

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE  
MONDAY, 5 JUNE 2006**

Councillors Peacock (Chair), Bevan (Deputy Chair), Dodds, Hare, Beacham, Demirci, Patel and Weber

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PASC01.</b>	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies were received from Cllr Adje. Cllr H Lister substituted for Cllr Adje.</p>	
<b>PASC02.</b>	<p><b>URGENT BUSINESS</b></p> <p>In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.</p>	
<b>PASC03.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>Cllr Lister declared an interest in the application being considered for 16-52 High Road N15 as he had met last week with the legal representative for the applicant on a different matter. The advice he had received from the monitoring officer, although not prejudicial, he had decided to leave the room when this application was being discussed and decided on.</p>	
<b>PASC04.</b>	<p><b>DEPUTATIONS/PETITIONS</b></p> <p>None received.</p>	
<b>PASC05.</b>	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the Planning Applications Sub Committees held on 27 March 2006 and 24 April 2006 be agreed and signed.</p>	
<b>PASC06.</b>	<p><b>MATTERS ARISING</b></p> <p>Members raised the following matters from the minutes of the meeting held on 27 March 2006:</p> <p>PASC 118.</p> <p><b>315 The Roundway N17</b></p> <p>Cllr Bevan requested an update on what action had been taken with respect to a CPO for this application. Officers advised Members that in respect of The Roundway, this application was now at appeal. If the Committee were enquiring in general then this would have to be</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE  
MONDAY, 5 JUNE 2006**

	<p>implemented through a planned process. The way forward would be for Officers to look at sites and provide a planning brief. Planning briefs would need to fit in and around the work programme.</p> <p><b>Council Depot, Stoneleigh Road N17</b></p> <p>Cllr Bevan requested whether the documentary evidence for Members inspection had been provided by the applicant as he had advised the timber had a 50 year guarantee. Officers advised that this had been made a condition of the planning permission. This would only be provided if permission was implemented and this may take one to two years to produce.</p> <p>PASC 119</p> <p>The Chair enquired of Officers whether the Arboriculturist had revisited the Gas Works bordering 123 Hornsey Park Road N8 to inspect the Silver Birches near the substation.</p> <p><b>RESOLVED</b></p> <p>Officers agreed to investigate and report back to the next meeting.</p>	
<p><b>PASC07.</b></p>	<p><b>PERFORMANCE STATISTICS ON DEVELOPMENT CONTROL, BUILDING CONTROL AND PLANNING ENFORCEMENT ACTION</b></p> <p>Members were asked to note that performance was in line with government targets. Planning department were expected to win 70% of appeals. Members were also asked to note the rest of the report.</p>	
<p><b>PASC08.</b></p>	<p><b>APPEAL DECISIONS DURING MARCH AND APRIL 2006</b></p> <p>Officers reported that the appeals for March – April 2006 were mainly house hold alterations, extensions, conversation and the erection of mobile phone masts. Members were asked to note that with respect to masts, the application in Bounds Green Road was dismissed, however the application near Tesco in the High Road was allowed.</p>	
<p><b>PASC09.</b></p>	<p><b>DECISIONS UNDERTAKEN UNDER DELEGATED POWERS BETWEEN 13 MARCH 2006 AND 14 MAY 2006</b></p> <p>Members were asked to note there had been a lot of decision made between March and April 2006, which were listed in Ward order.</p>	
<p><b>PASC10.</b></p>	<p><b>PLANNING APPLICATIONS</b></p> <p><b>RESOLVED</b></p> <p>That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE  
MONDAY, 5 JUNE 2006**

minutes, be approved or refused, with the following points noted:

**16-52 High Road N15**

Officers informed the Committee that a site visit had now taken place. The attached report was the same as that presented to the previous committee. The proposal will not have an impact on street parking and provides affordable units. The applicant would enter into a Section 106 agreement. One objector spoke on behalf of local residents, representing JB Planning Associates, Chartered Town Planning and Surveyors who objected for the following reasons:

- The property building
- Density excess
- Five storeys is too high, large, bulky and in a conservation area.
- Poor design which is out of keeping with two and three storey buildings in the vicinity.
- It would have an adverse effect on the area
- The access ramp will affect the street scene on Rostrevor Avenue.
- Will have a detrimental impact, overbearing, loss of outlook, light and visibility – 90 metres of visibility is not achievable because of the bend in the road.
- Safety of young children because of the exit to the road.
- Noise of vehicles using the underground car park.
- Operation of the security gates

Two supporters for the development responded on the safety of access on Rostrevor Avenue. An in depth consultation had been carried out and discussions with Haringey highways. Access from Rostrevor Avenue was deemed to be the most safest. At the meeting with the Design Panel the safety was increased by the installation of a security gate. There is also a provision to provide audio and visual signals at the entrance to the gates which would be sign posted. The applicants had previously been to two pre application meetings and two post application meetings. Comments received had been taken on board and incorporated within the scheme before the Committee. Amenity space was recognised as being limited and the balconies had been enlarged at the design panel. The general size of all the units was in excess of all the standards.

