

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/0427	Ward: Tottenham Hale
Address: 638 High Road N17 0AA	
Proposal: Erection of 4 storey building (plus basement) to provide A1 retail use at ground and basement levels and 26 residential units at first, second and third floors.	
Existing Use: Vacant Site	
Proposed Use: Basement/Ground Floor – Commercial; 1 st /2 nd /3 rd Floor – Residential	
Applicant: Threadneedle Pensions Limited	
Ownership: Private	

DOCUMENTS
Title
Planning and Heritage Statement – prepared by Montague Evans
Design and Access Statement – prepared by Rolfe Judd Architecture Limited
Acoustic Report – prepared by Alan Saunders
Air Quality Assessment – prepared by WSP
Sunlight and daylight study – prepared by GVA Schatunowski Brooks
Archaeology Desktop Assessment – prepared by Mills Whipp
Flood Risk Assessment – prepared by Water Environment
Construction Management Plan – prepared by Workman

PLANS		
Plan Number	Revision	Plan Title
Schedule of Previous Drawings (i.e. Prior to Demolition) – For Information Only		
CPMS/3838-01	E	Floor Plan
2570/AL(2)-102	P8	Stock Woolstencroft Proposed Ground floor Plan
2570/AL(2)-103	P14	SW Proposed First Floor Plan
2570/AL(2)-104	P13	SW Proposed Second Floor Plan
2570/AL(2)-105	P13	SW Proposed Third Floor Plan
2570/AL(2)-106	P4	SW Proposed Roof Floor Plan
2570/AL(2)-111	P4	SW Proposed High Road and Side Elevations
2570/AL(2)-112	P3	SW Proposed Lansdowne Road Elevation
2570/AL(2)-113	P2	SW Proposed Rear Elevation
2570/AL(2)-114	P2	SW Proposed Long Section AA
2570/AL(2)-115	P2	SW Proposed Long Section BB

Note: Because the building was destroyed during the fire and subsequently demolished, ‘as existing’ drawings are not included. However, the applicant has included ‘as previously

built' drawings, because this is an important 'material consideration' for the Council.

Schedule of Planning Application Drawings

5103/T90P00	/	Block Plan
5103/T(20)E01	/	Proposed Lansdowne Road Elevation
5103/T(20)E02	/	Proposed High Road Elevation
5103/T(20)E03	/	Proposed Rear Elevation
5103/T(20)E04	/	Proposed Gable Elevation
5103/T(20)E05	/	Proposed Entrance Elevation
5103/T(20)P-1	/	Proposed Basement Floor Plan
5103/T(20)P00	/	Proposed Ground Floor Plan
5103/T(20)P01	T1	Proposed First Floor Plan
5103/T(20)P02	T1	Proposed Second Floor Plan
5103/T(20)P03	T1	Proposed Third Floor Plan
5103/T(20)P04	T1	Proposed Roof Plan
5103/T(20)S01	/	Proposed Section 1
5103/T(20)S02	/	Proposed Section 2
5103/T(20)S03	/	Proposed Section 3
5103/T(20)S04	/	Proposed Section 4
5103/T(20)S05	/	Proposed Section 5
5103/T(21)E01	/	Elevation and Section Detail

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PLANNING DESIGNATIONS

Area of Archaeological Importance

Conservation Area

Locally Listed Building

Air Quality Management Area (AQMA)

RECOMMENDATION

GRANT PERMISSION subject to conditions

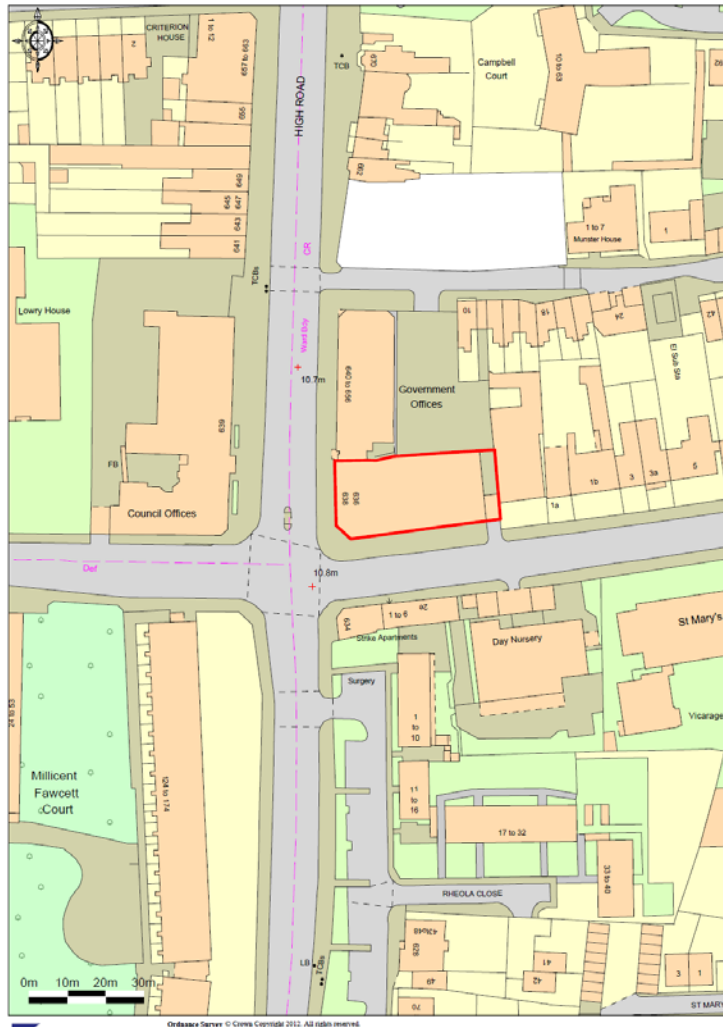
SUMMARY OF REPORT

That the Planning Committee be minded to grant planning permission for application HGY/2012/0437 subject to conditions. The report summary and conclusion are set out at section 12.0 of this report. In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.

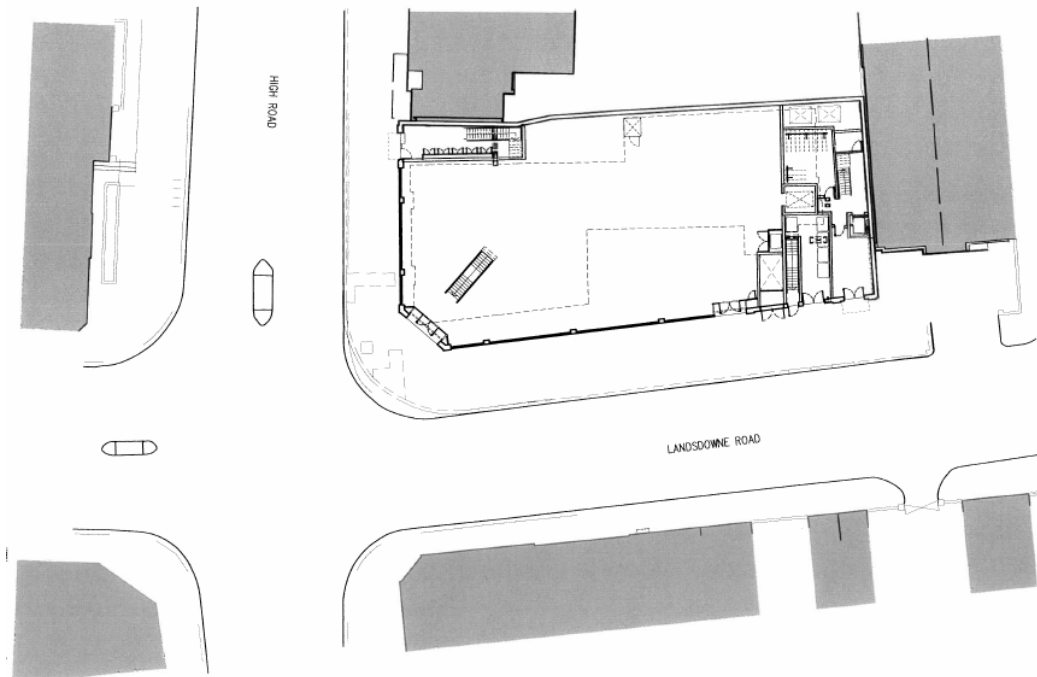
It is considered that the scheme is consistent with planning policy and in the public interest. The new building will reinstate an important local landmark of a higher quality design than the previous building at the time it was destroyed. The design will replicate the appearance of the previous building reinstating many of the original features and materials. The development will preserve and enhance the character of the street scene and conservation area. Therefore, subject to appropriate conditions the application is considered acceptable and on this basis, it is recommended that the application be granted planning permission.

