

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

Councillors: *Peacock (Chair), *Beacham, *Demirci, *Dodds (Deputy Chair), *Hare, *Mallett, *Patel, *Wilson and Weber

*Denotes Members present

Also Present: Councillor Williams substituting for Cllr Weber and Cllr Gorrie

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC307.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Weber for whom Cllr Williams was substituting.</p>	
PC308.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC309.	<p>DECLARATIONS OF INTEREST</p> <p>None received.</p>	
PC310.	<p>185A PARK ROAD N8</p> <p>The Planning Officer presented the report and informed the Committee that the application site was located within the sports fields of the club formerly known as North Middlesex Cricket Club. The site was bounded by 171-191 Park Road, there was existing vehicular access from Park Road. The building that was part of the planning application was currently used for storage.</p> <p>The planning officer further stated that the day nursery was once housed in the main pavilion/changing room building on the north side of the cricket ground. An application in 2007, sought permission to house the nursery in a new building on the side of the storage building. This was refused on the grounds that a new building was an inappropriate development in the Metropolitan Open Land (MOL). It was also noted that on the temporary closure of the day nursery, there was concern about the non-availability of this facility which was a benefit to local parents, carers and young children.</p> <p>The Committee was advised by the officer that the proposal was a conversion and not a new build, and would have no greater impact on the MOL than if the building continued to be used as a storage building. The existing building was capable of a conversion without major or complete reconstruction and would not have a materially greater impact, or conflict with the openness of the MOL. To overcome concerns about disturbance to nearby residents, an acoustic panel would be erected, directly behind the</p>	

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

panel would be some planting to avoid any visual impact to neighbours and there would also be conditions to regulate hours of use. Car parking provision was at the front entrance of the site off Park Road.

A representative from the Cricket Club addressed the Committee to object to the application on the grounds that the application was submitted on behalf of the Cricket Club which it was not. The proposed building was not considered to be derelict as it was currently used to hold equipment and it was not possible to house the machinery elsewhere on the site. There was no access for this machinery to get near other buildings on the site which were derelict. It was believed that if the proposed building was turned into a nursery then another application would need to be submitted to house the machinery as the cricket club would fail as there would be no means to maintain the grounds.

Two local residents informed the Committee that there was no evidence within the application to support the need for a nursery as there were three other nurseries in the area. An application for this building was previously refused and Inspectors had also agreed with the Committee's decision to refuse the application. The pavilion was not suitable to be used as a nursery, there was no evidence that a nursery was required in the area and no specific circumstances to warrant the proposal.

The Committee viewed the plans.

Members enquired about particular uses for MOL and whether the proposed application would overall affect the designation of the site. The Committee was advised that under PBG2 policy it was not specified that a nursery could not be put onto MOL and would not affect the openness of the land. It was not the intention to change the status of the MOL and the proposed scheme would not erode the MOL to an extent that it no longer had this status. The Committee made further enquiries about the play area for the nursery and whether they would have use of the playing field. In response the Committee was advised that the operation of the nursery would take note of the operation of the playing field. The day nursery would replace the surface of the play area suitable for children.

The Assistant Director of Planning, advised the Committee that the proposed application would not contravene policies which protect the MOL. The Committee could defer consideration of the application to ensure that it was an essential use on MOL.

The Chair moved a motion to change the use and refurbishment of the derelict storage building into a Day Nursery and grant permission subject to conditions.

