feel like fire escapes. Adjusting the floorplan to bring one of the staircases inside and locating it centrally near the lift, would bring the building's occupants together.
- Bringing the southern stair inside could also reduce the length of the southern corridor and allow a larger room at that end of the building, which could take advantage of the view over the garden to the south.
- The panel would also support further consideration of the upper floor circulation. Accessing small offices from an external corridor will impair the thermal performance of the building and may result in reduced comfort for the occupants. Exploration of options to enclose the corridor would be welcomed. However, the panel understands that a balance will need to be struck between optimising the office accommodation, minimising the impact on the adjacent trees, and achieving a viable scheme.
- Provision of additional meeting space would be encouraged within the office accommodation, in addition to a small kitchenette on each floor.
- Enhancing the flexibility of the layout will be important to ensure that the office accommodation can meet changing requirements over time. Making some of the walls demountable would help achieve this.

*Architectural expression and roofscape*

- The panel feels that too many contrasting materials are proposed within the new elevations and that a simpler palette would be more successful.
- The panel feels that a solid brick base at ground floor level, with a lighter-weight expression above, would work well, but questions the practicality of the perforated metal mesh. Maintenance of this mesh, and cleaning the awkward gaps between different layers of the external fabric, may prove very difficult, especially given the close proximity of a tree belt that will shed leaves each year.
- Scope to create a more interesting roofscape remains, through manipulation of the forms and the articulation of the current roof planes.



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building, as the proposed elevational materials do not have much thermal mass, so some form of passive or active cooling will likely be needed as the climate gets hotter.

*Next steps*

- The design team, in consultation with Haringey officers, should seek to address the specific points raised at this review. The panel would be happy to consider the evolving proposals at a further Chair's Review, if required.

**Appendix: Haringey Development Management DPD****Policy DM1: Delivering high quality design****Haringey Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
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**Design Standards**

## Character of development

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  - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
  - e Rhythm of any neighbouring or local regular plot and building widths;
  - f Active, lively frontages to the public realm; and
  - g Distinctive local architectural styles, detailing and materials.

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16 December 2020  
HQR84\_551B High Road



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<b>Report for:</b>	<b>Planning Sub Committee Date: 08 June 2021</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Update on major proposals</b>		
<b>Report Authorised by:</b>	<b>Dean Hermitage</b>		
<b>Lead Officers:</b>	<b>John McRory &amp; Robbie McNaugher</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.	Resolution to grant given at July 2020 Committee.  Negotiations on the legal agreement are ongoing.	Chris Smith	Robbie McNaugher
<b>Northumberland Terrace 790-814 High Road, Tottenham, N17</b>	THFC proposal for 2,700sqm (GIA) of A1/A2/A3/B1/D1/D2 floorspace and refurbishment of the Listed Buildings fronting the High Road.	Resolution to grant given at Oct 2020 Committee.  Legal agreement to be signed.	Graham Harrington	Robbie McNaugher
<b>Pool Motors 7 Cross Lane N8 HGY/2020/1724</b>	Demolition of existing buildings and erection of two buildings of five storey (Block B) and six storey (Block A) comprising flexible commercial floorspace (Use Class A1, A2, B1(a-c), B8, D1 and D2) at ground floor level of Block A and housing including associated hard and soft landscaping, refuse and recycling storage and car parking and cycle storage.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement to be signed.	Valerie Okeiyi	John McRory

<b>26-28 Brownlow Road</b>	Demolition of existing buildings; erection of a part-3 and part-4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 2 parking spaces, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear.	Resolution to grant given at April 2021 planning sub-committee  S106 legal agreement being drafted	Tobias Finlayson	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>Units 1-6 Unicorn works, 21-25 Garman Road N17 HGY/2020/3186</b>	Reconstruction of the industrial unit (to replace that of a previously destroyed in the fire)	Seeking to ensure fencing reflects Mowlem Trading Estate and design coordination with neighbouring sites.  Awaiting progress on S106 EoT agreed	Tania Skelli	Robbie McNaugher
<b>Unit A&amp;B 27- 31 Garman Road, London N17 0YU - Finebake Limited HGY/2021/0579</b>	Erection of two replacement B2/B8 units following fire damage and demolition of the original units.	Registered  Energy comments to be addressed  S106 drafted.	Sarah Madondo	Robbie McNaugher
<b>Chocolate Factory</b>	Minor changes to approved block E (S96a) Changes to wording of some conditions (S96a) Changes to S106 (Deed of variation)	Chocolate factory review meetings with applicant (Workspace) on-going	Valerie Okeiyi	John McRory
<b>Tottenham Hotspur Stadium North Eastern Building and</b>	Reserved Matters applications	Being presented to committee	Neil McClellan	Robbie McNaugher

<b>Extreme Sports Centre</b>				
<b>Branksome Courtenay Avenue London N6 4LP</b>	Demolition of existing dwelling house (Class C3) and erection of replacement dwelling house (Class C3), including accommodation at basement, ground, first floor and roof levels with associated landscaping to front and rear garden areas	PPA signed. Expires 19/7/21	Tania Skelli	John McRory
<b>109 Fortis Green VOID/2020/3396</b>	Demolition of all existing structures and redevelopment of the site to provide 10 residential units (use class C3) comprising of 6 x residential flats and 4 mews houses and 131m2 of flexible retail/ office unit (use class A1/A3/B1) including basement car parking and other associated works.	Invalid – awaiting viability report  Planning permission expired September 2019 with no implementation taking place  This scheme is the same scheme approved by the S73 material amendment that was granted in 2017	Roland Sheldon	Matthew Gunning
<b>Cross House, 7 Cross Lane N8 VOID/2021/0428</b>	Demolition of existing building; redevelopment to provide business (Class E(g)(iii)) use at the ground, first and second floors, residential (Class C3) use on the upper floors, within a building of six storeys plus basement, provision of 7 car parking spaces and refuse storage	Invalid  Documents outstanding	Valerie Okeiyi	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<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>Goods Yard White Hart Lane</b>  <b>Banqueting Suite 819-821 High Rd</b>  <b>867-879 High Road</b>	Proposal to amend previous proposals for Goods Yard and 867- 879 High Road and new development on Banqueting Suite site.  Part of High Road West Masterplan Area.	Pre-app meetings held and advice note issued.  Submission expected before the end of May.	Graham Harrington	Robbie McNaugher
<b>Broadwater Farm</b>	Demolition and rebuild of Northolt and Tangmere blocks to provide up to 375 homes, landscaping and public realm improvements.	Pre-app meetings and a QRP held. Public consultations ongoing.  2nd QRP and meeting with the GLA are expected in the Summer.	Chris Smith	Robbie McNaugher
<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>Mary Fielding Guild Care Home, 103-107 North Hill</b>	Demolition of the existing Mary Feilding Guild Care Home (Use Classes Order C2) and the redevelopment of the site to provide a new 72 bed care home with ancillary communal facilities, services and amenities.	PPA signed. Further pre-app discussions taking place.	Neil McClellan	John McRory
<b>Hornsey Police Station, 94-98</b>	Retention and change of use of main historic police station building, demolition of extensions	Pre-app advice note issued 30.03.2021. Ok in principle	Neil McClellan	John McRory

<p><b>Tottenham Lane, N8</b></p>	<p>and ancillary buildings and erection of new buildings to provide 25 new residential units.</p> <p>Pre-app advice is being sought by the Met Police. They intend to sell the site based on the advice they receive. They will not be working up a planning application or undertaking any detailed design work.</p>	<p>subject to reassurances on future policing in the area. Welcome retention of historic police station building. Ok with demolition of newer buildings. Concerns with the scale of the proposed new build elements.</p>		
<p><b>Cranwood House, Muswell Hill Road/Woodside Ave, N10</b></p>	<p>Redevelopment of site for residential and associated amenity space, landscaping, and parking.</p>	<p>Pre-application discussions ongoing.</p> <p>2<sup>nd</sup> QRP - 26<sup>th</sup> Aug 2020. Pre-committee briefing - 11<sup>th</sup> March.</p> <p>Submission expected June 2021</p>	<p>Phil Elliott</p>	<p>Robbie McNaugher</p>
<p><b>Remington Road, N15 6SR</b></p>	<p>Council development of open land and garages for 35 residential units and associated landscaping, public realm improvements, play space, cycling and refuse stores.</p>	<p>Presented as pre-app to Sept Committee</p> <p>QRP on 18th Nov</p> <p>Submission expected June 2021</p>	<p>Laurence Ackrill</p>	<p>Robbie McNaugher</p>
<p><b>Adj to Florentia Clothing Village Site Vale Road</b></p>	<p>Light industrial floorspace</p>	<p>Pre-application discussions ongoing</p> <p>Application expected 3<sup>rd</sup> quarter</p>	<p>Tobias Finlayson</p>	<p>Robbie McNaugher</p>
<p><b>Drapers Almshouses Edmansons Close</b></p>	<p>Amalgamation, extension and adaptation of existing almshouses to provide 22 x 3 bedroom family dwellings; and creation of additional units on site to provide 1 further 3 bedroom dwelling; 7 x 2 bedroom dwellings and 12 x 1 bedroom</p>	<p>Pre-application discussions ongoing</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>

	dwellings (specifically provided for housing for older people)			
<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>44 Hampstead Lane</b>	Use Class C2 high quality specialist dementia care with 73 en-suite bedrooms and communal facilities	Held QRP on 03/02/2021. Preapp note sent.	Samuel Uff	John McRory
<b>Selby Centre</b>	Community centre replacement and council housing with improved sports facilities and connectivity	Pre-apps meetings commenced in March.  Presented to QRP in May.  Talks ongoing with Officers and Enfield Council.	Phil Elliott	Robbie McNaugher
<b>139-143 Crouch Hill</b>	Redevelopment of 139 - 143 Crouch Hill to provide 31 residential units (3 affordable) and 55sqm commercial, with basement parking and additional 250sqm commercial. Maximum height of 6 storeys.	Pre-app meeting held on 22/01/2021.  Previously 139-141 but has been extended to include no.143.  Pre-app note issued.	Samuel Uff	John McRory
<b>573-575 Lordship Lane</b>	Redevelopment of four storey residential development of 17 units.	Three pre-app meetings and a QRP now held. Another pre-app meeting expected before presentation at the Pre-Application Committee.	Chris Smith	John McRory



<b>48-54 High Road, Wood Green</b>	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Pre-application letter issued. Revised scheme to be submitted.	Chris Smith	John McRory
<b>25-27 Clarendon Road off Hornsey Park Road</b>	Redevelopment of the site to provide new commercial floorspace, 66 flats over in 9 storey high building with associated parking, and amenity space.	Pre-application response issued.	Valerie Okeiyi	John McRory
<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Haringey Warehouse District</b>	Warehouse Living and other proposals across 2 sites.	Draft framework presented for Overbury /Eade Road Sites, further pre-application meetings scheduled, PPA signed.  QRP 12 February 2020	Phil Elliott	Robbie McNaugher
<b>Warehouse living proposal - Omega Works Haringey Warehouse District</b>	Warehouse Living and other proposals.	Pre-application discussions taking place.  QRP 23 Sept 2020	Phil Elliott	Robbie McNaugher
<b>311 Roundway</b>	Mixed Use Redevelopment – 70 Units	Officers have met with one landowner to seek a masterplanned approach.  Impact on Bruce Caste will be considered.  Pre-application discussions to commence soon.	Chris Smith	Robbie McNaugher

<b>High Road West</b>	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Philip Elliot	Robbie McNaugher
<b>Gladstone House, N22</b>	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Pre-application report issued.	Samuel Uff	John McRory
<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.  Awaiting full app	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  Awaiting full app	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	Pre-app advice issued  2 <sup>nd</sup> pre-app round under way (May 2021)	Tania Skelli	John McRory

	the wider community as part of a facility to promote ageing wellness.			
<b>Partridge Way, N22</b>	Council development of garages and adjoining land for block of 17 residential units and associated landscaping, play space, cycling and refuse stores	Pre-application discussions ongoing.  QRP – 18 <sup>th</sup> March 2020	Conor Guilfoyle	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 June 2021	Laurence Ackrill	John McRory
<b>356-358 St. Ann's Road - 40 Brampton Road</b>	Demolition of two buildings on corner of St. Ann's Rd and of coach house and end of terrace home on Brampton Rd and replacement with increased commercial and 9 self-contained homes.	Pre-application meeting held 30/07.	Phil Elliott	Robbie McNaugher
<b>29-33 The Hale</b>	'Shoulder' of 7 storeys and a 23-storey tower. Commercial at ground floor with residential above. Residential would comprise 366 co-living rooms or 435 rooms of student accommodation.	Pre-application meeting to be held 19/08.  PPA agreed.  Submission expected soon.	Phil Elliott	Robbie McNaugher
<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>Land at Pinkham Way</b>	Open Storage (Class B8) - principle of development only	Pre-app advice issued	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 improvement/reconfiguration of the public realm/landscaping treatment on the Turner Avenue Estate.	Pre-app meeting held 17/12/20  Follow up pre-app meeting to take place	Valerie Okeiyi	Robbie McNaugher
<b>Braemar Avenue Baptist Church, Braemar Avenue.</b>	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m2) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements	Pre-app advice issued.	Valerie Okeiyi	John McRory
<b>157-159 Hornsey Park Road, Wood Green</b>	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Pre-app advice issued.	Valerie Okeiyi	John McRory
<b>Far Field Sports Ground, Courtenay Avenue.</b>	Various re-surfacing works to field and associated infrastructure	Pre-app advice issued.	Laurence Ackrill	John McRory
<b>Reynardson Court Council Housing led project</b>	Refurbishment and/or redevelopment of site for residential led scheme – 10 units	Pre-application discussions taking place	Laurence Ackrill	Robbie McNaugher

<b>Woodridings Court - Crescent Road/Dagmar Road, N22</b>  <b>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 to take place	Valerie Okeiyi	Robbie McNaugher
<b>35-37 Queens Avenue</b>	Reconfiguration of the existing internal layout and rear extension to create 16 self contained flats and redevelopment of existing garages in rear garden to provide 4 additional flats	Pre-app advice to be issued.	Valerie Okeiyi	John McRory
<b>Clarendon Gasworks</b>	Reserved Matters Phase 4 (H blocks)	Reserved matter discussions to take place	Valerie Okeiyi	John McRory
<b>Major Application Appeals</b>				
<b>Guildens, Courtenay Avenue</b>	Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level.	Appeal dismissed 21/05/2021	Laurence Ackrill Manager: John McRory	
<b>300-306 West Green Road HGY/2020/0158</b>	Demolition of existing buildings and erection of a five-storey building (plus basement) comprising of a retail unit at ground and basement levels and nineteen residential units above; and associated landscaping and the provision of an outdoor children's play area	Appeal submitted for Written Representations procedure. Appeal Statement sent to the Inspectorate. Awaiting a decision.	Chris Smith Manager: Robbie McNaugher	

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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 05/04/2021 AND 21/05/2021

#### BACKGROUND PAPERS

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

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

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

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

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

#### Application Type codes:

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

#### Recomendation Type codes:

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

WARD: **Alexandra****CLUP Applications Decided: 3**

Application No: **HGY/2021/0628** Officer: Conor Guilfoyle  
 Decision: PERM DEV Decision Date: 09/04/2021  
 Location: 326 Alexandra Park Road N22 7BD  
 Proposal: Certificate of lawfulness for single storey rear extension.