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1.0 SITE PLAN

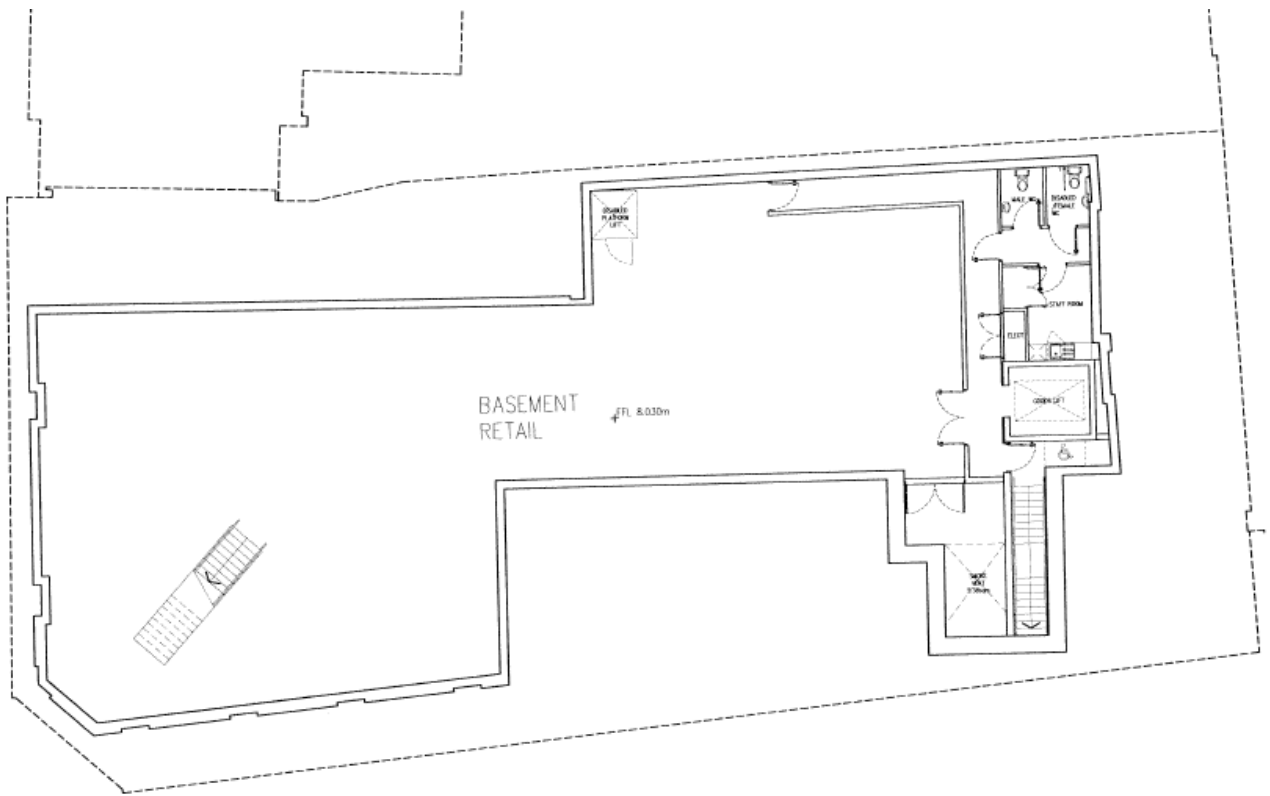


Block Plan

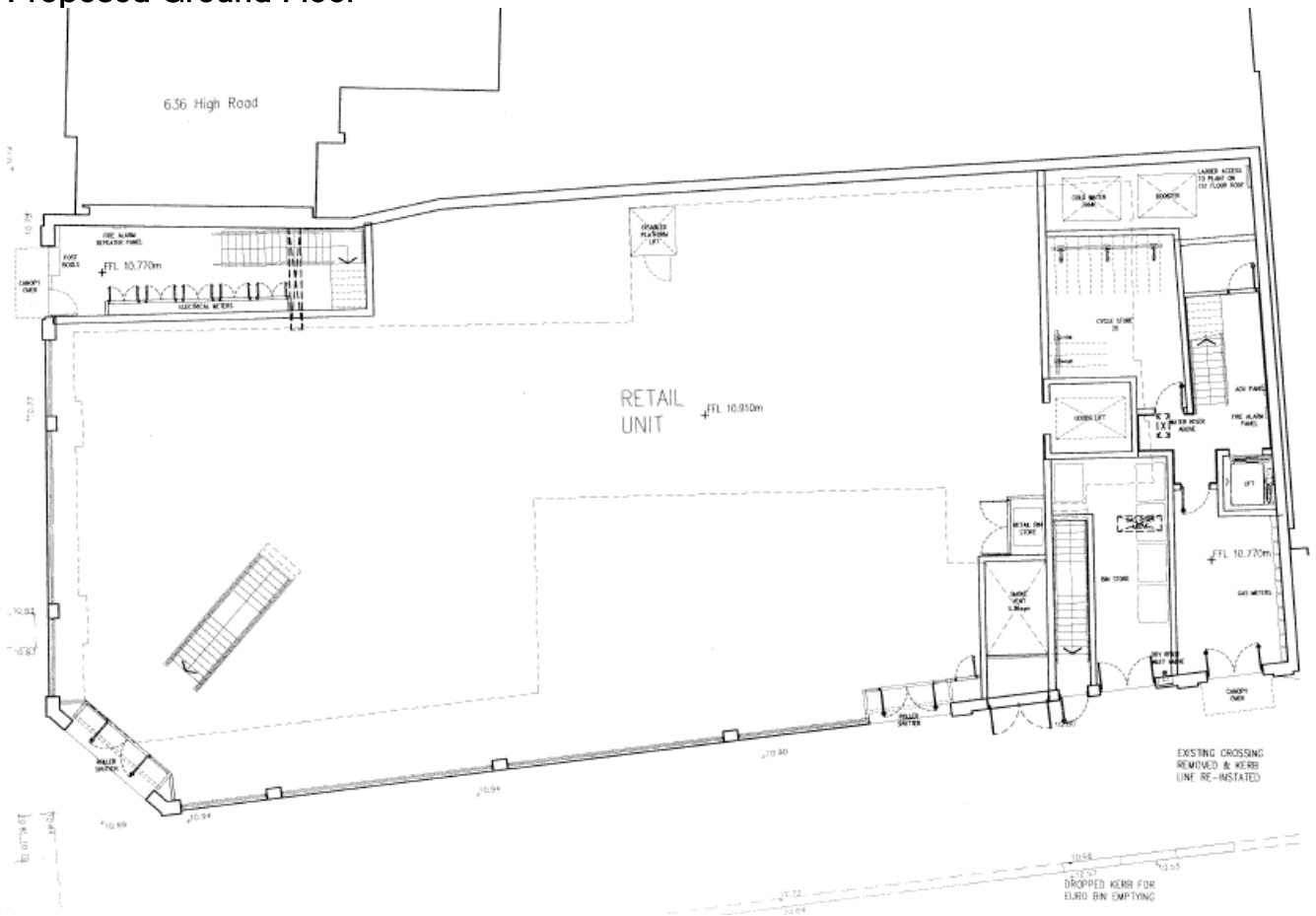


2.0 IMAGES

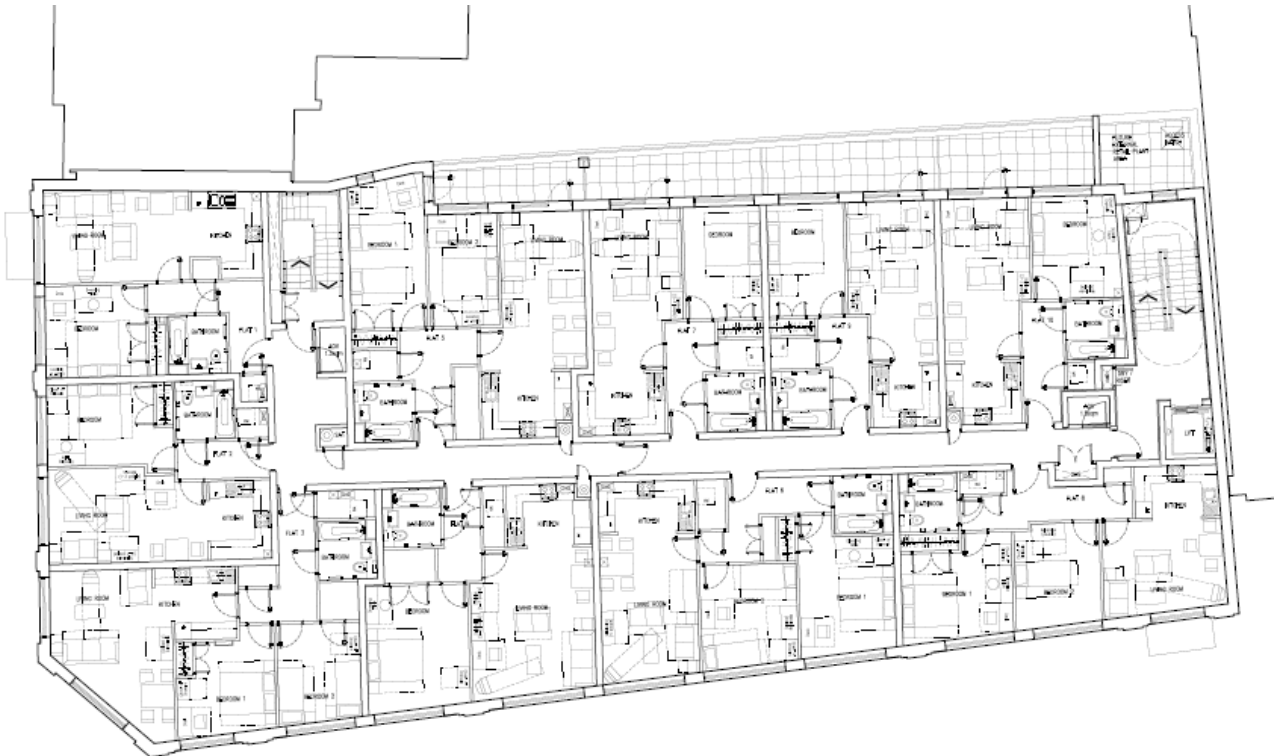
Proposed Basement Floor



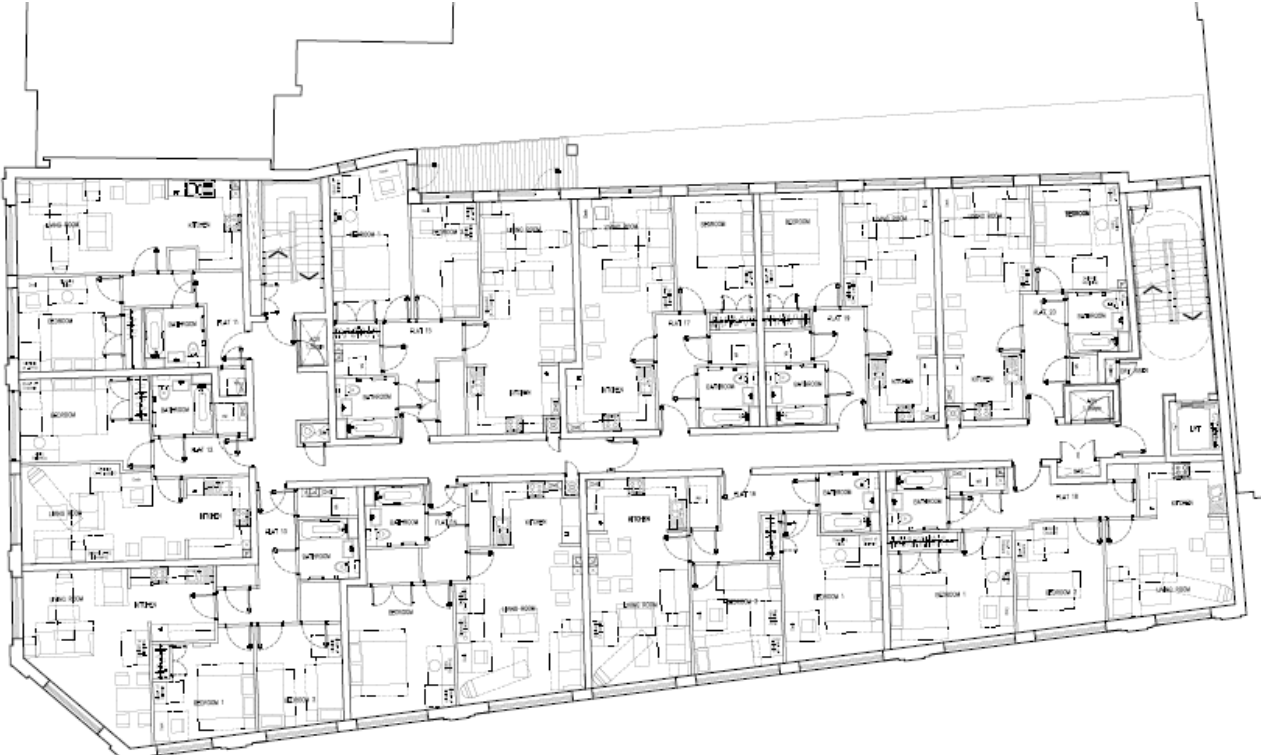
Proposed Ground Floor



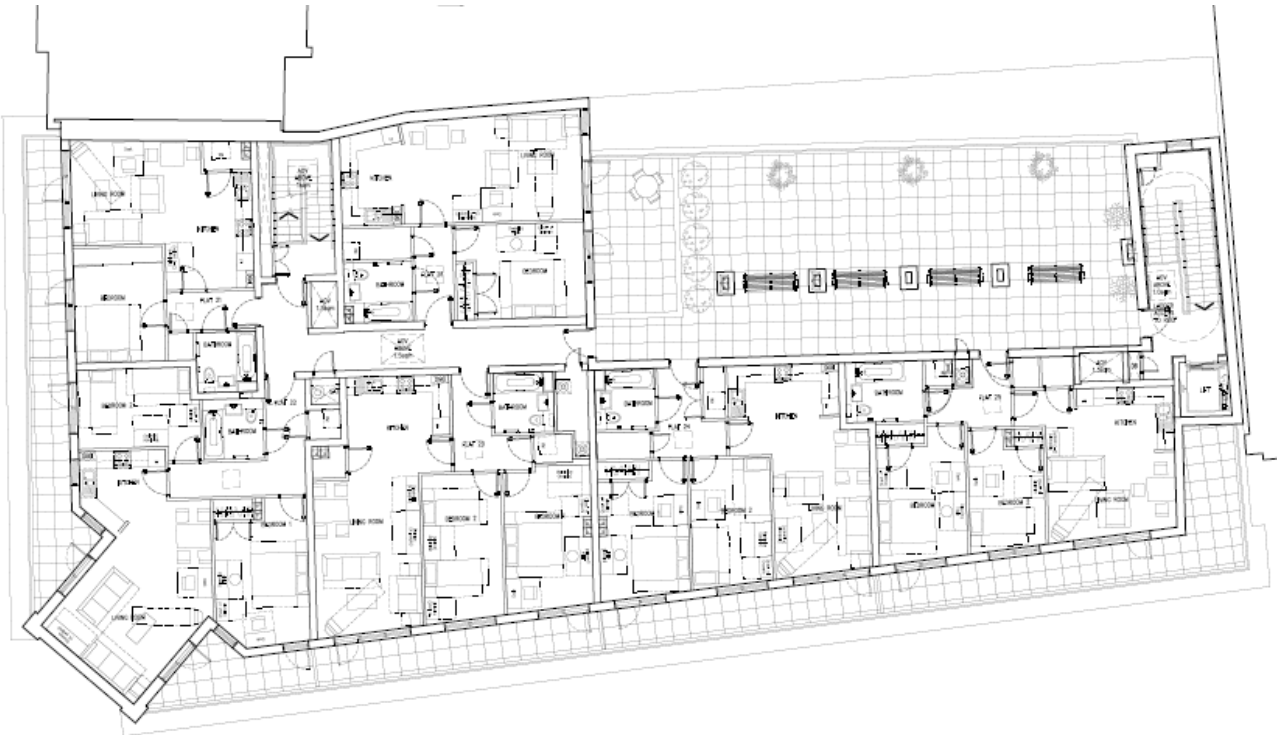
Proposed First Floor



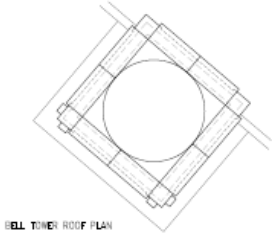
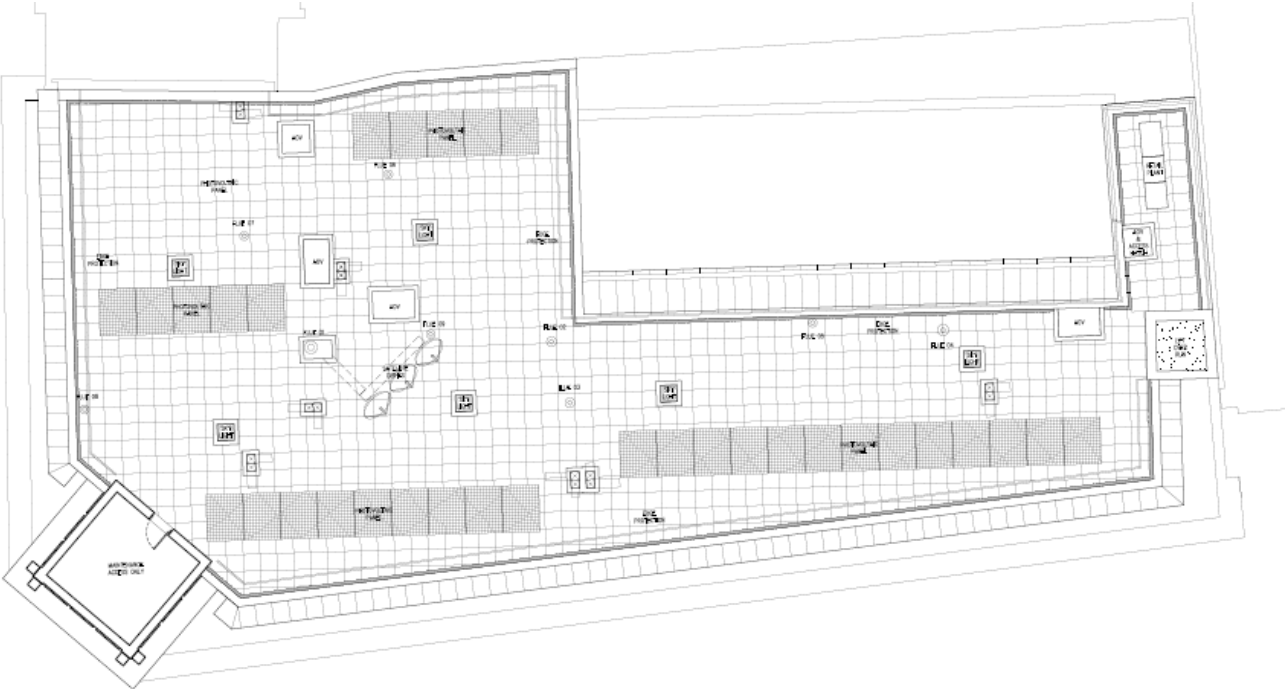
Proposed Second Floor



Proposed Third Floor



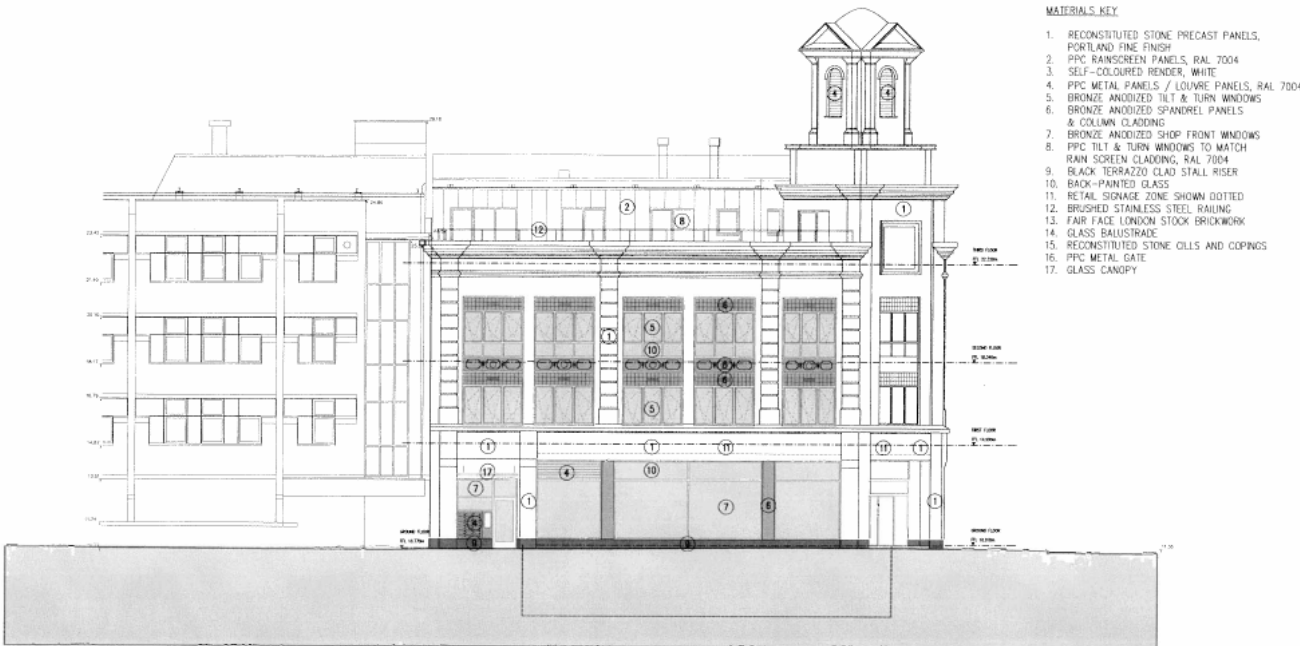
Proposed Roof Plan



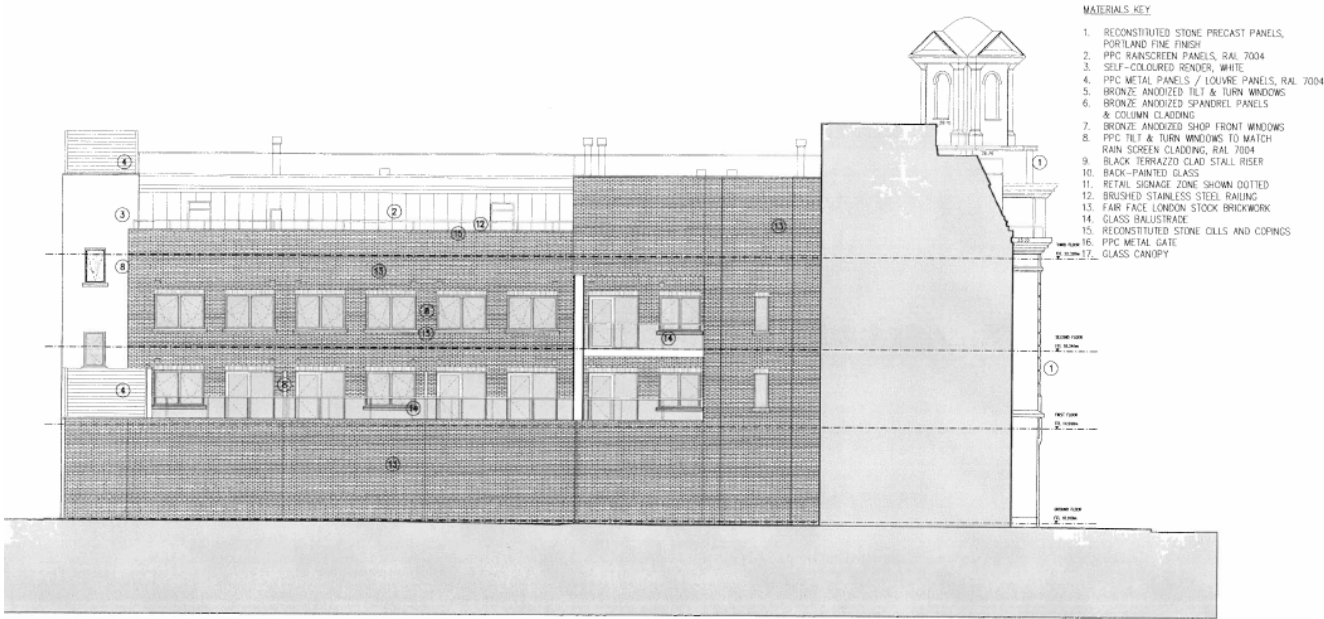
Proposed Elevation (South) – Lansdowne Road



