

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 13 JANUARY 2009**

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

*Denotes Members present.

Also Present: Councillors Butcher and Egan

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC338.	APOLOGIES Apologies were received Councillor Patel for whom Councillor Egan was substituting.	
PC339.	URGENT BUSINESS No items of Urgent Business were received.	
PC340.	DECLARATIONS OF INTEREST Councillor Egan declared a personal and prejudicial interest with respect to Item 7 as the site was in his Ward and he had made representations against the previous application. Councillor Egan further declared a personal interest in respect of Item 18, as he was currently a governor of St Thomas More School.	
PC341.	DEPUTATIONS/PETITIONS None received.	
PC342.	MINUTES The Committee was asked to agree the minutes of the Planning Committee held on 2 December 2008. RESOLVED: That the minutes of the meeting held on 2 December 2008 be agreed and signed.	
PC343.	EXCLUSION OF PUBLIC AND PRESS RESOLVED: That the press and public present be excluded from the meeting as Item 7 contained exempt information, as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1982); namely information relating to the business or financial affairs of any particular person	

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	(including the Authority holding that information).	
PC344.	<p>PUBLIC INQUIRY; APPEAL; 25 WATSONS ROAD N22</p> <p><i>Prior to the consideration of this Item Councillor Egan declared a prejudicial interest and left the room during its consideration.</i></p> <p>The Committee considered this item in private.</p> <p>RESOLVED:</p> <p>That evidence should not be put forward in relation to the reason for refusal (reason 3) based on Highways and Traffic issues, and that the Appellant and the Planning Inspectorate be informed of this decision.</p>	
PC345.	<p>RE-INCLUSION OF THE PUBLIC AND PRESS</p> <p>RESOLVED:</p> <p>That members of the press and public excluded from the meeting under Item 6 be re-admitted to meeting for the unrestricted agenda items.</p>	
PC346.	<p>APPEAL DECISIONS</p> <p>The Committee received a report detailing the outcomes of appeal decisions during November 2008.</p> <p>It was noted that of the eleven appeals that took place during the period five had been allowed and six rejected. A review of the decision making process was planned in order to improve decisions in line with government and Haringey targets.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC347.	<p>DELEGATED DECISIONS</p> <p>The Committee received a report setting out the decisions made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee during the period 17 November to 21 December 2008.</p> <p>In response to a query in relation to planning application HGY/2008/2012, the Committee was advised that the existing sheds had been demolished in order to provide space for a new communal facility for allotment users.</p> <p>RESOLVED:</p>	

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	<p>That the report be noted.</p>	
<p>PC348.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee received a report setting out performance against Development Control and Planning Enforcement targets since the previous meeting.</p> <p>It was noted that the Service was required to review the way that performance information was presented and that suggestions from the Committee, including incorporating information based on a calendar year, would be considered as part of this.</p> <p>There was agreement that performance during previous years should also be shown as a comparator.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the report be noted. 2. That performance information should be also be presented based on the Calendar year. 3. That performance information for previous years should be included in future reports to enable comparisons to be made. 	
<p>PC349.</p>	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Committee received a report setting out performance in relation to reducing the number of open Enforcement Cases.</p> <p>It was noted that a range of measures had been employed to improve the service provided and these were set out in the Action Plan. As part of this an Improvement Group had been established, which was Chaired by the Assistant Director of Frontline Services and had met on a monthly basis. This group had now had its last meeting and any outstanding issues were being taken forward by new regular meetings Chaired by the Assistant Director for Planning, Regeneration and Economy.</p> <p>The Committee was advised that Members had been consulted on changes to planning guidance, how this could be improved and their views incorporated.</p> <p>In response to concerns in relation to the cost of undertaking prosecution proceedings and suggestions that there should be more discussion with applicants to resolve issues of concern before prosecution, the Committee was advised that, wherever possible, there were extensive negotiations before prosecution</p>	