Application No: **HGY/2021/0763** Officer: Conor Guilfoyle  
 Decision: PERM DEV Decision Date: 09/04/2021  
 Location: 73 Victoria Road N22 7XG  
 Proposal: Certificate of lawfulness for proposed erection of single storey side/rear ground floor side return infill extension and erection of rear outbuilding.

Application No: **HGY/2021/1127** Officer: Neil McClellan  
 Decision: PERM DEV Decision Date: 22/04/2021  
 Location: 51 Grasmere Road N10 2DH  
 Proposal: Certificate of Lawfulness for the like for like replacement of front elevation windows with triple glazed timber sash windows.

**COND Applications Decided: 1**

Application No: **HGY/2021/0815** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 23/04/2021  
 Location: 20 Donovan Avenue N10 2JX  
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2020/0354 involving alterations to the approved rear extension

**FUL Applications Decided: 13**

Application No: **HGY/2021/0530** Officer: Samuel Uff  
 Decision: GTD Decision Date: 06/04/2021  
 Location: 17 Cranbourne Road N10 2BT  
 Proposal: Proposed single storey rear extension.

Application No: **HGY/2021/0531** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 15/04/2021  
 Location: 283 Alexandra Park Road N22 7BP  
 Proposal: Erection of rear garden outbuildings including shed and pergola and associated raised decking (retrospective)

Application No: **HGY/2021/0574** Officer: Fatema Begum  
 Decision: REF Decision Date: 22/04/2021  
 Location: 102 Victoria Road N22 7XF  
 Proposal: Erection of a roof terrace with one French door, enclosed with railings to the rear of the first floor outrigger.



Application No:	<b>HGY/2021/0598</b>	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	14/04/2021
Location:	221 Albert Road N22 7AQ		
Proposal:	Dropped kerb and formation of a vehicle crossover to front of property.		
Application No:	<b>HGY/2021/0662</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/04/2021
Location:	Surgery 125 Alexandra Park Road N22 7UN		
Proposal:	Construction of front entrance canopy.		
Application No:	<b>HGY/2021/0679</b>	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	12/04/2021
Location:	54 Grosvenor Road N10 2DS		
Proposal:	Erection of hip-to-gable roof extension; formation of rear dormer roof extension; Insertion of front roof lights.		
Application No:	<b>HGY/2021/0682</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	07/05/2021
Location:	11 The Avenue N10 2QE		
Proposal:	Erection of single storey side and rear wraparound extension, formation of basement with front and side lightwells, enlargement of existing rear dormer, and installation of front roof lights.		
Application No:	<b>HGY/2021/0730</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	20/05/2021
Location:	Flat B 56 Coniston Road N10 2BN		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2021/0793</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	19/04/2021
Location:	7 Cecil Road N10 2BU		
Proposal:	Replacement of canopy at rear of house.		
Application No:	<b>HGY/2021/0831</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/04/2021
Location:	12 Vallance Road N22 7UB		
Proposal:	Construction of a single storey rear extension with alterations to existing first floor rear terrace and construction of side and rear dormers.		
Application No:	<b>HGY/2021/0938</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/05/2021
Location:	6 Barnard Hill N10 2HB		
Proposal:	Construction of rear domer and rooflights in front roof slope to facilitate loft conversion.		
Application No:	<b>HGY/2021/0975</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/05/2021
Location:	104 Alexandra Park Road N10 2AE		
Proposal:	Demolition of existing rear garage & link extension. Proposed rear extension to ground and lower ground of commercial premises to provide additional A1 retail & ancillary space.		

Application No: **HGY/2021/0998** Officer: Samuel Uff  
 Decision: GTD Decision Date: 20/05/2021  
 Location: Ground Floor Flat 46 Rosebery Road N10 2LJ  
 Proposal: Erection of rear outbuilding

**LBC Applications Decided: 1**

Application No: **HGY/2021/0791** Officer: Aikaterini Koukouthaki  
 Decision: GTD Decision Date: 12/05/2021  
 Location: Alexandra Palace Alexandra Palace Way N22 7AY  
 Proposal: Listed Building Consent for redecoration and change of colour to the existing powder coated blue steel space frames supporting the Great Hall to a 'Dark Aluminium' in accordance with the APPCT 2019 Colour Framework.

**RES Applications Decided: 2**

Application No: **HGY/2021/0873** Officer: Tania Skelli  
 Decision: GTD Decision Date: 20/05/2021  
 Location: 9 Alexandra Park Road N10 2DD  
 Proposal: Discharge of details (insulation, materials and windows) pursuant to condition 4 of planning permission ref. HGY/2020/3195 granted on 4/2/2021 for the addition of thermal insulation to the side and part of the rear elevation, alterations to existing timber windows at rear and side elevations to high performance composite windows, erection of 1.7sqm extension to the rear and installation of roof mounted solar panels.

Application No: **HGY/2021/1103** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 20/05/2021  
 Location: Rosedale Muswell Avenue N10 2EG  
 Proposal: Approval of details pursuant to condition 8 (soundproofing scheme) attached to planning permission HGY/2020/2666.

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

Application No: **HGY/2021/0765** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 05/05/2021  
 Location: Block S1 Bounds Green Industrial Estate Bounds Green Road N11 2UD  
 Proposal: Advertisement consent for erection of a totem sign displaying site details and tenant names.

**CLUP Applications Decided: 2**

Application No: **HGY/2021/0951** Officer: Samuel Uff  
 Decision: PERM DEV Decision Date: 10/05/2021  
 Location: 32 Northcott Avenue N22 7DB  
 Proposal: Certificate of lawfulness for hip to gable and rear dormer roof extension

Application No: **HGY/2021/1121** Officer: Laurence Ackrill  
 Decision: PERM DEV Decision Date: 23/04/2021  
 Location: 4 Parkhurst Road N22 8JQ  
 Proposal: Certificate of lawfulness for a proposed rear dormer and rooflights to the front elevation.

**FLEX Applications Decided: 1**

Application No: **HGY/2021/1241** Officer: Roland Sheldon  
 Decision: FLEXGTD Decision Date: 06/05/2021  
 Location: 75 Myddleton Road N22 8LZ  
 Proposal: Flexible Change of Use under Class D of Part 4 of Schedule 2 (Temporary Buildings and Uses) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the proposed temporary change of use of the ground floor premises from A1 use (retail) to Private Social club for a period of up to 2 years starting from 01.04.2021.

**FUL Applications Decided: 4**

Application No: **HGY/2021/0626** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 14/04/2021  
 Location: 44 Thorold Road N22 8YE  
 Proposal: Erection of rear dormer roof extension and insertion of front roof lights.

Application No: **HGY/2021/0766** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 05/05/2021  
 Location: Block S1 Bounds Green Industrial Estate Bounds Green Road N11 2UD  
 Proposal: Erection of a totem sign

Application No: **HGY/2021/0790** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 20/04/2021  
 Location: 52 Myddleton Road N22 8NW  
 Proposal: Change of use of ground floor doctor's surgery into a self-contained flat, alterations and reduction in size of existing single storey rear extension, alterations to existing and additional fenestration to side and rear at ground floor level.

Application No: **HGY/2021/0802** Officer: Tania Skelli  
 Decision: GTD Decision Date: 04/05/2021  
 Location: 13 Braemar Avenue N22 7BY  
 Proposal: Formation of dormer window to rear roofslope incorporating a slide open rooflight. Insertion of 3 rooflights to front roofslope.

**LCD Applications Decided: 1**

Application No: **HGY/2021/0876** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 18/05/2021  
 Location: Baden Court Gordon Road N11 2NY  
 Proposal: Replacement of existing timber framed single glazed windows with UPVC double glazed windows to the rear elevation and timber framed double glazed windows to the front elevation.

**NON Applications Decided: 2**

Application No: **HGY/2021/0989** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 08/04/2021  
 Location: Prince Of Wales 1 Finsbury Road N22 8PA  
 Proposal: The original awning supplier has gone out of business and the new installer has suggested similar, but each 50 cm wider than originally specified.

Application No: **HGY/2021/1207** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 07/05/2021  
 Location: 43 Finsbury Road N22 8PA  
 Proposal: Non material amendment to planning permission ref: HGY/2019/3281 for adjustments to the proposed signage to the front elevation and the introduction of an air source heat pump externally (subject to the the sound pressure level of a heat pump not exceeding 42 dB(A) 1m from the neighbours nearest room).

**PNE Applications Decided: 1**

Application No: **HGY/2021/1012** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 21/05/2021  
 Location: 107A Bounds Green Road N22 8DF  
 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 3.95m and for which the height of the eaves would be 2.62m.

**RES Applications Decided: 4**

Application No: **HGY/2021/0556** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 04/05/2021  
 Location: Mohr Court Nightingale Road N22 8PX  
 Proposal: Approval of details pursuant to condition 6 (Method of Construction Statement) attached to planning permission HGY/2019/1263.

Application No: **HGY/2021/0602** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/04/2021  
 Location: Land rear of 50-52 Queens Road N11 2QU  
 Proposal: Approval of details pursuant to conditions 3 (Materials) & 4 (Construction Management Plan) attached to planning permission HGY/2020/2399

Application No: **HGY/2021/0870** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 17/05/2021  
 Location: Mohr Court Nightingale Road N22 8PX  
 Proposal: Approval of details reserved by a condition 4 (refuse and recycling bins enclosure) of planning permission HGY/2019/1263 for erection of roof extension to both blocks A and B o A and B of Mohr Court to create 5 self-contained contained flats.

Application No: **HGY/2021/0871** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 12/05/2021  
 Location: Mohr Court Nightingale Road N22 8PX  
 Proposal: Discharge of condition 5 (cycle parking storage) of planning permission HGY/2019/1263 for Erection of roof extension to both blocks A and B of Mohr Court to create 5 self-contained flats.

**TEL Applications Decided: 1**

Application No: **HGY/2021/0577** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 08/04/2021  
 Location: Area of grass located opposite the Ambulance Station Bounds Green Road N22 8DF  
 Proposal: Proposed 5G Telecoms Installation of 15m high street pole c/w wrap-around cabinet and 3no. cabinets with ancillary works to be located on a grassed area off Bounds Green Road/ Trinity Road, opposite the ambulance station, Haringey. (Prior notification: Development by telecoms operators).  
 Prior notification: Development by telecoms operators

**Total Applications Decided for Ward: 17**

WARD: **Bruce Grove**

**CLDE Applications Decided: 1**

Application No: **HGY/2021/0843** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 30/04/2021  
 Location: 28 Fairbourne Road N17 6TP  
 Proposal: Certificate of lawfulness for the existing rear dormer and roof extension.

**CLUP Applications Decided: 4**

Application No: **HGY/2021/1014** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 09/04/2021  
 Location: 47 Arnold Road N15 4JF  
 Proposal: Change of use from C3, dwelling house to C3(b), supported living for 6 people

Application No: **HGY/2021/1080** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 20/04/2021  
 Location: 3 Napier Road N17 6XX  
 Proposal: Erection of rear outrigger extension.

Application No: **HGY/2021/1089** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 18/05/2021  
 Location: 129 Greyhound Road N17 6XR  
 Proposal: Certificate of lawfulness for the formation of a rear dormer, roof extension including the insertion of 2 front rooflights and 1 rear rooflights - proposed use.

Application No: **HGY/2021/1235** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 05/05/2021  
 Location: 57 St Margarets Road N17 6TY  
 Proposal: Certificate of lawfulness for the erection of rear dormer and outrigger extension with installation of front roof lights.

**FUL Applications Decided: 5**

Application No: **HGY/2021/0569** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 06/04/2021  
 Location: Flat 2 104 Napier Road N17 6YH  
 Proposal: Loft conversion with rear dormer and velux windows to front roof pitch.

Application No: **HGY/2021/0721** Officer: Laina Levassor  
 Decision: GTD Decision Date: 07/04/2021  
 Location: 126 Higham Road N17 6NR  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2021/0786** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 26/04/2021  
 Location: Flat A 96 Napier Road N17 6YH  
 Proposal: Loft conversion and redesign internal layout and all associated works.

Application No: **HGY/2021/0894** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 12/05/2021  
 Location: 51 Moorefield Road N17 6PU  
 Proposal: First floor rear extension to existing first floor flat (as per planning permission 2020/2192). Loft conversion, involving a rear dormer window and associated rear terrace to provide for 1 additional self-contained residential unit.

Application No: **HGY/2021/1032** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 18/05/2021  
 Location: 15 Arnold Road N15 4JF  
 Proposal: Demolition of existing conservatory and erection of single storey side/rear extension.

**LBC Applications Decided: 1**

Application No: **HGY/2021/0789** Officer: Aikaterini Koukouthaki  
 Decision: GTD Decision Date: 23/04/2021  
 Location: Old School Court Drapers Road N17 6LY  
 Proposal: Listed Building Consent for replacement roof windows, replacement storage heaters to communal areas, replacement / upgrade of door entry system, replacement light fittings to communal areas, replacement to rotten floor structure within Flat 25, timber repairs to roof dormers, and repairs to roof spire.

**PNE Applications Decided: 1**

Application No: **HGY/2021/0743** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 07/04/2021  
 Location: 42 Downhills Avenue N17 6LG  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m.

**RES Applications Decided: 3**

Application No: **HGY/2021/0343** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 21/04/2021  
 Location: 5 Bruce Grove N17 6RA  
 Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2014/1041 - partial discharge of condition relating to brick samples only

Application No:	<b>HGY/2021/0655</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/04/2021
Location:	60 Greyhound Road N17 6XW		
Proposal:	Approval of details pursuant to conditions 6 (Refuse waste storage and recycling facilities) and 7 (Secure and covered cycle parking spaces) attached to planning permission HGY/2018/2921.		
Application No:	<b>HGY/2021/0706</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/04/2021
Location:	1-3 Devonshire Chambers 573 High Road N17 6SB		
Proposal:	Approval of details reserved by a condition 2 (secure and covered cycle parking) attached to HGY/2018/1005		

**Total Applications Decided for Ward: 15****WARD: Crouch End****CLDE Applications Decided: 2**

Application No:	<b>HGY/2021/0977</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/04/2021
Location:	Flat B 4 Dashwood Road N8 9AD		
Proposal:	Certificate of lawfulness for the retention of existing second floor rear terrace area.		
Application No:	<b>HGY/2021/1238</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/05/2021
Location:	Avenue Heights 5-7 Avenue Road N6 5DS		
Proposal:	Certificate of lawfulness to confirm that the works as part of application reference HGY/2020/2047 have commenced.		

**CLUP Applications Decided: 2**

Application No:	<b>HGY/2021/0862</b>	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	16/04/2021
Location:	1 Cecile Park N8 9AX		
Proposal:	Certificate of Lawfulness for proposed alterations to existing extension (replacing and upgrading the parapets, the flashings, the copings, the insulation and waterproofing, flat roof, along with replacing the glass roof light and replacement of rear doors).		
Application No:	<b>HGY/2021/1201</b>	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	30/04/2021
Location:	107 Ferme Park Road N8 9SA		
Proposal:	Certificate of lawfulness for a rear dormer window and front roof lights.		

**FUL Applications Decided: 14**

Application No:	<b>HGY/2020/2997</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/04/2021
Location:	33-35 Crouch End Hill N8 8DH		
Proposal:	Change of use of existing upper floor and the creation of a part 2, part 3 storey extension to create 9no. dwellings, with improvements to principal façade.		