Proposed Elevation (West) – High Road

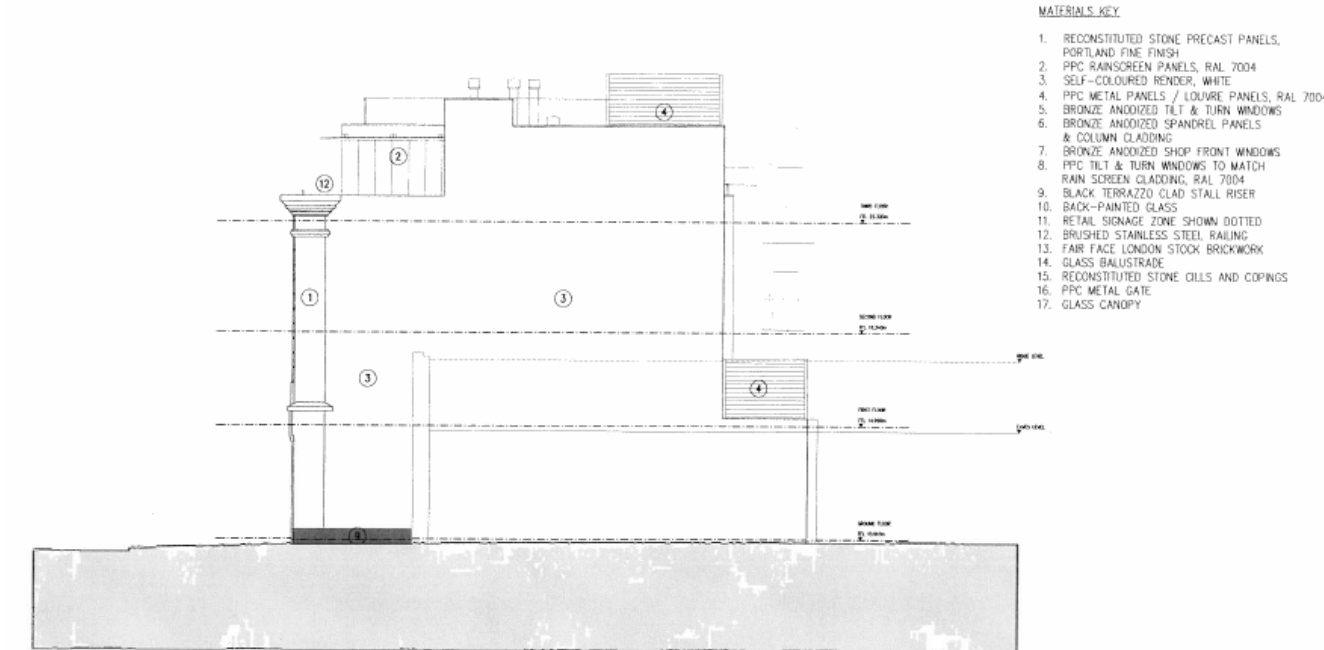


Proposed Rear Elevation (North)



- MATERIALS KEY**
1. RECONSTITUTED STONE PRECAST PANELS, PORTLAND FINE FINISH
 2. PPC RAINSCREEN PANELS, RAL 7004
 3. SELF-COLOURED RENDER, WHITE
 4. PPC METAL PANELS / LOUVRE PANELS, RAL 7004
 5. BRONZE ANODIZED TILT & TURN WINDOWS
 6. BRONZE ANODIZED SPANDREL PANELS & COLUMN CLADDING
 7. BRONZE ANODIZED SHOP FRONT WINDOWS
 8. PPC TILT & TURN WINDOWS TO MATCH RAIN SCREEN CLADDING, RAL 7004
 9. BLACK TERRAZZO CLAD STALL RISER
 10. BACK-PAINTED GLASS
 11. RETAIL SIGNAGE ZONE SHOWN DOTTED
 12. BRUSHED STAINLESS STEEL RAILING
 13. FAIR FACE LONDON STOCK BRICKWORK
 14. GLASS BALUSTRADE
 15. RECONSTITUTED STONE CILLS AND COPINGS
 16. PPC METAL GATE
 17. GLASS CANOPY

Proposed Gable Elevation (East)



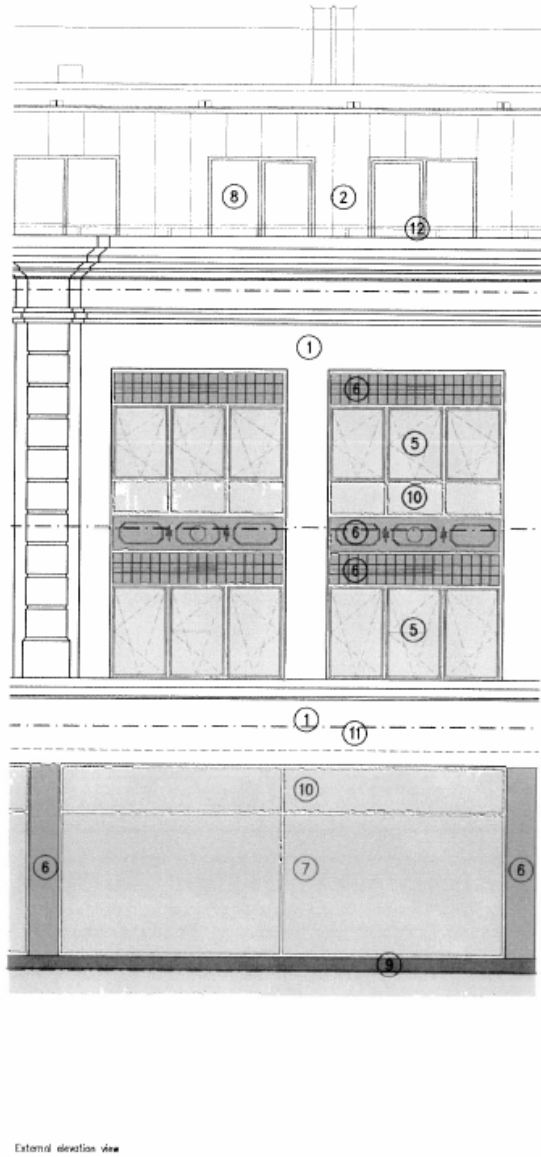
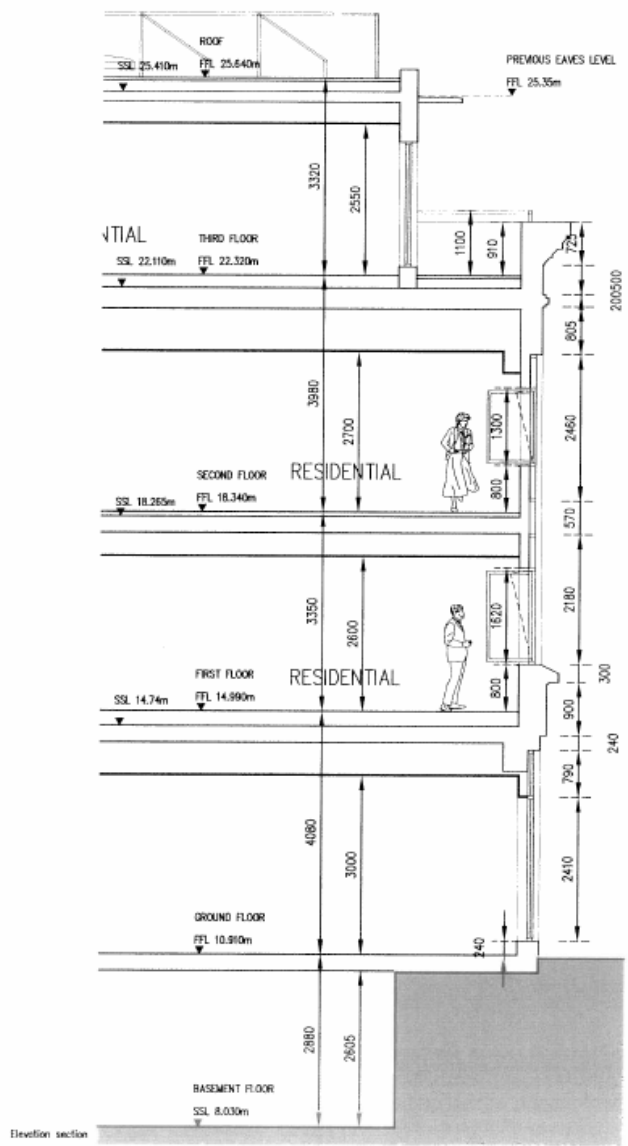
- MATERIALS KEY**
1. RECONSTITUTED STONE PRECAST PANELS, PORTLAND FINE FINISH
 2. PPC RAINSCREEN PANELS, RAL 7004
 3. SELF-COLOURED RENDER, WHITE
 4. PPC METAL PANELS / LOUVRE PANELS, RAL 7004
 5. BRONZE ANODIZED TILT & TURN WINDOWS
 6. BRONZE ANODIZED SPANDREL PANELS & COLUMN CLADDING
 7. BRONZE ANODIZED SHOP FRONT WINDOWS
 8. PPC TILT & TURN WINDOWS TO MATCH RAIN SCREEN CLADDING, RAL 7004
 9. BLACK TERRAZZO CLAD STALL RISER
 10. BACK-PAINTED GLASS
 11. RETAIL SIGNAGE ZONE SHOWN DOTTED
 12. BRUSHED STAINLESS STEEL RAILING
 13. FAIR FACE LONDON STOCK BRICKWORK
 14. GLASS BALUSTRADE
 15. RECONSTITUTED STONE CILLS AND COPINGS
 16. PPC METAL GATE
 17. GLASS CANOPY

Proposed Entrance Elevation (South West)



- MATERIALS KEY**
1. RECONSTITUTED STONE PRECAST PANELS, PORTLAND FINE FINISH
 2. PPC RAINSCREEN PANELS, RAL 7004
 3. SELF-COLOURED RENDER, WHITE
 4. PPC METAL PANELS / LOUVRE PANELS, RAL 7004
 5. BRONZE ANODIZED TILT & TURN WINDOWS
 6. BRONZE ANODIZED SPANDREL PANELS & COLUMN CLADDING
 7. BRONZE ANODIZED SHOP FRONT WINDOWS
 8. PPC TILT & TURN WINDOWS TO MATCH RAIN SCREEN CLADDING, RAL 7004
 9. BLACK TERRAZZO CLAD STALL RISER
 10. BACK-PAINTED GLASS
 11. RETAIL SIGNAGE ZONE SHOWN DOTTED
 12. BRUSHED STAINLESS STEEL RAILING
 13. FAIR FACE LONDON STOCK BRICKWORK
 14. GLASS BALUSTRADE
 15. RECONSTITUTED STONE DILLS AND CORNICES
 16. PPC METAL GATE
 17. GLASS CANOPY

Proposed Elevation and Section Detail



The Original Building in 1930



Visualisation of Proposed Building



3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located at 638 High Road, N17 in the Tottenham Hale ward. The site approximately 0.8 hectares and is situated on the corner of the High Road and Lansdowne Road, with the junction of Lordship Lane opposite. To the north of the site at 640 – 656 High Road is a five storey building containing government offices – the “Job Centre”. To the east flank is a single storey MOT garage. The site sits in an east-west orientation with its High Road façade facing west and Lansdowne Road façade facing south. The north façade overlooks the car parking and service yard of the Government Office building.
- 3.2 The site previously consisted of a four storey building (plus basement) consisting of retail space occupied by Carpetright at basement and ground floor levels with 26 residential flats above at first floor, second floor and set back third floor levels. During the riots of August 2011 the building was subject to severe fire damage and was subsequently demolished on safety grounds. As such, the site is currently vacant.
- 3.3 The site is located within the Tottenham High Road Conservation Area.

4.0 PLANNING HISTORY

4.1 Planning Application History

- Planning OLD/1961/0359 GTD 19-09-61 636-638 High Road -The installation of a new shop front with an illuminated fascia sign.
- Planning OLD/1977/0826 REF 09-02-77 636-638 High Road - 5/1/77 Erection of display board over 1st & 2nd storey above the main entrance.
- Planning HGY/1994/0109 GTD 15-02-94 638 High Road London - Display of externally illuminated fascia signs.
- Planning HGY/1995/0892 REF 22-08-95 638 High Road London - Display of internally illuminated projecting box sign.
- Planning HGY/1999/1657 GTD 04-09-00 636-638 High Road London Conversion of part vacant upper parts of existing building to accommodate 12 X 2 bed and 14 X 1 bed self contained flats incorporating rooftop addition. Ground and basement retained as retail.
- Planning HGY/2001/0050 GTD 08-05-01 636 - 638 High Road London Approval of Details pursuant to Conditions 2 (samples of materials), 3 (cycle storage), 4 (refuse collection), & 6 (details of materials) attached to planning permission reference - HGY/1999/1657 dated 4/9/2000.
- Planning HGY/2009/1668 GTD 24-11-09 638 High Road London - Display of 3 x non-illuminated fascia signs.

4.2 Planning Enforcement History

- DWC/2002/00045 - 636-638 High Road, N17 - Unauthorised 2nd storey extension – Closed Structure has been in place for over 4 years - Notice Withdrawn - 07.03.03

5.0 RELEVANT PLANNING POLICY

The planning application is assessed against relevant National, Regional and Local planning policy, including relevant:

National Planning Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

Regional Planning Policies

The London Plan 2011 (Published 22 July 2011)

Following consultation in 2008, the Mayor decided to create a replacement Plan rather than amend the previous London Plan. Public consultation on the Draft London Plan took place until January 2010 and its Examination in Public closed on 8 December 2010. The panel report was published by the Mayor on 3rd May 2011. The final report was published on 22nd July 2011. The London Plan (July 2011) is now the adopted regional plan.

Local Planning Policies

Haringey Unitary Development Plan (Adopted 2006)

Haringey Supplementary Planning Guidance and Documents

Haringey Local Development Framework – Draft Local Plan and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011)

Haringey's draft Local Plan: Strategic Policies (formerly Core Strategy) was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The first session of EiP hearings ran from 28th June 2011 until 7th July 2011. Following discussions at these hearings, the Council carried out an additional consultation on fundamental changes to the Core Strategy in Sept-Nov 2011. The outcomes of which resulted in an additional hearing on 22nd February 2012.

In response to the National Planning Policy Framework (NPPF) (27th March 2012) and the Planning Policy for Traveller Sites (PPTS) (6th April 2012), the Council are undertaking a borough-wide consultation seeking comments on the implications of the NPPF and the PPTS on Haringey's Local Plan. This consultation will take place from 27th April - 13th June 2012. Following this the Inspector will indicate when the Council should expect to receive the final report. As a matter of law, some weight should be attached to the Local Plan: Strategic Policies, which is still under examination, however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.

Haringey Draft Development Management Policies (Published for Consultation May 2010)

The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The proposed submission draft is expected to be ready for public consultation in early 2013. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.

A full list of relevant planning policy can be found in Appendix 2.

6.0 CONSULTATION

6.1 The application was publicised by a site notice and the following parties consulted:

London Fire and Emergency Planning Authority
Crime Prevention Officer
Haringey Building Control
Haringey Transportation Team
Haringey Conservation Team
Haringey Waste Management Team
Haringey Strategic and Community Housing
Ward Councillors
Tottenham CAAC

Residents – More than 1000 residents were consulted (including the former occupiers and owners of the flats). A full list of the consultees is provided in Appendix 5.

6.2 The application was put out to consultation by the London Borough of Haringey at the beginning of March 2012 following the validation of the application.

6.3 A Development Management Forum was held on the 3rd April 2012. The minutes of the forum are provided in Appendix 3.

6.4 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting and in view of this the number of letters received may rise further after the officer's report is finalised but before the planning application is determined. Any additional comments received will be reported verbally to the planning sub-committee.

6.5 In addition to the Council's consultation the applicant has also carried out their own consultation process including:

- Pre-application discussions with officers from the planning and highways teams at the London Borough of Haringey.
- Presentations to Haringey's Design Review Panel and the Tottenham Conservation Area Advisory Committee
- Dialogue with the returning residents continues.