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	<p>proceedings began. It was noted that the Council's Overview and Scrutiny Committee also monitored enforcement action.</p> <p>Members particularly raised comments in relation to the performance indicators (PIs) table in appendix 2 of the report and felt that the information provided was not easily interpreted. The Head of Planning assured the Committee that the information provided would be reviewed and indeed, would like to see a PI which indicated the level of compliance. Enforcement Plan 7 - 12 on the table demonstrated actions taken against perpetrators however, it would be useful to see the effects of this action.</p> <p>The Committee was advised that the Service was at an early stage of the Enforcement Improvement Plan and the initial purpose was to reduce the backlog of cases, demonstrate enforcement action and what the Authority's current position was in relation to action taken. It was proposed that future reports should demonstrate that enforcement action was a success and this would be via a newsletter publishing examples of enforcement action delivered, the effects and outcomes.</p> <p>RESOLVED:</p> <p>That the recommendations outlined in the report be agreed:</p> <ol style="list-style-type: none"> 1. That the progress on reducing the number of open enforcement cases be noted. 2. That the progress made to date in improving service performance and the arrangements in place for the delivery and monitoring of these service improvements. 	
<p>PC350.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Officer advised the Committee that the Arboriculturalist had reported that the tree was of amenity value and the species (Caucasian Wingnut) was uncommon and rare.</p> <p>RESOLVED</p> <p>That the following Tree Preservation Order be confirmed:</p> <ol style="list-style-type: none"> 1. 112 Crouch Hill N8. 	
<p>PC351.</p>	<p>INFORMATION ITEM: CHANGES TO GENERAL PERMITTED DEVELOPMENT ORDER</p> <p>The officer presented the report to the Committee and advised that the government had made changes to the general permitted development order which came into force on 1 October 2008. The government had reduced the number of dwelling houses</p>	

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	<p>applications requiring formal planning permission. The implications of the changes meant stronger controls in conservations areas, new areas of controls on terraces and verandas, controls on over looking.</p> <p>It was noted that this could have an impact on appeal decisions over the next few months.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC352.</p>	<p>FERME PARK DEPORT, CRANFORD WAY, N8 9DG</p> <p>The Committee considered a report in relation to the application above and was provided with an overview of the salient points by the Planning Officer.</p> <p>The Committee was reminded that permission had been granted on appeal following a public enquiry and therefore, as part of the permission the Planning Inspector had attached forty-three conditions, fourteen of which required submission of and approval of details before development on the site could commence. In addition to the conditions attached the applicant had also agreed a Unilateral Undertaking that contained a Dust and Noise Management Schemes.</p> <p>In response to a concerns in relation to vehicular access and the provision of signage on the site, the Committee was advised that there was signage that made it clear that it was one way only.</p> <p>The Planning Inspector had not placed any restrictions on junctions outside and had not considered that Tottenham Lane would be adversely affected by additional traffic accessing the site.</p> <p>A representative from Action for Kids, (located near to the application site) addressed the Committee in objection to the application. Concern was raised regarding the additional traffic that the site would attract and specifically the impact upon the junction at Tottenham Lane. It was noted that many of the young people accessing the centre had serious health problems and it was contended that managing the traffic would seriously impact on the service provided to Haringey's most vulnerable children, particularly when walking between their two buildings.</p> <p>Councillor Ed Butcher spoke in objection to the application and raised concern at the length of time it had taken for the technical report to be made publicly available. He contended that there had not been sufficient consultation with local residents and that condition thirteen did not include adequate detail as to how the</p>	

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noise management scheme would be managed.

The Committee was reminded that planning permission had been granted and that the principal of granting permission was not being considered. The only issue being considered at present were the conditions attached and how these would be implemented and managed.

The applicants representative addressed the Committee and reiterated that the Committee was not considering the principal of granting planning permission as this had already been granted by the Planning Inspector. She noted that the conditions attached by the Planning Inspector were robust and comprehensive and that these had been published in advance of the meeting allowing members of the public the opportunity to consider what was proposed.

The Committee discussed the proposed noise and dust management schemes and it was noted that the noise levels would initially be monitored at three month intervals. The frequency of monitoring would be increased if necessary. It was noted that all vehicles waiting to unload goods would be required to turn their engines off.