Application No:	<b>HGY/2021/0583</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	07/05/2021
Location:	9 Gladwell Road N8 9AA		
Proposal:	Extension by excavation to existing basement with lightwell in association with existing ground floor flat.		
Application No:	<b>HGY/2021/0627</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	08/04/2021
Location:	28 Stanhope Road N6 5NG		
Proposal:	Modification of the front dormer roof pitch.		
Application No:	<b>HGY/2021/0635</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	19/04/2021
Location:	6 Bedford Road N8 8HL		
Proposal:	Formation of dormer window to rear roofslope, insertion of rooflights to front roofslopes and erection of rear single storey infill extension.		
Application No:	<b>HGY/2021/0663</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/04/2021
Location:	27 Birchington Road N8 8HR		
Proposal:	Installation of photovoltaic panels to an existing roof.		
Application No:	<b>HGY/2021/0664</b>	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	21/04/2021
Location:	Ground Floor Flat 18 Drylands Road N8 9HN		
Proposal:	Conversion of existing ground floor and basement flat into two self contained flats		
Application No:	<b>HGY/2021/0746</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	23/04/2021
Location:	16 Burlington Road N10 1NJ		
Proposal:	Conversion of 2 x 1 bedroom flats back into a single-dwelling-house		
Application No:	<b>HGY/2021/0762</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	04/05/2021
Location:	11 Edison Road N8 8AE		
Proposal:	Erection of single storey ground floor side and rear 'wraparound' extension to rear of property; Formation of rear roof dormer extension; Installation of front roof lights (AMENDED PLANS).		
Application No:	<b>HGY/2021/0774</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/04/2021
Location:	Flat 2 60 Coolhurst Road N8 8EU		
Proposal:	Creation of new first floor rear balcony and external staircase and associated alterations to the rear fenestration		
Application No:	<b>HGY/2021/0796</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	23/04/2021
Location:	63 Weston Park N8 9SY		
Proposal:	Erection of single storey ground floor rear infill extension, erection of extension to existing rear garage.		



Application No:	<b>HGY/2021/0915</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	05/05/2021
Location:	Flat 1 8 Coolhurst Road N8 8EL		
Proposal:	Replacement of existing GRP and glass roof to kitchen and porch in existing single storey side extension with glass roof; Associated infill of side window in the existing extension.		
Application No:	<b>HGY/2021/0947</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	20/05/2021
Location:	141 Ferme Park Road N8 9SG		
Proposal:	Alterations to rear elevation including retention of third floor rear extension, removal of rendered finish, alterations to existing fenestration with installation of uPVC Sash windows, insertion of two Velux roof lights into existing rear roof slope and construction of rear dormer.		
Application No:	<b>HGY/2021/1004</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	20/05/2021
Location:	8 Haslemere Road N8 9QX		
Proposal:	Erection of double storey rear extension to replace existing single storey rear extension and formation of roof terrace at second floor level.		
Application No:	<b>HGY/2021/1077</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/05/2021
Location:	107 Ferme Park Road N8 9SA		
Proposal:	Single storey rear extension		

**NON Applications Decided: 2**

Application No:	<b>HGY/2021/0680</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/04/2021
Location:	Ground Floor Flat 185 Ferme Park Road N8 9BP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/2529 involving alterations to the pitch of the glass roof on the rear / side extension.		
Application No:	<b>HGY/2021/0984</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	07/04/2021
Location:	57 Crouch Hall Road N8 8HD		
Proposal:	Non material amendment to planning permission reference HGY/2020/0596 for; alterations to the fenestration, eaves level, and change of roof from lean-to to hipped and inclusion of condenser unit for heat transfer and A/C.		

**RES Applications Decided: 2**

Application No:	<b>HGY/2021/1203</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/05/2021
Location:	Alyn Court Crescent Road N8 8AN		
Proposal:	Approval of details pursuant to condition 5 (Satellite Antenna) attached to planning permission HGY/2016/0569.		
Application No:	<b>HGY/2021/1206</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/05/2021
Location:	Land to the rear of 11-13 Stanhope Gardens N6 5TT		
Proposal:	Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2019/3050		

**TEL Applications Decided: 1**

Application No: **HGY/2021/0740** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 28/04/2021  
 Location: To side of 61 Park Road N8 8JN  
 Proposal: Proposed new 18m high 'slim line' Phase 8 3HG street pole c/w wrap-around cabinet and associated 3no. equipment cabinets (colour black RAL-9005) located on an area of existing asphalt footpath off Wolseley Road. Prior notification: Development by telecoms operators

**TPO Applications Decided: 4**

Application No: **HGY/2021/0608** Officer: Janey Zhao  
 Decision: GTD Decision Date: 23/04/2021  
 Location: Flat B 38 Stanhope Road N6 5NG  
 Proposal: T1 Horse Chestnut tree: Crown reduction of 3m to west leaving a crown of 3m, and 2m crown reduction to north, leaving a crown radius of 3m, with a top height reduction of around 3m to leave a top height of 8m Reason: Please see attached report

T9 (on Tree Protection Order): Tree has naturally fallen, to replace with magnolia grandiflora galissoniere

(Works to T2 is considered under S211 Notice please see ref. CON/2021/0231 for more information)

Application No: **HGY/2021/0636** Officer: Janey Zhao  
 Decision: GTD Decision Date: 19/04/2021  
 Location: 10 Christchurch Road N8 9QL  
 Proposal: Works to trees protected by a TPO:

London Plane (T3): reduce canopy from London Plane where it extends over property / garden at 12 Christchurch Road, by 2.5 - 3.5 metres, to reduce spread of canopy into the garden, again to suitable pruning points

London Plane (T4) Reduce three large limbs from canopy from London Plane where it extends over property / garden at 12 Christchurch Road, by 2 - 3 metres, to reduce spread of canopy into the garden, again to suitable pruning points

Application No: **HGY/2021/0709** Officer: Janey Zhao  
 Decision: GTD Decision Date: 04/05/2021  
 Location: Kingsmead Court 17 Avenue Road N6 5DU  
 Proposal: Works to trees protected by a TPO: G1 3 Limes Reduce back to previous pruning points, remove epicormic basal growth 2-3m Reasons: On-going general maintenance.

Application No: **HGY/2021/0917** Officer: Janey Zhao  
 Decision: GTD Decision Date: 20/05/2021  
 Location: 82 Priory Gardens N6 5QS  
 Proposal: Works to trees protected by a TPO: T1 and T2- approximately 25m high- Two Sycamore trees in front garden- crown reduction of approximately 3 metres on all aspects of trees, removal of dead branches. Reason for work- the proposed work is to maintain the trees at a suitable size for their location whilst maintains character and shape.

**Total Applications Decided for Ward: 27**

WARD: **Fortis Green**

**CLUP Applications Decided: 7**

Application No: **HGY/2021/0521** Officer: Matthew Gunning  
 Decision: PERM REQ Decision Date: 08/04/2021  
 Location: 17 Osier Crescent N10 1QQ  
 Proposal: Certificate of lawfulness (proposed use) for construction of porch, to bring in line with the front of the house.

Application No:	<b>HGY/2021/0701</b>	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	19/04/2021
Location:	17 Osier Crescent N10 1QQ		
Proposal:	Certificate of lawfulness for proposed rear dormer roof extension and front rooflights.		
Application No:	<b>HGY/2021/0760</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	14/04/2021
Location:	40 Lauradale Road N2 9LU		
Proposal:	Certificate of lawfulness for proposed loft conversion including a dormer extension to the rear and one rooflight to the front.		
Application No:	<b>HGY/2021/0761</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	14/04/2021
Location:	23 Leaside Avenue N10 3BT		
Proposal:	Certificate of lawfulness for a proposed single story timber garden room on shallow concrete piles at rear of garden.		
Application No:	<b>HGY/2021/0924</b>	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	21/04/2021
Location:	50B Creighton Avenue N10 1NT		
Proposal:	Certificate of Lawfulness for proposed single storey rear extension.		
Application No:	<b>HGY/2021/0978</b>	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	07/04/2021
Location:	67 Steeds Road N10 1JB		
Proposal:	Certificate of Lawfulness for proposed single storey rear extension		
Application No:	<b>HGY/2021/1130</b>	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	21/04/2021
Location:	80 Steeds Road N10 1JD		
Proposal:	Certificate of lawfulness for proposed front ramp and handrail and single storey rear extension.		

**FUL Applications Decided: 14**

Application No:	<b>HGY/2021/0423</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	06/04/2021
Location:	1 The Terrace Lauradale Road N2 9LX		
Proposal:	Erection of single storey ground floor rear extension, alterations to front and rear fenestration and materials.		
Application No:	<b>HGY/2021/0542</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	14/04/2021
Location:	30 Queens Avenue N10 3NR		
Proposal:	Single storey rear extension; further excavation of basement; alterations to rear ground floor terrace; alteration to second floor side window and first floor rear window; installation of side rooflight; and alteration of all windows to double glazing.		

Application No:	<b>HGY/2021/0594</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	29/04/2021
Location:	9 Collingwood Avenue N10 3EH		
Proposal:	Timber framed summerhouse proposed for the the south west corner of the rear garden (AMENDED PLANS).		
Application No:	<b>HGY/2021/0697</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/04/2021
Location:	11 Marriott Road N10 1JJ		
Proposal:	Erection of first floor rear extension.		
Application No:	<b>HGY/2021/0705</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/04/2021
Location:	Flat A 36 Colney Hatch Lane N10 1DU		
Proposal:	Demolition of existing single storey rear projection, erection of replacement single storey rear extension.		
Application No:	<b>HGY/2021/0780</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	20/04/2021
Location:	17 Midhurst Avenue N10 3EP		
Proposal:	Single storey rear extension, insertion of 4 roof lights into the front roof slope and the insertion of air conditioning equipment into existing chimney stack.		
Application No:	<b>HGY/2021/0842</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	05/05/2021
Location:	193 Creighton Avenue N2 9BN		
Proposal:	Erection of single storey side and rear extension with a part first floor side extension.		
Application No:	<b>HGY/2021/0877</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	05/05/2021
Location:	7 Twyford Avenue N2 9NU		
Proposal:	Erection of a single storey rear and rear-side extension with three side windows. Loft conversion with rear and side roof dormers		
Application No:	<b>HGY/2021/0882</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	13/05/2021
Location:	72 Creighton Avenue N10 1NT		
Proposal:	Formation of front boundary treatment including wall, piers, fencing and gates (part-retrospective incorporating alterations to existing unauthorised front boundary treatment) with associated landscaping area.		
Application No:	<b>HGY/2021/0898</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	17/05/2021
Location:	74 Twyford Avenue N2 9NN		
Proposal:	Erection of side and rear dormer, installation of one front and one side rooflight, erection of single storey side and rear extension, increase in size of porch and alterations to front garden.		
Application No:	<b>HGY/2021/0905</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/05/2021
Location:	40 Lauradale Road N2 9LU		
Proposal:	Rear single storey extension to semi-detached house. Removal of existing single storey rear lean-to structure.		

Application No: **HGY/2021/0926** Officer: Samuel Uff  
 Decision: GTD Decision Date: 18/05/2021  
 Location: 17 Southern Road N2 9LH  
 Proposal: Side and rear dormer roof extensions; 2 x front rooflights; single storey side to rear extension (following demolition of existing garage) and rear raised patio; and alterations to existing front, side and rear windows

Application No: **HGY/2021/0987** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 12/05/2021  
 Location: 22 Tetherdown N10 1NB  
 Proposal: Construction of a ground floor rear extension.

Application No: **HGY/2021/0999** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 12/05/2021  
 Location: 84 Twyford Avenue N2 9NN  
 Proposal: Construction of a first floor rear extension.

**LCD Applications Decided: 1**

Application No: **HGY/2020/2216** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 14/04/2021  
 Location: 9 Queens Avenue N10 3PE  
 Proposal: Installation of front elevation double glazed windows with timber frames and rear elevation double glazed windows with UPVC frames.

**NON Applications Decided: 1**

Application No: **HGY/2021/1300** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 13/05/2021  
 Location: Flat 1 29 Kings Avenue N10 1PA  
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/1487 involving installation new side window replacement window and decking

**PNC Applications Decided: 1**

Application No: **HGY/2021/0949** Officer: Roland Sheldon  
 Decision: PN REFUSED Decision Date: 13/05/2021  
 Location: St Matthews Court 7b Coppetts Road N10 1NW  
 Proposal: Prior approval for the construction of two additional storeys to provide nine new dwellinghouses above St Matthews Court under Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (amended 2020)

**RES Applications Decided: 1**

Application No: **HGY/2021/1066** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 13/05/2021  
 Location: 143 Coppetts Road N10 1JP  
 Proposal: Approval of details pursuant to condition 8 (Construction Management Plan) attached to planning permission HGY/2020/0039

**TPO Applications Decided: 3**

Application No:	<b>HGY/2021/0698</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	19/04/2021
Location:	1 Beech Drive N2 9NX		
Proposal:	Oak (T1) Remove lower two main branches because of excessive shading and unbalanced proportion of tree.		
Application No:	<b>HGY/2021/0787</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	04/05/2021
Location:	36 Lauradale Road N2 9LU		
Proposal:	Works to tree protected by a TPO: 1 x Ash - There is decay in the main union Reduce the main stems by 1.8-2.2m		
Application No:	<b>HGY/2021/0887</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	18/05/2021
Location:	51 Pages Hill N10 1EH		
Proposal:	T1, T2 Oak lift off garage roofs by 2m, remove deadwood		

**Total Applications Decided for Ward: 28**

WARD: **Harringay**

**ADV Applications Decided: 3**

Application No:	<b>HGY/2021/0868</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	29/04/2021
Location:	435 Green Lanes N4 1HA		
Proposal:	Proposed new inset shopfront, retractable front canopy and see through shutter.		
Application No:	<b>HGY/2021/0869</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	11/05/2021
Location:	435 Green Lanes N4 1HA		
Proposal:	Erection of projecting hanging sign.		
Application No:	<b>HGY/2021/0948</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	04/05/2021
Location:	Roj Cafe Ducketts Common Green Lanes N8 0EP		
Proposal:	Erection of internally illuminated signage above flat roof of café.		

**CLUP Applications Decided: 3**

Application No:	<b>HGY/2021/0988</b>	Officer:	Roland Sheldon
Decision:	PERM DEV	Decision Date:	07/04/2021
Location:	86 Effingham Road N8 0AD		
Proposal:	Certificate of lawfulness for proposed rear dormer and linked box roof extension, installation of 2 front rooflights.		
Application No:	<b>HGY/2021/1290</b>	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	11/05/2021
Location:	117 Wightman Road N4 1RJ		
Proposal:	Certificate of lawfulness for proposed roof extensions		

Application No: **HGY/2021/1325** Officer: Neil McClellan  
 Decision: PERM DEV Decision Date: 14/05/2021  
 Location: 48 Umfreville Road N4 1SB  
 Proposal: Certificate of lawfulness for the proposed erection of a single storey side return extension, alterations to the property's rear fenestration, installation of a new rooflight in the existing rear outrigger's flat roof and the enlargement of the existing rooflights in the front and rear roof slopes.

**FUL Applications Decided: 10**

Application No: **HGY/2021/0585** Officer: Tania Skelli  
 Decision: GTD Decision Date: 06/04/2021  
 Location: 28 Pemberton Road N4 1AZ  
 Proposal: Erection of single storey rear extension to ground floor flat.

Application No: **HGY/2021/0617** Officer: Samuel Uff  
 Decision: GTD Decision Date: 12/04/2021  
 Location: Lower Flat 33 Burgoyne Road N4 1AA  
 Proposal: Single storey rear outbuilding

Application No: **HGY/2021/0630** Officer: Samuel Uff  
 Decision: GTD Decision Date: 16/04/2021  
 Location: 83 Pemberton Road N4 1AY  
 Proposal: Single storey infill to rear extension.