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

	<p>RESOLVED</p> <p>That the application be refused as it was incompatible with the open sports use of the ground.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/1743 FOR PLANNING COMMITTEE DATED 02/12/2008</p> <p>Location: 185A Park Road N8</p> <p>Proposal: Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1).</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Refused</p> <p>Drawing No's: SYN/01 & 02.</p> <p>Reason:</p> <p>1. The proposed nursery use to be accommodated within a storage building would amount to inappropriate development, for which there is no very special circumstances demonstrated, in terms of Metropolitan Open Land, and which would in turn generate a need for additional ancillary storage buildings which would be visually intrusive and detrimental to the open setting of the sports field. As such the proposal is considered to be contrary to Haringey Policies OS2 'Metropolitan Open Land' and UD3 'General Principles' of the adopted Haringey Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PC311.</p>	<p>ALEXANDRA PARK SCHOOL, BIDWELL GARDENS N11</p> <p>The Committee was informed that Alexandra Park School was located on the south side of Bidwell Gardens N11. The main access to the school was via Albert Road and Rhodes Avenue. The school consisted of a mix of two, three and four storey buildings plus green space, games courts and car parking areas.</p> <p>The officer advised that there would be no increase in the capacity of the school created as a result of the proposed works which were aimed at improving the facilities for existing students. Therefore, the principle of the proposal was considered acceptable. The proposed new block would be a two-storey structure with a small second floor plant room, the height of the proposed building would be generally lower than the established heights of other buildings on the site. It was further considered</p>	

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

that the new development related positively to the existing school buildings and had minimal impact on the visual amenity of nearby open spaces. The school redevelopment was located within the existing school boundaries and therefore would not impinge on the Metropolitan Open Land.

The Committee was also informed by the planning officer that existing traffic generated from the site and existing car parking allocation would not be altered as a result of the proposed scheme. No alterations were proposed to the existing school access points or circulation areas. It was also considered that the new development would not result in any detrimental impact on the amenity of residents by reason of overlooking, loss of privacy or sunlight.

The Chair informed the meeting there were no objectors to this application and requested the Committee to view the plans.

The Committee enquired whether the location of the proposed new building would be screened by trees and in response was informed that trees would be planted after the building was built.

The Chair moved a motion to agree the recommendation to grant permission subject to conditions.

RESOLVED

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1937
FOR PLANNING COMMITTEE DATED 02/12/2008

Location: Alexandra Park School, Bidwell Gardens N11

Proposal: Erection of a two storey building to provide new sixth form study and common room space, and training space.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: S5235G0100, 0101, 0201, 0301, 0401, 1100, 2100, 2101, 2102, 2103; S5235H1000, 1101, 1102 & 1103.

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

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

3. No development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. The colour scheme for the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction works. Materials should be neutral tones (i.e. greys, taupe, cream etc) and / or dark green as per adjacent school block.

Reason: To ensure the new building relates to the existing school buildings and has minimal impact on the visual amenity of the adjacent green spaces and Metropolitan Open Land (MOL)

5. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent adverse light pollution to neighbouring properties.

6. The existing school boundary fence is to be maintained in good order and repaired where necessary to ensure proper function. Full details of any proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure access and egress to the site is via the formal points and boundaries are maintained between the school premises and adjacent uses.

7. A BREEAM Assessment shall be submitted to the Local Planning Authority, prior to the commencement of works, demonstrating compliance BSF Design Brief 2007.

Reason: To ensure the development incorporates sustainability measures to minimise environmental impacts of the proposed development.

8. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

	<p>contamination free.</p> <p>9. That a detailed plan for emergency access to the site shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the LFEPA prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority and LFEPA. Reason: In order to comply with LFEPA requirements and ensure appropriate access to the site in the case of emergency</p> <p>10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal has been assessed against and found to comply with Policies G1 'Environment', G2 'Development and Urban Design', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV9 'Mitigating Climate Change: Energy Efficiency', M10 'Parking and Development', OS5 'Development Adjacent to Open Spaces', OS17 'Tree Protection, Tree Masses and Spines', CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan (2006).</p> <p>Section 106: No</p>	
<p>PC312.</p>	<p>375, 377, 379 HIGH ROAD N17</p> <p>The planning officer explained to the Committee that the application site was situated at 375-377 High Road in Tottenham Green Conservation Area. The current use of the building was a single storey retail shop. The surrounding properties were in general three storey buildings consisting of ground floor retail shops and self contained flats above.</p> <p>The Committee were further informed that the proposed front and rear elevation of the two storey extension would blend into the existing height, bulk and mass of the neighbouring building. The proposed roof lights would not be detrimental to the street scene. The proposal had now been amended to provide 2 x one bed and 6 x 2 bed flats on the first, second floor and in the loft space. The proposed development would not have any impact on adjoining neighbours. The site was also located in a highly accessible area and was therefore considered suitable for car-free housing. A condition to ensure that 9 cycle racks were provided was also</p>	

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

proposed.