In response to a query as to what the procedure was for members of the public wishing to make a complaint in relation to the site, the Committee was advised that the first point of contact would be the site manager, who would log the complaint and provide a reference. There was agreement that an informative should be added to the conditions listed requesting that a dedicated contact number be provided for members of the public wishing to make a complaint.

The Committee discussed the concerns raised by local residents in relation to the junction Cranford Road and Tottenham Lane and there was agreement that the Traffic Officer should look at how safety at this junction could be improved.

RESOLVED:

That planning permission be granted subject to conditions, informative to provide dedicated contact details for the site manager and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1574
FOR PLANNING COMMITTEE DATED 13/01/2009

Location: Ferme Park Depot, Cranford Way N8

Proposal: Approval of details pursuant to conditions 5 (unloading

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	<p>facilities), 6 (materials), 8 (wash down areas / facilities), 10 (enclosure), 11 (hard / soft landscaping), 12 (levels of buildings, roads, parking areas), 13 (compliance noise monitoring programme), 14 (scheme specifying physical / administrative provisions to control noise), 18 (acoustic walls), 20 (measures to control and contain dust), 21 (covered conveyor systems), 26 (traffic control / management system), 31 (western loop), 40 (surface water) and 43 (wheel wash facility) attached to planning appeal reference APP/Y5420/A/05/1189822, original planning reference HGY/2005/0007.</p> <p>Recommendation: Grant permission</p> <p>Decision: Grant permission</p> <p>Drawing No's: DHA/581/02C, 2506/01G, 2506/04C, 2506/06B, 006B, 007B, 003B, 004B, E5474-02 rev 2, E5474-03, 706571-DU-1 rev 2 & 2506/07.</p> <p>INFORMATIVE: The applicants are requested to provide details of the means for local residents to contact the Site Manager of the Concrete Batching Plant in the event of any alleged breach of planning conditions relating to Noise, Dust, or Vehicle Movements: such details to include a local telephone number.</p> <p>REASONS FOR APPROVAL</p> <p>The schemes and details submitted pursuant to those conditions associated with noise and dust control and monitoring (i.e. Conditions 5, 13, 14, 18, 20, & 21) have been amended to take account of the Council's concerns and are satisfactory and meet the requirements of the conditions. Details submitted pursuant to the remaining conditions (i.e. Conditions 6, 8, 10, 11, 12, 26, 31, 40 & 43) are also satisfactory. The application complies with Policies UD3 'General Principles', ENV7 'Air, Water & Light Pollution' and OS11 'Biodiversity' of the Council's Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PC353.</p>	<p>673 LORDSHIP LANE, N22</p> <p>The Committee considered a report in relation to the application above and was provided with an overview of the salient points by the Planning Officer.</p> <p>It was noted that the application was for student accommodation. Previous applications for normal residential flats had been refused on the grounds of overdevelopment, reduced amenity space and refusal to sign a Section 106 Agreement.</p> <p>In response to a query the Committee was advised that the use of the building was limited to student accommodation by condition. If</p>	

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the use was to be altered an application would have to be made and submitted to the Committee for consideration.

There was agreement that two informatives should be added requesting that a maintenance scheme be put in place to ensure that the grounds and communal areas were properly maintained and that a second informative be added requesting that the Police were consulted in relation to the design of the scheme.

Concern was that refuse would have to be taken further than was usually desirable for collection and via a cobbled surface and there was agreement that Waste Management should be contacted to discuss this.

RESOLVED:

That planning permission be granted subject to conditions, informatives and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2072
FOR PLANNING COMMITTEE DATED 13/01/2009

Location: 673 Lordship Lane N22

Proposal: Erection of four storey plus basement student housing block comprising 28 studio units, plus associated parking, refuse and recycling to the rear.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 0822 003, 152, 153, 200, 210 & 211.

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.

3. Samples of all materials to be used for the external surfaces of the

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development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types 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.

4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

5. 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.

