

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE  
MONDAY, 26 JUNE 2006**

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

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PASC15.</b>	<p><b>APOLOGIES</b></p> <p>Apologies were received from Cllr Demirci.</p>	
<b>PASC16.</b>	<p><b>URGENT BUSINESS</b></p> <p>In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.</p>	
<b>PASC17.</b>	<p><b>DECLARATIONS OF INTEREST (AGENDA ITEM 3)</b></p> <p>Cllr Bevan declared that he had registered no opinion on the application being considered for 691 – 693 High Road N17, as detailed on page 83 of the agenda.</p> <p>Cllr Weber declared an interest in the Tree Preservation Order (TPO) being considered for 13 Birchwood Avenue N10, and decided to leave the room when this TPO was being considered.</p> <p>Cllr Hare also declared a personal, not prejudicial interest in the TPO being considered for 13 Birchwood Avenue N10 and decided to leave the room when this TPO was being considered.</p>	
<b>PASC18.</b>	<p><b>TREE PRESERVATION ORDERS (AGENDA ITEM 11)</b></p> <p>The Chair decided to vary the order of the agenda and take item 11. Tree Preservation Orders (TPOs) at this point.</p> <p>Cllrs Weber and Hare having declared an interest as stated in item 3 above, left the proceedings during consideration of the following TPO:</p> <ul style="list-style-type: none"> <li>• 13 Birchwood Avenue N10 – T1 Small Leaved Lime (Tilia Cordata).</li> </ul> <p>The Planning Officer explained to members that objections had been received with respect to the above TPO. The Arboriculturalist had justified the requirement for a TPO at this location as detailed in the report at page 141.</p> <p><b>RESOLVED</b></p>	

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	<p>That the TPO for the above location be confirmed.</p> <p>That the following TPOs also be confirmed:</p> <ul style="list-style-type: none"> <li>• 26 Bryanstone Road N8 – T1 Monkey Puzzle (Araucaria Araucana)</li> <li>• 278 High Road N17 – T1 Sycamore</li> <li>• 62 Mount View Road N4 – G1 Group of 4 Lime Trees</li> <li>• 34 Ringwood Avenue N2 – T1 Quercus Robur (English Oak)</li> <li>• 36 Ringwood Avenue N2 – G1 Quercus Robur x 2 (English Oak) Carpinus Betulus (Hornbeam)</li> </ul>	
<b>PASC19.</b>	<p><b>DEPUTATIONS/PETITIONS (AGENDA ITEM 4)</b></p> <p>None received.</p>	
<b>PASC20.</b>	<p><b>MINUTES (AGENDA ITEM 5)</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the Planning Applications Sub Committee held on 5 June 2006 be agreed and signed.</p>	
<b>PASC21.</b>	<p><b>PERFORMANCE STATISTICS (AGENDA ITEM 6)</b></p> <p>Members were asked to note that performance was above the Council's <i>and Central Government's</i> targets.</p>	
<b>PASC22.</b>	<p><b>APPEAL DECISIONS (AGENDA ITEM 7)</b></p> <p>Members were asked to note that the report detailed 9 appeal decisions of which 4 were upheld and 5 dismissed. Officers advised that the first mobile phone mast was allowed on the second request. The Oakdale Arms Public House N4, had originally been refused, however, inspectors had now allowed the re-development.</p> <p><b>RESOLVED</b></p> <p>That Officers provide Cllr Dodds with a copy of the decision on the Oakdale Arms.</p>	
<b>PASC23.</b>	<p><b>DELEGATED DECISIONS (AGENDA ITEM 8)</b></p> <p>Members were asked to note the decisions undertaken under delegated powers between 15 May 2006 and 11 June 2006.</p>	
<b>PASC24.</b>	<p><b>TOTTENHAM HALE URBAN CENTRE MASTERPLAN - PUBLIC CONSULTATION (AGENDA ITEM 9)</b></p> <p>The Committee received a presentation on the Tottenham Hale Urban Centre Masterplan – public consultation from Mark Lucas, Head of Strategic Sites and Projects Group. He summarised the report by advising the Tottenham Hale Urban Centre is an area of approximately</p>	