6.6 Further details of this applicant's programme of consultation activity are set out within the Applicant's Statement of Community Involvement within the Planning & Heritage Statement.

7.0 RESPONSES

7.1 The Councils consultation generated 8 responses (5 letters from Statutory and Internal consultees and 3 letters from local amenity groups/residents).

7.2 Consultation Responses were received from

London Fire and Emergency Planning Authority
Haringey Transportation Team
Haringey Design and Conservation Team
Haringey Waste Management
The Tottenham Regeneration Programme Team
The Tottenham CAAC
The Tottenham Civic Society
1 x Resident Letter

7.3 A summary of all Statutory Consultees, Internal Consultees and Residents/Stakeholders comments and objections can be found in Appendix 1.

7.4 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and where relevant within the analysis/assessment section of this report.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 The main issues in respect of this application are considered to be:

- Background and Principle of Uses
- Size/Bulk/Appearance and Design
- Heritage and Conservation Area Considerations
- Layout/Size Standards/ Mix of Accommodation, Residential Amenity
- Transport, Traffic, Parking
- Access
- Fire Control
- Sustainability and Waste management

8.2 Background and Principle of Uses

8.2.1 The original building was built in 1930 as a department store for the London Co-operative Society in a quasi art deco style with classical embellishments and a feature domed imitation bell tower where the building turned the corner from High Road into Lansdowne Road

8.2.2 The original building was the subject of an arson attack during the London riots of 6th August 2011. The building was severely damaged as a consequence of the resulting fire, and was demolished immediately thereafter as it was structurally unsafe.

8.2.3 Threadneedle Pensions Ltd is the 'freehold' owner of the building. Under the terms of the building leases with the retail unit tenant Carpetright, and the residential head leaseholder, Metropolitan Housing Trust, Threadneedle Pensions Ltd and their insurer Zurich are required to reinstate the premises. Metropolitan Housing Trust in turn had

leased the 26 residential units in a mixture of Shared Ownership and fully mortgaged leasehold properties.

8.2.4 A number of options were considered for a redevelopment of the site including:

- a) Reinstatement;
- b) Identify improvements within the current site including potential for alternative uses
- c) Consider the opportunity for a wider development, potentially taking in some of the surrounding sites for a mixed use scheme.

8.2.5 However, given the need to meet the obligations to residents and tenants, and the recognised risks in attempting to achieve a larger scale development, after both the Threadneedle team and Haringey Officers had given these options further thought it was agreed that the reinstatement option was, in this case, the most appropriate way forward.

8.2.6 Once a building is destroyed, its existing planning “use-rights” are lost. It may be argued that the owner should have the right of replacement. The courts have ruled that there is no such legal right. However, they have held that the personal circumstances of such predicaments may be accorded considerable weight as a ‘material consideration’ of special circumstances which could outweigh strict planning policy. Similarly, a related argument under article 8 of the European Convention on Human Rights applies with regard to the impact on family life of the failure to reinstate, are therefore this is an important consideration when ‘weighing up’ the planning merits of the proposal.

8.2.7 The proposed scheme is in essence the reinstatement of the building lost in the riots. The proposals are designed to provide a ‘facsimile’ recreation of the original building, incorporating improvements where possible and practical.

8.2.8 The National Planning Policy Framework (NPPF) paragraph 1 states that “Planning law requires that application for planning permission must be determined in accordance with the development plan (this includes the Local Plan and neighbourhood plans which have been made in relation to the area) unless material considerations indicate otherwise”.

8.2.9 The NPPF provides three dimensions to sustainable development: economic, social and environmental (pg 2 Paragraph 7). The development is considered to fulfil these criteria as follows:

Economic Role

The proposed development will:

- Reinstatement the lost retail unit at ground floor and basement levels, replacing employment opportunities;
- Improve the image and streetscene of Tottenham High Road, replacing the current state of dereliction on the site with a new high quality development.

Social Role

The proposed development will:

- Reinstatement lost residential units;

- Reinstate employment opportunities within the retail unit;
- Create a higher quality environment in this part of Tottenham

Environmental Role

The proposed development will:

- Result in a building of high quality design thereby enhancing an existing heritage asset and creating an attractive environment.

8.2.10 Furthermore, paragraph 49 of the NPPF states that “Housing applications should be considered in the context of the presumption in favour of sustainable development”

8.2.11 The London Plan outlines the need for residential development within London through Policy 3.3 Increasing Housing Supply, while Policy 3.14 states that loss of housing should be resisted. At the local level, the strong presumption against the loss of residential accommodation is retained. As such, the principle of the development involving the reinstatement of the original building and thus the original land uses, is therefore considered to be appropriate and in line with the intent of the relevant planning policies stated above.

8.3 Size/Bulk/Appearance and Design

8.3.1 The National Planning Policy Framework, Chapter 7 “Requiring Good Design” paragraph 56 states that “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

8.3.2 NPPF paragraph 58 goes on to say that planning decisions should ensure that developments: will function well and add to the overall quality of the area, establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit, respond to local character and history, and reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping.

8.3.3. UDP Policy G2 states that “Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment”. Similarly policy UD4 “Quality Design” states that any proposal for development will be expected to be of high quality design. The spatial and visual character of the development site and surrounding area/street scene should be taken into account and positively address urban grain and enclosure; building lines; form, rhythm and massing; layout, height and scale; landforms, soft and hard landscape, trees and biodiversity; fenestration; architectural style, detailing, materials; historic heritage; living frontages and public realm; identified local views; designing out crime and walkability. SPG1a “Design Guidance” supports the intent of policy UD4.

8.3.4 The original building was built in 1930 as a department store for the London Co-operative Society in a quasi art deco style with classical embellishments and a feature domed imitation bell tower where the building turned the corner from High Road into Lansdowne Road.

- 8.3.5 The original building was 3 storeys in height to Lansdowne Road and High Road, with an extended parapet on the High Road elevation and a pediment feature at roof level on the Lansdowne Road elevation. These features were subsequently removed at some time during the building's life but prior to conversion in 2000. In 2000 the building was converted into residential use on the existing upper two storeys and extended by creating a new set back third floor. The ground and retail floors were retained as retail use.
- 8.3.6 The proposed building is almost an exact replica of the original and the bulk and mass are virtually identical to the previous building. The proposed development will provide a 'facsimile' of the previous building, based where possible on the original 1930s appearance, rather than the later, modified iteration. The proposal also seeks to improve on the previous building by ensuring compliance with the current Building Regulations and also wherever possible to address the planning policy objectives that have since been adopted by Haringey Council and the GLA.
- 8.3.7 Accordingly, the proposed building is almost an exact replica of the original and the bulk and mass is virtually identical to the previous building. The principal change externally is the addition of a lift and stair enclosure to allow the introduction of a wheelchair accessible lift and ambulant disabled compliant secondary escape stair.
- 8.3.8 The scheme was also presented to the Haringey Design Panel prior to the formal submission of a planning application.
- 8.3.9 The Design Panel praised the scheme stating "The new building will reinstate an important local landmark as a significantly better quality building. The design will replicate the appearance of the previous building. Changes to the original design include better insulation ...and other alterations to meet new regulatory requirements".
- 8.3.10 In terms of materials SPG8b provides specific guidance materials and states "The visual element of good use of materials, is using those which adhere to urban design principles, such as those in keeping with the building itself and the character and appearance of the local area. This is of particular importance with window materials, facing materials (such as bricks and roof finishes), shop front design, advertisement signage, street furniture and other components of a built urban environment"
- 8.3.11 It is proposed to use a reconstituted stone for the bulk of the building, with windows and shopfronts in a bronze anodised aluminium finish. The new lift and stair enclosure would be rendered, with the set back third floor finished in a dark grey ppc aluminium. The rear elevation would be of stock brick.

- 8.3.12 The photograph of the original 1930s building (section 2.0 above) shows that the window openings fronting Lansdowne Road and High Road were originally intended to extend over first and second storeys. However, over the years the original decorative metal spandrel panel had been painted to match the rest of the façade, giving the appearance that the windows were large individual openings set in a solid façade, and detracting from the more elegant ‘verticality’ of the original design. The new fenestration proposal seeks to replicate the original 1930 design and incorporates the two storey window opening with the ornamental spandrel panel in the same finish as the rest of the window frames, restoring the appearance and proportions of the building.
- 8.3.13 The Design Panel especially commended the decision to reinstate the main façades facing Tottenham High Road and Lansdowne Road in reconstituted stone of the same appearance as before, with the main 1st and 2nd floor street facing windows returned to their previous appearance as 2 storey openings, with the metal spandrel panels to match the window frames. Regarding fenestration of those 1st and 2nd floor windows to the 2 main facades, the panel all agreed the verticality, treating the 1st and 2nd windows as one element, emphasising verticality in contrast to the horizontality of the shop windows, was excellent.
- 8.3.14 The applicant has submitted the following samples: Precast reconstituted stone panels – Portland Limestone 1/51/A; Bronze Anodised aluminium window and spandrel Colour 547 (sample indicates colour only and not window section); Facing Brick (for rear elevation) – Funton Orchard Mixture by Ibstock; Render – Self-coloured render – Stolit K2.0 – Colour 32138; Rainscreen Cladding – Polyester Powder Coating Colour – RAL 7004 and Black Terrazo Stall Riser Cladding – AR314 Nero Ebano. The materials submitted are deemed to be of a high quality. A condition of consent will require that the materials and external finishes for the building must be carried out in accordance with the drawings and samples submitted and approved, in order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.
- 8.3.15 In relation to the shopfront design, the proportions of the original shopfront had been lost over time through changes and alterations. The applicant’s approach is to re-introduce the original proportions. The signage fascia panel has been returned to its original depth in re-constituted stone panels with the art deco feature brackets re-introduced under the column profiles in the facades above. The solid horizontal string course/window cill feature to the level 1 windows have been replicated with a protective lead flashing over. The shopfront frames are to be bronze anodised aluminium finish to match the residential windows above. The glazed shopfront will be built off a dwarf stall riser. A transom has been introduced at the approximately level of the height of the original shop bay window lids. Above the transom are insulated back painted glazed panels which will conceal in situ concrete columns behind.
- 8.3.16 The Design Panel agreed that the signage and shopfront should be the same as the original. They considered that the construction of the shopfront should resemble the early photographs displayed as much as possible, emphasising horizontality in contrast to verticality the of the residential windows, rather than the plain and rather tacky appearance of the shopfront preceding the fire.
- 8.3.17 It is considered that the design of the shopfront is appropriate and reinstates many of the original features and detailing of the original, in accordance with the desire of the

panel and in line with planning policy.

8.3.18 The shop unit signage does not specifically form part of this planning application as it would be dealt with under a separate advertising consent application. The submitted drawings specifically identify a 'signage zone' within the new shopfront. A separate application for Advertisement Consent will be submitted at a later date. An informative has been included to alert future occupiers of the retail space of the requirement of a separate application and that the proposed signage shall be in accordance with the 'Shopfront Design Guide' for Tottenham High Road and Design and Conservation Area policies.

8.3.19 Overall, the size/bulk/appearance and design, reinstating the former building in almost facsimile fashion with the inclusion of original design features and quality materials is deemed to be an acceptable design outcome that will enhance the visual amenity of the area and streetscene. The scheme is deemed to be in line with the NPPF, London Plan and UDP policy G2, UD4, SPG1a and SPG8b.

8.4 Heritage and Conservation Area Considerations

8.4.1 The National Planning Policy Framework replaces the previous national guidance (PPS5) on conservation areas. Paragraph 131 of the NPPF states that "In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness".

8.4.2 Policy CSV1 and SPG2 seeks to ensure the developments in conservation areas preserve and enhance special character of the area and/or heritage asset.

8.4.3 The Site is located within the North Tottenham Conservation Area and the original building was identified by the Council as a 'local listed building of merit'. The London Borough of Haringey's Tottenham High Road Historic Corridor Conservation Area Appraisal (February 2007) states:

8.4.4 At the southern end of this section of Tottenham High Road, the building at Nos. 636-638 is a three storey art-deco style building with a richly detailed, white rendered façade and a prominent corner turret. The building incorporates a poorly integrated ground floor unit, though successfully defines the junction between the High Road and Lansdowne Road. Nos. 636-638 Tottenham High Road, the Council offices on the western side of the road and the Red Lion public house to the south, comprise an attractive group of buildings, which are clustered around this busy junction on the High Road and make a positive contribution on the streetscene.'

8.4.5 The original building was included on Haringey's Register of Local Listed Buildings of Merit. Policy CSV3 of the UDP refers to Locally Listed Buildings and Designated Sites of Industrial Heritage Interest and states that the Council attaches special importance to the protection of such buildings, and will utilise its planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced.

8.4.6 It should be noted that because the building was destroyed during the fire and subsequently demolished, there is no ‘substantial demolition’ involved in the project. Consequently, an application for conservation area consent is not required.

8.4.7 Since the original building was demolished there is now a gap on a corner site of townscape importance; the site therefore now detracts from the character and appearance of the North Tottenham Conservation Area. The proposed replacement building is based more closely on the original 1930s appearance and will be constructed from high quality and appropriate materials. The proposals would therefore reinstate a building that makes a positive contribution on this important corner site, and will represent a major enhancement to the character and appearance of the Conservation Area in accordance with the NPPF and CSV1, CSV3 and SPG2.

8.4.8 The site is within a designated area of archaeological importance. The NPPF paragraph 128 states that “Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”. Haringey’s own UDP policy CSV8 also requires the submission of an archaeological assessment.

8.4.9 In line with these requirements, the planning application is accompanied by an archaeological assessment and assessment of the Site (prepared by Mills Whipp Projects Ltd), which concludes that the site has low archaeological potential and there is little likelihood of archaeological deposits being present on the Site.

8.4.10 As the proposals involve the reinstatement of the building, and do not require significant new below-ground works, the potential for disturbance is in any case very limited. It is therefore considered that the proposals are acceptable from an archaeological perspective in accordance with CSV8 and SPG2.

8.5 Layout/Size Standards/ Mix of Accommodation, Residential Amenity

8.5.1 London Plan Policy 3.5 Quality and Design of Housing Developments states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.

8.5.2 A number of the flats in the original building (whilst compliant with space standards when they were constructed) would be slightly below the sizes the current guidance aspires to. Where practical, the opportunity has been taken to enlarge these flats, and in the proposed scheme the vast majority now meet the standards.

8.5.3 The London Plan spaces standards seek to ensure a 1b2p flat has a minimum gross internal area of 50sqm. In the previous development 8 of the 1 bedroom flats were less than 50sqm. In the proposed scheme 6 of these 8, 1 bedroom flats have been increase in size. All other 1 and 2 bedroom apartments achieve the minimum areas.

Proposed Scheme – Flat Number	Unit Type (Bedroom/Person)	Unit Size (Sqm)	Haringey SPD Housing – Minimum Floor	Deviation from SPD Housing Minimum Requirements	London Plan (2011)/ London Housing	Deviation from London Plan/Design Guide Minimum

			Area (sqm)	(sqm)	Design Guide (2010) – Minimum Space Standards (sqm)	Requirements (sqm)
First Floor						
1	1 bed 2 person	53.3	48	+5.3	50	+3.3
2	1 bed 2 person	50.2	48	+2.2	50	+0.2
3	2 Bed 4 person	70.8	73	-2.2	70	+0.8
4	1 bed 2 person	60.5	48	+12.5	50	+10.5
5	2 bed 3 person	70.2	60	+10.2	61	+9.2
6	2 Bed 4 person	71.3	73	-1.7	70	+1.3
7	1 bed 2 person	51.0	48	+3.0	50	+1.0
8	2 bed 3 person	63.7	60	+6.3	61	+2.7
9	1 bed 2 person	48.9	48	+0.9	50	-1.1
10	1 bed 2 person	47.9	48	-0.1	50	-2.1
Second Floor						
11	1 bed 2 person	53.3	48	+5.3	50	+3.3
12	1 bed 2 person	50.2	48	+2.2	50	+0.2
13	2 Bed 4 person	70.8	73	-2.2	70	+0.8
14	1 bed 2 person	60.5	48	+12.5	50	+10.5
15	2 bed 3 person	70.2	60	+10.2	61	+9.2
16	2 bed 3 person	69.2	60	+9.2	61	+8.2
17	1 bed 2 person	51.0	48	+3.0	50	+1.0
18	2 bed 3 person	65.9	60	+5.9	61	+4.9
19	1 bed 2 person	48.9	48	+0.9	50	-1.1
20	1 bed 2 person	47.9	48	-0.1	50	-2.1
Third Floor						
21	1 bed 2 person	51.1	48	+3.1	50	+1.1
22	2 Bed 4 person	77.7	73	+4.7	70	+7.7
23	2 Bed 4 person	77.4	73	+4.4	70	+7.4
24	2 Bed 4 person	70.4	73	-2.6	70	+0.4
25	2 bed 3 person	66.4	60	+6.4	61	+3.4
26	1 bed 2 person	59.2	48	+11.2	50	+9.2

8.5.4 It has not been possible for all flats within the scheme to meet the most recent requirements for combined living/kitchen/dining area standards. This is due to a small number of flats not meeting the most recent standards on overall flat sizes but also due to the increase in areas of bathrooms and hallways to comply with wheelchair

accessibility and to meet storage space standards. Overall, the standard of accommodation proposed is deemed to be acceptable and an improvement compared to the standard of residential accommodation provided in the previous scheme.