6. The structures and areas shown to house recycling facilities and refuse and waste storage on drawing 7209/01/A within the site shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

7. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

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

8. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

9. The rooms should be let only to a college of full time education students.

Reason: To prevent it from being sold on the market for residential use

10. 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

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	<p>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.</p> <p>INFORMATIVE: Further to Condition 7 above, the Council would wish to receive details of a Management Scheme for the regular maintenance and upkeep of the landscaped area of this development.</p> <p>INFORMATIVE: The Council would encourage the applicants to seek advice from the Crime Prevention Design Advisor, (Tel No: 020 8345 2167), to achieve security standards detailed in the "Secured by Design" scheme.</p> <p>INFORMATIVE: The applicants are advised to contact the Council's Waste Management Team to make appropriate arrangements for the handling of refuse and recycling bins and their collection via the rear access road.</p> <p>REASONS FOR APPROVAL</p> <p>It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment that incorporates students accommodation is wholly appropriate. There is evidence of a demand for this type of accommodation and also evidence regarding affordability. The proposal introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area. The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight. The parking provided is suitable due to its location and cycle racks have also been provided. The scheme will provide adequate bin storage and a recycling area. As such the proposal would be in accordance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan and The Councils SPG 1a 'Design Guidance' within the UDP HSG 5 'Hostel Accommodation' and M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG 1a 'Design Guidance' and Housing Supplementary Planning Document - October 2008.</p> <p>Section 106: Yes</p>	
<p>PC354.</p>	<p>ST THOMAS MORE RC SCHOOL, GLENDALE AVENUE, N22</p> <p><i>Prior to the consideration of this Item Councillor Egan declared a prejudicial interest and left the Chamber during its consideration.</i></p> <p>The Committee considered a report in relation to the application above and was provided with an overview of the salient points by the Planning Officer.</p>	

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It was noted that although the site was not within a Conservation Area part of the original building was Listed. The Conservation Team did not object to the design proposed and therefore the application was acceptable in this respect.

In response to concerns regarding the environmental efficiency of the proposal the Committee was advised that due to existing buildings situated on the site and its orientation, there were constraints upon what could be achieved on the site. However, measures had been taken wherever possible to ensure that the building would be as energy efficient as possible given the constraints of the site.

The Committee was advised that Condition three dealt with the materials that were to be used in the scheme and that this captured Members concerns in relation to this issue. In addition to this there was agreement that an Informative should be added requesting that the colours used should be agreed in consultation with the planning officer and the school. A further informative that extra trees were planted in relation to landscaping.

RESOLVED:

That the application be granted subject to conditions and an informative that the colours used in relation to the building be agreed in consultation with the planning officer and the school and that extra trees be planted in relation to landscaping.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2160
FOR PLANNING COMMITTEE DATED 13/01/2009

Location: St Thomas More RC School, Glendale Avenue N22

Proposal: Erection of two storey building providing 1582 sqm. of additional teaching / learning accommodation for music, drama and media studies. Erection of single storey extension to the Learning Resources Centre (Library). Provision of new visitors entrance to school, new lift, new main stairs and remodelling of 205 sqm. of existing space.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 660/AL(0)001, 010, 011, 012, 013, 020, 021, 022, 023, 024, 025 & 030.

Conditions:

1. The development hereby authorised must be begun not later than

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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.

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. 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 contamination free.

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development.

Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.

6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

7. Hard landscaped areas shall be permeable in construction and/or design.

Reason: To allow water infiltration and thus reduce water runoff to the storm water system.

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8. 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.

9. That details of all levels on the site in relation to the surrounding area shall be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

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

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development.

11. The following water conservation measures shall be implemented: Where sanitary fittings (taps, WC's, showers etc.) are being installed, low water use appliances shall be used. This will include spray taps, dual flush WC's, low flow shower heads with movement sensor control or similar.

Reason: To ensure the development incorporated water conservation measures, in order to contribute to efficient use of water by the development.

12. 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 access points and the boundary materials provide a positive contribution to the streetscape.

13. 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.

INFORMATIVE: Pursuant to Condition 5 above, (Landscaping), the Council would wish to see the planting of additional trees in the landscape zone between Crofts Lane and the rear access road which will run between the new two storey building and the northern boundary of the site: such trees to be of moderate height with thin stems, such as Silver Birch, Rowan or Norway Maple.