The Chair informed the meeting there were no objectors to this application and therefore representations could not be heard from the applicants. The Committee was requested to view the plans.

Members requested an additional condition subject to requiring submission of details to the planning authority details of the shop fronts.

The Chair moved a motion to grant planning permission subject to conditions and the extra condition.

RESOLVED

That the application be granted subject to conditions and the extra condition subject to the submission of details to the planning authority details of the shop fronts.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1862
FOR PLANNING COMMITTEE DATED 02/12/2008

Location: 375, 377, 379 High Road N17

Proposal: Erection of 3 x 2 storey extension on first, second and loft floors to create 3 x one bed and 6 x two bed flats.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: PP/101, PP102, PP/103, PP/104, PP/105, PP/201, PP/202, PP/203, PP/204, PP/205
PP/206 & PP/207.

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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Prior to the commencement of development, a drawing shall be submitted to show the provision of facilities for the storage of not less than 9 bicycles.

Reason: In order to facilitate the use of cycles by residents of the development.

5. Prior to the commencement of the development drawings at a scale of 1:20 for the proposed front elevation, including replacement shopfronts, shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include timber fascia profiles for both new shopfronts and shall provide joinery detail. As well detail design of the roof, walls, windows, and all facing materials shall be submitted. The development thereafter shall be implemented in accordance with the approved details.

Reason: In the interests of the character and appearance of the Conservation Area.

6. Fully annotated and dimensioned drawing of the complete front elevation, and cross section drawing showing detailed structural proposals for the development, and the effect on the ground floor shopfront, at a scale of 1:20, including detail design of roof, walls, windows, and all facing materials, shall be submitted and approved prior to commencement of development.

Reason: To ensure that the development is of a high standard to preserve the character and appearance of Tottenham Green Conservation Area.

7. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

8. Details of the design, materials and location of enclosure or structures to house waste and recycling containers shall be submitted to and approved by the Local Planning Authority prior to the commencement of development; such structures shall be installed before occupation of either of the flats.

Reason: In order to protect the amenities of the locality.

INFORMATIVE: The applicant submits the construction details to TFL prior to construction, for approval, the TFL officer being Gordon Adam,

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

	<p>North Area Development Control Officer, Transport for London, Windsor House, 42-50 Victoria Street, London SW1H 0TL</p> <p>INFORMATIVE: The applicant is advised that only the highest quality detail design and external facing materials, including yellow stock facing brickwork, in terms of colour, texture, bond, and pointing, to the frontage building facing the High Road will be acceptable.</p> <p>INFORMATIVE: The applicant is advised to contact the Council's Principal Conservation Officer to discuss the detailed design proposals and facing materials prior to submission of details.</p> <p>INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control Of Advertisements) Regulations 1989.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed erection of a 3 x 2 storey extension on first, second floor and in the loft space to create 3 x one bed and 6 x 2-bed flats is considered acceptable because overall its design and massing will be sympathetic to the existing neighbouring building at 373 High Road. The proposal would enhance the character and appearance of the conservation area. The Overall size and layout of the accommodation meets the requirements set out in SPG 3a. There would be no adverse affect on the privacy and amenity of adjoining neighbours and a car free scheme is suited to the location. As such it would be in accordance with Policies CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', UD3 'General Principles', UD4 'Quality Design', M9 'Car Free Residential Developments', HSG1 'New Housing Development' of the Haringey Unitary Development Plan and the Councils SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' and SPG 1a 'Design Guidance'.</p> <p>Section 106: Yes.</p>	
<p>PC313.</p>	<p>FORMER MIDDLESEX UNIVERSITY, WHITE HART LANE N17</p> <p>The Committee was advised that the application site comprised the part of the former Middlesex University site fronting Pretoria Road at the junction of Pretoria Road and College Road at the eastern end of the old Middlesex University campus.</p> <p>The planning officer explained that planning permission was granted in 2006 for the redevelopment of the Middlesex University</p>	