Application No: **HGY/2021/0724** Officer: Roland Sheldon  
 Decision: REF Decision Date: 14/04/2021  
 Location: First And Second Floor Offices 23 Turnpike Lane N8 0EP  
 Proposal: Erection of mansard roof extension to increase floorspace of second floor flat, including removal of chimney.

Application No: **HGY/2021/0758** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 13/04/2021  
 Location: 106 Hewitt Road N8 0BN  
 Proposal: Construction of a single storey side and rear extensions. Loft conversion involving rear dormer, front rooflights and front turret extension.

Application No: **HGY/2021/0817** Officer: Fatema Begum  
 Decision: GTD Decision Date: 11/05/2021  
 Location: 59 Seymour Road N8 0BJ  
 Proposal: Erection of a ground floor side infill extension

Application No: **HGY/2021/0837** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 13/05/2021  
 Location: Storage yard to the rear of 137 Turnpike Lane N8 0DU  
 Proposal: Redevelopment of existing rear storage yard to create a new single storey storage unit (B8 Use).

Application No: **HGY/2021/0866** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 14/05/2021  
 Location: 44 Endymion Road N4 1EQ  
 Proposal: Erection of single storey rear extension and removal of rear garden access steps and upper ground floor access door.

Application No: **HGY/2021/0976** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 17/05/2021  
 Location: Top Floor Flat 80 Cavendish Road N4 1RS  
 Proposal: Retention of roof terrace, proposed installation of railings and side boundary privacy screens.

Application No: **HGY/2021/0986** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 06/05/2021  
 Location: 37 Mattison Road N4 1BG  
 Proposal: Loft conversion with rear dormer with roof terrace and rooflights.

**LCD Applications Decided: 1**

Application No: **HGY/2021/0798** Officer: Tania Skelli  
 Decision: GTD Decision Date: 30/04/2021  
 Location: Burgoyne Road Clinic 58 Burgoyne Road N4 1AE  
 Proposal: Change the use of existing health clinic (Use Class D1) to Homeless Supported Housing (Sui Generis)

**NON Applications Decided: 1**

Application No: **HGY/2021/0983** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 07/04/2021  
 Location: Flat 2 56 Lausanne Road N8 0HP  
 Proposal: Non material amendment to planning permission reference HGY/2021/0404 to increase depth of approved roof terrace, to match depth of neighbouring terrace adjacent at No.58.

**PNE Applications Decided: 1**

Application No: **HGY/2021/1016** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 20/05/2021  
 Location: 24 Pemberton Road N4 1AZ  
 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 3.3m and for which the height of the eaves would be 3m.

**RES Applications Decided: 1**

Application No: **HGY/2021/0954** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 04/05/2021  
 Location: Roj Cafe Ducketts Common Green Lanes N8 0EP  
 Proposal: Details pursuant to conditions 3 (materials), 4 (scheme for provision and collection of refuse and waste/recycling storage) and part discharge (details in support of SBD accreditation application) of condition 5 (Secured by Design) of planning permission HGY/2020/0271.

**Total Applications Decided for Ward: 20**WARD: **Highgate****CLDE Applications Decided: 1**



Application No: **HGY/2021/0973** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 13/05/2021  
 Location: 222 Archway Road N6 5AX  
 Proposal: Certificate of lawfulness for the existing use of lower ground and ground floors within the property as B1 office use.

**CLUP Applications Decided: 2**

Application No: **HGY/2021/0779** Officer: Conor Guilfoyle  
 Decision: PERM DEV Decision Date: 13/04/2021  
 Location: 44 Sheldon Avenue N6 4JR  
 Proposal: Certificate of lawfulness for the erection of front boundary wall, piers, railing and gates and the formation of a driveway hardstanding with associated hard landscaping

Application No: **HGY/2021/1063** Officer: Neil McClellan  
 Decision: PERM DEV Decision Date: 19/04/2021  
 Location: 14 Bramalea Close N6 4QD  
 Proposal: Certificate of Lawfulness for the demolition of the existing conservatory and its replacement with a new single storey rear extension.

**COND Applications Decided: 2**

Application No: **HGY/2021/0722** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/05/2021  
 Location: 64 Sheldon Avenue N6 4ND  
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2015/2184 involving alterations to front and rear façades, relocation of courtyard and swimming pool, front lightwells and internal alterations.

Application No: **HGY/2021/1002** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 11/05/2021  
 Location: 54 Highgate High Street N6 5HX  
 Proposal: Removal of Condition 1 (personal permission) attached to planning permission OLD/1969/0383

**FUL Applications Decided: 13**

Application No: **HGY/2021/0513** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 06/04/2021  
 Location: Ridgemount Courtenay Avenue N6 4LR  
 Proposal: Construction of a side extension above existing garage.

Application No: **HGY/2021/0694** Officer: Tania Skelli  
 Decision: REF Decision Date: 22/04/2021  
 Location: Garage at land to the rear of 41 Langdon Park Road N6 5PT  
 Proposal: Demolition of existing single storey garage and construction of a part two/ part three storey single family dwelling house to provide accommodation for family member (Access via Wembury Road).

Application No: **HGY/2021/0699** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 29/04/2021  
 Location: Flat B 228 Archway Road N6 5AX  
 Proposal: Erection of rear garden outbuilding and storage structure.

Application No:	<b>HGY/2021/0726</b>	Officer:	Tania Skelli
Decision:	REF	Decision Date:	30/04/2021
Location:	179 Archway Road N6 5BN		
Proposal:	Conversion of rear of shop and basement to create to 1 x 1-Bedroom Flat. Removal of stairs to rear of main building.		
Application No:	<b>HGY/2021/0741</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	27/04/2021
Location:	13 Langdon Park Road N6 5PS		
Proposal:	Demolition of existing ground floor rear extensions and plinth and construction of single storey ground floor rear extension.		
Application No:	<b>HGY/2021/0782</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/04/2021
Location:	45 Sheldon Avenue N6 4NH		
Proposal:	Replacement of and alterations to ground floor rear elevation windows/doors including insertion of additional openings; Replacement of ground floor skylight; Insertion of ground floor skylight.		
Application No:	<b>HGY/2021/0830</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/04/2021
Location:	17 Shepherds Close N6 5AG		
Proposal:	Construction of single storey front and rear extensions, the insertion of a side window and the creation of a side link between the main building and side garage.		
Application No:	<b>HGY/2021/0833</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/05/2021
Location:	81 Cholmeley Crescent N6 5EX		
Proposal:	Construction of roof extensions including infill roof extension and rear dormer to facilitate a loft conversion.		
Application No:	<b>HGY/2021/0853</b>	Officer:	Tania Skelli
Decision:	REF	Decision Date:	11/05/2021
Location:	Flat 4 68 Southwood Lane N6 5DY		
Proposal:	Replace doors with enlarged door and glazing at upper level rear elevation.		
Application No:	<b>HGY/2021/0879</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	11/05/2021
Location:	77 Hornsey Lane Gardens N6 5PA		
Proposal:	Erection of single storey rear extension (amended description).		
Application No:	<b>HGY/2021/0946</b>	Officer:	Samuel Uff
Decision:	REF	Decision Date:	17/05/2021
Location:	7 Cholmeley Park N6 5ET		
Proposal:	Single storey rear extension, associated raised patio, fencing and gate; works to front garden including installation of a ramp and stepped access, refuse / bike store, new front boundary treatment; repositioning of side window and replacement of existing rear windows.		
Application No:	<b>HGY/2021/1003</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	13/05/2021
Location:	471 Archway Road N6 4HX		
Proposal:	Conversion of a single dwelling house into 1x1-bed garden flat and 1x3-bed upper maisonette with formation of roof terrace and creation of door for access		

Application No: **HGY/2021/1022** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 19/05/2021  
 Location: 19 Broadlands Road N6 4AE  
 Proposal: Convert existing garage into habitable space with alteration of openings.

**LBC Applications Decided: 2**

Application No: **HGY/2021/0623** Officer: Elisabetta Tonazzi  
 Decision: GTD Decision Date: 08/04/2021  
 Location: Flat 40 Cholmeley Lodge Cholmeley Park N6 5EN  
 Proposal: Retrospective listed building consent application for alterations to interior arrangements in a listed building.

Application No: **HGY/2021/0963** Officer: Elisabetta Tonazzi  
 Decision: GTD Decision Date: 18/05/2021  
 Location: Jacksons Lane Community Centre 269A Archway Road N6 5AA  
 Proposal: Repair works to the historic fabric of the Grade II listed Highgate Methodist Church and Manse with Hall; including stone and masonry repairs and replacements, localised cleaning to the facade, repairs and replacement to rainwater goods, and repair works to the roof.

**NON Applications Decided: 1**

Application No: **HGY/2021/0960** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 20/05/2021  
 Location: Former Newstead Nursing Home Denewood Road N6 4AL  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/3205 to reduce basement size and increase offset from the site's western boundary.

**RES Applications Decided: 2**

Application No: **HGY/2021/0816** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 28/04/2021  
 Location: School House Bishopswood Road N6 4PP  
 Proposal: Approval of details pursuant to conditions 4 (replacement tree planting) attached to planning permission HGY/2020/2772.

Application No: **HGY/2021/0982** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 19/05/2021  
 Location: The Ferns 153-163 Southwood Lane N6 5TA  
 Proposal: Approval of details pursuant to conditions 3, 4, and 5 attached to planning permission reference HGY/2019/0001 (allowed on appeal ref. APP/Y5420/W/19/3230453)

**TPO Applications Decided: 5**

Application No: **HGY/2021/0417** Officer: Janey Zhao  
 Decision: GTD Decision Date: 07/04/2021  
 Location: 36 Sheldon Avenue N6 4JR  
 Proposal: Works to tree protected by a TPO.

Oak Ht16m dbh1000mm Previously reduced in 2016 1. Reduce to give 2m clearance from adjoining property 2. Reduce back to previous points retaining furnishing growth and balanced crown 3. Remove epicormic growth and deadwood

Application No: **HGY/2021/0725** Officer: Janey Zhao  
 Decision: GTD Decision Date: 16/04/2021  
 Location: Southwood Hall Muswell Hill Road N6 5UF  
 Proposal: Works to trees protected by a TPO  
 Evergreen Oak (T9) - reduce by 2 metres for maintenance due to proximity to buildings  
 Sycamore (T13) - Reduction to previous pruning points removing maximum of 2.5m branch length due to poor condition due to sooty bark disease  
 (works to all other trees will be considered under a Section 211 Notice)

Application No: **HGY/2021/0781** Officer: Janey Zhao  
 Decision: GTD Decision Date: 30/04/2021  
 Location: Highgate Golf Club Denewood Road N6 4AH  
 Proposal: Works to trees protected by a TPO: On Highgate golf course T1 Populus spp x 1 This Lombardy Poplar require reducing in height. It is causing large amounts of shade at the back of the clients' house at 55 Sheldon Avenue. The tree has been previously reduced. Suggested work: - Reduce height by 10m to previous reduction points. All timber to be lowered using advanced rigging techniques in order to avoid damaging the surrounding trees. All debris to be processed and removed via Highgate Golf course. Highgate golf course T2 Populus spp x 1 Remove the three lowest branches directly over the trampoline at 55 Sheldon Avenue.

Application No: **HGY/2021/0827** Officer: Janey Zhao  
 Decision: GTD Decision Date: 12/05/2021  
 Location: 8 North Grove N6 4SL  
 Proposal: Works to tree protected by a TPO: T1 Oak c.70cm DBH, c.13 m tall, c.7m canopy spread. The previous reduction was for about 2m but doesn't affect the spread. Reduce the height by 2m and the sides by about 0.5-1m to balance shape.

Application No: **HGY/2021/1129** Officer: Janey Zhao  
 Decision: GTD Decision Date: 18/05/2021  
 Location: 54 Sheldon Avenue N6 4ND  
 Proposal: Works to tree protected by a TPO.  
 Monkey Puzzle (T1) - Reduce all lateral growth by 0.5 - 0.75 m to produce a flowing canopy outline that retains ample growth to take over the role of apical dominance. This work is to mitigate the chance of future failure as the tree has been dropping branches regularly. The tree is situated in a risk target area over the access to the property and public footpath.

**Total Applications Decided for Ward: 28**

WARD: **Hornsey**

**CLDE Applications Decided: 1**

Application No: **HGY/2021/1091** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 20/05/2021  
 Location: 47 Church Lane N8 7BT  
 Proposal: Certificate of lawfulness for a dormer built larger than approved plans (HGY/2013/0475) and terrace added to the development: existing development

**FUL Applications Decided: 6**

Application No: **HGY/2021/0647** Officer: Samuel Uff  
 Decision: GTD Decision Date: 19/04/2021  
 Location: 106 Hillfield Avenue N8 7DN  
 Proposal: Side to rear infill extension.

Application No:	<b>HGY/2021/0669</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/04/2021
Location:	Second Floor Flat B 29 Rathcoole Avenue N8 9LY		
Proposal:	Rear roof extension and construction of roof terrace with associated trellis fencing, installation of 2 front and 1 rear rooflights.		
Application No:	<b>HGY/2021/0756</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/04/2021
Location:	Ground Floor Flat 57 Hillfield Avenue N8 7DS		
Proposal:	Construction of a single storey rear extension and associated roof terrace.		
Application No:	<b>HGY/2021/0783</b>	Officer:	Samuel Uff
Decision:	REF	Decision Date:	29/04/2021
Location:	19 Gisburn Road N8 7BS		
Proposal:	Rear dormer roof extension to main roof and outrigger and 2 x front rooflights.		
Application No:	<b>HGY/2021/0792</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/05/2021
Location:	106 Hillfield Avenue N8 7DN		
Proposal:	Single storey side infill to rear extension.		
Application No:	<b>HGY/2021/1049</b>	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	13/05/2021
Location:	26 Harvey Road N8 9PA		
Proposal:	Erection of a rear dormer and rear roof extension		

**LCD Applications Decided: 1**

Application No:	<b>HGY/2021/0875</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/05/2021
Location:	79 Hawthorn Road N8 7LY		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		

**Total Applications Decided for Ward: 8**WARD: **Muswell Hill****CLUP Applications Decided: 3**

Application No:	<b>HGY/2021/0642</b>	Officer:	Tania Skelli
Decision:	PERM DEV	Decision Date:	20/04/2021
Location:	29 Ellington Road N10 3DD		
Proposal:	Certificate of lawfulness for the proposed replacement of the property's existing dormer with a larger rear dormer extension, the installation of rooflights on the front roofslope and installation of a rooflight on the existing single storey rear extension.		

Application No: **HGY/2021/0769** Officer: Laina Levassor  
 Decision: PERM REQ Decision Date: 26/04/2021  
 Location: 177 Park Road N8 8JJ  
 Proposal: Certificate of Lawfulness for proposed hip to gable and rear dormer extensions to facilitate loft conversions.

Application No: **HGY/2021/1107** Officer: Neil McClellan  
 Decision: PERM DEV Decision Date: 19/04/2021  
 Location: 20 Carysfort Road N8 8RB  
 Proposal: Certificate of Lawfulness for the installation of new full height glazed doors and windows to the ground floor of the property's existing rear outrigger.

**FUL Applications Decided: 19**

Application No: **HGY/2021/0534** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 07/04/2021  
 Location: 22 Onslow Gardens N10 3JU  
 Proposal: Erection of single storey rear/side (side return) infill extension with roof light; associated alterations to existing rear outrigger extension, including revised glazing and removal of first floor side door and external platform with access steps.