INFORMATIVE: Pursuant to Condition 3 above, (Materials), the Council would wish to see alternative colours employed in the treatment

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	<p>of the two staircase towers, other than the acrylic blue finish shown on the submitted drawings: such colours to be agreed with officers of the Planning Service in conjunction with representatives of the school.</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', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M4 'Pedestrians and Cyclists', M10 'Parking and Development', OS2 'Metropolitan Open Land (MOL)', OS3 'Significant Local Open Land (SLOL)', OS5 'Development Adjacent to Open Spaces', CW1 'New Community / Health Facilities', CSV2 'Listed Buildings', CSV4 'Alterations and Extensions to Listed Buildings' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance and SPG8d 'Biodiversity Landscaping & Trees' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p>Section 106: No.</p>	
<p>PC355.</p>	<p>TOTTENHAM TOWN HALL, TOWN HALL APPROACH ROAD, N15</p> <p>The Committee considered a report in relation to the application above and was provided with an overview of the salient points by the Planning Officer.</p> <p>Prior to the consideration of the application the Planning Officer advised the Committee of a number of amendments to the report:</p> <ol style="list-style-type: none"> 1. Under ownership it should state: Public and not private. 2. Under planning designations it should include: Tottenham High Road Regeneration Corridor. 3. Under details of proposal: <ul style="list-style-type: none"> Paragraph 2: should read 11 x 3 bed and 4 x 4 bed units. Paragraph 3: should read “the central element of three and four storeys being linked to the Town Hall Building”. Paragraph 6: should read 25 car parking spaces being provided instead of 26. 4. Under consultation it should state: English Heritage. 5. Under responses: LFCDA had originally expressed concerns, these were discussed and they were now satisfied. 6. Under analysis/assessment of the application: <ul style="list-style-type: none"> Sub paragraph: design and appearance, paragraph 2: 	

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should read three and four storey buildings and not two and four.

Sub paragraph: Traffic and parking provision, paragraph 2: should read 25 car spaces in two locations.

The Committee was reminded that the site was included within a Conservation Area where there was an existing Master Plan and Brief in place. One of the Brief's objectives was to restore and refurbish the Town Hall to preserve the character of the area.

It was noted that the development would include a proportion of properties under the New Build Home Buy –Rent to Home Buy scheme and applicants would be selected under the normal nomination arrangements in place for the North London Sub-Region. The Committee was advised that the aim of the scheme was to ensure that new build homes for sale under shared ownership schemes did not become void due to the current economic environment. This would also encourage developers and Registered Social Landlords (RSL's) to continue to commence developments.

The Committee was advised that housing under this scheme would not be distributed throughout the site.

In response to concerns that the current public transport infrastructure was insufficient to cope with the additional users that the development would create, the Committee was advised that when considering applications the Planning Authority referred to the plans published by Transport for London (TfL), which set out future investment and development. In the case of this development plans issued by TfL indicated that local transport infrastructure would be able to cope with the addition level of use generated by the development.

It was noted that residents using commercial vehicles as part of their employment may incur difficulties finding somewhere to park once the permit scheme proposed was introduced and it was suggested that the Council should develop an approach to address this.

There was agreement that a photographer should be employed to make a record of the site prior to work commencing and that an informative should be attached requesting that larger species of trees be used wherever possible.

RESOLVED:

That the application be granted subject to conditions, informatives, the tabled amendments and a Section 106 Legal Agreement.

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INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2033
FOR PLANNING COMMITTEE DATED 13/01/2009

Location: Tottenham Town Hall, Town Hall Approach Road N15

Proposal: Demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, including existing bunker, (retaining central part of South Range Building) and erection of 4 blocks of houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: J06.357/D(01)01, 02, 03C, 04 -11, 12A,13A, 14, 15A 16B , 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61, 100, 101 & 102.

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.

3. Notwithstanding the description of the materials in the application, no development to Blocks B, C and D 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 development of Blocks B, C and D, a scheme for the for the landscaping and treatment of the surroundings of the proposed development, notwithstanding the details of landscaping referred to in the application, to include detailed drawings of:

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- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of Blocks B, C and D of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping 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 maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local 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.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard the trees in the interest of visual amenity of the area.

