

MINUTES OF PLANNING APPLICATIONS SUB COMMITTEE 27 February 2006

Councillors:

*Davidson (Chair), *Bevan (Vice Chair), *Adamou, *Basu, *Dodds, *Peacock, *Rice, *Santry, *Engert, *Hare, *Newton

*Members present

PASC97 APOLOGIES (Agenda item 1)

None received

PASC98 ITEMS OF URGENT BUSINESS (Agenda Item 2)

None received

PASC99 DECLARATIONS OF INTEREST (Agenda Item 3)

Cllr Hare declared an interest in respect of the application for 17 Cromwell Place N6 as he knows the applicant. He decided to withdraw from the room when this item was discussed and decided on.

PASC100 DEPUTATIONS/PETITIONS (Agenda Item 4)

None received

PASC101 MINUTES (Agenda Item 5)

RESOLVED

That the minutes of the Planning Applications Sub Committees on 23 January 2005 be agreed and signed.

PASC102 PERFORMANCE STATISTICS ON DEVELOPMENT CONTROL, BUILDING CONTROL AND PLANNING ENFORCEMENT (Agenda Item 6)

Members noted that statistics were above the Haringey and Government targets and officers confirmed that a more detailed report on planning enforcement policy issues would be brought to the next PASC on 27 March. The Assistant Director of Planning, Environmental Policy and Performance advised members that she was due to meet with the Environmental Services Director to find a

way forward on the current discrepancies between Licensing and Planning decisions.

PASC103 DECISIONS UNDERTAKEN UNDER DELEGATED POWERS
(Agenda Item 7)

Noted

PASC104 APPEAL DECISIONS (Agenda Item 8)

Councillor Peacock was concerned about the application for 223 Mount Pleasant, which had been allowed on appeal, as she was familiar with the case and felt that it impacted seriously on the light and amenity of the residents at number 225. Officers advised that the reasons leading to the decision would be recorded in the Inspector's decision notice. The Planning Inspectorate had a complaints procedure but no means of overruling an Inspector's decision unless they had acted outside of the law.

PASC105 UNITARY DEVELOPMENT PLAN (Agenda Item 9)

The Assistant Director (PEPP) presented the Council's response to the Inspector's Report which was due to be considered by the Executive on 21 March 2006. Members were asked to note the following amendments to the report:

1. Whilst the 70/30 split will no longer appear in the UDP, reference will be made to an SPG which will contain the relevant target percentages for different parts of the borough.
2. With regard to Open Space; officers recommended that we do not delete operational railway land from green/ecological corridors but the policy be amended to allow consideration be given to developments for operational purposes where appropriate.
3. That transport proposals where there is no financial commitment be deleted but reappear at the introduction section.
4. That all reference to tall buildings includes a specific reference to Town Centres. Members noted that the Mayor's definition of a tall building was 30 metres (approx 10-12 storeys).

In response to member's questions, the Assistant Director advised that the Highgate Bowl was not considered as SLOL as it did not meet the criteria and was considered to have sufficient protection and success in appeal cases. Members were advised that UDP policy protected all open space, including undesignated areas.

In respect of saturation of commercial premises in certain areas, there had to be evidence available that harm would be caused by the over concentration. Members were advised that in some cases, ie. restaurants, this could actually enhance an area. This policy also applied to hostels.

St Anne's hospital would be subject to a planning brief and funding for the Heartlands spine road was announced last week.

A member steering group would be set up to consider Housing SPG but it was likely that the June adoption date would be met.

RESOLVED

1. That the Inspector's report and officer recommendations in the response be noted with the amendments (1-4) as set out above.
2. That the modifications proposed be recommended to the Executive of 21 March and made available for public consultation during April and May. It was noted that it was consultation during the purdah period was permitted.

PASC 106 AMENDMENTS TO THE SCHEME OF DELEGATION RELATING TO PLANNING ENFORCEMENT (Agenda Item 10)

RESOLVED

That the changes to the Scheme of Delegation to officers relating to Planning Enforcement, already adopted by full Council as amendment to Part F7 of the Council's constitution be noted.

PASC107 PLANNING APPLICATIONS (Agenda Item 11)

RESOLVED

That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these minutes, be approved or refused, with the following points noted:

1. 35A Wood Vale, N10.