8.5.5 The London Plan (2011) policy 7.6 “Architecture” states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings. UDP policy UD3 “General Principles” states that “The Council will require development proposals to demonstrate that there are no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution and of fume and smell nuisance. SPD Housing supports the intent of policy UD3.

8.5.6 In terms of sunlight/daylight the windows in the development are largely being reinstated in essentially the same locations as those in the original building. As such, there will be no additional issues of overlooking or loss of privacy to neighbours.

8.5.7 However, the construction of the new lift and stair enclosure and other minor changes had potential impacts on neighbours, and consequently, Haringey Planning officers asked that the applicants undertake a formal study in accordance with the Building Research Establishment’s guidelines, in order to confirm that no unacceptable impacts were caused to neighbours, and that the reinstated flats would enjoy sufficient levels of light.

8.5.8 As such, the application is supported by a report prepared by GVA Schatunowski Brooks analysing the site in the context of the BRE Guidance on Sunlight & Daylight. The report confirms that:

- There is no significant impact on any neighbouring windows;
- All of the units comply with the requirements of the guidance, and enjoy adequate light; and
- Daylighting amenity to the scheme will pass the relevant guidance; and
- The scheme is fully compliant with BRE guidance for its effect on neighbours and for its own internal lighting.

8.5.9 The scheme is therefore considered to be compliant with Policy 7.6 of the London Plan and UDP Policy UD3 and SPD Housing.

8.5.10 Furthermore, a number of measures have been incorporated into the proposed design to provide a higher standard of accommodation for future occupants. These measures include:

- Window design to mitigate overheating;
- Window design to facilitate resident window cleaning;
- Improved building security through ‘Secure by Design’ approach and removal of original external escape stair;
- Improved building security by separating retail/residential facilities and egresses;
- Improved acoustic performance between flats;
- Internal secure cycle store provision for each flat; and
- Increased refuse store provision to accommodate recycling

- Improved internal air quality and thermal comfort

8.5.11 In relation to all of the relevant residential standards, section 9.0 of the applicants Design and Access statement provides detailed tables setting out the various requirements, and the changes and improvements made in each case.

8.6 Transport, Traffic, Parking

8.6.1 Policy M3 and M10 provide guidance on new development location and accessibility and parking for development.

8.6.2 This site is in an area with a high public transport accessibility level and abuts the busy bus routes on Tottenham High Road, which offers some 68 buses per hour (two-way), and within a walking distance of Lansdowne Road where additional 26 buses per hour (two-way) are provided, with the overall 94 buses per hour (two-way) providing very regular bus connections to and from Seven Sisters tube station. In addition the site is within walking distance of Bruce Grove Rail station which provides connection to London Liverpool Station. We have subsequently considered that this site complies with the Councils adopted UDP policy M3 which states that the Council will require that developments with high trip generation characteristics be located where public transport accessibility is high. We have therefore concluded that the majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site.

8.6.3 It is worth noting that the proposed development is a like for like replacement of the former, A1 and C3 use. Haringey Transportation Planners have reviewed the current existing generated trip and as there will be no substantial increase in the size of the development or increase in the number of units. As such, it is considered that this development proposal will not have any effect on the transport and highways network.

8.6.4 In terms of servicing of the retail unit, this area was previously serviced from the street. There was a parking space-sized bay adjacent, which Carpetright had the use of, but this area also served as the exit for the secondary stair from the residential flats above. The consequence of this situation was:

- It caused vehicle/residential access conflict.
- It also conflicted with refuse storage and collection arrangements.
- It required any vehicle using the space to reverse over the footway in order to access or exit the site.
- The space was not large enough to take any of the service vehicles which regularly delivered to Carpetright.

8.6.5 The opportunity has therefore been taken to remove this unsatisfactory element, and instead to utilise the space for:

- Cycle parking for residents.
- Better refuse storage provision.
- Controlled and secure access to the residential flats

8.6.6 Whilst at the same time resolving the pedestrian/vehicle conflict. In all other respects, the service arrangements for the retail unit remain unaltered.

8.6.7 In terms of residential servicing, the opportunity has been taken to improve servicing in terms of the refuse and recycling storage. In addition, the inclusion of the second stair and lift core allows furniture and other items to be more easily delivered. Again, the from-street servicing arrangements for the residential units in all other respects remain unaltered compared to the previous scheme.

8.6.8 The car parking for the previous scheme was a “car free” development which was deemed to be acceptable given the high PTAL rating of the locality. The proposal is to maintain the “no car” development. In the normal course of events, Haringey Council might seek to impose a legal agreement requiring that residents not be eligible for on-street parking permits, and a green travel plan provided. In this case, because the existing tenants already have a lease, it is not possible to retrospectively introduce these requirements. Haringey Highways department agreed that maintaining the status quo was appropriate.

8.6.9 A dedicated cycle parking area for the development was not previously provided. The new proposals include a secure, internal cycle-store providing one space per flat.

8.6.10 Although not specifically raised in any of the consultation comments, a key concern for residents and local businesses is often the disruption potentially caused by development work. Initial discussions have taken place with the borough’s transport team to ensure that this activity can be appropriately co-ordinated. In addition, a Construction Management Plan is included as part of the submission. This includes a series of measures to deal with amenity issues such as noise and so on during construction, and in addition to address issues such as vehicle movements, deliveries, removal of waste and so forth. Given that the site has been cleared the disruption from demolition and removal of demolition material will be extremely limited.

8.6.11 Haringey Highway and Transportation Authority would not object to the application subject to a condition regarding a s278 agreement for works to the crossover in order to facilitate vehicular access and the submission of a Construction Logistics Plan, in order to minimise vehicular conflicts.

8.7 Access

8.7.1 The original building did not have a lift for wheelchair access to the upper floors and nor was there a staircase built to meet current ambulant disabled standards. In a number of other respects, the building was deficient.

8.7.2 The proposed development seeks to address these deficiencies, and include a wheelchair accessible lift serving the residential units from ground to third floor levels. This has been incorporated into a new internal core. In addition the new stair in this core has been designed to be ambulant disabled compliant. The core also provides a disabled refuge area on each storey above ground. Furthermore, all bathrooms have been redesigned to provide wheelchair-accessible layouts, along with a variety of other improvements.

8.7.3 Additionally improvements to accessibility include:

- New internal stair core;
- New ambulant disabled stair;
- Level thresholds at residential core entrances;

- Communal roof deck level access;
- Accessible bathrooms; and
- Refuge area in new stair core.

8.7.4 A letter from a resident raised a number of questions regarding accessibility both of the retail and residential units. The applicants have provided a response to these questions, as set out in appendix 1 of this report. A number of issues raised relate to matters for building control and as such will address at that stage of the development. Overall, the proposed development is deemed to be acceptable and will provide a much higher standard of accessibility than the previous scheme.

8.8 Fire Safety and Control

8.8.1 Whilst not specifically a planning matter, due to the specific circumstances surrounding the loss of the original building, fire safety has been very carefully considered, and additional measures introduced into the proposed design, including:

- Improved structural fire resistance;
- Improved fire separation between retail and residential uses;
- Communal residential fire alarm system linked to retail unit fire alarm;
- Smoke detector operated AOV shafts to residential corridors; and
- Dry riser provision to new stair core.

8.8.2 It should be noted that the building's loss was not caused by any inherent lack of fire protection; rather, it appears that this occurred because the rioters set fire to the ground floor, and the fire service was not able to get access to the building in order to extinguish the blaze. This allowed the fire to take hold, and ultimately destroy the building.

8.8.3 Following discussions between the applicants and the residents, Metropolitan Housing Trust, and the building's insurers, Zurich it was agreed that a range of additional fire safety measures should be incorporated in the rebuilt premises. These include:

- A concrete framed building, enhanced fire separation between the retail and residential parts of the building.
- Communal alarms and sounders to the residential corridors and stairs with 'break glass' points at doors into stairs and at least the last exit from the building;
- Smoke detector operated fire alarm system within the retail unit at ground and basement floor levels;
- Interlink between the retail unit fire alarm and the communal residential fire alarm system to the communal areas. In the event of a fire in the retail unit the communal residential alarm system will activate; and
- Automatic dial out facility to the Fire Brigade upon activation of the fire alarm in the retail unit or the communal residential alarm system.

8.8.4 This is in addition to the smoke and heat detector operated fire alarm system within each individual flat.

8.8.5 The London Fire and Emergency Planning Authority have been consulted and are satisfied with the proposed development.

8.9 Sustainability and Waste Management

8.9.1 The National Planning Policy Frameworks Paragraph 49 “Housing applications should be considered in the context of the presumption in favour of sustainable development”

8.9.2 At the regional level, the London Plan promotes a holistic approach to sustainable development. Policy 5.3 Sustainable Design and Construction states that development proposals should demonstrate that sustainable design standards are integral to the proposal. This should include:

- Minimising carbon dioxide emissions across the site, including the building and services (such as heating and cooling systems).
- Avoiding internal overheating and contributing to the urban heat island effect.
- Promoting and protecting biodiversity and green infrastructure.

8.9.3 The applicants have put forward a scheme to achieve the greatest increase in environmental performance possible, within the constraints that the ‘reinstatement’ scheme necessarily imposes.

8.9.4 The original building conversion to include the 26 residential units occurred in 2000 when both the Building Regulations and Haringey Council’s Planning Policies were significantly different. Since the building had been converted in 2000 various new planning standards and requirements have been introduced. (For example, ‘Lifetime Homes’ standards, Code for Sustainable Homes, Mayor’s space standards and so on).

8.9.5 Equally, the owners of the flats have a reasonable expectation that they will be able to move back into their flats – there is thus a ‘tension’ between meeting this requirement, and incorporating measures necessary to meet the new standards.

8.9.6 Reconciling current building regulations, Lifetime Homes, ‘Code for Sustainable Homes’ requirements and other standards with the layouts of the existing flats, while taking into account Threadneedle’s obligation to provide the demised units back to the tenants has been a key challenge of the project .

8.9.7 The new building will perform significantly better from an ‘environmental’ perspective as follows:

- Improved external fabric thermal performance;
- Improved external fabric air leakage performance;
- Improved thermal performance of roof slabs and terraces;
- Improved window thermal performance;
- Use of solar control glass to reduce thermal gain;
- Window design permits increased purge ventilation;
- Roof mounted photovoltaics to reduce energy consumption in communal areas;
- Whole house’ ventilation and heat-recovery improved internal air quality and thermal comfort.

8.9.8 In terms of refuse & recycling, UDP Policy UD7 refers to Waste Storage and states that the Council will require all development to include appropriate provision for the storage and collection of waste and recyclable material. The council sets out specific guidance in their SPG8a 'Waste and Recycling' (Adopted 2006): This seeks the inclusion of provision for refuse and recycling storage internally and/or externally as appropriate.

8.9.9 The provision within the previous building on the site did not meet LB Haringey's current standards. The opportunity has been taken to increase the size of the refuse store to allow the incorporation of separate recycling facilities in accordance with the borough's requirements, significantly improving the arrangements in place at the building. Haringey Waste Management Team has provided specific guidance on the number and size of the bins required for the proposed scheme and offered further advice and assistance if required. An informative has been attached to this effect.

Secured by Design

8.9.10 The applicants have consulted the Metropolitan Police Design Officer in relation to the 'Secured by Design' Standards. A variety of changes and measures have been introduced which improve security for residents. For example, previously, the fire escape from the retail unit exited into the enclosure where the resident's secondary stair landed at ground level. The new scheme separates these fire escape arrangements. The secondary stair was also originally an open metal stair, which allowed access as it could be climbed onto from outside the building. The new enclosed stair thus improves security for all residents. As such, the proposals accord with London Plan Policy 7.3, and local supplementary guidance SPG5 Safety by Design.

Air Quality

8.9.11 The whole of the borough has been designated an Air Quality Management Area (AQMA). As such, the applicants have provided an air quality assessment with the application submission. The assessment shows that because of the high levels of traffic on adjacent roads there are some potential 'air quality' issues in relation some flats.

8.9.12 As a consequence of this, a "whole house" ventilation system is now proposed. This involves taking air in at roof level, away from the principal source of pollution, and introducing this fresh air into each individual flat.

8.9.13 This approach has the added advantage that heat recovery can be introduced, "recycling" the heat from within the dwelling to warm the new incoming air and the ultimate effect of this is to further improve the environmental performance of the dwellings and reduce running costs for individual residents, as well as ensuring an improvement for residents over and above the situation previously existing before the fire.

8.9.14 As such, the development is considered to accord with Policy 7.14 of the London Plan, Policy UD3 of the UDP and Strategic Policy 7 of the emerging Core Strategy.

Flood Risk

8.9.15 The Site is located within Flood Zone 1 and is under 1ha, however the High Road immediately adjacent to the Site is within Flood Zone 2, and therefore due to the nature of the proposed development, flood issues have been addressed in an accompanying report by Water Environment Limited.

8.9.16 The document mainly considers the potential impact of key sources of flooding on the proposed development. The document concludes that all sources of flood risk have been assessed as 'low' in accordance with national planning policy PPS25 (which was current at the date of submission but has now been replaced by the NPPF), and the impacts on third-party landowners as a result of the development, with regards to fluvial, tidal, surface and groundwater flooding are considered negligible. The report by Water Environment also concludes that as the development comprises reinstatement of the original building, it does not represent an increased risk to the integrity of the Moselle Brook culvert. The proposal is therefore considered to accord with the previous statutory policy PPS25, Policy 5.12 of the London Plan, Policy ENV1 of the UDP and Policy SP5 of the emerging Core Strategy.

8.9.17 Overall the proposed development is considered to have sound environmental and sustainability credentials and will be a significant improvement above and beyond the sustainability standards exhibited by the previous development.

9.0 PLANNING OBLIGATIONS/CIL

9.1 The proposed development seeks to reinstate the building almost "like for like" to the previous building. As such it is considered that the scheme would not result in any further or additional impacts, over and above the previous building on the site. Furthermore, the inherent design of the building will make improvements compared to the previous building in terms of energy consumption, environmental performance, fire safety etc. It is therefore deemed that there is no justification for a requirement for a section 106 agreement in relation to this development. Additionally, the applicants have raised concerns that the imposition of such a requirement could result in a significant delay to the implementation and completion of the project, to the detriment of those residents who are currently in temporary accommodation awaiting the reinstatement of their properties.

CIL APPLICABLE

9.2 The proposal will be liable for the Mayor of London's CIL, as the additional floorspace exceeds 100sqm and the scheme provides one or more residential units. Based on the Mayor of London's CIL charging schedule and the information given on the plans the charge is likely to be £117,449.50 (3355sqm x £35). This would be collected by Haringey after implementation (if permission were to be granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

10.0 HUMAN RIGHTS

10.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically

indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

10.2 Furthermore, the decision on the application should be considered in light of the position taken by the Courts with regard to the reinstatement of fire damaged or destroyed dwellings – that the circumstances of the loss can be a strong material consideration and the related arguments under article 8 of the European Convention on Human Rights with regard to the impact on family life of the failure to reinstate.

11.0 EQUALITIES

11.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

12.0 CONCLUSION

12.1 The proposed development to reinstate the retail space and twenty six residential units at 638 High Road is deemed to be acceptable and in line with National, Regional and Local Planning Policies.

12.2 It is considered that the proposed development complies with the National Planning Policy Framework (NPPF) and fulfils the three dimensions of Sustainable Development as defined in that document. It follows that the presumption in favour of sustainable development, as outlined within the NPPF (para. 14), should be applied and that the scheme should therefore be approved.