Application No: **HGY/2021/0536** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 16/04/2021  
 Location: 22 Onslow Gardens N10 3JU  
 Proposal: Erection of rear garden outbuilding; Revised front landscaping with creation of hard standing to provide off-street parking and associated formation of vehicle crossover

Application No: **HGY/2021/0586** Officer: Tania Skelli  
 Decision: GTD Decision Date: 06/04/2021  
 Location: 53 Farrer Road N8 8LD  
 Proposal: Erection of rear and side single storey extension.

Application No: **HGY/2021/0603** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 30/04/2021  
 Location: Land to the Rear of 33 Muswell Hill N10 3PR  
 Proposal: Demolition of garage, erection of 2-storey ground and lower ground floor detached dwellinghouse with associated hard and soft landscaping.

Application No: **HGY/2021/0629** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 20/04/2021  
 Location: First Floor Flat 48 Onslow Gardens N10 3JX  
 Proposal: Construction of first floor rear glazed (rear and east side) extension over existing terrace and associated external alterations to rear elevation.

Application No: **HGY/2021/0651** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 08/04/2021  
 Location: 10 Cascade Avenue N10 3PU  
 Proposal: Erection of side dormer to dwellinghouse.

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Application No:	<b>HGY/2021/0734</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	26/04/2021
Location:	119 Priory Road N8 8LY		
Proposal:	Erection of detached outbuilding following demolition of existing outbuilding.		
Application No:	<b>HGY/2021/0795</b>	Officer:	Tania Skelli
Decision:	REF	Decision Date:	05/05/2021
Location:	180 Park Road N8 8JT		
Proposal:	Erection of rear 2nd floor extension with roof terrace and balcony above to enable the conversion of first and second floor flat into two self-contained one bedroom flats.		
Application No:	<b>HGY/2021/0801</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	11/05/2021
Location:	96 Muswell Hill Place N10 3RR		
Proposal:	Replacement windows and doors		
Application No:	<b>HGY/2021/0834</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/04/2021
Location:	80 Cranley Gardens N10 3AJ		
Proposal:	Demolition of existing double garage and construction of a single storey outbuilding including single garage.		
Application No:	<b>HGY/2021/0835</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	28/04/2021
Location:	45 Park Avenue South N8 8LU		
Proposal:	Construction of a single storey side extension and the creation of a terrace at roof level.		
Application No:	<b>HGY/2021/0851</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	04/05/2021
Location:	10 Cascade Avenue N10 3PU		
Proposal:	Erection of single storey ground floor rear extension with increased size of raised terrace.		
Application No:	<b>HGY/2021/0883</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	11/05/2021
Location:	8 Barrington Road N8 8QS		
Proposal:	Erection of single storey extensions to side of the property at the rear; Formation of rear dormer roof extension.		
Application No:	<b>HGY/2021/0885</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	28/04/2021
Location:	171 Priory Road N8 8NB		
Proposal:	Formation of external terrace on the rear flat roof of the single storey rear extension to 171 & 173 Priory Road (in association with planning permission ref. HGY/2020/3156) for use as amenity space to the first floor level flats, currently being refurbished under planning permission ref. HGY/2020/2138 to include replacement of windows with doors.		

Application No: **HGY/2021/0893** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 07/05/2021  
 Location: Telephone Exchange Grand Avenue N10 3AY  
 Proposal: Removal of 3 no. antennas and installation of 3 no. antennas and supporting steelwork and associated apparatus and ancillary works.

Application No: **HGY/2021/0908** Officer: Fatema Begum  
 Decision: GTD Decision Date: 18/05/2021  
 Location: 13 Park Avenue South N8 8LU  
 Proposal: Erection of a single storey rear and side extension.

Application No: **HGY/2021/0916** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 13/05/2021  
 Location: Georgians Lawn Tennis Club Crouch End Playing Fields Park Road N8 8JP  
 Proposal: Installation of 6no. floodlights to tennis court.

Application No: **HGY/2021/0991** Officer: Tania Skelli  
 Decision: GTD Decision Date: 18/05/2021  
 Location: 177 Park Road N8 8JJ  
 Proposal: Replacement of rear conservatory with single-storey full-width extension with rooflights and enlarged balcony with new screen at first floor level.

Application No: **HGY/2021/1113** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 17/05/2021  
 Location: 20 Onslow Gardens N10 3JU  
 Proposal: Excavation and alterations to front garden to form off-street parking space.

**NON Applications Decided: 2**

Application No: **HGY/2021/1166** Officer: Roland Sheldon  
 Decision: REF Decision Date: 04/05/2021  
 Location: 110 Cranley Gardens N10 3AH  
 Proposal: Non-material amendment to planning application application ref: HGY/2020/0455 for demolition of existing rear extension to be replaced with full width single storey ground floor rear extension. Proposed amendment:

- Reduce footprint of extension to create courtyard.
- Increased depth of projection of section of extension

Application No: **HGY/2021/1286** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 17/05/2021  
 Location: 10 Park Avenue South N8 8LT  
 Proposal: Non material amendment to planning application HGY/2019/1648. Proposed internal reconfiguration of proposed first floor stair access and loft bedroom/bathroom layout with associated relocation of proposed rooflight on front roof slope.

**RES Applications Decided: 1**



Application No: **HGY/2021/0881** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 04/05/2021  
 Location: 171 Priory Road N8 8NB  
 Proposal: Approval of details pursuant to condition 4 (Service and Delivery Plan) attached to planning permission HGY/2020/3156

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**Total Applications Decided for Ward: 25**


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WARD: **Noel Park**

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**ADV Applications Decided: 1**

Application No: **HGY/2021/1009** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 04/05/2021  
 Location: Unit 25 Wood Green Shopping City High Road N22 6YD  
 Proposal: Display of 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign.

**CLUP Applications Decided: 1**

Application No: **HGY/2021/0772** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 23/04/2021  
 Location: 26 The Avenue N8 0JR  
 Proposal: Certificate of Lawfulness for proposed outbuilding

**COND Applications Decided: 1**

Application No: **HGY/2020/3141** Officer: Gareth Prosser  
 Decision: REF Decision Date: 28/04/2021  
 Location: 2 Coburg Road N22 6UJ  
 Proposal: Removal of condition 3 (Hours of operation) attached to planning permission HGY/2001/1596 to allow 24hour operation.

**FUL Applications Decided: 9**

Application No: **HGY/2020/2825** Officer: Samuel Uff  
 Decision: GTD Decision Date: 30/04/2021  
 Location: 21-23 High Road N22 6BH  
 Proposal: Conversion of the upper floors and part of ground floor from retail and ancillary retail space (Class E) to residential (C3) to create 7 no. apartments in conjunction with the erection of a roof extension; provision of a rear roof terrace; cycle and refuse storage; and alterations to shopfront.

Application No: **HGY/2021/0054** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 09/04/2021  
 Location: Garages Adjacent to 200 Morley Avenue N22 6NT  
 Proposal: Demolition of existing garages adjacent to 200 Morley Avenue. Erection of one x three bed four person, two-storey property with associated front & rear gardens, refuse/recycling and cycle storage.

Application No: **HGY/2021/0059** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 12/04/2021  
 Location: Garages Adjacent to 67 Bury Road N22 6HS  
 Proposal: Demolition of existing garages adjacent to 67 Bury Road. Erection of one x three-bed five-person, two-storey property with associated front and rear gardens, refuse/recycling and cycle storage.

Application No:	<b>HGY/2021/0334</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/04/2021
Location:	Supermarket 199-201 High Road N22 6DR		
Proposal:	Installation of new mechanical Air Handling Unit (AHU) and Ductwork to the existing Store Arcade roof. Removal of existing Cat Ladder to side of building and installation of new pre fabricated steel stairs to steel fabricators specifications inclusive of hand rail.		
Application No:	<b>HGY/2021/0607</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	16/04/2021
Location:	114 Morley Avenue N22 6NP		
Proposal:	Erection of single storey full width rear extension.		
Application No:	<b>HGY/2021/0689</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	20/04/2021
Location:	209 Farrant Avenue N22 6PG		
Proposal:	Erection of single storey rear / infill extension.		
Application No:	<b>HGY/2021/0859</b>	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	12/05/2021
Location:	26 The Avenue N8 0JR		
Proposal:	Erection of single storey rear extension and part first floor extension.		
Application No:	<b>HGY/2021/0959</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	14/05/2021
Location:	1 Darwin Road N22 6NS		
Proposal:	Partial demolition of existing single storey rear extension, and the construction of new rear extension with side infill to block existing gate and make rear more secure. Existing feature boundary wall to be maintained and form part of extension. Loft Conversion and formation of roof-lights to the side and rear roof slope. Internal alterations and reconfiguration.		
Application No:	<b>HGY/2021/1008</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/05/2021
Location:	Unit 25 Wood Green Shopping City High Road N22 6YD		
Proposal:	Alterations to shopfront		

**NON Applications Decided: 1**

Application No:	<b>HGY/2021/1245</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/05/2021
Location:	131 Russell Avenue N22 6QA		
Proposal:	Reduction in overall width of sliding doors by 400mm		

**PNE Applications Decided: 2**

Application No:	<b>HGY/2021/0700</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	07/04/2021
Location:	30 Ravenstone Road N8 0JT		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.9m.		

Application No: **HGY/2021/0956** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 12/05/2021  
 Location: 13 Park Ridings N8 0LB  
 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 3.55m and for which the height of the eaves would be 2.68m.

**RES Applications Decided: 3**

Application No: **HGY/2021/0486** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 22/04/2021  
 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 55 - partial discharge (Commercial and Workspace Strategy) attached to planning permission HGY/2017/3117 for discharge of condition 55 for Block C1 only

Application No: **HGY/2021/1034** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 20/05/2021  
 Location: Land at the Chocolate Factory and Parma House, 5 Clarendon Road Off Coburg Road N22 6XJ  
 Proposal: Approval of details pursuant to condition 21 (Management and control of dust) attached to planning permission HGY/2017/3020

Application No: **HGY/2021/1035** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 20/05/2021  
 Location: Land at the Chocolate Factory and Parma House, 5 Clarendon Road Off Coburg Road N22 6XJ  
 Proposal: Approval of details pursuant to condition 24 (Decommissioning of abstraction wells) attached to planning permission HGY/2017/3020

**Total Applications Decided for Ward: 18**WARD: **Northumberland Park****ADV Applications Decided: 1**

Application No: **HGY/2021/0934** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 11/05/2021  
 Location: Retail Unit 220 Park Lane N17 0HY  
 Proposal: Display of internally illuminated box facias, eight non-illuminated fascica panels and two internally illuminated projecting signs

**CLUP Applications Decided: 1**

Application No: **HGY/2021/0553** Officer: Mercy Oruwari  
 Decision: PERM REQ Decision Date: 12/04/2021  
 Location: 16 Farningham Road N17 0PP  
 Proposal: Certificate of lawfulness for the erection of a single storey rear extension - proposed use.

**FUL Applications Decided: 4**

Application No: **HGY/2020/1738** Officer: Matthew Gunning  
 Decision: REF Decision Date: 08/04/2021  
 Location: Unit 4 West Mews N17 0QT  
 Proposal: Retrospective application for change of use from bakery to lorry park and erection of a boundary fence.

Application No: **HGY/2021/0940** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 11/05/2021  
 Location: Retail Unit 220 Park Lane N17 0HY  
 Proposal: Installation of aluminum Biparting entrance doors

Application No: **HGY/2021/0943** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 12/05/2021  
 Location: 220 Park Lane N17 0HY  
 Proposal: Installation of two louvres

Application No: **HGY/2021/0997** Officer: Samuel Uff  
 Decision: REF Decision Date: 19/05/2021  
 Location: 43 Chalgrove Road N17 0NS  
 Proposal: Proposed mansard roof extension

**RES Applications Decided: 5**

Application No: **HGY/2020/3063** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 20/04/2021  
 Location: 73 Manor Road N17 0JH  
 Proposal: Approval of details pursuant to condition 4 (Provision of sheltered cycle parking spaces) attached to planning consent HGY/2017/3306.

Application No: **HGY/2020/3064** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 14/04/2021  
 Location: 73 Manor Road N17 0JH  
 Proposal: Approval of details pursuant to condition 6 (Details of the site levels) and condition 7 (Details of boundary treatment) attached to planning consent HGY/2017/3306

Application No: **HGY/2021/0173** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 20/04/2021  
 Location: 73 Manor Road N17 0JH  
 Proposal: Approval of details pursuant to condition 5 (Contractor's Method Statement) attached to planning consent HGY/2017/3306.

Application No: **HGY/2021/0727** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 22/04/2021  
 Location: 54 Northumberland Park N17 0TX  
 Proposal: Approval of details pursuant to conditions 3 (Samples of External Materials), condition 7 (Secure and covered cycle) and condition 8 (Refuse and waste storage) attached to planning permission HGY/2019/2307).

Application No: **HGY/2021/1197** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 30/04/2021  
 Location: 771 High Road N17 8AH  
 Proposal: Details of the external tile pursuant to condition 3 of planning permission HGY/2020/2074 for the repair and restoration of the facade and shop fronts of 771 and 771 A High Road.

**Total Applications Decided for Ward: 11****WARD: St Anns**

**CLDE Applications Decided: 2**

Application No: **HGY/2021/0649** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 22/04/2021  
 Location: 20 Albany Close N15 3RF  
 Proposal: Certificate of lawfulness for the retention of existing property as HMO for 5 persons.

Application No: **HGY/2021/1084** Officer: Janey Zhao  
 Decision: REF Decision Date: 05/05/2021  
 Location: 73 Chesterfield Gardens N4 1LL  
 Proposal: Existing use of dwelling house as two self-contained flats

**CLFA Applications Decided: 1**

Application No: **HGY/2021/1138** Officer: Tobias Finlayson  
 Decision: PERM DEV Decision Date: 23/04/2021  
 Location: 10 Warwick Gardens N4 1JF  
 Proposal: Certificate of Lawfulness for proposed loft conversion including the erection of a dormer extension over rear roof and part of outrigger and installation of front roof lights.

**CLUP Applications Decided: 7**

Application No: **HGY/2021/0767** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 21/04/2021  
 Location: 98 Chesterfield Gardens N4 1LR  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate loft conversion.

Application No: **HGY/2021/0848** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 10/05/2021  
 Location: Ground Floor Shop 70 Grand Parade N4 1DU  
 Proposal: Certificate of lawfulness for the existing ground floor (A1 Use) to continue to be used as anything in the new Class E category.

Application No: **HGY/2021/0863** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 04/05/2021  
 Location: 5 Gorleston Road N15 5QR  
 Proposal: Certificate of lawfulness: proposed side-infill extension and insertion of rooflight.

Application No: **HGY/2021/1053** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 18/05/2021  
 Location: 6 Rutland Gardens N4 1JP  
 Proposal: Certificate of lawfulness for the formation of a rear dormer, roof extension including the insertion of 3 front rooflights and 4 rear rooflights, 1 side elevation windows - proposed use.

Application No: **HGY/2021/1158** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 27/04/2021  
 Location: 29 Clinton Road N15 5BH  
 Proposal: Certificate of lawfulness: proposed renovation of rear ground floor side in-fill extension, insertion of one ground floor roof light, installation of one ground floor side window, and provision of hard surfacing to rear of property

Application No: **HGY/2021/1252** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 05/05/2021  
 Location: 15 Falmer Road N15 5BA  
 Proposal: Certificate of Lawfulness for the erection of rear dormer and outrigger extension with installation of front roof lights.