Two objectors spoke and asked members to note the 11 objections and the fact that they would favour a two storey development but not three. They also tabled photographs showing the building line intrusion and, in their opinion, that the development was out of character for Wood Vale. The applicant spoke in support of the development and advised members that he had followed an extensive consultation process, he felt that it would provide an attractive landscape (replacing a current eyesore) and it had strong eco credentials. Officers advised members that a number of Wood Vale properties had been extended at the rear. Members commented of the impact of the correct choice of brick and felt that this should be inspected on the site. Officers confirmed that Permitted Development rights in respect of rear extensions and roof extensions etc would be withdrawn by condition already on the Recommendation. Members agreed the application, subject to conditions, with an additional condition regarding brick detailing on the front elevation.

2. 57 Mount Pleasant Road N17

An objector spoke outlining his concerns about the retrospective planning application for this development as he felt it was an eyesore, out of character and he was concerned about its proposed future commercial use. He was also unhappy that the objections he has raised were not detailed in the report but officers confirmed that only the number of complaints was reported; not detail. Officers also confirmed that under permitted development status, the UDP would not apply and any future change of use would be subject to a further planning application. The applicant spoke and felt that the objections were speculative and frivolous. Members agreed to grant the Certificate of Lawfulness. Councillors Adamou, Peacock and Santry abstained and Cllr

Engert did not participate in the debate and decision as she was not present at the start of this item.

3. Unit 4, Arena Estate, Green Lanes N4

Members noted that mezzanine floors do not usually require planning permission but outline planning permission in this case had limited the floor space and this mezzanine covered units 4 and 5. Members agreed the application, subject to conditions.

4. r/o Palm Court, Lionel House, Maxell House and Lawrence House, Palmerston Road N22

Members noted that this application had been refused 4 years ago. Officers had recommended it again for refusal as the density was in excess of UDP Policy for backland development; intrusive amenity on the existing residents, impact on the river view and the deficiency in external amenity space. Members decided to refuse the application on the grounds of overdevelopment and overbearing impact.

5. 17 Cromwell Place N6

As Cllr Hare had earlier declared an interest he left the meeting at this point. Members noted this was a retrospective application, that a previous application had been refused and enforcement action was pending. Officers advised members that they had received 18 letters in support of this application. Members noted that the Conservation Officer had expressed concern about the reconfiguration of entrances and members generally did not favour cars parked on front gardens; however officers reminded them that this was within permitted development. Members decided to refuse the application on the grounds of impact on the street scene, the impact on the conservation area (ie reconfiguration of entrances) and that the application would set a precedent. However, they expressed a view that a pedestrian, not vehicle access, would be favourable. Cllr Rice asked for his dissent to be recorded on this decision.

6. Land r/o 14 High Road and Adjacent to 1 Whymark Avenue N22

The Planning Officer pointed out that this application was rather similar to a scheme already approved in 2004, except for the introduction of offices at ground floor instead of residential. On the subject of renewable energy (raised by Cllr Dodds); it was pointed out that Condition 17 covered this. The Assistant Director advised that the policy was under review to include renewable energy in the main section of reports, not by condition, for all major schemes. Members also noted that a 'Green Guide' for all householders had recently been launched by the Planning Policy team. Members first voted on whether to defer this item pending further information about the design and it was agreed to take a decision at the meeting. Members then voted 7 for and 3 against the application, subject to existing conditions, an extra condition re brickwork and section 106 agreement.

7. 22-24 High Road N22

Councillors Hare and Engert commented on the good design of this development but Councillors Bevan and Adamou felt that it was a little out of character and were concerned about the safety of children from the balconies and traffic fumes. Members agreed the application, subject to conditions and 106 agreement, with an extra condition closing the railings for safety and an informative prohibiting hanging any items from the balconies

8. 33 Clarendon Road N8

Agreed, subject to conditions

9. 159 Tottenham Lane N8

Agreed, subject to conditions and 106 agreement

PASC108 TREE PRESERVATION ORDERS (Agenda Item 12)

RESOLVED

That the following Tree Preservation Orders be confirmed:

Chester House, Pages Lane N10

17 Christchurch House N8 – but that the arboriculture revisit the pine.

13 North Hill N6

123 Hornsey Park Road N8 – but that the 7 trees as set out in the report be confirmed and the other 3 be revisited. The Assistant Director confirmed that the Council was promoting development on this site.