12.3 In addition to reinstating the building to provide 26 residential units at levels 1, 2 and 3; Retail floorspace to basement and ground floors; and Associated storage, plant etc. the proposed scheme would incorporate significant improvements to the original including

- Disabled access, including the provision of a lift to residential floors;
- Improved access and circulation to all floors;
- Improved external design;
- Improved building security;
- Improved sustainability credentials;
- Enhanced fire safety provisions; and
- Reinstatement of original design features and materials lost as a result of a number of alterations to the building since its construction.

12.4 Overall the design, form, detailing and facing materials are considered acceptable and the scheme has been designed sensitively in terms of its relationship with neighbouring properties. The proposed development will reinstate a local landmark

building result in high quality design which will preserve and enhance the character of the conservation area.

- 12.5 The proposal has been assessed against and found to comply with the intent of the National Planning Policy Framework, The London Plan (2011) and Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Developments', M3 'New Development Location and Accessibility', M10 'Parking and Development' and CSV1 "Development in Conservation Areas" of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 Conservation and Archaeology, SPG8a 'Waste and Recycling', SPG8b 'Materials' and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents. On this basis, it is recommended that planning permission be GRANTED subject to conditions.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No's:

Schedule of Planning Application Drawings		
5103/T90P00	/	Block Plan
5103/T(20)E01	/	Proposed Lansdowne Road Elevation
5103/T(20)E02	/	Proposed High Road Elevation
5103/T(20)E03	/	Proposed Rear Elevation
5103/T(20)E04	/	Proposed Gable Elevation
5103/T(20)E05	/	Proposed Entrance Elevation
5103/T(20)P-1	/	Proposed Basement Floor Plan
5103/T(20)P00	/	Proposed Ground Floor Plan
5103/T(20)P01	T1	Proposed First Floor Plan
5103/T(20)P02	T1	Proposed Second Floor Plan
5103/T(20)P03	T1	Proposed Third Floor Plan
5103/T(20)P04	T1	Proposed Roof Plan
5103/T(20)S01	/	Proposed Section 1
5103/T(20)S02	/	Proposed Section 2
5103/T(20)S03	/	Proposed Section 3
5103/T(20)S04	/	Proposed Section 4
5103/T(20)S05	/	Proposed Section 5
5103/T(21)E01	/	Elevation and Section Detail

DOCUMENTS
Title
Planning and Heritage Statement – prepared by Montague Evans
Design and Access Statement – prepared by Rolfe Judd Architecture Limited
Acoustic Report – prepared by Alan Saunders
Air Quality Assessment – prepared by WSP
Sunlight and daylight study – prepared by GVA Schatunowski Brooks
Archaeology Desktop Assessment – prepared by Mills Whipp
Flood Risk Assessment – prepared by Water Environment
Construction Management Plan – prepared by Workman

Subject to the following conditions:

EXPIRATION OF CONSENT

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.

IN ACCORDANCE WITH APPROVED PLANS

2. The development hereby authorised shall be carried out in complete accordance with the plans, specifications and other documents listed on the decision letter, which have been 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.

MATERIALS & EXTERNAL APPEARANCE

3. The materials and external finishes for the building must be carried out in accordance with the drawings and samples submitted and approved as set out in the approved drawings and submitted samples, unless alternative materials are subsequently approved by the borough council as planning authority in writing.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

SHOPFRONTS

4. The shopfronts hereby approved shall be built in accordance with the approved drawings and retained thereafter unless alternative proposals are subsequently agreed in writing by the council as local planning authority.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

SIGNAGE

5. Any signage required for the proposed retail unit shall be subject to a separate advertising consent application. Signage shall not be erected on the building without the prior consent of the local planning authority.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

AIR QUALITY – VENTILATION TO RESIDENTIAL UNITS

6. Prior to the occupation of the units within the development hereby permitted, the ventilation system shown on drawings [insert], serving the first, second and third floor residential accommodation shall be completed and shall be permanently maintained thereafter.

Reason: In order to ensure a satisfactory internal living environment for the future occupiers of the residential accommodation.

CROSSOVER – S278 AGREEMENT

7. Prior to occupation of the development hereby approved, the applicant shall enter in to a S.278 agreement to contribute £8,588 (Eight thousand five hundred and eighty eight pounds) for improvements relating to the 'reinstatement of pavement and removal of vehicular crossover to the development site post construction.

Reason: To facilitate vehicular access to the development and safeguard pedestrian access.

CONSTRUCTION AND LOGISTICS PLAN (CLP) AND CONSTRUCTION MANAGEMENT PLAN (CMP)

8. At least 1 month prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The CLP should show the routing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours. The development shall comply with the submitted Construction Management Plan (CMP) unless an alternative CMP is submitted to and approved in writing by the local planning authority.

Reason: To minimise vehicular conflict and other environmental factors during construction in order to limit the impacts of the construction of the replacement building on adjoining residents and locality.

NOISE

9. The development hereby approved shall comply with BS8233 with regard to sound insulation and noise reduction.

Reason: In order to ensure satisfactory amenity of future residents of the development

CONSTRUCTION DUST MITIGATION

10. The construction phase of development shall be carried out in accordance with the Mayor's Best Practice Guidance "The control of dust and emissions from construction and demolition").

Reason: To protect the environment and amenities of the locality.

CONSTRUCTION HOURS

11. That noisy construction works i.e. those works audible outside the site 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, unless alternative arrangements are agreed in writing by the local planning authority.

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

EMPLOYMENT AND TRAINING – LOCAL EMPLOYMENT DURING CONSTRUCTION

12. To the extent that it is lawfully permitted to do so, the applicant shall use reasonable endeavours to ensure that not less than 20 percent (20%) of the onsite workforce (excluding managers and supervisors) employed during the construction of the

development shall be 'local residents'. In the event that achieving 20% proves impracticable for reasons notified in writing to the Council, then a lower figure will be agreed by the council as local planning authority. The applicant shall provide written records of the recruitment process undertaken and the resulting employment outcomes required to fulfil this condition, to the local planning authority, prior to the occupation of the development.

Reason: In order to support local residents in gaining access to employment and training opportunities in the borough.

TRAINEES DURING CONSTRUCTION

13. To the extent that it is lawfully permitted to do so, the applicant shall use reasonable endeavours to ensure that not less than 20 percent (20%) of the on-site 'local' workforce (as set out in condition 12) employed during the construction of the proposed development shall comprise of trainees, In the event that achieving 20% proves impracticable for reasons notified in writing to the Council, then a lower figure will be agreed by the council as local planning authority. The applicant shall provide written records of the recruitment and process and the details of the training provided to fulfil this condition, to the local planning authority, prior to the occupation of the development.

Reason: In order to support local residents in gaining access to employment and training opportunities in the borough.

WASTE AND RECYCLING MANAGEMENT, STORAGE & COLLECTION

14. The waste and recycling management, storage and collection provisions for the proposed site shall be carried out in accordance with the provisions set out in the informative below. Should an alternative bin storage arrangements be proposed, details shall be submitted to and agreed by the Local Planning Authority in consultation with Haringey Waste Management Team, prior to occupation.

Reason: In order to ensure satisfactory waste and recycling arrangements.

INFORMATIVE – “LOCAL RESIDENT”:

'Local Resident' is defined as an individual normally residing within the borough boundary. In the event that after a suitable search, not enough appropriate candidates can be identified within this boundary, candidates normally residing within the North London Sub-Region (as defined in the London Plan) will be accepted. This approach is consistent with Construction Web's approach.

INFORMATIVE: “TRAINEES”

For the avoidance of doubt, the trainees should represent 10% of the 'local workforce', and not the workforce on-site as a whole. These trainees can be self employed or sourced from 'local' Small and Medium size Enterprises.

INFORMATIVE: COMMUNITY CONSULTATION

The developer shall engage with local residents prior to works taking place on site, meeting with adjoining residents and occupiers at the earliest opportunity.

INFORMATIVE: SIGNAGE

The signage referred to in condition 5 shall be designed in accordance with the relevant plans and policies including any Supplementary Planning Guidance or Documents relevant to signage, conservation areas and Tottenham high Road.

INFORMATIVE: WASTE MANAGEMENT

The proposed development of a 4 storey building providing 26 residential units at first, second, third floors will require: 4 x 1100 refuse bins and 2 x 11 recycling bins. The A1 retail floorspace at ground and part basement levels will require 1 x 1100 Bin and 1 x 1100 refuse bin. The A1 retail will need to have in place adequate storage for the 1100 bin which is separate to the storage facilities for the domestic bins provided for the 26 flats. The area will need to be easily accessible for both the business and collection crew as outlined above. The domestic bins will also need to be accessible to both residents and collection crew as outlined above. The Further advice from Haringey Waste Management Team can be provided on request.

INFORMATIVE - THAMES WATER

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Water Comments

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

INFORMATIVE - CRIME PREVENTION

The residential buildings hereby approved shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

INFORMATIVE: NAMING AND NUMBERING

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

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

- I. The design, form, detailing and facing materials are considered acceptable;
- II. The scheme has been designed sensitively in terms of its relationship with neighbouring properties.
- III. The proposed development will reinstate a local landmark building result in high quality design which will preserve and enhance the character of the conservation area.

(b) The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Developments', M3 'New Development Location and Accessibility', M10 'Parking and Development', of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 Conservation and Archaeology, SPG8a 'Waste and Recycling', SPG8b 'Materials' and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents.

APPENDIX 1

Consultation Responses

No.	Stakeholder	Question/Comment	Response
1	London Fire and Emergency Planning Authority	The Brigade is satisfied with the proposals	Noted
2	Haringey Design and Conservation Team	Support the proposed development. Design Panel comments provided.	Noted. Design Panel Minutes provided in Appendix 4 of this report.
3	Haringey Transportation Team	<p>This proposed development is located at the junction of High Road with Lansdowne Road which provides signalised junctions with dedicated pedestrian facility. A site visit conducted on the 22 March observed that the footways and the junction have being upgraded following the recent riots. However the vehicular crossover to the site will need to be reconstructed to footways following the redevelopment of the site.</p> <p>This site is in an area with a high public transport accessibility level and abuts the busy bus routes on Tottenham High Road, which offers some 68buses per hour (two-way, and within a walking distance of Lansdowne Road where additional 26buses per hour (two-way) are provided, with the overall 94buses per hour (two-way) providing very regular bus connections to and from Seven Sisters tube station. In addition the site is within walking distance of Bruce Grove Rail station which provides connection to London Liverpool Station. We have subsequently considered that this site complies with the Councils adopted UDP policy M3 which states that the Council will require that developments with high trip generation characteristics be located where public transport accessibility is high. We have therefore concluded that the majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site.</p> <p>It is worth noting that the proposed development is a like for like replacement of the former, A1 and C3 use. We have reviewed the current existing generated trip and as there will be no substantial increase in the size of the development or increase in the number of units. We have concluded that this development proposal will not have any effect on the transport and highways network.</p> <p>The applicant has also proposes to provide 26 secure sheltered cycle parking space as part of the rebuild. Consequently, the highway and transportation authority would not object to this applicant subject to the following conditions:</p> <p>1) The applicant agrees to enter in to a S.278 agreement to contribute £8,588. (Eight thousand five hundred and eighty eight pounds) to improvement for the reconstruction of the vehicular crossover to the development site post construction. Reason: To facilitate vehicular access to the development and safeguard pedestrian access.</p>	Noted. Conditions/Informatives attached to relevant section.

No.	Stakeholder	Question/Comment	Response
		<p>2) At least 1 months prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The CLP should show the routing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours. Reason: To minimise vehicular conflict at this location.</p> <p>Informative The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p>	
4	Haringey Waste Management Team	<p>The proposed development of a 3 storey building providing 26 residential units at first, second, third floors will require 4 x 1100 refuse bins and 2 x 11 recycling bins. The A1 retail floorspace at ground and part basement levels will require 1 x 1100 Bin and 1 x 1100 refuse bin. The A1 retail will need to have in place adequate storage for the 1100 bin which is separate to the storage facilities for the domestic bins provided for the 26 flats. The area will need to be easily accessible for both the business and collection crew as outlined above. The domestic bins will also need to be accessible to both residents and collection crew as outlined above. Further advise can be provided on request.</p>	Noted. Informative added to section 13.0 of this report.
5	Tottenham CAAC	<p>At its meeting on 9th February 2012 Tottenham CAAC had a presentation on this development from the architect and planning consultant. The 1930 London Co-operative Stores building was one of the most important and handsome buildings in Tottenham in a prominent position facing the listed No. 639. The CAAC is delighted that the building is to be rebuilt as near as possible to its original design. We note it will have new sustainability standards, fire protection measures and a lift. We hope that it will be built as soon as possible</p>	Noted
6	Tottenham Civic Society	<p>On behalf of the committee of Tottenham Civic Society I would like to wholeheartedly welcome these plans to reinstate this iconic building. We understand that the plans also aim to recreate details of the 1930 building that had been lost in recent decades. This is an excellent example of high quality, sustainable, heritage-led regeneration, that will provide an inspiration to other developers in Tottenham. It is good to note the attention to detail that the developer makes to provide high quality homes for this important site.</p>	Noted
7	Tottenham Regeneration Programme	<p>This is a key site for the regeneration of the High Road following the riots in 2011 and as such the Tottenham Team fully supports the proposed re-instatement of the former building with a like for like replacement.</p> <p>In addition to the above comments we would like to ensure that:</p>	Noted – Conditions/Informative included

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> · Opportunities for local employment during construction are secured through either a condition or obligation as part of a S106 Agreement · The developer is conditioned to comply with the submitted construction management plan. · An informative is attached to any decision notice asking the developer to engage with local residents prior to works taking place on site and advising that they should meet with adjoining residents at the earliest opportunity. 	
8	Resident – 39 Woodstock Road, E17	<p>I am the resident of Flat 24, and I also happen to be an access consultant by profession. I am generally happy with the plans in relation to my flat, and the provision of a lift within the building (meaning that me and my partner's parents and grandparents can all visit without difficulty, as we are on the top floor).</p> <p>However, flicking through the plans, I noticed a couple of non-compliances / additional considerations in relation to accessibility. These are as follows:</p> <ul style="list-style-type: none"> - Basement Retail: Steps and lift should be adjacent to one another, to avoid segregation - Doors: 300mm nib to side of door required to leading edge, when door opens towards you. This is currently missing for the Basement Retail (door into the staff area), as well as the corridor doors on First, Second, and the communal terrace door on Third Floor. - Basement Retail - Staff Toilets: Space between door at 90 degrees and opposite wall should be 900mm clear, as per ADM. This is not achieved for the wheelchair accessible WC, as well as for the lobby door (from the corridor, into the toilet facilities). - Basement Retail, Staff Room: Is this space large enough for wheelchair users, and will the units be suitable for both seated and standing persons? 	<p>Noted</p> <p>The issues raised are more appropriately resolved during the Building Control process rather than at the planning stage. Notwithstanding this, the applicants have provided the following information:</p> <p>Basement Retail: The steps and lift are not located directly adjacent to one another however this is not deemed to be a significant issue which would cause major problems for the users of the retail shop.</p> <p>Doors: This is more usually an issue addressed during Building Control discussions. The applicants have advised that they will amend the detailed layouts to incorporate the 300mm nib to the door edge.</p> <p>Basement Retail - This is more usually an issue addressed during Building Control discussions. The applicants have advised that they</p>

No.	Stakeholder	Question/Comment	Response
			<p>will amend the layouts to address this matter.</p> <p>Basement Retail - Staff Room: The space provided is assessed to be large enough for this purpose.</p>

APPENDIX 2

Relevant Planning Policy

National Planning Policy

National Planning Policy Framework (March 2012)

Regional Planning Policy

The London Plan (Adopted July 2011)

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 3.10 Mixed and balanced communities

Policy 3.12 Affordable housing targets

Policy 3.13 Negotiating affordable housing residential & mixed use schemes

Policy 3.14 Affordability housing thresholds

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.5 Decentralised energy networks

Policy 5.7 Renewable Energy

Policy 5.10 Urban Greening

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood Risk Management

Policy 5.13 Sustainable Drainage

Policy 5.14 Water Quality and Wastewater Infrastructure

Policy 5.15 Water Use and Supplies

Policy 5.18 Construction Excavation and Demolition Waste

Policy 5.21 Contaminated Land

Policy 6.1 Integrating transport & development

Policy 6.3 Assessing transport capacity

Policy 6.13 Parking

Policy 7.2 Creating an inclusive environment

Policy 7.3 Secured by design

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.8 Heritage Assets and Archaeology

The Mayors Other Strategies

The Mayor's Housing SPG (November 2005)

The Mayor's Sustainable Design and Construction SPG (2006)

The Mayor's Air Quality Strategy: Clearing the Air (2010)

The Mayor's London Housing Design Guide (August 2010)