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

site for a new sixth form centre, 123 new residential units and a 70 bed care home. The scheme included the care home as part of the overall redevelopment of the site, with the care home element being submitted in outline only. A considerable level of detail was submitted with the application in order to give as much information regarding the complete scheme as possible at that time. The grant of that permission established the provision of the care home as being acceptable to this location based on relevant planning policy.

Haringey Council, Social Services had no objection to the proposed care home and considered that this used provided for local need and were keen to encourage the provision of an aged-care home in this area provided the quality of accommodation was of a high standard. The proposed facility was intended to provide care for a broad range of elderly people, including the frail and those who suffer from dementia, respite and intermediary care could also be provided.

The Committee also noted that the vehicle access to the site was from the existing access in College Road. The proposal included 16 car parking spaces including two disabled car spaces. It was considered that the site had adequate transport availability as it was very close to White Hart Lane Network Rail Station and local bus routes. A turning point was to be provided immediately adjacent to the entrance for refuse and delivery vehicles to turn within the site. A new ramped pedestrian access was proposed into the site direct from Pretoria Road.

The Officer further explained that in terms of landscaping, the line of mature lime trees fronting Pretoria Road and the screen of trees along College Road were to be retained. A new residents garden would be created to the rear of the building facing west, additionally, balconies were provided on each floor adjacent to the lift lobbies and bay windows. The applicant had submitted a sustainable energy strategy.

There were variations proposed to the Section 106 legal agreement:

1. Delete reference to the roof conservatory and replace with a ground floor rear conservatory on the basis that the location in the roof was not considered to be a suitable location for such a facility.
2. Vary the nomination agreement, alter the agreement from a right to purchase 50% of the bed spaces to serve a notice on the owner requiring consideration to be given to obtaining a place or places in the development at the time of requirement.

The Committee was asked to note the outline permission was

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

subject to 23 additional conditions which would have to be discharged separately.

The Chair informed the meeting there were no objectors to this application and requested the Committee to view the plans.

The Committee enquired whether a full method statement would be approved by the tree officer before the commencement of construction works and was advised that this was already a condition of the application. Members further requested that discussions took place with the Police to design out crime and were informed that they could put an informative to draw to the applicant's attention to provide a boundary area for that corner of the application.

The Chair moved a motion to agree the two recommendations outlined in the report and the informative for the applicant to provide a boundary area to design out crime.

RESOLVED

That the two recommendations outlined in the report be agreed along with an informative:

1. To vary schedule 3 of the Section 106 Legal Agreement attached to the outline permission.
2. To approve reserved matters, relating to siting, design, external appearance and landscaping, following approval in outline for the erection of a 70 bed care home.

Informative: To draw to the applicant's attention to provide a boundary area to design out crime.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0429
FOR PLANNING COMMITTEE DATED 02/12/2008

Location: Former Middlesex University, White Hart Lane N17

Proposal: Approval of reserved matters (siting, design, external appearance and landscaping) pursuant to outline planning permission HGY/2005/1439 for 70 bed care home.