Application No: **HGY/2021/1335** Officer: Neil McClellan  
 Decision: PERM DEV Decision Date: 18/05/2021  
 Location: 80 Avenue Road N15 5DN  
 Proposal: Certificate of lawfulness for the proposed erection of a dormer extension to the rear and for the installation of two rooflights on the front roof slope.

**FUL Applications Decided: 13**

Application No: **HGY/2021/0407** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 07/04/2021  
 Location: 6 Conway Road N15 3BD  
 Proposal: Erection of a single storey rear side infill extension.

Application No: **HGY/2021/0648** Officer: Philip Elliott  
 Decision: GTD Decision Date: 09/04/2021  
 Location: 16 Avondale Road N15 3SJ  
 Proposal: A proposed ground floor rear and side extension. Part of the side extension is pitched and adjoins to a flat roof. Pitched roof-lights and a flat roof-light are proposed to the extension.

Application No: **HGY/2021/0654** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 20/04/2021  
 Location: 166 Harringay Road N15 3HL  
 Proposal: Loft conversion with rear dormer window on the main roof slope and the outrigger.

Application No: **HGY/2021/0656** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 27/04/2021  
 Location: 441A West Green Road N15 3PL  
 Proposal: Loft extension to existing 1st Floor self-contained Flat, incorporating a dormer onto rear main roof slope and outrigger dormer to provide a larger family size flat.

Application No: **HGY/2021/0657** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 26/04/2021  
 Location: 441 West Green Road N15 3PL  
 Proposal: Retention of existing studio flat. Proposed ground floor rear extension to existing studio flat.

Application No: **HGY/2021/0695** Officer: Fatema Begum  
 Decision: GTD Decision Date: 30/04/2021  
 Location: 57 Warwick Gardens N4 1JD  
 Proposal: Replacement of existing infill extension with a new ground floor infill extension, in addition the erection of a newly constructed single storey outbuilding to the rear of the garden.

Application No: **HGY/2021/0717** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 21/04/2021  
 Location: First Floor Flat A 311 West Green Road N15 3PA  
 Proposal: Addition of a dormer extension to add one extra bedroom to existing flat (amended description).

Application No: **HGY/2021/0731** Officer: Samuel Uff  
 Decision: GTD Decision Date: 08/04/2021  
 Location: 98 Chesterfield Gardens N4 1LR  
 Proposal: Proposed single storey infill extension.

Application No: **HGY/2021/0840** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 30/04/2021  
 Location: 66 Clinton Road N15 5BH  
 Proposal: Replacement of rear extension and erection of side infill to create a wraparound extension.

Application No: **HGY/2021/0855** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 12/04/2021  
 Location: Flat A 443 West Green Road N15 3PL  
 Proposal: Conversion of premises into HMO (C4 Use) for shared residential use for up to 3 persons.

Application No: **HGY/2021/0857** Officer: Laina Levassor  
 Decision: GTD Decision Date: 04/05/2021  
 Location: 13 Rutland Gardens N4 1JN  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2021/1027** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 17/05/2021  
 Location: 31 Elmar Road N15 5DH  
 Proposal: First floor rear outrigger extension.

Application No: **HGY/2021/1092** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 21/05/2021  
 Location: 36 Cissbury Road N15 5QA  
 Proposal: Erection of single storey side infill extension.

**PNC Applications Decided: 2**

Application No: **HGY/2021/0554** Officer: Mercy Oruwari  
 Decision: PN REFUSED Decision Date: 06/04/2021  
 Location: 449 West Green Road N15 3PL  
 Proposal: An application to determine if prior approval is required for a proposed Change of use from retail/takeaway (Class A1) to residential use (Class C3)

Application No: **HGY/2021/0618** Officer: Sarah Madondo  
 Decision: PN GRANT Decision Date: 21/04/2021  
 Location: 311 West Green Road N15 3PA  
 Proposal: Prior Approval for part change use of Dry Cleaners to residential (C3)

**PNE Applications Decided: 1**

Application No: **HGY/2021/0923** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 07/05/2021  
 Location: Right Flat 80 Etherley Road N15 3AT  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 3.17m, for which the maximum height would be 2.7m and for which the height of the eaves would be 3.4m.

**RES Applications Decided: 1**

Application No: **HGY/2021/0668** Officer: Christopher Smith  
 Decision: GTD Decision Date: 27/04/2021  
 Location: 10 Gourley Street N15 5NG  
 Proposal: Approval of details pursuant to condition 4 (construction management plan) attached to planning permission HGY/2017/2458.

**Total Applications Decided for Ward: 27**WARD: **Seven Sisters****CLDE Applications Decided: 2**

Application No: **HGY/2020/1616** Officer: Philip Elliott  
 Decision: GTD Decision Date: 05/05/2021  
 Location: Flat 7 & 8 (Ground Floor) Stonehouse Catwalk Place Overbury Road N15 6AQ  
 Proposal: Certificate of Lawfulness for the existing use of Flats 7 & 8 as a Large HMO (Sui Generis) for 12 occupants.

Application No: **HGY/2021/0550** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 07/04/2021  
 Location: 83 Richmond Road N15 6QA  
 Proposal: Certificate of lawfulness for the existing use of the property as three self-contained flats

**CLUP Applications Decided: 7**

Application No: **HGY/2021/0416** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 30/04/2021  
 Location: 46 Richmond Road N15 6QB  
 Proposal: Certificate of Lawfulness for the erection of rear dormer and outrigger extension with installation of two front rooflights

Application No: **HGY/2021/0552** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 08/04/2021  
 Location: 23 Hillside Road N15 6LU  
 Proposal: Certificate of lawfulness for erection of a rear dormer and roof extension including the insertion of 2 front rooflights - proposed use



Application No:	<b>HGY/2021/0823</b>	Officer:	Christopher Smith
Decision:	PERM DEV	Decision Date:	27/04/2021
Location:	14 Thorpe Road N15 6NR		
Proposal:	Certificate of lawfulness (proposed use) for the erection of roof rear dormer above main roofslope and above two storey back addition.		
Application No:	<b>HGY/2021/0861</b>	Officer:	Laina Levassor
Decision:	PERM REQ	Decision Date:	12/05/2021
Location:	190 Hermitage Road N4 1NN		
Proposal:	Certificate of Lawfulness for proposed outrigger extension to facilitate loft conversion.		
Application No:	<b>HGY/2021/0874</b>	Officer:	Emily Whittredge
Decision:	PERM DEV	Decision Date:	20/04/2021
Location:	38 Hillside Road N15 6NB		
Proposal:	Certificate of Lawfulness for the erection of an extension to the roof of the property's rear outrigger.		
Application No:	<b>HGY/2021/0968</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	17/05/2021
Location:	40 Hillside Road N15 6NB		
Proposal:	Certificate of lawfulness for proposed loft conversion with a rear dormer window on the rear outrigger projection.		
Application No:	<b>HGY/2021/1073</b>	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	15/04/2021
Location:	63 Crowland Road N15 6UL		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflights and side elevation window - proposed use.		

**FUL Applications Decided: 13**

Application No:	<b>HGY/2021/0004</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	20/05/2021
Location:	8-18 Craven Park Road N15 6AB		
Proposal:	Construction of part 3, part 4 storey building comprising of 6 x self-contained flats and place of worship and office space at basement level, following the demolition of the existing building		
Application No:	<b>HGY/2021/0551</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	08/04/2021
Location:	23 Hillside Road N15 6LU		
Proposal:	Erection of a single storey side/rear extension with the inclusion of a Sukkah roof.		
Application No:	<b>HGY/2021/0606</b>	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	16/04/2021
Location:	49 St Anns Road N15 6NJ		
Proposal:	Erection of a rear dormer and roof extension including the insertion of 2 front and 3 side obscured glazed windows.		

Application No:	<b>HGY/2021/0710</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	19/04/2021
Location:	14 Thorpe Road N15 6NR		
Proposal:	Erection of single storey side and rear extensions.		
Application No:	<b>HGY/2021/0716</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/04/2021
Location:	9 Grovelands Road N15 6BT		
Proposal:	Erection of Type 3 extension.		
Application No:	<b>HGY/2021/0785</b>	Officer:	Samuel Uff
Decision:	REF	Decision Date:	04/05/2021
Location:	41 Wellington Avenue N15 6AX		
Proposal:	Erection of an additional storey ('Type 3' extension) and a three storey side extension.		
Application No:	<b>HGY/2021/0788</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/04/2021
Location:	7 Barry Avenue N15 6AD		
Proposal:	Erection of type 3 loft		
Application No:	<b>HGY/2021/0822</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/05/2021
Location:	19 Grovelands Road N15 6BT		
Proposal:	Erection of a Type 3 roof extension.		
Application No:	<b>HGY/2021/0841</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	30/04/2021
Location:	90 Ferndale Road N15 6UQ		
Proposal:	Erection of additional storey known as a 'Type 2' roof extension.		
Application No:	<b>HGY/2021/0884</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/05/2021
Location:	19 Grovelands Road N15 6BT		
Proposal:	Demolition of the single storey side garage/outbuilding and the erection of a two storey side extension and single storey rear extension.		
Application No:	<b>HGY/2021/0944</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/05/2021
Location:	34 Fairview Road N15 6LL		
Proposal:	Erection of Type 3 extension, erection of side infill extension and amalgamation of flats into a single family house. Associated external and internal alterations.		
Application No:	<b>HGY/2021/1148</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	14/05/2021
Location:	2b-4 Thorpe Road N15 6NR		
Proposal:	Erection of rear roof and loft extension (joint application)		

Application No: **HGY/2021/1181** Officer: Gareth Prosser  
 Decision: REF Decision Date: 21/05/2021  
 Location: 85 St Anns Road N15 6NJ  
 Proposal: Change of use at ground floor from office to residential (1 x 1 bed flat) and ground floor extension.

**NON Applications Decided: 3**

Application No: **HGY/2020/2483** Officer: Emily Whittredge  
 Decision: REF Decision Date: 21/04/2021  
 Location: 8 Barry Avenue N15 6AD  
 Proposal: Amendment to planning permission dated 18/10/2018 (HGY/2018/2802) for Erection of an additional storey ('Type 3' extension), namely to add a window to front of the property at 3rd floor level.

Application No: **HGY/2021/0737** Officer: Samuel Uff  
 Decision: GTD Decision Date: 20/05/2021  
 Location: Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU  
 Proposal: Non-material amendment to vary the wording of condition 13 (boilers) attached to planning permission HGY/2016/2621 to update boiler specification requirements

Application No: **HGY/2021/1372** Officer: Philip Elliott  
 Decision: GTD Decision Date: 20/05/2021  
 Location: Land to the North of Ermine Road N15  
 Proposal: Non material amendment (NMA) to planning permission HGY/HGY/2020/2794 to amend the trigger points of Conditions 13 (Drainage/Flooding (FRA) and 14 (Provision & Retention of SuDS) from "Prior to above ground works" to "Prior to occupation" so the modular units can be positioned before such works are carried out to enable construction.

**PNC Applications Decided: 2**

Application No: **HGY/2021/0708** Officer: Samuel Uff  
 Decision: PN REFUSED Decision Date: 26/04/2021  
 Location: Roeder House Vale Road N4 1QE  
 Proposal: Prior Approval Class O for a Proposed Change of Use of a building from Office Use (Class B1(a)) to 29 x residential units (Class C3)

Application No: **HGY/2021/0899** Officer: Samuel Uff  
 Decision: PN REFUSED Decision Date: 28/04/2021  
 Location: Roeder House Vale Road N4 1QE  
 Proposal: Prior Approval Class O for a Proposed Change of Use of a building from Office Use (Class B1(a)) to create 29 residential units (Class C3).

**PNE Applications Decided: 7**

Application No: **HGY/2021/0620** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 07/04/2021  
 Location: 86 Ferndale Road N15 6UQ  
 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 3.29m and for which the height of the eaves would be 2.2m.

Application No: **HGY/2021/0621** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 07/04/2021  
 Location: 86 Ferndale Road N15 6UQ  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.29m and for which the height of the eaves would be 3m.

Application No:	<b>HGY/2021/0681</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	07/04/2021
Location:	7 Barry Avenue N15 6AD		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2021/0703</b>	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	07/04/2021
Location:	90 Ferndale Road N15 6UQ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	<b>HGY/2021/0739</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	21/04/2021
Location:	94 Fairview Road N15 6TP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m/6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	<b>HGY/2021/0980</b>	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	18/05/2021
Location:	9 Grovelands Road N15 6BT		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.10m and for which the height of the eaves would be 2.10m		
Application No:	<b>HGY/2021/1023</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	PN REFUSED	Decision Date:	06/05/2021
Location:	25 Grovelands Road N15 6BT		
Proposal:	Application to determine if prior approval is required for a proposed: Enlargement of a dwellinghouse by construction of additional storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA		

**RES Applications Decided: 5**

Application No:	<b>HGY/2020/0389</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/05/2021
Location:	Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU		
Proposal:	Approval of details pursuant to condition 20 (Hard & Soft Landscaping) attached to planning permission HGY/2016/2621.		
Application No:	<b>HGY/2020/2070</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	12/05/2021
Location:	Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU		
Proposal:	Approval of details reserved by a condition 9 (Travel Plan) attached to planning permission HGY/2016/2621		
Application No:	<b>HGY/2020/2276</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	12/05/2021
Location:	Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU		
Proposal:	Approval of details reserved by a condition 4 (contaminated land parts (b) and (c) only) attached to planning permission HGY/2016/2621		

Application No:	<b>HGY/2021/0031</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	19/05/2021
Location:	Sainsbury's Supermarket Williamson Road N4 1UJ		
Proposal:	Partial discharge (details in support of SBD accreditation application) of condition 6 (Secured by Design) of planning permission HGY/2020/0202.		
Application No:	<b>HGY/2021/1131</b>	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	21/05/2021
Location:	Land to the North of Ermine Road N15		
Proposal:	Approval of details pursuant to condition 13 (revised Flood Risk Assessment) attached to planning permission HGY/2020/2794.		

**Total Applications Decided for Ward: 39**WARD: **Stroud Green****CLDE Applications Decided: 2**

Application No:	<b>HGY/2021/0838</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	26/04/2021
Location:	Flat 1 3 Scarborough Road N4 4LX		
Proposal:	Certificate of lawfulness for the existing use of a 3-6 person HMO in Flat 1.		

Application No:	<b>HGY/2021/0839</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	26/04/2021
Location:	Flats 3 and 4 3 Scarborough Road N4 4LX		
Proposal:	Certificate of lawfulness for the existing use of flats 3 and 4 as self-contained units.		

**CLUP Applications Decided: 2**

Application No:	<b>HGY/2021/0995</b>	Officer:	Neil McClellan
Decision:	PERM DEV	Decision Date:	07/04/2021
Location:	44 Nelson Road N8 9RU		
Proposal:	Certificate of Lawfulness for a proposed loft conversion comprising a dormer extension to the rear and the installation of four new rooflights to the front roofslope.		

Application No:	<b>HGY/2021/1011</b>	Officer:	Neil McClellan
Decision:	PERM DEV	Decision Date:	08/04/2021
Location:	117 Mayfield Road N8 9LN		
Proposal:	Certificate of Lawfulness for the proposed conversion of the loft including dormer extensions to the main rear roof and outrigger and the insertion of three rooflights on the front roof slope.		