40 Lansdowne Road N10

PASC109 DATE OF NEXT MEETING

27 March 2006, 7pm

The meeting ended at 9.50 pm

Signed, Cllr T Davidson, Chair

27 March 2006

INFORMATION RELATING TO APPLICATION REF: HGY/2005/2110
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/02/2006

Location: 35A Wood ValeN10

Proposal Demolition of existing bungalow and erection of a two storey 4 bedroom dwelling with rooms at lower ground floor level.

Recommendation Grant

Decision Grant

Drawing Nos. 207 / PD/ 01, 02, 03A, 04A, 05A, 06, 07, 08A, 09A, 10, 11 & 19.

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:
 - a. those existing trees to be retained.
 - b. those existing trees to be removed.
 - c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

5. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

6. All windows in the building's northern flank elevation, other than those at lower ground floor level, shall be of a fixed design and obscure glazed.

Reason: To prevent overlooking into the adjoining property to the north.

7. Notwithstanding the elevational treatment shown on drawing no. 207/PD/04A a further drawing showing brick detailing to the front elevation of the proposed house, shall be submitted to and approved by the Local Planning authority prior to commencement of development and the scheme shall be implemented in accordance with details.

Reason: In Order that the Council may be satisfied as to the appearance of the development within the street scene.

INFORMATIVE: You are advised that a dedicated space should be set aside off-street at the front of the property for one (1) 360 litre wheelie bin and one (1) green recycling box.

REASONS FOR APPROVAL

The proposal would replace the existing bungalow, which is not a common feature of the area, with a new dwelling constructed over three levels, although with only the upper two levels visible from the street. The new dwelling is more in keeping with the bulk and scale of surrounding properties, and maintains the existing building line along the frontage. The design meets the requirements of SPG 3a in terms of density, room sizes and amenity space, and the scheme includes sufficient on-site parking. The design

would have some impact on the outlook from the upper floor window in the southern flank of the adjacent dwelling at No. 35 Wood Vale, however it is not considered that the impact would be so severe as to warrant refusal of the application. The proposal generally accords with the provisions of Policies DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; DES 1.9 'Privacy and Amenity of neighbours', DES 1.3 Assessment of Design Quality (2): 'Enclosure, Height and Scale', DES 1.4 Assessment of Design Quality (3): 'Building Lines, Layout, Form, Rhythm and Massing', and DES 1.9 'Privacy and Amenity of neighbours' of the Haringey Unitary Development Plan.

You are advised that a dedicated space should be set aside off-street at the front of the property for one (1) 360 litre wheelie bin and one (1) green recycling box.

Section 106 - No

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1107
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/02/2006

Location: 57 Mount Pleasant RoadN17

Proposal: Retrospective application for the erection of single storey outbuilding in rear garden (Certificate of Lawfulness).

Recommendation Permitted Development

Decision Permitted Development

Drawing Nos. Unnumbered drawings dated August 2005, amended 3/10/2005.

Reason: The proposed out building is in accordance with the Town and Country Planning (General Permitted Development) Order, Class E of Schedule 2. Therefore, it does not require full Planning permission.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0057
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/02/2006

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

Proposal: Demolition of existing garages and erection of 3 x 2 storey blocks comprising 4 x two bed and 5 x three bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping.

Recommendation Refuse

Decision Refuse

Drawing Nos. 2842/P01B, P02A & P03A.

Reasons:

1. The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality contrary to Policy DES 1.10 'Overdevelopment' of the Haringey Unitary Development Plan by reason of:
 - a) the number of units and habitable rooms within the site
 - b) excessive site coverage prejudicing the provision of adequate amenity space for the benefit of future occupants.
 - c) poor relationship to the existing pattern of development thereby causing demonstrable harm.