Recommendation: Approve reserved matters and vary schedule 3 of the S106 agreement attached to the Outline Permission

Decision: Approve reserved matters and vary schedule 3 of the S106 agreement attached to the Outline Permission

Drawing No's: A4695/2.1/01, A4695/2.1/02, A4695/2.1/03A,
A4695/2.1/04, A4695/2.1/05, A4695/2.1/06, A4695/2.1/07,

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

	<p>A4695/2.1/08 & A4695/2.1/09.</p> <p>INFORMATIVE: The applicant is advised that this approval relates only to the reserved matters attached to the outline approval, (ref. HGY2005/1439), and that, notwithstanding this approval, conditions CH1-CH23 attached to the outline approval are still required to be discharged separately.</p> <p>Section 106: Yes</p>	
<p>PC314.</p>	<p>HORNSEY SCHOOL FOR GIRLS, INDERWICK ROAD N8</p> <p>The planning officer presented the report and advised that Hornsey School for Girls was built on former residential land in 1971. The site was bounded by Inderwick Road and the rear of residential properties on Rathcoole Gardens and Weston Park. It was considered that the proposed development would greatly improve the facilities for existing students. The new administration blocks would be able to provide more suitable dedicated facilities, and would be available for community use during the evenings which would create a more effective use of existing community sites. The position of the buildings near to the pavement was a departure from the existing school layout but it resulted in a more obvious street presence for the school. The proposed buildings were for relatively quiet activities such as administration and quiet study, the central courtyard was likely to be used more frequently, but this enclosure would service to attenuate much of the resultant noise.</p> <p>The officer further stated that the proposed buildings ere of modern design using traditional materials reflecting the locality. It was considered that all windows in the administration block and lower level windows were to be obscured glazing, the only clear glazed windows were those which were above head height, this would therefore result in limited overlooking. The proposal involved the removal of 15 trees on Inderwick Road frontage, 13 of which are mature. Twenty replacement specimens were proposed on Inderwick Road and Spencer Road frontages, including new street trees. The scheme incorporated CHP, natural ventilation, efficient use of water, sustainable urban drainage, measures to reduce solar gain and a green roof.</p> <p>The Committee were further informed that the school had a total of 74 off-street car parking spaces, which would be retained and covered cycle parking facilities capable of accommodating 50 bicycles. The school had an active travel plan which would help to promote and increase the number of students travelling by sustainable modes of transport. The Committee was asked to grant permission subject to conditions.</p> <p>A local resident from Inderwick Road addressed the Committee</p>	

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

on behalf of several local residents who all supported the improvement of schools in Haringey. Hornsey school for Girls was opened in 1971 to benefit the community. Local residents questioned why the location for this particular application was being proposed with the loss of many trees. The proposal also claimed to be a single storey building. Residents had worked with the BSF team, the school and had made changes to the application, however the Committee was asked to consider pushing back the wall, the provision of green roofs and a green frontage to the building.

Another local resident addressed the Committee who stated that local residents had engaged with the design process and their input had improved the original application, however it was still proposed that the building be located adjacent to the pavement. It was considered that the current proposal would not have this school at the heart of the community. There were 43 posters hung up in Inderwick Road asking for the wall of the proposed building to be pushed back from the pavement, otherwise it would be turned into a graffiti wall which would look like a prison.

Councillor Gorrie addressed the Committee and stated there had been good dialogue with the application who had and worked constructively with residents. The key issue, however was the administration building located adjacent to the pavement which was at odds with the design use of the street. The proposal changed the character and design of the homes on Inderwick Road. For the residents the proposal would not only alter the street scene but would further impact on their amenity and was requested that the proposal provide green roofs, the building be set back and trees be planted in front of it.

The head teacher of the school addressed the Committee and stated that the building programme would enable the school to provide safety for the children and staff. The school was improving and developing its relationship with the local community and neighbours and as a result concessions had been made to the planning application. The new blocks would enhance the learning facilities for the students and secure the safety and wellbeing of the staff.

The applicant's agent responded to the concerns raised by the objectors that the image they had presented was inaccurate. The location of the building at the front of the site was the preferred option and gave the school a presence of which the school currently lacked. In respect of the consultation, two open evenings and two informal meeting had been held with the head teacher with local residents following these substantial changes had been made to the application:

- The colour of the brick was changed to red.
- The main buildings pushed back by two metres.

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

- Additional planting was to be incorporated at the front of the building, in the street and at the side of the school.
- A new wild life garden was to be included.
- The application included twenty replacement trees and the street trees to be planted were in addition.
- Residents had raised concerns regarding the daylight, and in response the applicants had undertaken a study which was available to the Committee.