The Mayor's Accessible London: Achieving an Inclusive Environment SPG

The Mayor's Wheelchair Accessible Housing Best Practice Guide (BPG)

The Mayor's Best Practice Guide on the Control of Dust & Emissions during Construction

The London Housing Design Guide (2010)

Local Planning Policy

Haringey Unitary Development Plan (2006)

G1	Environment
G2	Development and Urban Design
G3	Housing Supply
G4	Employment
G9	Community Well Being
G10	Conservation
UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD6	Mixed Use Developments
UD7	Waste Storage
UD8	Planning Obligations
ENV2	Surface Water Runoff
ENV4	Enhancing and Protecting the Water Environment
ENV11	Contaminated Land
HSG1	New Housing Developments
HSG2	Change of Use to Residential
HSG4	Affordable Housing
HSG10	Dwelling Mix
M3	New Development Location and Accessibility
M5	Protection, Improvement and Creation of Pedestrian and Cycle Routes
M10	Parking for Development
CSV1	Development in Conservation Areas
CSV3	Locally Listed Buildings and Designated Sites of Industrial Heritage Interest
CSV8	Archaeology

Haringey Supplementary Planning Guidance and Documents

SPG1a	Design Guidance (Adopted 2006)
SPG2	Conservation and Archaeology (Draft 2006)
SPG4	Access for All (Mobility Standards) (Draft 2006)
SPG5	Safety By Design (Draft 2006)
SPG7a	Vehicle and Pedestrian Movements (Draft 2006)
SPG8a	Waste and Recycling (Adopted 2006)
SPG8b	Materials (Draft 2006)
SPG8c	Environmental Performance (Draft 2006)
SPG8d	Biodiversity, Landscaping & Trees (Draft 2006)
SPG9	Sustainability Statement Guidance Notes and Checklist (Draft 2006)
SPD	Housing

Local Development Framework

Draft Local Plan (Formerly Core Strategy) and Proposals Map

SP1	Managing Growth
SP2	Housing
SP4	Working towards a Low Carbon Haringey
SP5	Water Management and Flooding
SP6	Waste and Recycling
SP7	Transport
SP8	Employment
SP9	Improve Skills/Training, Support/Access to Jobs/Community Cohesion
SP10	Town Centres
SP11	Design
SP12	Conservation
SP13	Open Space and Biodiversity
SP14	Health and Well-Being
SP15	Culture and Leisure
SP16	Community Infrastructure

Draft Development Management Policies (Published - Consultation May 2010)

DMP1	New Housing Developments
DMP7	Homes of Different Sizes
DMP9	New Development Location and Accessibility
DMP11	Car-Free Residential Developments
DPM13	Sustainable Design and Construction
DMP14	Flood Risk, Water Courses and Water Management
DMP15	Environmental Protection
DMP20	General Principles
DMP21	Quality Design
DMP22	Waste Storage
DMP25	Haringey's Heritage

Draft Sustainable Design and Construction SPD (October 2010)

APPENDIX 3

Development Management Forum Minutes

(The minutes of the DM Forum will be provided as an addendum at the Planning Committee Meeting)

APPENDIX 4

Design Panel Minutes



Haringey

Design Panel no.30

Thursday 12th January 2012

ATTENDANCE

Panel

Deborah Denner
Stephen Davy
Gordon Forbes
David Kells
Chris Mason
Peter Sanders

Observers

Richard Truscott (Facilitator) Haringey Council
Marc Dorfman Haringey Council
Mortimer MacSweeney Haringey Council

The following scheme was considered by the Panel:

1) Spurs Amendments

Paul Phillips Tottenham Hotspurs – Client
Jeremy Fisher KSS architects
Richard Serra Savills - planning consultants

2) 638 Tottenham High Road, N17 (former “Carpetright”)

Nick Sharp Montague Evans
Stewart Drummond Rolfe Judd architects

3) Aldi store, 570 Tottenham High Road N17

Gary Humphreys The Harris Partnership – architects
John Norman Haringey Council, Tottenham Regeneration Programme

1) Presentation of the Tottenham Hotspurs planning amendments

Confidential until planning application submitted.

2) 638 Tottenham High Road, N17 (former "Carpet Right")

The panel was shown historical photographs of the former building from construction in 1930 to the burnt out shell that tragically had to be demolished after the riots of August last year. It is owned by Threadneedle Asset Management Ltd., on behalf of various pension funds, Metropolitan Housing Trust, who sold the flats within the building as shared ownership properties, which have mostly been purchased outright, by leaseholders of the flats and of the ground floor retail unit (i.e. Carpet Right).

The new building will reinstate an important local landmark as a significantly better quality building. The design will replicate the appearance of the previous building. Changes to the original design include better insulation and new smoke vents from the basement and other alterations to meet new regulatory requirements. To return as much as possible the previous sold or leased space, other alterations include the removal of a vehicle access to the rear of the building.

The panel questioned what was proposed for the shopfronts and were concerned that Carpet Right had a reputation for poor shopfront designs. They noticed that the early photographs showed structural columns within the shopfront treated as part of the shopfront, and simple signage in a fascia with cornice over. When asked whether roller shutters were to be used the response was on doors only. The Spandrel Panels between the first and second floor will be dark painted metal to match the window frames, to match the original, rather than be painted as though to match the masonry as immediately before the fire.

Panel Observations

1. The panel especially commended the decision to reinstate the main façades facing Tottenham High Road and Lansdowne Road in reconstituted stone of the same appearance as before, with the main 1st and 2nd floor street facing windows returned to their previous appearance as 2 story openings, with the metal spandrel panels between them painted black or in a dark colour to match the window frames. However they accepted that the parapet over the cornice probably need not be reconstructed.
2. The panel particularly welcomed the improved fire protection and means of escape from the residential units, for the confidence this would give.
3. The panel agreed that the signage and shopfront should be the same as the original. They considered that the construction should the shopfront should resemble the early photographs displayed as much as possible, emphasising horizontality in contrast to verticality the of the residential windows, rather than the plain and rather tacky appearance before the fire; the simple fascia and cornice and mouldings over, which must be of good quality, should be reconstructed as part of these works, and Carpet Right encouraged to opt for appropriate signage within that fascia.

4. It was suggested the bell tower would benefit from some form of public art and this could be selected by a competition.

5. Regarding fenestration of those 1st and 2nd floor windows to the 2 main facades, the panel all agreed the verticality, treating the 1st and 2nd windows as one element, emphasising verticality in contrast to the horizontality of the shop windows, was excellent. They also discussed the detailed fenestration options to these windows. They felt Options A is probably the most similar to the original but Option C appears more balanced. The panel suggested more detailed 1:20 sections and elevations be provided to secure the detailing and modelling of the elevations.

Consensus and Conclusions

6. The panel complimented the swiftness of the plans coming forward as the site is important for improving confidence in the area.

7. They felt the design proposals showed a lot of promise and were going in exactly the right direction. A few details remained to be resolved but they were confident that the client and architect were approaching these in the correct manner and they looked forward to seeing this scheme progressing swiftly.

3) Aldi store, 570 Tottenham High Road N17

Confidential until planning application submitted.

Date of next meeting

Later in the month of March; date proposed: 22nd March.

APPENDIX 5

Consultation List

Documents produced for Planning Application Reference HGY/2012/0427

638 High Road N17 0AA

9ACKN1 HGY/2012/0427

Planning Application Acknowledgment	9ACKN1	1
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9CNBR4 HGY/2012/0427 LBH - Cleansing - East Brian Ellick 1st Floor, Technopark London N17 9LN Ashley Road

9CNBR4 HGY/2012/0427 LBH - Strategic & Community Housing Michael Kelleher 3rd Floor, 820 Seven Sisters Road London N15 5PQ

9CNBR4 HGY/2012/0427 LBH - Building Control - East Ray Connor 639 High Road London N17

9CNBR4 HGY/2012/0427 LBH - Conservation & Design Team Conservation & Design Team 639 High Road (Policy) London N17

9CNBR4 HGY/2012/0427 LBH - Transportation Group Transportation Planning, Frontline Services, High Road, Wood Green, London N22 8HQ 1st Floor South, River Park House,

Internal Consultation	9CNBR4	5
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9CNBR7 HGY/2012/0427 Tottenham CAAC Joyce Rosser 46 Redston Road London N8 7HJ

Statutory Consultation (General)	9CNBR7	1
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9CON2 HGY/2012/0427 Councillor Alan Stanton C/O Members Room N22 4HQ River Park House

9CON2 HGY/2012/0427 Councillor Lorna Reith C/O Members Room N22 4HQ River Park House

9CON2 HGY/2012/0427 Councillor Reg Rice C/O Members Room N22 4HQ River Park House

Consulting Councillor Re: Planning Application	9CON2	3
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9CONSIM HGY/2012/0427

Major Application CA Site notice	9CONSIM	1
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9CONSIT HGY/2012/0427

Conservation Area Site Notice	9CONSIT	1
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9FORUM4 HGY/2012/0427 London Fire Brigade - Fire Safety Regulation North West Area 1 169 Union Street London SE1 0LL

9FORUM4 HGY/2012/0427 Ms Aysen Huseyin Flat B, 105 Northchurch Road N1 3NU

9FORUM4 HGY/2012/0427 Mr Omar Malik & Mrs Barbara Bereda-Malik 11 Percey Road N12 8BY

9FORUM4 HGY/2012/0427 Crime Prevention Officer - Andrew Snape Muswell Hill Police Station 115 Fortis Green Muswell Hill N2 9HW

9FORUM4 HGY/2012/0427 Mr S A Mohammed-Ali 175 Colney Hatch Lane N10 1HA

9FORUM4 HGY/2012/0427 Ms Elizabeth Moriba 20 Oulton Rd N15 5PY

9FORUM4 HGY/2012/0427 Ms Sandra Petkovic 24b High Street N8 7PB.

9FORUM4 HGY/2012/0427 Mr Michael Allen 291 Lincoln Road Enfield EN1 1SY

OFFREPC
Officers Report
For Sub Committee

9FORUM4	HGY/2012/0427	Mr Mohamed Hammoudan	58 Cannock Court, 3 Hawker Place	E17 4GD
9FORUM4	HGY/2012/0427	Ms Mei-Yee Man	39 Woodstock Road	E17 4BH
9FORUM4	HGY/2012/0427	Ms Yvonne Simmons & Mr Hal Bowen	Ground Floor Flat, 89 Brantwood Road	N17 0DT
9FORUM4	HGY/2012/0427	The Owner / Occupier	28 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	29 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	30 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	31 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	32 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	33 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	33A Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	33B Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	34 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	35 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	36 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	37 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	38 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	39 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	39A Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	39B Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	40 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	41 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	42 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	43 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	44 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	45 Bronhill Terrace	London N17 0LN Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Burlington House	Burlington Road London N17 9UH Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Nursery	Hartington Park Burlington Road Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 10	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 11	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 12	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 13	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 14	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 15	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 16	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 17	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 18	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 19	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 20	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 21	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 22	Campbell Court Campbell Road London N17 0AU Tottenham

OFFREPC
N17 0AU
For Sub Committee

9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 57 Tottenham	Campbell Court Campbell Road London N17 0AU
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 58 Tottenham	Campbell Court Campbell Road London N17 0AU
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 59 Tottenham	Campbell Court Campbell Road London N17 0AU
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 60 Tottenham	Campbell Court Campbell Road London N17 0AU
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 61 Tottenham	Campbell Court Campbell Road London N17 0AU
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 62 Tottenham	Campbell Court Campbell Road London N17 0AU
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 63 Tottenham	Campbell Court Campbell Road London N17 0AU
9FORUM4	HGY/2012/0427	The Owner / Occupier	Campbell Court Campbell Road London N17 0AU Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	1 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	2 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	3 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	4 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	5 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	6 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	7 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	8 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	9 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	64 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	65 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	66 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	67 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	68 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	69 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	70 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	71 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	72 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	73 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	74 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	75 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	76 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	77 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	78 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	79 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	80 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	81 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	82 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	83 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	84 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	85 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	86 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	87 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	88 Campbell Road London N17 0AX

9FORUM4	HGY/2012/0427	The Owner / Occupier	89 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	90 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	91 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	92 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	93 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	94 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	95 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	96 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	97 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	98 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	99 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	100 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier	101 Campbell Road London N17 0AX
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 10	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 11	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 12	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 6	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 7	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 8	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 9	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Criterion House Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	1 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	2 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	2 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	2 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	2 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5	2 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 6	2 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	2 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	3 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier First and Second Floor Flat	4 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat	4 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	4 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat	5 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat	5 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Flat	5 Cedar Road London N17 8NB

9FORUM4	HGY/2012/0427	The Owner / Occupier	5 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	First Floor Flat B 6 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	Ground Floor Flat A 6 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	Second Floor Flat C 6 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	6 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	7 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	First Floor Flat B 8 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Ground Floor Flat A 8 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Second Floor Flat C 8 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	8 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	First Floor Flat B 9 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	Ground Floor Flat A 9 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	9 Cedar Road London N17 8NB
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 1 10 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 2 10 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 3 10 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 4 10 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 5 10 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 6 10 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	10 Cedar Road London N17 8NB Tottenham
9FORUM4	HGY/2012/0427	Ms Patricia Fisher	1 Creighton Road N17 8JU
9FORUM4	HGY/2012/0427	Mr & Mrs Akbasak	Flat 3, 20 Crescent Road N8 8AX
9FORUM4	HGY/2012/0427	Mr Andreas Muller & Ms Alexandra Mccombe	24 Flanders House, Defoe Road N16 0EG
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 1 Munster House Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 2 Munster House Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 3 Munster House Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 4 Munster House Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 5 Munster House Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 6 Munster House Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 7 Munster House Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	Munster House Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	1 Tom Dove Place Hampden Lane London N17 0FB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	10 Tom Dove Place Hampden Lane London N17 0FB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	11 Tom Dove Place Hampden Lane London N17 0FB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	12 Tom Dove Place Hampden Lane London N17 0FB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	13 Tom Dove Place Hampden Lane London N17 0FB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	14 Tom Dove Place Hampden Lane London N17 0FB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	15 Tom Dove Place Hampden Lane London N17 0FB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	16 Tom Dove Place Hampden Lane London N17 0FB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	17 Tom Dove Place Hampden Lane London N17 0FB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	18 Tom Dove Place Hampden Lane London N17 0FB Tottenham

9FORUM4	HGY/2012/0427	The Owner / Occupier 19 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 2 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 20 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 21 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 22 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 23 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 24 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 25 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 26 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 27 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 3 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 4 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 5 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 6 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 7 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 8 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier 9 Tottenham	Tom Dove Place Hampden Lane London N17 0FB
9FORUM4	HGY/2012/0427	The Owner / Occupier	Tom Dove Place Hampden Lane London N17 0FB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat	1 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	1 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	1 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	1 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	3 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	3A Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	3B Hampden Lane London N17 0AS Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	9 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	10 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	10 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	10 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	10 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	10 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	11 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	12 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	13 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	14 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	15 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	16 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	17 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	18 Hampden Lane London N17 0AS

9FORUM4	HGY/2012/0427	The Owner / Occupier	19 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	20 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	21 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	22 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	23 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	24 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	24 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	24 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat D	24 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat E	24 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	24 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	25 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	26 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	27 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	29 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	31 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	33 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	35 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	37 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	42 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	44 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	46 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	48 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	50 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	52 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	54 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	56 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	58 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	60 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	62 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	64 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	66 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	68 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	70 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	72 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	74 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	76 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	78 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	80 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	82 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	84 Hampden Lane London N17 0AS
9FORUM4	HGY/2012/0427	The Owner / Occupier	2 Hampden Road London N17 0AY
9FORUM4	HGY/2012/0427	The Owner / Occupier Unit 24B Tottenham	Wingate Trading Estate High Road London N17 0AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Unit 24C Tottenham	Wingate Trading Estate High Road London N17 0AD

OFFREPC
Office Report
For Sub Committee

9FORUM4	HGY/2012/0427	The Owner / Occupier Unit 24D Tottenham	Wingate Trading Estate High Road London N17 0AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Unit 8	Wingate Trading Estate High Road London N17 0AD
9FORUM4	HGY/2012/0427	The Owner / Occupier	624 High Road London N17 9TL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	628 High Road London N17 9TP
9FORUM4	HGY/2012/0427	The Owner / Occupier	640 656 High Road London N17 0AF Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	641 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop	641 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	641 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	643 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	643 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	643 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat D	643 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop	643 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	643 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier	645 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	647 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier	647 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	649 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	649 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Shop	649 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	649 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	651 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop	651 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	651 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	653 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	653 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	653 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop	653 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	653 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	655 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop	655 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	655 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop	657 663 High Road London N17 8AA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	657 663 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier	657A High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier Warehouse at rear	658 High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	658 High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	659 High Road London N17 8AA
9FORUM4	HGY/2012/0427	The Owner / Occupier	660 High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Basement and Ground Floor Offices	662 High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier First and Second Floor Offices	662 High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	662 High Road London N17 0AB
9FORUM4	HGY/2012/0427	The Owner / Occupier Basement level Office	664 666 Tottenham Enterprise Centre High Road London N17 0AB Tottenham