2. Due to the length, scale, height and location of the proposed development immediately abutting the grassed banks of the New River, the proposal would be unduly dominant and intrusive in views from the informal open space, would result in an unacceptable urbanizing effect on the adjacent Green Chain and adversely affect the setting of the Conservation Area. The proposal is therefore in conflict with the provisions of Policy OP 1.5 Green Chains DES 2.2 Preservation and Enhancement of Conservation Areas of the Adopted Haringey Unitary Development Plan and Policy OS 15 Green Chains, OS9 Other Open Spaces and OS5 Ecologically valuable sites of the Deposit Draft Consultation Unitary Development Plan 2004.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0060
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/02/2006

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

Proposal: Conservation Area Consent for the demolition of existing garages and erection of 3 x 2 storey blocks comprising 4 x two bed and 5 x three bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping.

Recommendation Refuse

Decision Refuse

Drawing Nos. 2842-P01B, 02A, 03A.

Reason

1. The proposed demolition of the lock up garages would be premature in that the Local Planning Authority has not granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of the character and appearance of the Conservation Area and is in conflict with the provisions of Policy DES 2.4 Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas.

Section 106 – No

INFORMATION RELATING TO APPLICATION REF: HGY/2005/2161
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/02/2006

Location: 17 Cromwell Place N6

Proposal :Retrospective planning permission for the reconstruction of the front wall of the property. Involving further changes to the wall as it currently stands including the formation of a pedestrian gateway near the middle of the wall and the retention of the vehicle entranceway, off- street car park and drop kerb.

Recommendation Refuse

Decision Refuse

Drawing Nos. 0512/01 Rev 1, 02/1, 03.

Reason:

1. The application site lies in an area of sensitive and special character within the Highgate Conservation Area. The frontages to the properties on this side of Cromwell Place are characterised by brick boundary walls with panelled details which run the full width of each property, punctuated only by pedestrian accesses which are regularly spaced and give a rhythmic pattern to the street scene. The provision of the vehicular

access at No. 17 Cromwell Place has created an inappropriately wide gap in the front boundary treatment, which has a detrimental effect on the visual character of the street scene and of the Conservation Area. Further, the car parking space in the front garden is also harmful to the Conservation Area, the presence of the car being visually intrusive in the streetscape and the hard surface treatment resulting in the loss of the characteristic front garden. In addition the proposed insertion of a central pedestrian access would disrupt the existing pattern of entrances to properties and create a front boundary wall which is incongruous with the rest of the street. If the works were approved, they would set a precedent for similar inappropriate accesses to be created to other properties in the vicinity, the cumulative impact of which would be to cause further erosion of the character of the Conservation Area.

As such, the development carried out and proposed does not preserve or enhance the character of the Conservation Area, and is contrary to Policies DES 2.2 'Preservation & Enhancement Of Conservation Areas', DES 2.5 'Alterations & Extensions In Conservation Areas (Paragraph 5)', TSP 7.7 'Parking In Front Gardens' of the Adopted Haringey Unitary Development Plan 1998, and contrary to Policies CSV1A 'Development In Conservation Areas', CSV 2 'Alterations & Extensions' and SPG 1b 'Parking In Front Gardens' and SPG 2 'Conservation & Archaeology' of the Revised Unitary Development Plan (Deposit Consultation Draft) September 2004.

INFORMATIVE: You are advised that the Council does not raise objection to the wall erected on the south eastern boundary of the site, adjacent to the rear gardens of 61, 63 & 65 Hornsey Lane.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/2228
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/02/2006

Location: Land R/O 14 High Road & adjacent to 1 Whymark AvenueN22

Proposal Demolition of existing building and erection of a part 3 / part 4 storey building comprising office space at ground floor level and 5 x two bed and 4 x one bed self contained flats at 1st, 2nd and 3rd floor levels. Provision of cycle storage at ground floor level.

Recommendation Grant subject to conditions & Section 106 Legal Agreement

Decision Grant subject to conditions & Section 106 Legal Agreement

Drawing No.s 30/05 - 01,02, 03, 04, 05, 06A, 07A, 08A, 09A, 10A, 11A, 12A & 13.