7. Before any works to Blocks B, C and D herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

8. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development of Blocks B, C and D.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

9. 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.

10. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

11. The development hereby approved shall be built in phases in accordance with a phasing programme to be agreed in writing with the Local Planning Authority before works commence. Subsequent phases shall not be commenced until the completion of the previous phase to the satisfaction of the Local Planning Authority.

Reason: In order to reduce the impact of a large scheme by ensuring progressive completion of limited areas within the site.

12. 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 residential units and the approved scheme shall be implemented and permanently retained thereafter.

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

13. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other

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purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

14. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of occupation of the Town Hall or commencement of development in relation to Blocks B, C and D. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

15. Notwithstanding the details contained in the drawings hereby approved, fully annotated and dimensioned detailed drawings showing the access gate at north corner of front elevation of the listed building, illustrating how its detail design relates to the design and alignment of the boundary fencing, and associated landscaping, to the Bernie Grant Centre Square, with plans and elevations at a scale of 1:20.

Reason: to ensure the satisfactory development of the site and protection of the setting of the listed building.

16. Prior to the commencement of development of Blocks B, C and D fully annotated and dimensioned detail designs, notwithstanding the details shown on the application plans, showing the gate access and railings enclosure to the rear courtyard of the listed building with plan and elevation at a scale of 1: 20 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure the satisfactory development of the site and the protection of the setting of the listed building.

17. Prior to the commencement of development of Blocks B, C and D fully annotated and dimensioned details at a scale of 1: 20 of boundary fencing to the site, including access metal gates to the alleyway behind Block B backing onto the Bernie Grant Centre, notwithstanding the description of the proposed boundaries in the application documentation, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

18. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the public realm courtyards, vehicular routes and parking areas, pedestrian routes and designated community amenity open space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development of Blocks B, C and D.

Reason: to ensure the satisfactory appearance of the development.

19. Notwithstanding the details contained in the drawings hereby approved, fully annotated and dimensioned plans, sections and

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	<p>elevations at a scale of 1: 10 showing the proposed external facing materials and typical detail design features of the central range of Clyde Road Depot, including Clock Tower, roof verge, gable and eaves details, typical door, typical window details shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development of Blocks B, C and D.</p> <p>Reason: To ensure the satisfactory development of the retained Ranges buildings.</p> <p>REASONS FOR APPROVAL</p> <p>The scheme proposes i) the refurbishment and reuse of Tottenham Town Hall and ii) the erection of 109 new residential units to the rear of the site, including affordable housing. The scheme includes the retention of part of the Ranges buildings and recording of the Cold War bunker in Clyde Road depot. As such, the scheme achieves the Councils dual objectives of protecting and reusing the listed buildings and contributing to the Councils strategic housing target for the borough. The proposal has been assessed in the light of the appropriate national, strategic and local guidance and is considered to meet the provisions of the relevant policies and guidance. Conditional planning permission is therefore recommended subject to a S106 agreement to secure principally the satisfactory completion of works to the retained Town Hall and its future management, affordable housing provision, education contribution and monitoring charge.</p> <p>Section 106: Yes.</p>	
<p>PC356.</p>	<p>TOTTENHAM TOWN HALL, TOWN HALL APPROACH ROAD, N15 ~ LISTED BUILDING CONSENT</p> <p>The Committee was asked to consider listed building consent for the application outlined in PC335. The Planning Officer provided an overview of the salient points outlined in the report.</p> <p>RESOLVED:</p> <p>That Listed Building Consent be granted subject to conditions, informatives and the tabled amendments.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/2036 FOR PLANNING COMMITTEE DATED 13/01/2009</p> <p>Location: Tottenham Town Hall, Town Hall Approach Road N15</p> <p>Proposal: Listed Building Consent for demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, includign existing bunker, (retaining central part of South Ranger Building) and erection of 4 blocks of</p>	

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houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: J06.357/D(01)01, 02, 03C, 04 -11, 12A,13A, 14, 15A 16B , 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61, 100, 101 & 102.

Conditions:

1. The works of demolition or alteration by way of partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

Reason: To ensure that premature demolition does not take place.