9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Office 664 666 Tottenham Enterprise Centre High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor 664 666 Tottenham Enterprise Centre High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Office 7 664 666 Tottenham Enterprise Centre High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Office 8-10 664 666 Tottenham Enterprise Centre High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Office 664 666 Tottenham Enterprise Centre High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Workshop 666A 664 666 Tottenham Enterprise Centre High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier 664 666 Tottenham Enterprise Centre High Road London N17 0AB
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop 665 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier 665 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop 667 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier 667 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat 1 668 High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Flat 4 668 High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier 668 High Road London N17 0AB
9FORUM4	HGY/2012/0427	The Owner / Occupier 668A Workshop High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1 669 673 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2 669 673 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3 669 673 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4 669 673 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5 669 673 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 6 669 673 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 7 669 673 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 8 669 673 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Public House 669 673 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier 669 673 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Basement to Second Floor Office 670 High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Office 670 High Road London N17 0AB Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier 670 High Road London N17 0AB
9FORUM4	HGY/2012/0427	The Owner / Occupier 671 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier 673 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Club 675 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop 675 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier 675 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1 677 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2 677 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3 677 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop 677 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier 677 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1 678 682 Diana Martin Court High Road London N17 0AE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2 678 682 Diana Martin Court High Road London N17 0AE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3 678 682 Diana Martin Court High Road London N17 0AE Tottenham

9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	678 682 Diana Martin Court High Road London N17 0AE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5	678 682 Diana Martin Court High Road London N17 0AE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Unit 1	678 682 Diana Martin Court High Road London N17 0AE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	678 682 Diana Martin Court High Road London N17 0AE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	679 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	679 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	679 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Offices	679 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop	679 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	679 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	681 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	681 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	681 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop	681 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	681 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	682 High Road London N17 0AE
9FORUM4	HGY/2012/0427	The Owner / Occupier Shop	683 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Upper Flat	683 High Road London N17 8AD Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	683 High Road London N17 8AD
9FORUM4	HGY/2012/0427	The Owner / Occupier	Kemble Hall Kemble Road London N17 9UE
9FORUM4	HGY/2012/0427	The Owner / Occupier 1	Tottenham Marlborough Court Kemble Road London N17 9UE
9FORUM4	HGY/2012/0427	The Owner / Occupier 2	Tottenham Marlborough Court Kemble Road London N17 9UE
9FORUM4	HGY/2012/0427	The Owner / Occupier 3	Tottenham Marlborough Court Kemble Road London N17 9UE
9FORUM4	HGY/2012/0427	The Owner / Occupier 4	Tottenham Marlborough Court Kemble Road London N17 9UE
9FORUM4	HGY/2012/0427	The Owner / Occupier 5	Tottenham Marlborough Court Kemble Road London N17 9UE
9FORUM4	HGY/2012/0427	The Owner / Occupier 6	Tottenham Marlborough Court Kemble Road London N17 9UE
9FORUM4	HGY/2012/0427	The Owner / Occupier	Marlborough Court Kemble Road London N17 9UE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	The Cottage Kemble Road London N17 9UE
9FORUM4	HGY/2012/0427	The Owner / Occupier	1 Kemble Road London N17 9UE
9FORUM4	HGY/2012/0427	The Owner / Occupier	0LL Tottenham Lansdowne Road Health Clinic Lansdowne Road London N17
9FORUM4	HGY/2012/0427	The Owner / Occupier	Pembury House Centre Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier	St Mary The Virgin Church of England Church Lansdowne Road London N17 9XE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	St Marys Vicarage Lansdowne Road London N17 9XE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier First and Second Floor Flat	1 Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Warehouse	1 Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	1 Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	1A Warehouse Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	1B Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier	2 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier	2A Lansdowne Road London N17 9XE Tottenham

9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1 Tottenham	2E	Strike Apartments Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2 Tottenham	2E	Strike Apartments Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3 Tottenham	2E	Strike Apartments Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4 Tottenham	2E	Strike Apartments Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5 Tottenham	2E	Strike Apartments Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 6 Tottenham	2E	Strike Apartments Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Tottenham	2E	Strike Apartments Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	3	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	3	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	3	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	3	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5	3	Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 6	3	Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	3	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	3A	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	3A	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier	3A	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier	4	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	5	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	5	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat	5	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier	5	Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	6	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	6	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	6	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier	6	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	7	Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	7	Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	7	Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	8	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	8	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	8	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5	8	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 6	8	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 7	8	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier	8	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier	10	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier	12	Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	13	Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	13	Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	13	Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	13	Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	13	Lansdowne Road London N17 0LL

9FORUM4	HGY/2012/0427	The Owner / Occupier	14 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 8	15 Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 9	15 Lansdowne Road London N17 0LL Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	15 Lansdowne Road London N17 0LL
9FORUM4	HGY/2012/0427	The Owner / Occupier	16 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat	18 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat	18 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier	18 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier	20 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat	22 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat	22 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier	22 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat	24 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat	24 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier Store at rear	24 Lansdowne Road London N17 9XE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	24 Lansdowne Road London N17 9XE
9FORUM4	HGY/2012/0427	The Owner / Occupier	Pembury House Nursery Lawrence Road London N17 9XE Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	5 Liston Road London N17 9UG Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	6 Liston Road London N17 9UG Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	7 Liston Road London N17 9UG Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	11 Liston Road London N17 9UG Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	11 Liston Road London N17 9UG Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	11 Liston Road London N17 9UG Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	11 Liston Road London N17 9UG Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	2 Lordship Lane London N17 8NA
9FORUM4	HGY/2012/0427	The Owner / Occupier	4 Lordship Lane London N17 8NA
9FORUM4	HGY/2012/0427	The Owner / Occupier	6 Lordship Lane London N17 8NA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	8 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	8 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	8 Lordship Lane London N17 8NA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	10 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	10 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	10 Lordship Lane London N17 8NA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	12 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	12 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	12 Lordship Lane London N17 8NA
9FORUM4	HGY/2012/0427	The Owner / Occupier Basement and Ground Floor Flat A	14 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier First and Second Floor Flat B	14 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	14 Lordship Lane London N17 8NA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	16 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	16 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	16 Lordship Lane London N17 8NA
9FORUM4	HGY/2012/0427	The Owner / Occupier Basement and Ground Floor Flat	18 Lordship Lane London N17 8NA Tottenham

9FORUM4	HGY/2012/0427	The Owner / Occupier First and Second Floor Flat B	18 Lordship Lane London N17 8NA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	18 Lordship Lane London N17 8NA
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	21 Lordship Lane London N17 6TA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	21 Lordship Lane London N17 6TA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	21 Lordship Lane London N17 6TA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	21 Lordship Lane London N17 6TA Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	21 Lordship Lane London N17 6TA
9FORUM4	HGY/2012/0427	The Owner / Occupier	23 Lordship Lane London N17 6TA
9FORUM4	HGY/2012/0427	The Owner / Occupier 10	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 100	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 101	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 102	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 103	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 104	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 105	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 106	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 107	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 108	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 109	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 11	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 110	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 111	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 112	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 113	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 114	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 115	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 116	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 117	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 118	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 119	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 12	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 120	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 121	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 122	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 123	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 124	Millicent Fawcett Court Pembury Road London N17 6SY

9FORUM4	HGY/2012/0427	The Owner / Occupier 125	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 126	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 127	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 128	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 129	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 13	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 130	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 131	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 132	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 133	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 134	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 135	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 136	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 137	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 138	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 139	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 14	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 140	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 141	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 142	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 143	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 144	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 145	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 146	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 147	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 148	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 149	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 15	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 150	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 151	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 152	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 153	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 154	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 155	Millicent Fawcett Court Pembury Road London N17 6SY

9FORUM4	HGY/2012/0427	The Owner / Occupier 156	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 157	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 158	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 159	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 16	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 160	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 161	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 162	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 163	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 164	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 165	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 166	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 167	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 168	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 169	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 17	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 170	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 171	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 172	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 173	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 174	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 175	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 176	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 177	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 178	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 179	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 18	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 180	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 181	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 182	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 183	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 184	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 185	Millicent Fawcett Court Pembury Road London N17 6SY
9FORUM4	HGY/2012/0427	The Owner / Occupier 186	Millicent Fawcett Court Pembury Road London N17 6SY

9FORUM4	HGY/2012/0427	The Owner / Occupier 19	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 20	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 21	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 22	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 23	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 24	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 25	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 26	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 27	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 28	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 29	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 30	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 31	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 32	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 33	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 34	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 35	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 36	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 37	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 38	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 39	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 40	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 41	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 42	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 43	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 44	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 45	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 46	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 47	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 48	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 49	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 50	Millicent Fawcett Court Pembury Road London N17 6SU
9FORUM4	HGY/2012/0427	The Owner / Occupier 51	Millicent Fawcett Court Pembury Road London N17 6SX
9FORUM4	HGY/2012/0427	The Owner / Occupier 52	Millicent Fawcett Court Pembury Road London N17 6SX
9FORUM4	HGY/2012/0427	The Owner / Occupier 53	Millicent Fawcett Court Pembury Road London N17 6SX

OFFREPC
Officers Report
For Sub Committee

9FORUM4	HGY/2012/0427	The Owner / Occupier Second Flat C	36 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	36 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	37 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat	38 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat	38 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Flat	38 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	38 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	39 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	40 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	40 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	40 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	40 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	41 Pembury Road London N17 6SS Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	41 Pembury Road London N17 6SS Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	41 Pembury Road London N17 6SS Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	42 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	43 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier	44 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	46 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	46 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	46 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	46 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	48 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	48 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	48 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	48 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	49 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat B	50 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat A	50 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Flat C	50 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	50 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	51 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat B	52 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat A	52 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Flat C	52 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	52 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	53 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	54 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	54 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	54 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	54 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	55 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier	57 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier	59 Pembury Road London N17 6SS

9FORUM4	HGY/2012/0427	The Owner / Occupier	61 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier	63 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier	65 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier	67 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier	69 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier	71 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier	73 Pembury Road London N17 6SS
9FORUM4	HGY/2012/0427	The Owner / Occupier	75 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	77 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	77A Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	79 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	81 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	81A Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	83 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	85 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	85 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	85 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	85 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5	85 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 6	85 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 7	85 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 8	85 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 9	85 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	85 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	87 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	87 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	87 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier	87 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	89 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	89 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	89 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	89 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5	89 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 6	89 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 7	89 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	89 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1	91 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2	91 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3	91 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4	91 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5	91 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 6	91 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 7	91 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 8	91 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	91 Pembury Road London N17 8LY Tottenham

9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat C 93 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Garden Flat A 93 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat B 93 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Flat D 93 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 93 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 1 95 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 2 95 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 3 95 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 4 95 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 5 95 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 6 95 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 7 95 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat 8 95 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A 95 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B 95 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier 95 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A 97 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B 97 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C 97 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat D 97 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 97 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat B 99 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat A 99 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Flat C 99 Pembury Road London N17 8LY Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier 99 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A 101 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B 101 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 101 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 103 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 105 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 107 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A 109 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat 109 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 109 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A 111 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B 111 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C 111 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 111 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 113 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A 115 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B 115 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C 115 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 115 Pembury Road London N17 8LY
9FORUM4	HGY/2012/0427	The Owner / Occupier 1 Rheola Close London N17 9TR

9FORUM4	HGY/2012/0427	The Owner / Occupier	2 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	3 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	4 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	5 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	6 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	7 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	8 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	9 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	10 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	11 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	12 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	13 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	14 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	15 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	16 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	17 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	18 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	19 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	20 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	21 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	22 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	23 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	24 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	25 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	26 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	27 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	28 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	29 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	30 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	31 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	32 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	33 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	34 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	35 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	36 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	37 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	38 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	39 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	40 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	41 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	42 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	43 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	44 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	45 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	46 Rheola Close London N17 9TR

9FORUM4	HGY/2012/0427	The Owner / Occupier	47 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	48 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	49 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	63 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	64 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	65 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	66 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	67 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	68 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	69 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	70 Rheola Close London N17 9TR
9FORUM4	HGY/2012/0427	The Owner / Occupier	First Floor Flat B 1 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Ground Floor Flat A 1 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Second Floor Flat C 1 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	First and Second Floor Flat 2 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Ground Floor Flat 2 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	2 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	First Floor Flat B 3 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Ground Floor Flat A 3 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Second Floor Flat C 3 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	First Floor Flat B 4 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Ground Floor Flat A 4 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Second Floor Flat C 4 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	4 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat A 5 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat B 5 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat A 6 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	6 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 1 7 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 2 7 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat 3 7 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	First Floor Flat 8 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Ground Floor Flat 8 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Second Floor Flat 8 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	8 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	First Floor Flat B 9 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	Ground Floor Flat A 9 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Second Floor Flat C 9 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	First Floor Flat 10 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Flat A 10 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	Second Floor Flat 10 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	10 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	First Floor Flat B 11 Ruskin Road London N17 8ND Tottenham

9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat A	11 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Flat C	11 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat	12 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat	12 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Flat	12 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	12 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier First Floor Flat B	14 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Ground Floor Flat A	14 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Second Floor Flat C	14 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	14 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	16 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	16 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	16 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	16 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat A	18 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat B	18 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat C	18 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat D	18 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat E	18 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier Flat F	18 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	18 Ruskin Road London N17 8ND Tottenham
9FORUM4	HGY/2012/0427	The Owner / Occupier	20 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	22 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	24 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	26 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	28 Ruskin Road London N17 8ND
9FORUM4	HGY/2012/0427	The Owner / Occupier	7 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	9 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	11 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	13 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	15 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	17 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	19 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	21 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	23 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	25 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	27 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	29 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	31 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	33 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	35 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	37 Scotland Green London N17 9TX
9FORUM4	HGY/2012/0427	The Owner / Occupier	1 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	2 St Marys Close London N17 9UD

9FORUM4	HGY/2012/0427	The Owner / Occupier	3 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	4 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	6 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	8 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	10 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	12 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	14 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	16 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	18 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	20 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	22 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	The Owner / Occupier	24 St Marys Close London N17 9UD
9FORUM4	HGY/2012/0427	Ms Rebecca Lee	45 Station Road Sawbridgeworth CM21 9JY
9FORUM4	HGY/2012/0427	Ms Funka Daobry	18 Wordsworth House, Sydney Road N8
9FORUM4	HGY/2012/0427	Ms Sandra Agyanpong	Flat 1A, Thorold Road N22 8YE
9FORUM4	HGY/2012/0427	Mr Mehmet Asdoyuran	27 Franklin House, Velocity Way Enfield EN3 7FG
9FORUM4	HGY/2012/0427	The Owner / Occupier	1 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	2 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	3 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	4 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	5 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	6 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	7 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	8 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	9 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	10 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	11 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	12 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	13 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	14 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	15 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	16 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	17 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	18 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	20 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	21 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	22 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	23 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	24 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	25 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	26 Whitbread Close London N17 0YA
9FORUM4	HGY/2012/0427	The Owner / Occupier	27 Whitbread Close London N17 0YB
9FORUM4	HGY/2012/0427	The Owner / Occupier	28 Whitbread Close London N17 0YB
9FORUM4	HGY/2012/0427	The Owner / Occupier	29 Whitbread Close London N17 0YB
9FORUM4	HGY/2012/0427	The Owner / Occupier	30 Whitbread Close London N17 0YB

New standard forum letter north	9FORUM4	1,038
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9FRONT HGY/2012/0427 (06) Michelle Bradshaw

New Planning Application Received	9FRONT	1
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BCREGS HGY/2012/0427

Building Control Marketing Letter	BCREGS	1
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INCOMP HGY/2012/0427

Incomplete Application Letter	INCOMP	1
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OLC HGY/2012/0427 Matthew Bradby 21 Gospatrick Road London N17 7EH Tottenham

OLC HGY/2012/0427 Tottenham CAAC c/o 46 Redston Road N8 7HJ

OLC HGY/2012/0427 Mei-Yee Man 39 Woodstock Road London E17 4BH London

On Line Comments	OLC	3
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Grand Total:	1,056
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