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Suitable space is required for the two 1100 litre wheelie bins proposed for household refuse. The proposed household refuse store detailed on the plans appears to be large enough to accommodate these bins but the internal layout of the store means that at any one time one bin will be out of reach and, therefore, unusable. The layout of the refuse store must be re-designed to ensure that both bins can be comfortably reached by residents at any time. A detailed scheme for the redesign of the wheelie bin storage area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality and to ensure that waste disposal arrangements are adequate and meet the requirements of SPG 8a 'Waste and Recycling'.
4. The proposed refuse store door layout is impractical. When the store is being used by residents or being cleared by collectors, the open refuse doors will block the entrance to the flats. In addition, it would be impossible to manoeuvre bins in and out of the refuse store with the doors open as shown on the drawing. The door arrangement must be redesigned. It is suggested that the access door for collectors opens directly onto the street to overcome these problems. A detailed scheme for the redesign of the door layout of the refuse and waste storage area within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality and to ensure that waste disposal arrangements are adequate the proposed development meets the requirements of SPG 8a 'Waste and Recycling'.
5. The proposed refuse store door layout is impractical. When the store is being used by residents or being cleared by collectors, the open refuse doors will block the entrance to the flats. In addition, it would be impossible to manoeuvre bins in and out of the refuse store with the doors open as shown on the drawing. The door arrangement must be redesigned. It is suggested that the access door for collectors opens directly onto the street to overcome these problems. A detailed scheme for the redesign of the door layout of the refuse and waste storage area within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to ensure that waste disposal arrangements are adequate the proposed development meets the requirements of SPG 8a 'Waste and Recycling'.

6. There is currently no recycling storage detailed in the proposed development. Storage space is required for five 240 litre size wheelie bins. A detailed scheme for the provision of storage space for five 240 litre size wheelie bins within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to ensure that waste disposal arrangements are adequate and to ensure that the proposed development meets the requirements of SPG 8a 'Waste and Recycling'.

7. Wheelie bins or bulk waste containers must be provided for household collections.

Wheelie bins must be located no further than 25 metres from the point of collection. Bulk waste containers must be located no further than 10 metres from the point of collection. The route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

If waste containers are housed, housings must be enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required. Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours. All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

Reason: In order to protect the amenities of the locality and ensure adequate disposal of waste.

8. If access through security gates / doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.

Reason: To ensure that waste disposal arrangements are adequate and to ensure that the proposed development meets the requirements of SPG 8a 'Waste and Recycling'.

9. The office use of the ground floor is to be confined to B1 office use only.

Reason: In the interests of town centre vitality.

10. The communal door entry systems are to be high quality security door and / or "airlock" systems; based on an electro-magnetic lock with no exposed

moving parts. Details of the door system are to be supplied to the Council and approved prior to any works on the site commencing.

Reason: Poor quality door systems can lead to crime and high maintenance costs.

11. Lockable gates at the front and along the side of the building are to be installed. Details of the gates are to be supplied to and approved by the Council prior to any works on the site commencing.

Reason: To prevent casual trespass into the rear garden.

12. The residential aspect of the application is to remain car free. No more than three off street parks are to be supplied and they are to be for office use only.

Reason: To reduce the demand for on street parking spaces and to ensure the residential development remains car free.

13. The sheltered cycle parking facility for 15 cycles detailed on the approved plans is to be retained permanently for cycle storage.

Reason: To increase the accessibility of the site to other modes of transport other than the car resulting in reduced traffic and demand for parking.

14. The development hereby authorised 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' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

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

Reason: In order to protect the health of future occupants of the site.

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

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

17. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.
 - b) Explanation of how total energy demand will be reduced by 20% relative to the baseline developed in a), through improvements to building energy efficiency standards.
Calculation of the resulting carbon savings.
 - c) The strategy must examine the potential use of CHP to supply thermal and electrical energy to the site. The scale of the CHP generation and distribution infrastructure to be determined through agreed feasibility studies. Resulting carbon savings to be calculated.
 - d) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (ie after b. and c. are accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.
3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

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

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

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

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

20. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- a. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an

approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

21. Notwithstanding the elevational details shown on drawing no.30/05 – 09A & 10A a further drawing of all elevations of the proposed development, to show the incorporation of brickwork in place of metal cladding, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development the scheme shall thereafter be implemented in accordance with such details.

Reason: In order that the Council may be satisfied as to the external appearance of the development.

INFORMATIVE

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

INFORMATIVE

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

INFORMATIVE

The proposed planters at the front line of the building will need regular maintenance to prevent them from becoming overgrown and unsightly in such an environment. A dwarf wall and railing would create good demarcation without compromising on natural surveillance and without high maintenance costs. The Council's Crime Prevention Department can give further advice if necessary.

