

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0323  
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 05/06/2006

Location: 16 - 52 High Road N15

Proposal Conservation Area Consent for the demolition of existing garages and erection of a part 4 / part 5 storey building comprising 6 x one bed, 6 x two bed, 4 x three bed and 2 x four bed self contained flats with commercial units at ground floor level and parking in basement.

Recommendation  
Decision REF

Drawing No.s 7117/10, 11, 12, 13, 14, 15, 16, 17 & 18.

Conditions and/or Reasons

.1 The proposed demolition of the existing buildings on th site would be premature in that the Local Planning Authority has not granted planning permission for a suitable replacement development. Premature demolition would result in unsightliness detrimental to the amenities of the South Tottenham High Road Conservation Area contrary to policy DES 2.4 Demolition Partial Demoition and Changes to Appearance of Buldings in Conservation Areasand policy CSV1A Development in Conservation Areas of the Haringey Unitary Development Plan revised Deposit Consultation Draft September 2004.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0322  
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 05/06/2006

Location: 16 - 52 High Road N15

Proposal Demolition of existing garages and erection of a part 4 / part 5 storey building comprising 6 x one bed, 6 x two bed, 4 x three bed and 2 x four bed self contained flats with commercial units at ground floor level and parking at basement.

Recommendation

Decision REF

Drawing No.s 7117/10, 11, 12, 13, 14, 15, 16, 17 & 18.

Conditions and/or Reasons

1. The proposed development by reason of excessive height, bulk, massing, and general appearance would be out of keeping with the street scene and character and appearance of the locality and would detract from the amenities of adjoining residential properties contrary to Policies DES1.1 Good Design and How Design Will be Assessed, DES 1.2 Assessment of Design Quality (1) Fitting New Buildings into the Surrounding Area, DES 1.3 Assesment of Design Quality (2) Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3) Building Lines, Layout, Form, Rhythm and Massing, DES 1.9 Privacy and Amenities of Neighbour, DES 1.10 Overdevelopment, of the Haringey Unitary Devlopment Plan and UD2 General Principles, SPG1A Design Guidance and Design Statements, and SPF3B

Privacy/overlooking, aspect outlook, daylight /sunlight of the Unitary Development Plan revised Deposit Consultation Draft September 2004.

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Location: 16 - 52 High Road N15

Proposal Conservation Area Consent for the demolition of existing garages and erection of a part 4 / part 5 storey building comprising 6 x one bed, 6 x two bed, 4 x three bed and 2 x four bed self contained flats with commercial units at ground floor level and parking in basement.

Recommendation  
Decision REF

Drawing No.s 7117/10, 11, 12, 13, 14, 15, 16, 17 & 18.

Conditions and/or Reasons

.1 The proposed demolition of the existing buildings on th site would be premature in that the Local Planning Authority has not granted planning permission for a suitable replacement development. Premature demolition would result in unsightliness detrimental to the amenities of the South Tottenham High Road Conservation Area contrary to policy DES 2.4 Demolition Partial Demoiton and Changes to Appearance of Buldings in Conservation Areasand policy CSV1A Development in Conservation Areas of the Haringey Unitary Development Plan revised Deposit Consultation Draft September 2004.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/2159  
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 05/06/2006

Location: 24A Birstall RoadN15

Proposal Erection of a two storey building comprising 4 x one bed and 4 x two bed self contained flats.

Recommendation LEGAL

Decision LEGAL

Drawing No.s Not numbered

Conditions and/or Reasons

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 Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls 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. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of 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 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 Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

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. An enclosure for 8 x 240 litre dustbins and 8 green recycling boxes in accordance with guidance issued by the Local Planning Authority shall be provided prior to occupation of the building. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to any works commencing on site.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

7. That not more than 8 separate flats shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

8. An enclosed shelter accommodating 3 bicycle parking spaces in accordance with guidance issued by the Local Planning Authority shall be provided prior to any works commencing on site. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to any works commencing on site.

Reason: To provide an alternative mode of transport to residents, which will reduce traffic and parking demand.

9. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.

Reason: To protect the health of future occupants of the site.

10. The proposed development shall have no more than 2 central dishes/aerial systems 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 works commencing on site and the approved scheme shall be implemented and permanently retained thereafter.

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

11. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, 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.

12. That an upstanding party wall shall be constructed above the roof at the point of division between the two properties proposed.

Reason: In order to ensure a satisfactory appearance of the property and protect and enhance the appearance of the street scene.

13. That a detail treatment for the area in front of the property including landscaping and front boundary walls shall be submitted to and approved by the the Local Planning Authority before the works commence.

Reason: In order to ensure a satisfactory appearance of the property and to protect and enhance the appearance of the street scene.

14. That the front doors of the proposed development shall be inset behind the front wall of the proposed development details of which shall be submitted to and approved by the Local Planning Authority before the commencement of the works.

Reason: In order to ensure a satisfactory appearance of the property and the protect and enhance the appearance of the street scene.

15. That a central aerial system be provided and permanently retained thereafter to the satisfaction of the Local Planning Authority details of which shall be submitted to the Local Planning Authority for approval prior to the commencement of the works.

Reason: In order to ensure a satisfactory appearance of the property and to protect and enhance the appearance of the street scene.

INFORMATIVES

The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

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.

#### REASONS FOR APPROVAL

The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

The proposal at 24A Birstall Road, N15 for the erection of a two storey building comprising 4 x 1 bed and 4 x 2 bed self contained flats complies with Policies HSG 1.1: 'Strategic Housing Target'; HSG 2.1: 'Dwelling Mix For New Build Housing'; HSG 2.2: 'Residential Densities'; DES 1.1 'Good Design and How Design Will Be Assessed'; DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale'; DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing'; DES 1.8 'Landscaping and Trees in Development Schemes'; DES 1.9 'Privacy and Amenity of Neighbours'; TSP 1.1 'Transport and New Development'; TSP 7.1 'Parking for Development'; RIM 1.2 'Upgrading Areas in Greatest Need' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.

Section 106