2a. Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition of any part of the Town Hall building, structural engineers' drawings a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings method statement thus approved.

Reason: In order to safeguard the special architectural or historic interest of the building.

2b. Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition of any part of the Clock House Range building, structural engineers' drawings a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings method statement thus approved.

Reason: In order to safeguard the special architectural or historic interest of the building.

3. The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other

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methods of concealment are proposed. Any works carried out shall be in accordance with such approval

Reason: In order to safeguard the special architectural or historic interest of the building.

4. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural or historic interest of the building.

5. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural or historic interest of the building.

6. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the building.

7. The new facing brickwork to the Town Hall shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the building.

8. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the building.

9. Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the Council as local planning authority (in consultation with English Heritage) before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

Reason: In order to safeguard the special architectural or historic interest of the building.

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10. All redundant plumbing, mechanical and electrical services and installations, including the external dumb waiter on north elevation, and air conditioning units, shall be carefully removed from the listed building. The internal and external fabric, materials and finishes of the building be properly restored with matching materials

Reason: In order to safeguard the special architectural or historic interest of the building.

11a. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work to the Town Hall building is begun. The relevant work shall be carried out in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other:

a. The applicant shall prepare a full condition survey of the Town Hall detailing the necessary repairs and restorations which will inform the specification for works. This should be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings.

b. A full specification for repairs to the Town Hall shall be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings submitted prior to the commencement of works on site.

c. Fully annotated and dimensioned plans, sections and elevations at a scale of 1: 20 showing all proposed internal alterations to the listed building.

d. Samples of new facing materials to the Town Hall and new buildings are to be made available of site prior to the start of works for approval.

e. Fully annotated and dimensioned plans, sections and elevations of the Town Hall building at a scale of 1: 50 showing the detail design of the new rear gable wall, (including central chimney), gate to rear courtyard, stone capping, all associated lead flashings to the roof, and associated external refuse stores at ground floor level.

f. A salvage strategy for the reuse of historic materials including bricks and the extensive granite setts throughout the site shall be submitted prior to the commencement of works.

Reason: In order to safeguard the special architectural or historic interest of the building.

11b. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work to the Clock House Range building is begun. The relevant work shall be carried out

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in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other]:

a. The applicant shall prepare a full condition survey of the Clock House Range detailing the necessary repairs and restorations which will inform the specification for works. This should be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings.

b. A full specification for repairs to the Clock House Range shall be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings submitted prior to the commencement of works on site.

c. Samples of new facing materials to the Clock House Range and new buildings are to be made available of site prior to the start of works for approval.

d. A salvage strategy for the reuse of historic materials including bricks and the extensive granite setts throughout the site shall be submitted prior to the commencement of works.

e. A detailed landscape strategy including a plan at a scale of 1:200 illustrating the existing paved areas where existing granite sets on site are to be retained, and the areas where they will carefully taken up and re-laid as the principal paving material in the public realm courtyards and access roads of the development. Samples of new hard landscaping materials will be made available on site for approval

f. Fully annotated and dimensioned plans, sections and elevations at a scale of 1: 10 showing the proposed external facing materials and typical detail design features of the central range of Clyde Road Depot, including Clock Tower, roof verge, gable and eaves details, typical door, typical window details.

g. A detailed schedule of boundary treatments, showing gates and railings, with detailed drawings as appropriate. Specifically this should include:

" fully annotated and dimensioned details showing the access gate at north corner of front elevation of the Town Hall, illustrating how its detail design relates to the design and alignment of the boundary fencing, and associated landscaping, to the Bernie Grant Centre Square, with plans and elevations at a scale of 1:20.

" fully annotated and dimensioned details at a scale of 1: 20 of boundary fencing to the site, including access metal gates to the alleyway behind Block B backing onto the Bernie Grant Centre.

h. Full details of artificial lighting scheme to the public realm

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courtyards, vehicular routes and parking areas, pedestrian routes and designated community amenity open space, and for the Town Hall Building.

i. Fully annotated and dimensioned typical bay elevation and section drawings of Blocks B, C & D at a scale of 1:50, showing details of roof, facing materials, finishes, windows, balcony, doors, walls.