**FUL Applications Decided: 13**

Application No:	<b>HGY/2021/0601</b>	Officer:	Samuel Uff
Decision:	REF	Decision Date:	13/04/2021
Location:	The Heights Mount View Road N4 4JU		
Proposal:	Roof extension to create a one bedroom flat, in conjunction with alterations to existing building and forecourt.		

Application No:	<b>HGY/2021/0639</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	20/04/2021
Location:	18 Cornwall Road N4 4PH		
Proposal:	Erection of side and rear ground floor extensions		
Application No:	<b>HGY/2021/0641</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	20/04/2021
Location:	18 Cornwall Road N4 4PH		
Proposal:	Formation of two dormers to rear roofslope		
Application No:	<b>HGY/2021/0675</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	29/04/2021
Location:	Flat A 86 Ferme Park Road N8 9SD		
Proposal:	Ground floor rear and side extension and internal alterations.		
Application No:	<b>HGY/2021/0728</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	26/04/2021
Location:	Ground Floor Flat A 43 Mount Pleasant Villas N4 4HA		
Proposal:	Formation of rear outbuilding (small timber garden office/studio)		
Application No:	<b>HGY/2021/0770</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	23/04/2021
Location:	Flat A 87 Woodstock Road N4 3EU		
Proposal:	Replacement of timber framed windows for new timber framed double-glazed windows to the front and rear of the upper floor maisonette		
Application No:	<b>HGY/2021/0808</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/05/2021
Location:	60 Victoria Road N4 3SL		
Proposal:	Construction of a single storey rear extension and associated roof terrace at first floor.		
Application No:	<b>HGY/2021/0812</b>	Officer:	Tania Skelli
Decision:	REF	Decision Date:	04/05/2021
Location:	31 Ferme Park Road N4 4EB		
Proposal:	External and internal alterations to facilitate the conversion of single dwelling into 5 x self-contained flats.		
Application No:	<b>HGY/2021/0922</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	10/05/2021
Location:	Flat A 20 Nelson Road N8 9RU		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2021/0937</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	13/05/2021
Location:	137 Mount View Road N4 4JH		
Proposal:	Attic conversion with associated rear dormers and rooflights and ground floor extension and alterations to the rear elevaiton.		

Application No:	<b>HGY/2021/0942</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/05/2021
Location:	86 Upper Tollington Park N4 4NB		
Proposal:	Side and rear extensions to ground floor flat involving removal of existing rear extension with associated internal and external alterations.		
Application No:	<b>HGY/2021/1018</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/05/2021
Location:	45 Lancaster Road N4 4PJ		
Proposal:	Erection of a ground floor rear extension and raised terrace.		
Application No:	<b>HGY/2021/1062</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/05/2021
Location:	40 Ferme Park Road N4 4ED		
Proposal:	Installation of solar panels, enlargement of rear dormer, installation of 2no.rooflights, construction of bicycle store and bin enclosure.		

**NON Applications Decided: 2**

Application No:	<b>HGY/2021/1109</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	12/05/2021
Location:	Flat A 109 Mount View Road N4 4JH		
Proposal:	Non-material amendment to planning permission ref. HGY/2019/2551 granted on 31/10/2019 for the removal of existing conservatory and side/rear wall and replace with pitched roof rear extension to the side of the existing outrigger extension. Erection of additional pitched roof side extension to other side of existing outrigger and alterations to rear elevation openings. Retention of existing side window and addition of second new side window; namely to reduce the amount of approved rooflights.		
Application No:	<b>HGY/2021/1267</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/05/2021
Location:	76 Stapleton Hall Road N4 4QA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2020/1590 for lengthening one existing openings on the top floor, enlarging the size of one skylight on the roof, on the first floor merging two existing windows into one larger opening		

**TPO Applications Decided: 5**

Application No:	<b>HGY/2021/0484</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	09/04/2021
Location:	40 Denton Road N8 9NS		
Proposal:	Rear Garden - Right Hand Side TG2 - Willow and Bay Fell as close to ground level as possible. Apply systemic herbicide to stump to prevent re-growth. - See attached Report		
Application No:	<b>HGY/2021/0588</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	14/04/2021
Location:	Ground Floor Flat 7 Uplands Road N8 9NN		
Proposal:	Works to tree protected by an Area TPO. T1 Oak: prune to shape back and reduce the density. The length of the branches that are pruned varies from about 0.5m to a maximum of 1.5m, depending on the direction. The crown reduction is expected to be approx 1 -1.5m. It is the same as pruning branches that spread horizontally. The requested works include Crown Thinning to reduce the density. It will be up to 35%.		

Application No: **HGY/2021/0615** Officer: Janey Zhao  
 Decision: GTD Decision Date: 26/04/2021  
 Location: 52 Denton Road N8 9NT  
 Proposal: T1 Ash Sapling- approximately 7 metres in height- Cut to ground level. The tree is self seeded and very close to the house.

Application No: **HGY/2021/0702** Officer: Janey Zhao  
 Decision: REF Decision Date: 16/04/2021  
 Location: 22 Denton Road N8 9NS  
 Proposal: Works to tree protected by an Area TPO  
 T1 - Sycamore -Fell due to it having outgrown its position and the applicant being disabled and no longer being able to manage or afford the maintenance of the tree.

Application No: **HGY/2021/0828** Officer: Janey Zhao  
 Decision: GTD Decision Date: 12/05/2021  
 Location: Video Court Mount View Road N4 4SJ  
 Proposal: Works to trees protected by a TPO.  
 5 False Acacia. Lift/raise canopy to 6m, remove lower sucker growths. 6 False Acacia. Remove deadwood & sucker growths. 31 English Oak. Remove deadwood & carry out climbing inspection.

(Works to trees 11, 12 and 34x2 to be considered separately under a Section 211 Notice)

**Total Applications Decided for Ward: 24**

WARD: **Tottenham Green**

**ADV Applications Decided: 2**

Application No: **HGY/2021/0800** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 30/04/2021  
 Location: Highways Land outside Apex House 820 Seven Sisters Road N15 5PQ  
 Proposal: Two digital 75 inch LCD display screen, one on each side of the amended InLink unit

Application No: **HGY/2021/0910** Officer: Emily Whittredge  
 Decision: REF Decision Date: 16/04/2021  
 Location: 120A-122 West Green Road N15 5AA  
 Proposal: Installation of of 2 no. fascia signs and 1 no. projecting sign.

**CLUP Applications Decided: 1**

Application No: **HGY/2021/1046** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 10/05/2021  
 Location: 9 Spur Road N15 4AA  
 Proposal: Certificate of lawfulness for the replacment of existing lean-to with a smaller single storey rear extension - proposed use

**FUL Applications Decided: 13**

Application No: **HGY/2021/0222** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 14/04/2021  
 Location: 37 Roslyn Road N15 5JB  
 Proposal: Formation of rear roof extension, insertion of a roof window and replacement of roof tiles with traditional slates to front roof slope.



Application No:	<b>HGY/2021/0278</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	14/04/2021
Location:	64 Roslyn Road N15 5ET		
Proposal:	Changes to front elevation and redevelopment of 64 Roslyn Road into two separate dwellings.		
Application No:	<b>HGY/2021/0571</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/04/2021
Location:	23 Summerhill Road N15 4HF		
Proposal:	Proposed 2nd floor extension above existing Kitchen/ Bathroom outrigger. Front extension to existing ground floor side WC with new Laundry. Loft conversion to create new Study/ Snug with associated side flush conservation roof light. Existing pebble dash finish to rear and side extension to be removed and replaced with new rendered finish. New proposed garden office & gym outbuilding to rear of garden.		
Application No:	<b>HGY/2021/0605</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	15/04/2021
Location:	Flat A 10 Grove Park Road N15 4SN		
Proposal:	Erection of a single storey rear extension.		
Application No:	<b>HGY/2021/0711</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/04/2021
Location:	Flat A 82 Tynemouth Road N15 4AX		
Proposal:	Rear L-shaped dormer with roof lights on front slope. No change of use.		
Application No:	<b>HGY/2021/0733</b>	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	26/04/2021
Location:	Flat A 80 Elmar Road N15 5DJ		
Proposal:	Replacement of existing roof with mansard roof to existing two-storey building including 3 dormer windows, erection of roof extension above existing two-storey rear wing, raised roof height and associated increased height of side parapet and chimney stacks.		
Application No:	<b>HGY/2021/0736</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	14/04/2021
Location:	57-59 West Green Road N15 5DA		
Proposal:	Erection of a single storey ground floor rear extension (Retrospective)		
Application No:	<b>HGY/2021/0744</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	29/04/2021
Location:	206 High Road N15 4NP		
Proposal:	Replacement of the property's existing front and side elevation windows with new timber framed windows.		
Application No:	<b>HGY/2021/0794</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/04/2021
Location:	77 Elmar Road N15 5DH		
Proposal:	Erection of a single storey side/rear extension to include - Bi-folding doors & 3x roof lights.		

Application No:	<b>HGY/2021/0821</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	09/04/2021
Location:	65 Braemar Road N15 5HA		
Proposal:	Ground floor rear extension		
Application No:	<b>HGY/2021/0935</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	26/04/2021
Location:	Unit 4b Tottenham Hale Retail Park Broad Lane N15 4QD		
Proposal:	The installation of plant equipment to foodstore.		
Application No:	<b>HGY/2021/0965</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/05/2021
Location:	86 Beaconsfield Road N15 4SJ		
Proposal:	Conversion of the existing dwelling house into three flats, consisting of 2 x 1 bed and 1 x 3 bed including storey side extension & loft conversion with rear dormers.		
Application No:	<b>HGY/2021/1013</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/05/2021
Location:	30 Beaconsfield Road N15 4SJ		
Proposal:	Erection of single storey rear extension.		

**NON Applications Decided: 1**

Application No:	<b>HGY/2021/1055</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	20/05/2021
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Non-material amendment following a grant of planning permission HGY/2018/1806 to amend the rear elevation of block A to meet access deck ventilation requirements.		

**PNC Applications Decided: 1**

Application No:	<b>HGY/2020/3223</b>	Officer:	Gareth Prosser
Decision:	PN GRANT	Decision Date:	11/05/2021
Location:	Grove Court 11 Markfield Road N15 4QA		
Proposal:	Application to determine if prior approval is required for a proposed: New dwellinghouses on detached blocks of flats.Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A.		

**RES Applications Decided: 7**

Application No:	<b>HGY/2020/2755</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	12/05/2021
Location:	52-68 Stamford Road N15 4PZ		
Proposal:	Approval of details pursuant to condition 10 (piling method statement) attached to planning permission HGY/2019/1401.		
Application No:	<b>HGY/2020/2829</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/04/2021
Location:	Public House 125-127 West Green Road N15 5DE		
Proposal:	Approval of details pursuant to conditions 3 (Materials) and 6 (cycle parking) attached to application HGY/2020/1462.		

Application No: **HGY/2020/3057** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 14/04/2021  
 Location: 16 Hale Gardens N17 9LY  
 Proposal: Approval of details pursuant to condition 5 (Contractor's Method Statement) attached to planning consent HGY/2019/0167

Application No: **HGY/2021/0171** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 14/04/2021  
 Location: 16 Hale Gardens N17 9LY  
 Proposal: Approval of details pursuant to condition 3 (Details of all external materials) attached to planning consent HGY/2019/0167.

Application No: **HGY/2021/0672** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 23/04/2021  
 Location: 25 Jansons Road N15 4JU  
 Proposal: Approval of details pursuant to condition 4 (landscaping) attached to planning permission HGY/2020/2143 & HGY/2019/1663.

Application No: **HGY/2021/0673** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 23/04/2021  
 Location: 25 Jansons Road N15 4JU  
 Proposal: Approval of details pursuant to condition 7 (refuse storage) attached to planning permission HGY/2020/2143 & HGY/2019/1663.

Application No: **HGY/2021/0674** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 23/04/2021  
 Location: 25 Jansons Road N15 4JU  
 Proposal: Approval of details pursuant to condition 8 (bike storage) attached to planning permission HGY/2020/2143 & HGY/2019/1663.

**Total Applications Decided for Ward: 25**

WARD: **Tottenham Hale**

**ADV Applications Decided: 2**

Application No: **HGY/2021/0487** Officer: Martin Cowie  
 Decision: GTD Decision Date: 08/04/2021  
 Location: Ferry Island and North Island Station Road N17 9FR  
 Proposal: Temporary advertisement hoardings around the Ferry Island site (Plot B) and land within the adjacent North Island site (Plot A) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Application No: **HGY/2021/0596** Officer: Martin Cowie  
 Decision: GTD Decision Date: 21/04/2021  
 Location: Land adjacent to Watermead Way N17  
 Proposal: Proposed temporary advertisement hoardings along Watermead Way frontage of the Ashley Road East site (Plot E) associated with the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

**CLUP Applications Decided: 2**

Application No: **HGY/2021/1044** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 14/04/2021  
 Location: 34 Dowsett Road N17 9DD  
 Proposal: Certificate of lawfulness for the installation of rear roof light

Application No: **HGY/2021/1311** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 12/05/2021  
 Location: 99 Rosebery Avenue N17 9SE  
 Proposal: Certificate of Lawfulness for the erection of rear dormer and outrigger roof extensions and installation of front roof lights.

**FUL Applications Decided: 5**

Application No: **HGY/2020/0421** Officer: Neil McClellan  
 Decision: REF Decision Date: 19/05/2021  
 Location: 121 Lansdowne Road N17 0NN  
 Proposal: Subdivision of the existing property into 2 flats.

Application No: **HGY/2020/3198** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 30/04/2021  
 Location: 39 Argyle Road N17 0BE  
 Proposal: Erection of single storey rear extension (retrospective)

Application No: **HGY/2021/0288** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 20/04/2021  
 Location: 474 High Road N17 9JF  
 Proposal: Proposed change of use from sui generis betting shop to Class E (b) use together with siting of extraction equipment to rear.

Application No: **HGY/2021/0372** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 05/05/2021  
 Location: 12 Fairbanks Road N17 9JH  
 Proposal: Construction of a first floor side and rear extension. Conversion of existing side extension into two self-contained flats consisting of ( 1x 2-bedroom, 4-person flat on the ground floor 1x 1-bedroom, 2-person flat on the first floor).

Application No: **HGY/2021/1021** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 10/05/2021  
 Location: 99 Rosebery Avenue N17 9SE  
 Proposal: Erection of single storey rear extension and installation of front roof lights.

**NON Applications Decided: 1**

Application No: **HGY/2021/1149** Officer: Martin Cowie  
 Decision: GTD Decision Date: 21/05/2021  
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17  
 Proposal: Application for non-material amendments (NMA) to Plot D (Ashley Road West site) of the Tottenham Hale Centre redevelopment planning permission (ref. HGY/2018/2223) dated 27 March 2019. Amendments include minor external design modifications to the balconies, window guarding and cladding panels.

**PNC Applications Decided: 1**

Application No: **HGY/2021/0909** Officer: Gareth Prosser  
 Decision: PN REFUSED Decision Date: 16/04/2021  
 Location: 28-39 Bronhill Terrace N17 0LN  
 Proposal: Application to determine if prior approval is required for a proposed: New dwellinghouses on detached buildings in commercial or mixed use - Two storey roof extension above principal building to create 8 additional dwellings. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA

**PNE Applications Decided: 1**

Application No: **HGY/2021/0650** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 07/04/2021  
 Location: 8 Baronet Grove N17 0LX  
 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

**RES Applications Decided: 20**

Application No: **HGY/2020/0883** Officer: Martin Cowie  
 Decision: GTD Decision Date: 14/05/2021  
 Location: Hale Wharf Ferry Lane N17  
 Proposal: Approval of details pursuant to condition A6 (details of ventilation measures associated with any authorised A3/A4/A5 use) attached to the Hybrid Planning Permission Reference: HGY/2016/1719 - full discharge.