INFORMATIVE

The refuse and cycle store structures should be visually permeable and designed so as not to offer concealment for criminals. The Council's Crime Prevention Department can give further advice if necessary.

INFORMATIVE

The new residential units would benefit from the enhanced security standards detailed in the "Secured by Design Scheme" (www.securedbydesign.com). The Crime Prevention Department can meet with the architect or client to discuss security measures and "designing-out crime". Our advice is given free of charge with the aim of preventing the future users of the building from becoming victims of crime. It is the mission of the Metropolitan Police to work together with partners and citizens for a safer London. We can be contacted on 020 8345 2164. The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community.

REASONS FOR APPROVAL

It is considered that the proposed development would not be detrimental to the amenity of the residents of the upper floor flats of the properties situated to the rear of the proposed development site. The proposed development is considered consistent with Policy DES 1.9. Privacy & Amenity of Neighbours' and Supplementary Planning Guidance 3b Privacy/ Overlooking, Aspect/Outlook and Daylight/Sunlight'.

The scale and bulk the proposed development is consistent with a recently approved scheme for the same site. The design of the proposed building reflects the bulk and mass of the neighboring residential terrace on Whymark Avenue situated to the east of the application site as well as the larger commercial buildings to the west fronting the High Road and would not detract from the appearance of the street scene. The scheme is considered consistent with policies DES 1.1 Good Design and How Design Will Be Assessed, DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area, DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale and DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing.

The proposed development would be located in an area of High Transport Accessibility and is considered to be of a high quality design. The density of the proposed development is 385 habitable rooms per hectare and this is considered consistent with the Governments Planning Policy Guidance 3 and also Policy HSG 8 'Density Standards' of the Draft 2004 Haringey Unitary Development Plan.

The proposed development is a car free development situated in an area with High Public Transport accessibility and is considered consistent with Policy TSP 7.1 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

Through the use of appropriate conditions it is considered that the development can be amended to meet the requirements of SPG 8a 'Waste and Recycling'.

Section 106 - Yes

INFORMATION RELATING TO APPLICATION REF: HGY/2005/2215
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/02/2006

Location: 22 - 24 High Road N22

Proposal: Erection of part 2/3/5 storey building comprising retail at ground and rear first floor level and residential at 1st, 2nd, 3rd and 4th floor levels consisting of 4 x one bed and 5 x two bed flats. Associated refuse and cycle storage at ground floor level.

Recommendation Grant subject to conditions & Section 106 Legal Agreement

Decision: Grant subject to conditions & Section 106 Legal Agreement

Drawing No.s 583/TP.F 01; 583/TP.F 02; 583/TP.F 03; 583/TP.F 04 & 2611-1 & 2611-2.

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the "green roof" of the proposed development to include detailed drawings of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.
5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
6. Notwithstanding the description of dustbin enclosures submitted as part of the permission hereby granted the enclosures shown shall be constructed in complete accordance with the requirements of the Local Planning Authority and be installed prior to the occupation of the buildings (please contact Michael McNicholas in Council's Waste Department on 020 8489 5668 for further details).
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.
7. That not more than 9 separate units, whether flats or houses, shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.
8. Details of design, materials and location of the bicycle racks shall be submitted to the Local Planning Authority, agreed to in writing and installed prior to the occupation of the buildings. At least 12 bicycle racks are to be provided and enclosed within a secure shelter. Such an approved scheme shall be carried out and implemented in strict accordance with the approved details and be maintained and retained thereafter to the satisfaction of the Local Planning Authority.
Reason: To provide adequate bicycle parking for residents.
9. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the retail floor space hereby approved shall be used for retail purposes only and shall not be used for any other purpose unless approval is

obtained to a variation of this condition through the submission of a Planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

10. This approval does not include any signage associated with the ground floor retail use. A separate application for this signage shall be submitted to, and approved in writing by the Local Planning Authority prior to its installation.
Reason: To protect the streetscape and the amenity of the area.
11. The proposed development shall have no more than 2 central dishes/aerial systems for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to protect the visual amenities of the neighbourhood.
12. That details of a solid balustrade to the front elevation shall be submitted to and approved by the Local Planning Authority before the commencement of the works. Such approved balustrade shall be erected and permanently retained to the satisfaction of the Local Planning Authority prior to the occupation of the new development.
Reason: In order to protect the safety of future occupiers of their property:

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

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

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

INFORMATIVE: That no washing shall be hung out to dry on the front terrace in order to protect the visual amenities of the High Road

REASONS FOR APPROVAL

The proposal at 22 - 24 High Road for the erection of a part 2, part 3, part 5 storey building comprising retail at ground and rear first floor level and residential at 1st, 2nd, 3rd and 4th floor levels consisting of 4 x one bed flats and 5 x two bed flats, together with associated refuse and cycle storage, complies with policies HSG 1.1 'Strategic Housing Target'; HSG 2.1 'Dwelling Mix For New

Build Housing'; HSG 2.2 'Residential Densities'; DES 1.1 'Good Design and How Design Will Be Assessed'; DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale'; DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing'; DES 1.9 'Privacy and Amenity of Neighbours'; TSP 1.1 'Transport and New Development'; TSP 7.1 'Parking for Development'; EMP 1.2 'New Employment Uses'; STC 1.4 'Town Centre Primary Frontages'; and RIM 1.2 'Upgrading Areas in Greatest Need' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.

Section 106 - Yes

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1988
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/02/2006

Location: Unit 4 Arena Estate, Green Lanes N4

Proposal: Provision of additional retail floor space at mezzanine level (Use Class A1) associated with Unit 4.

Recommendation Grant

Decision Grant

Drawing No.s L425/L(0) SK028 Rev J, L425/L(0) SK029 Rev A

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. That the additional floorspace hereby approved shall be used for A1 retail (non-food) purposes only.
Reason: to ensure the proper planning use of the floorspace hereby approved

4. A car parking management plan for the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.
Reason: to ensure adequate parking provision is made within the site.

REASONS FOR APPROVAL

The retail park is incorporated into the Green Lanes Town Centre in the emerging Unitary Development Plan. Transportation are satisfied that the proposal will not adversely affect highway conditions in the area. The proposal therefore complies with policies STC 1.2: Large New Stores, STC 1.3: Retail Warehousing/Retail Parks, STC 1.4: Town Centre Primary Frontages and policy TSP 7.1: Parking for Development of the adopted Unitary Development Plan, and policy TCR1: Development in Town and Local Shopping centres and policy UD9 Parking For Development of the emerging Unitary Development Plan.

Section 106 - No
INFORMATION RELATING TO APPLICATION REF: HGY/2005/2278
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/02/2006

Location: 159 Tottenham Lane N8

Proposal Amendments to planning application HGY/ 2005/1129 granted on 03. 08.05 for erection of part 3/part 4 storey building with gym/leisure facilities at basement and ground floor level and 6 x two bed and 1 x three bed maisonettes and 1 x two bed and 1 x three bed flats at 1st, 2nd and 3rd floor levels, with 22 car park spaces at rear.

Recommendation Grant subject to conditions & Section 106 Legal Agreement

Decision Grant subject to conditions & Section 106 Legal Agreement

Drawing No.s 05-10-622-PD01, PD2, PD3, PD4

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development (such details should also include details of the hardsurfacing for the access road and car park) hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.
Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.
5. The use hereby permitted shall not be operated before 0630 am or after 11.00 pm on any day. The car park shall not be used before 0730 am or after 10.00 pm by commercial users. No deliveries using the rear car park shall take place before 0800 or after 7.00 pm.
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.
6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
7. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.
8. That the parking spaces shown on the approved drawings shall be constructed to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the dwellings forming part of the development. The siting of the storage area for the bicycles shall be submitted and agreed with the Local Planning Authority.
Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.
9. The rear wall on the rear boundary of properties in Fairfield Road shall not be demolished and shall be retained at all times.
Reason: To protect the amenities of adjoining residents.
10. All plant, machinery and equipment (including refrigeration and air conditioning systems) to be used by reason of the granting of this permission shall be so installed, maintained and operated as to prevent the transmission of noise and

vibration into any neighbouring premises. Details of all installations shall be submitted prior to the commencement of work and approved by the Local Planning Authority. The proposal shall be implemented in accordance with the approved details.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property.

11. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the basement and ground floor level shall be used as a gym and health club only and shall not be used for any other purpose including any purpose within Class D2 unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

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

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

13. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- a. first floor terrace (screening measures and planting)
- b. area to the rear of site adjacent to rear gardens of Fairfield Road (Planting).

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

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

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

15. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.
 - b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.
 - c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (ie after c is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.
3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: That all works involving alterations to the highway must be carried out by the Council at the full expense of the developer. The developer is advised to contact 020 8489 1316.

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'. You are advised to contact the Crime Prevention Office on 020 8345 1212.

REASONS FOR APPROVAL

The site has previous approval for a similar scheme granted on 30 August 2005 (HGY/2005/1129). The proposals would provide considerable investment adjacent to the Crouch End Town Centre and also a local shopping parade. The proposals are likely to increase the vitality and viability of these areas. The proposal is an acceptable design consistent with Unitary Development Plan Policies DES 1.2 Assessment of Design Quality: Fitting New Buildings into Surrounding Area and would preserve the character and appearance of the

adjoining Crouch End Conservation Area consistent with Policy DES 2.2 Preservation and Enhancement of Conservation Areas.
The proposals would have an acceptable relationship with adjoining properties consistent with requirements of the Unitary Development Plan Policies 1.9 Privacy and amenity of Neighbours.
The proposals would provide sufficient parking and be of an appropriate density consistent with London Plan Policy 4B.1 maximising the Potential of sites.

Section 106 - Yes

INFORMATION RELATING TO APPLICATION REF: HGY/2005/2089
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/02/2006

Location: 33 Clarendon Road N8

Proposal: Erection of 3 storey side extension comprising offices and associated rooms.

Recommendation: Grant

Decision: Grant

Drawing Nos. Gen 490 (PC) 010, 011, 012, 013

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.
4. A scheme for the treatment of the surroundings of the proposed development, including the provision of screen planting of trees and/or shrubs to the northern boundary shall be submitted to, approved in writing by the Local Planning Authority, and implemented and maintained in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity and protect the potential future development of the adjacent land.

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

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

6. That facilities shall be provided clear of the highway for the loading, unloading (and turning) of vehicles to the satisfaction of and in accordance with details approved by the Local Planning Authority

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

7. A vehicular turning area within the application site, to enable vehicles to enter and leave the site in forward gear shall be provided and permanently retained.

Reason: In order to ensure that adequate provision for car parking is made within the site.

8. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

INFORMATIVE: The applicant is advised to contact Network Rail on 01904 389767. The following comments were received from Network Rail and should be noted by the applicant:

1. The railway running past this site is electrified to 25kV with 'live' cables suspended about each railway track. Workmen must be made aware of this. Nothing must encroach within a distance of 3 metres from electrification cables and supporting structures, as the upper parts of these can also be 'live'. A site-specific method statement and risk assessment must address the positioning and working of plant, so no jibs, arms, grabs etc are capable of swinging out above, or collapsing onto the railway.

2. There should be no interference with the railway boundary fence/wall. Any new fencing desired adjacent to the railway boundary, perhaps for additional security, privacy, sound attenuation, must be additional to and not in replacement for, the statutory line-side boundary feature. Proper provision must be made for future maintenance and renewal of the fence.

3. New parking bays are to be provided laid out at right angles to the railway boundary, it is important some type of barrier restraint is installed to help guard against a vehicle over-running, breaching the boundary and causing an obstruction of the railway. Provided only private cars, light vans etc. will be parking adjacent to the railway boundary, I feel closely spaced bollards or substantial kerbstones should be sufficient protection, but steel barriers should be provided where lorries will be turning.

REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with policy AC1 The Heartlands/Wood Green, EMP 3.1 Amenity, Design and Transport Considerations, DES 1.1 Good Design and How Design Will Be Assessed, DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area, DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing, DES 1.5 Assessment of Design Quality (4): Detailing and Materials, DES 1.11 Design of Alterations and Extensions, UD3 Quality Design, DES 1.9 Privacy and Amenity of Neighbours, UD2 General Principles, EMP 1.3 Defined Employment Areas, EMP1a Defined Employment Areas (DEAs) - Regeneration Areas, UD9 Parking for Development of the Haringey Unitary Development Plan (1998) and the Haringey Unitary Development Plan - Second Deposit (2004).

Section 106 - No