Reason: In order to safeguard the special architectural or historic interest of the building.

12a. No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by local planning authority advised by English Heritage. This programme of recording should correspond to Level 3 as set out in English Heritage's published guidance Understanding Historic Buildings: A guide to good recording practice.

Reason: To ensure that an appropriate record is made of any fabric of architectural / historic / archaeological significance which may be revealed or affected by the works hereby approved.

12b. A separate report corresponding to Level 3 recording will also be undertaken in respect of the Cold War Bunker. No works of demolition or development to the Clyde Road Depot Site shall take place until a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by local planning authority advised by English Heritage.

Reason: To ensure that an appropriate record is made of any fabric of architectural / historic / archaeological significance which may be revealed or affected by the works hereby approved.

13. No cleaning of masonry of the Town Hall building, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of these details in relation to the Town Hall building. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural or historic interest of the building.

14. No repointing of brickwork of the Town is authorised by this consent without prior approval of details in relation to the Town Hall building. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural or historic interest of the building.

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15. All new external joinery shall be of painted timber.
Reason: In order to safeguard the special architectural or historic interest of the building.

16. All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black.
Reason: In order to safeguard the special architectural or historic interest of the building.

17. No development to the Town Hall building shall take place until the applicant has secured the implementation of a plan of archaeological work in accordance with a written scheme of investigation in that area which has been submitted to and accepted in writing by the Council as planning authority.
Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16.

18. Notwithstanding the description of the materials in the application, no works on the Town Hall 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.

19. No cleaning of masonry of the Clock House Range building, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details in relation to the Town Hall building. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.
Reason: In order to safeguard the special architectural or historic interest of the building.

20. No repointing of brickwork of the Clock House Range building is authorised by this consent without prior approval of details in relation to the Town Hall building. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.
Reason: In order to safeguard the special architectural or historic interest of the building.

21. No development shall take place until the applicant has secured the implementation of a plan of archaeological work in accordance with a written scheme of investigation in that area which has been submitted to and accepted in writing by the Council as planning authority.

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	<p>Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16.</p> <p>INFORMATIVE: Listed Building Consent may be required for cleaning operations to listed buildings.</p> <p>INFORMATIVE: Listed Building Consent may be required for the repointing of brickwork to listed buildings.</p> <p>INFORMATIVE: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.</p> <p>The scheme proposes the refurbishment and reuse of the Town Hall building as well as the residential redevelopment of the rear of the site, retaining part of the former Ranges buildings and the recording of the Cold War bunker. As such, the scheme achieves the Councils objective of retaining and reusing statutorily listed buildings in the borough in line with the advice in PPG15, the London Plan 2008 and policy CSV2 'Listed Buildings' of the Unitary Development Plan 2006.</p> <p>Section 106: No.</p>	
<p>PC357.</p>	<p>TOTTENHAM TOWN HALL, TOWN HALL APPROACH ROAD, N15 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent in relation to the application outlined in PC355 above and was provided with an overview of the salient points by the Planning Officer.</p> <p>RESOLVED:</p> <p>That Conservation Area Consent be granted subject to conditions and the tabled amendments.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/2035 FOR PLANNING COMMITTEE DATED 13/01/2009</p> <p>Location: Tottenham Town Hall, Town Hall Approach Road N15</p> <p>Proposal: Conservation Area Consent for demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, including existing bunker, (retaining</p>	

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	<p>central part of South Range Building) and erection of 4 blocks of houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.</p> <p>Recommendation: Grant Consent subject to conditions</p> <p>Decision: Grant Consent subject to conditions</p> <p>Drawing No's: J06.357/D(01)01, 02, 03C, 04 -11, 12A,13A, 14, 15A 16B , 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61, 100, 101 & 102.</p> <p>Conditions:</p> <p>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.</p> <p>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.</p> <p>3. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. Reason: In order to safeguard the special architectural or historic interest of the building.</p> <p>Section 106: No.</p>	
<p>PC358.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC359.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 9 February 2009 at 7:00pm.</p> <p>The meeting concluded at 10:10pm.</p>	

**Councillor Sheila Peacock
Chair**