Application No: **HGY/2020/2872** Officer: Martin Cowie  
 Decision: GTD Decision Date: 13/04/2021  
 Location: Hale Wharf Ferry Lane N17 9NF

Proposal: Approval of details pursuant to Condition A10 - Lighting of Temporary Car Park until 31 January 2023 of the Hale Wharf Hybrid Planning Permission (Ref: HGY/2016/1719) approved 12 June 2017.

Application No: **HGY/2020/3062** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 16/04/2021  
 Location: Land north of Monument Way and South of Fairbanks Road N17

Proposal: Approval of details (piling method statement) pursuant to conditions 18 attached to outline planning permission HGY/2016/2184 and condition 12 attached to reserved matters planning permission HGY/2018/0050.

Application No: **HGY/2021/0346** Officer: Christopher Smith  
 Decision: GTD Decision Date: 09/04/2021  
 Location: 2 Lansdowne Road N17 9XE

Proposal: Approval of details pursuant to condition 5 (Method of Construction Statement attached to planning permission HGY/2014/0373

Application No: **HGY/2021/0347** Officer: Christopher Smith  
 Decision: GTD Decision Date: 13/04/2021  
 Location: 2 Lansdowne Road N17 9XE

Proposal: Approval of details pursuant to condition 6 (management of demolition and construction dust) attached to planning permission HGY/2014/0373.

Application No:	<b>HGY/2021/0474</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	12/04/2021
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Approval of details pursuant to condition 5 (hard and soft landscape works) attached to planning permission HGY/2016/3932.		
Application No:	<b>HGY/2021/0490</b>	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	20/05/2021
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 23 (Confirmation of Site Levels (Residential)) attached to planning permission ref. HGY/2017/2044 to reflect the changes to the scheme approved under NMA ref. HGY/2020/1755		
Application No:	<b>HGY/2021/0492</b>	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	21/05/2021
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 35 (Landscape Design Proposals) attached to planning permission ref. HGY/2017/2044 to reflect the changes to the scheme approved under NMA ref. HGY/2020/1755.		
Application No:	<b>HGY/2021/0496</b>	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	14/05/2021
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 49 (Green and Brown Roofs (Building 4)) attached to planning permission ref. HGY/2017/2044 to reflect the changes to the scheme approved under NMA ref. HGY/2020/1755.		
Application No:	<b>HGY/2021/0501</b>	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	09/04/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 36 (Cycle store details) attached to HGY/2019/2804 following approval of non-material amendment HGY/2020/2806. Part discharge of condition in respect of Building 1 only.		
Application No:	<b>HGY/2021/0502</b>	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	09/04/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Conditions 26a (Landscaping and play space (details)) and 26c (Landscaping (details) [Berol Link]) attached to planning permission HGY/2019/2804.		
Application No:	<b>HGY/2021/0504</b>	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	12/04/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 17 (Arboricultural Method Statement) attached to planning permission HGY/2019/2804. This is partial discharge of condition in respect of Building 1.		
Application No:	<b>HGY/2021/0729</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	13/04/2021
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Approval of details pursuant to Condition 33 (Central Satellite Dish/Receiving System) attached to planning application reference HGY/2016/3932 relating to development at 1 Station Square approved on 10.08.2017		

Application No:	<b>HGY/2021/0777</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	12/05/2021
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Approval of details pursuant to Condition 35 (façade scheme) attached to planning application HGY/2016/3932 relating to development at 1 Station Square approved on 10.08.2017		
Application No:	<b>HGY/2021/0886</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/04/2021
Location:	166-168 Shelbourne Road N17 9YA		
Proposal:	Approval of details reserved by a condition 3 (Method of Construction Statement) attached to planning application ref: HGY/2020/3093		
Application No:	<b>HGY/2021/0892</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	10/05/2021
Location:	22-24 Scales Road N17 9HA		
Proposal:	Approval of details pursuant to condition 3 (External Materials) attached to planning permission HGY/2020/1809.		
Application No:	<b>HGY/2021/0966</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/05/2021
Location:	4-6 Poynton Road N17 9SL		
Proposal:	Details pursuant to conditions 3 (materials and detailing), 4 (cycle storage), 5 (landscaping) and 6 waste and recycling storage) of planning permission HGY/2020/0182.		
Application No:	<b>HGY/2021/1150</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	14/05/2021
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Application for the partial approval of details pursuant to Condition A21 (BREEAM) of the Hale Wharf Hybrid Planning Permission (HW HPP) (Ref: HGY/2016/1719) in so far as it relates to the ground floor unit at Block A.		
Application No:	<b>HGY/2021/1167</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	21/05/2021
Location:	Tottenham Hale Bus Station Ferry Lane N17 9FR		
Proposal:	Application for the approval of details pursuant to Condition 4 (Public lighting scheme) of the Tottenham Hale Bus Station Planning Permission (ref: HGY/2017/3649) dated 2 May 2018.		
Application No:	<b>HGY/2021/1323</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	18/05/2021
Location:	Premier Inn Station Road N17 9LR		
Proposal:	Approval of details pursuant to condition 12 (BREEAM) attached to planning permission HGY/2014/0498		

**Total Applications Decided for Ward: 32**

**WARD: West Green**

**CLDE Applications Decided: 1**

Application No:	<b>HGY/2021/0719</b>	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	21/04/2021
Location:	11 Crescent Road N15 3LJ		
Proposal:	Certificate of Lawfulness for the existing use of 11 Crescent Road as a HMO for 6 occupants (Use Class C4)		

**CLUP Applications Decided: 3**

- Application No: **HGY/2021/1005** Officer: Neil McClellan  
 Decision: PERM DEV Decision Date: 08/04/2021  
 Location: 6 Mannoek Road N22 6AA  
 Proposal: Certificate of Lawfulness for the proposed conversion of the loft including dormer extensions to the main rear roof and outrigger and the insertion of three rooflights on the front roof slope.
- Application No: **HGY/2021/1213** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 17/05/2021  
 Location: 31 Waldeck Road N15 3EL  
 Proposal: Certificate of Lawfulness for the erection of rear dormer and outrigger roof extensions and installation of front roof lights.
- Application No: **HGY/2021/1336** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 18/05/2021  
 Location: 59 Mannoek Road N22 6AB  
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope, installation of two rooflights in front roof slope and erection of outbuilding in rear garden.

**FUL Applications Decided: 8**

- Application No: **HGY/2021/0568** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 06/04/2021  
 Location: 166 Downhills Park Road N17 6BP  
 Proposal: Proposal is to split the existing property into separate houses, 1 x 1-bedroom and 1 x 3-bedroom, including the sub-division of the rear garden into 2 separate rear gardens.
- Application No: **HGY/2021/0622** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 21/05/2021  
 Location: 270 Boundary Road N22 6AJ  
 Proposal: Conversion of property into a 7 room/ 11 persons (HMO) including erection of a two-storey side, side infill, rear and loft extensions.
- Application No: **HGY/2021/0784** Officer: Samuel Uff  
 Decision: GTD Decision Date: 10/05/2021  
 Location: 1 Wilmot Road N17 6LH  
 Proposal: Single storey rear extension
- Application No: **HGY/2021/0844** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 06/05/2021  
 Location: First Floor Flat 38 Carlingford Road N15 3EH  
 Proposal: Erection of a rear dormer and construction of a roof terrace
- Application No: **HGY/2021/0847** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 10/05/2021  
 Location: 151 Higham Road N17 6NU  
 Proposal: Replacement of the single door and window on the rear extension with 4 glazed sliding/bi-folding doors and installation of 4 rooflights and minor internal alterations.



Application No: **HGY/2021/0880** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 21/04/2021  
 Location: Ground Floor Flat 1 Rusper Road N22 6QT  
 Proposal: Construction of a single storey ground floor side and rear extension and single storey rear garden outbuilding to replace existing.

Application No: **HGY/2021/0918** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 20/04/2021  
 Location: 19C Crossfield Road N17 6AY  
 Proposal: The proposed erection of a roof/ loft conversion extension incorporating rear facing dormers and front facing roof-lights and solar panels.

Application No: **HGY/2021/1047** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 19/05/2021  
 Location: 5A Langham Place N15 3NA  
 Proposal: Installation of timber trellis on top of existing boundary wall and replacement of existing gate.

**NON Applications Decided: 1**

Application No: **HGY/2021/0994** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 29/04/2021  
 Location: 211 Downhills Way N17 6AH  
 Proposal: Amendments to windows, doors and external materials of the build approved under HGY/2020/3068.

**PNE Applications Decided: 1**

Application No: **HGY/2021/0936** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 10/05/2021  
 Location: 11 Mannock Road N22 6AT  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 2.8m.

**RES Applications Decided: 1**

Application No: **HGY/2021/0891** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 10/05/2021  
 Location: 33 Stanmore Road N15 3PR  
 Proposal: Approval of details pursuant to condition 3 (Samples of External Materials) & Condition 5 (Construction Management Statement) attached to planning permission HGY/2019/2814.

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

Application No: **HGY/2021/0958** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 12/04/2021  
 Location: 334 Lordship Lane N17 7QU  
 Proposal: Use of property as small-scale HMO (certificate of lawfulness for an existing use)

**FUL Applications Decided: 7**

Application No:	<b>HGY/2021/0361</b>	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	09/04/2021
Location:	1 Mayfair Gardens N17 7LP		
Proposal:	Erection of first floor rear extension		
Application No:	<b>HGY/2021/0549</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	06/04/2021
Location:	4 Fenton Road N17 7JR		
Proposal:	Demolition and replacement of the existing single storey rear extension adjacent to No.2 Fenton Road rear garden.		
Application No:	<b>HGY/2021/0688</b>	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	19/04/2021
Location:	11 Balliol Road N17 7NY		
Proposal:	Replacement of single glazed timber sash and casement windows with PVCu double glazed windows. Replacement of front and rear doors with PVCu doors. Replacement of timber soffits and fascias with Rockpanel.		
Application No:	<b>HGY/2021/0690</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	22/04/2021
Location:	232 Tower Gardens Road N17 7QE		
Proposal:	Erection of a single storey extension, and loft conversion with rear roof lights		
Application No:	<b>HGY/2021/0720</b>	Officer:	Laina Levassor
Decision:	REF	Decision Date:	07/04/2021
Location:	22 Mayfair Gardens N17 7LP		
Proposal:	Construction of rear roof extension to facilitate loft conversion.		
Application No:	<b>HGY/2021/0914</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	30/04/2021
Location:	7 Morteyne Road N17 7DD		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2021/1078</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	18/05/2021
Location:	135 Risley Avenue N17 7HN		
Proposal:	Installation of rear roof lights to facilitate loft conversion.		

**NON Applications Decided: 1**

Application No:	<b>HGY/2021/1067</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/04/2021
Location:	555 White Hart Lane N17 7RP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2020/0635 involving the installation of an additional substation and the relocation of an approved substation.		

**PNC Applications Decided: 1**

Application No: **HGY/2021/0775** Officer: Laurence Ackrill  
 Decision: PN GRANT Decision Date: 16/04/2021  
 Location: Unit 3-5a 550 White Hart Lane N17 7BF  
 Proposal: Prior approval for proposed installation of Solar Photovoltaics (PV) equipment to the roof

**RES Applications Decided: 1**

Application No: **HGY/2021/0677** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 12/05/2021  
 Location: 500 White Hart Lane N17 7NA  
 Proposal: Approval of details pursuant to condition 13 (Biodiversity Enhancement Strategy) attached to planning permission HGY/2018/0047

**TEL Applications Decided: 1**

Application No: **HGY/2021/0895** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 12/05/2021  
 Location: Corner of Gospatrick Road and Waltheof Gardens N17 7EA  
 Proposal: Proposed installation of 15m Phase 8 Street Pole C/W wrapround Cabinet at base and associated ancillary work.(Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 12**WARD: **Woodside****CLUP Applications Decided: 4**

Application No: **HGY/2021/0660** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 19/04/2021  
 Location: 17 Newnham Road N22 5SS  
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 1 front rooflights and Juliet balcony - proposed use.

Application No: **HGY/2021/0996** Officer: Samuel Uff  
 Decision: PERM REQ Decision Date: 19/05/2021  
 Location: Public House 235-239 High Road N22 8HF  
 Proposal: Certificate of lawfulness for proposed wall and railing

Application No: **HGY/2021/1041** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 14/04/2021  
 Location: 5 Cumberland Road N22 7TD  
 Proposal: Certificate of Lawfulness for rear dormer loft conversion with front roof lights.

Application No: **HGY/2021/1296** Officer: Christopher Smith  
 Decision: PERM DEV Decision Date: 12/05/2021  
 Location: 53 Dunbar Road N22 5BG  
 Proposal: Certificate of lawfulness for formation of a dormer window with a juliet balcony, installation of roof lights, demolition of the existing ground floor rear extension and construction of a single storey rear kitchen extension.

**FUL Applications Decided: 5**

Application No: **HGY/2021/0570** Officer: Sarah Madondo  
 Decision: REF Decision Date: 14/04/2021  
 Location: 62 Arcadian Gardens N22 5AD  
 Proposal: Change of use of property from a dwelling (C3 use) to an 8 persons house in multiple occupation (sui generis use) and the construction of rear dormer extension.

Application No: **HGY/2021/0652** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 14/04/2021  
 Location: 38 Ellenborough Road N22 5HA  
 Proposal: Single storey side extension

Application No: **HGY/2021/0686** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 11/05/2021  
 Location: Flat A 26 Park Avenue N22 7EX  
 Proposal: Erection of white UPVC / Aluminium Lean to Conservatory to the rear of the property

Application No: **HGY/2021/0850** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 12/04/2021  
 Location: 9 Park View Gardens White Hart Lane N22 5SH  
 Proposal: Proposed single storey rear extension

Application No: **HGY/2021/1179** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 19/05/2021  
 Location: 94 Eldon Road N22 5EE  
 Proposal: Erection of single storey rear extension

**PNE Applications Decided: 1**

Application No: **HGY/2021/0752** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 21/04/2021  
 Location: 12 The Crossway N22 5QS  
 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 3.42m and for which the height of the eaves would be 2.5m.

**RES Applications Decided: 2**

Application No: **HGY/2021/0576** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 20/04/2021  
 Location: Woodside House, Woodside Park High Road N22 8JZ  
 Proposal: Approval of details pursuant to conditions 4 (measures included in the detailed travel plan) and 6 (Parking Management Plan) attached to planning permission HGY/2017/1823)

Application No: **HGY/2021/0732** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 26/04/2021  
 Location: 43 Eldon Road N22 5DX  
 Proposal: Approval of details pursuant to condition 4 (Details of cycle parking) attached to planning permission HGY/2018/2715.

**TEL Applications Decided: 1**

Application No: **HGY/2021/0964**

Officer: Kwaku Bossman-Gyamera

Decision: GTD

Decision Date: 13/05/2021

Location: Elizabeth Blackwell House Progress Way N22 5PB

Proposal: Removal of 7no. existing antennas and the installation of 6no new antennas, the installation of 5 No. cabinets and the removal of 6 No. existing cabinets (6No. total remaining) and associated ancillary works thereto. (Prior notification: Development by telecoms operators)

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**Total Applications Decided for Ward: 13**

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**Total Number of Applications Decided: 404**

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