Members decided to refuse the application on the grounds of bulk, height, mass in relation to residential amenity and the character and appearance of the locality.

**16-52 High Road N15 (Conservation Area Consent)**

Members were asked to consider Conservation Area Consent for the above demolition. Members did not agree to giving consent because planning permission for the above application was not granted.

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE  
MONDAY, 5 JUNE 2006**

**R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22**

Members noted that this application had been before the Committee previously however, this was a new scheme adjacent to Bowes Park Conservation Area. The proposal included the demolition of existing garages and the erection of four blocks, in total four flats and two houses. The density of the building was within the current density of 145. There was also provision for bins and two way vehicle access. It was suggested that the access be one way in and one way out. There were sixteen letters of objections concerning traffic and parking. The application would require a Section 106 agreement. Officers also recommended that the application be subject to the following conditions:

1. Hours of construction to standard working day:- 8am – 6pm Monday to Friday and 8am – 12noon Saturday
2. Glazing on windows which face the East would require obscure glazing to be submitted and approved.

Two objectors spoke representing the residents of Palm Court and the Houses listed above. They outlined their concerns regarding safety, access, existing drainage, parking, and loss of amenities and generally their views that the area would be over developed. The main cause for concern was access to the site for refuse collection and emergency vehicles. Refuse Vehicles were regularly unable to get into the site because they could not turn in due to parked cars on Palmerston Road and therefore refuse was not collected. When vehicles were able to go down the southern access road, they damaged the windows in the flats adjacent.

The applicant spoke and summarised the position where the development to be approved i.e. Access – Transportation had no objections to the loss of the garages. Fire Officers had been spoken to and fire vehicles would not be required to access the site as fire hydrants would be installed. Refuse vehicles currently visit the site therefore no additional collection would be required due to this development. Amenity – it was not the intention to touch this and would argue that the development attracts to the visual amenity. Windows opening onto the access route is a current problem.

The applicant consented to the following conditions being imposed:

1. The hours of construction.
2. Obscure glazing to the none habitual rooms to the east .
3. On landscaping and boundary treatments.

Members felt it was prudent to delay the decision on this application for a site visit.

Cllrs Haley, Hoban and Thompson joined the meeting at this point.

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE  
MONDAY, 5 JUNE 2006**

	<p><b>24A Birstall Road N15</b></p> <p>Officers explained to members that this application would be subject to at Section 106 agreement with a contribution of approximately £40k. The overall density was 95 above the limit and this figure was deemed to be acceptable.</p> <p>Members noted that the room sizes on the ground floor flats were below the required size standards.</p> <p>Members agreed the application with conditions on:</p> <ol style="list-style-type: none"> <li>1. A division of the party walls between the two properties on the roof.</li> <li>2. Inset front doors to be provided.</li> <li>3. Communal satellite dish to be provided to service all the proposed flats.</li> </ol>	
<p><b>PASC11.</b></p>	<p><b>TREE PRESERVATION ORDERS</b></p> <p><b>RESOLVED</b></p> <p>That the following Tree Preservation Orders be confirmed:</p> <ul style="list-style-type: none"> <li>• 707 High Road, N17 – T1 Scots Pine</li> <li>• 707 High Road, N17 – T2 Hornbeam</li> <li>• 21-27 Sussex Gardens, N6 4LS – G1: various species including T1 False Acacia, T2 Ornamental Apple, T3 Silver Birch, T4 Ornamental Apple, T5 Norway Maple, T6 Goat Willow and T7 Purple Plum.</li> </ul> <p>In respect of the TPOs at 707 High Road, N17 the Chair enquired of Officers whether the trees at the front of Moselle House had been subject to TPOs and also the trees in the front of St Francis De Sales School. Officers agreed to ask the Arboriculturist to look at them.</p> <p>In respect of 21-27 Sussex Gardens, N6 – the recommendation at the end of the report on page 146 excluded the T3 Silver Birch from the trees to be confirmed.</p>	
<p><b>PASC12.</b></p>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>None received.</p>	
<p><b>PASC13.</b></p>	<p><b>SITE VISITS</b></p> <p><b>R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22</b></p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE  
MONDAY, 5 JUNE 2006**

	A site visit was arranged to take place on Friday 23 June 2006 at 9:30am at the site.	
<b>PASC14.</b>	<b>DATE OF NEXT MEETING</b>  26 June 2006 at 7:00pm.  The meeting ended at 9:55pm	

**Attached Schedule as Annex A**

COUNCILLOR SHEILA PEACOCK

Chair

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.

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 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

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