The applicant's representative further advised the Committee that the condition regarding obscure glazing applied only to the learning resource centre and this was to be amended to road level rather than floor level.

The Committee then viewed the plans.

The Committee acknowledged that the main objections regarding the proposal was in relation to the location of the buildings adjacent to the pavement, the height of the blocks, the lack of windows and the impact on the street scene. The applicant's agent responded that they were constrained by the location so the administration block had been lowered into the ground and set back by two and a half feet. Various locations has been investigated on the site and four different options were explored each had associated problems and wasn't feasible, however the proposed location was considered the only option and it should be borne in mind that the building was not residential. The height of the blocks was slightly higher than the existing brick wall surrounding the school but was being replaced by high quality buildings. The administration block was modestly low and took up the least amount of space on the site. The number of windows had further been increased in the learning resource centre.

The Committee requested a condition to further set back the buildings from the Road given that this was the main issue against the application and that the buildings were not in keeping with the street scene or area.

The Assistant Director of Planning, advised the Committee that if this condition were imposed then it would fundamentally change the scheme and the application would have to be revised. The Committee was informed that they could vote on the application to be deferred or on the application in front of the them.

Cllr Dodds moved a motion to grant the application in front of the Committee. Cllr Wilson moved a motion to defer the application in order for the application to be amended and the buildings set further back. The substantive motion was then put to a vote, there being four in favour and five against the motion was declared lost.

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

Members then requested the following conditions:

1. That green roofs be provided on both blocks.
2. That materials to be used in connection with the building shall be approved by the planning authority before work commences.
3. That condition 4 for obscure glazing be modified to state that the height of the obscure glazing be measured from ground level and not from building floor slab level.

The substantive motion was then put to a vote there being five in favour and four against the application was granted subject to conditions.

RESOLVED

That the application be granted subject to conditions and the additional conditions:

1. That green roofs be provided on both blocks.
2. That materials to be used in connection with the building shall be approved by the planning authority before work commences.
3. That condition 4 for obscure glazing be modified to state that the height of the obscure glazing be measured from ground level and not from building floor slab level.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1343
FOR PLANNING COMMITTEE DATED 02/12/2008

Location: Hornsey School For Girls, Inderwick Road N8

Proposal: Erection of 2 x single storey buildings at the school's frontage to provide a new administration block and learning resource centre, and create a new main school entrance.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: S5233 D 0 001 P2, 002 P1, 003 P1, 004 P2, 005 P2, 006 P2, 007 P2, 008 P2 & 010 P3.

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

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

4. The glazing to be installed on the western elevation shall be obscured to a height of at least 1.8m above from street pavement level.

Reason: To protect the privacy of neighbouring residents.

5. The tree replacement scheme shall be carried out in complete accordance with the plans and specification submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to provide a suitable setting for the proposed development in the interest of visual amenity.

6. The trunks of those trees to be retained shall be protected by two layers of chestnut paling or hessian sacking.

Reason: In order to ensure the safety of tree trunks during constructional works.

7. That the roofs of each of the proposed buildings shall be green roofs details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed detailed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the provision of a sustainable roof structure.

8. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

REASONS FOR APPROVAL

The proposed scheme makes a positive contribution to the appearance of the streetscene and is in keeping with the appearance of the school and surrounding pattern of development. It would also have little impact on

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

	<p>the residential amenity of neighbouring properties or local traffic conditions and incorporates appropriate sustainability measures. The scheme would be of great benefit to school users and the local community and achieves a suitable balance between their needs and the quality of the local built environment. The scheme is therefore considered to be in accordance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', CW1 'New Community/Health Facilities' and ENV9 'Mitigating Climate Change: Energy Efficiency' of the Unitary Development Plan 2006.</p> <p>Section 106: No.</p>	
PC315.	DATE OF NEXT MEETING Monday 8 December 2008.	

COUNCILLOR SHEILA PEACOCK
Chair