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	<p>39 hectares, designated in the mayor's London Plan as an opportunity Area suitable for new homes and jobs. A draft masterplan had been prepared which provided a framework for the regeneration of Tottenham Hale. It provides guidance on six key site and the public realm. The sites will be able to deliver new homes, employment, retail and leisure uses as well as community and health facilities.</p> <p>Members were asked to progress the Draft Masterplan and its accompanying Sustainability Appraisal through period of statutory public consultation.</p> <p><b>RESOLVED</b></p> <p>That Members agreed to both recommendations outlined in section 2 of the report.</p>	
<b>PASC25.</b>	<p><b>PLANNING APPLICATIONS (AGENDA ITEM 10)</b></p> <p><b>RESOLVED</b></p> <p>That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these minutes, be approved or refused, with the following points noted:</p> <p><b>1. R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22</b></p> <p>This item was deferred from 5 June 2006 Committee, to enable Members to visit the site to look in particular at concerns raised over the width of the access roads for refuse collection and emergency vehicles.</p> <p>Officers informed the Committee that a site visit had now taken place and that the application was for 8 units at the R/O Palm Court which would be subject to a Section 106 agreement.</p> <p>Members enquired about the fee to be paid excluding the education contribution and whether this would be used to redesign the access roads. Officers advised that the figure was not available at the present time and would be agreed via a Section 278 agreement. They further confirmed that there was adequate clearance on either side of the access which was 3.25 metres.</p> <p>The Chair, at her discretion granted Cllr Oakes the opportunity to address the Committee. Cllr Oakes, speaking on behalf of local residents spoke of their fears about access and their right to live safely, legally and healthily. Residents had voiced their concerns about the loss of amenity and the location being designated a green area.</p> <p>Members decided to refuse the application on the grounds of:-</p> <ol style="list-style-type: none"><li>1. Inadequate width of access road for refuse vehicles and lorries, and inadequate room for lorries turning within the site.</li></ol>	

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2. Design of windows on elevation facing New River was visually intrusive.

**2. 691 – 693 High Road N17 8AD**

Officers tabled a correct site plan for this application and asked members to note the extra area added to the north of the plan. The proposed site and development was within the North Tottenham Conservation Area. Residential areas are located to the side and rear of the development which consists of affordable housing.

Members agreed the application subject to a Section 106 legal Agreement, to conditions as on the Report, and to the following condition being imposed that there should be no balconies present at the front of the building.

**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 following have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority:

" Building samples of all external facing materials;

" Fully annotated and dimensioned elevation and section drawings of the front elevation at a scale of 1:20, showing details of roof, facing materials, windows, balcony, walls;

" Fully annotated and dimensioned details of front boundary treatment including low level wall with coping, metal gates and balustrading, reduced vehicle cross over, adjacent flanking walls, and powered security gates at a scale of 1:10;

" Fully annotated and dimensioned details of private and communal amenity space boundary fencing at a scale of 1:10;

" Fully annotated and dimensioned details of rear boundary treatment to the alleyway, including a 2.3 metre tall anti-climb high level metal fencing, a lockable pedestrian access gate, at a scale of 1:10;

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" Full details of hard landscaping schemes to the Entrance Courtyard, the Inner Courtyard, the Outer Courtyard, and the Rear Community Amenity Space;

" Full details of artificial lighting scheme to the Entrance Courtyard, the Inner Courtyard, the Outer Courtyard, the Rear Community Amenity Space and the alleyway to the rear of the site.

Reason: To ensure that the development is of a high standard as it affects the setting of the listed building, to preserve the character and appearance of the conservation area, and in the interest of quality of amenity of residents.

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of works on site. 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 and recycling 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 58 separate residential units shall be

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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 40 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 improve the conditions for cyclists at this location.

9. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the commercial floor space hereby approved shall be used for commercial employment 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. The car parking spaces shown on the approved drawings shall be constructed and maintained to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the development hereby approved.

Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.

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

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

12. The proposed development shall have no more than 5 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.

13. 13. A secure electronic gate is to be erected on the driveway at the front of the site. Details and drawings of the electronic gate are to be submitted to and approved by the Local Planning Authority before the site is occupied and permanently retained in place thereafter. The gate shall have a manual override for Fire Brigade access.

Reason: To protect the safety of future occupants of the site and adjoining properties.

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14. 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.

15. Details of design, materials and location of the proposed ground source heat pumps shall be submitted to the Local Planning Authority and agreed to in writing prior to any works commencing on site. The heat pumps shall provide 10% of the site's projected energy requirements. 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 shall be included in the submission. The assessment must show the carbon emissions resulting from the projected energy consumption. 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 help reduce the nation's carbon dioxide emissions.

16. All windows on the second and third floors of the two four storey buildings to the rear of the site shall have obscured glazing up to 1.5 metres in height from the internal finished floor levels.

Reason: To prevent overlooking on adjoining properties.

17. That notwithstanding the approved drawings there shall be no balconies recessed or otherwise on the front elevation of the front block fronting onto the High Road N17.

Reason: In order to safeguard the amenities of future occupiers of the residential flats proposed on the High Road N17 frontage.

**INFORMATIVES**

(i) 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'.

(ii) 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.

(iii) The proposed development requires a redundant crossover to be removed and a new crossover to be made over the footway. The necessary works will be carried out by the Council at the

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applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

- (iv) The applicant is advised to liaise with the Environment Agency regarding the underground water culvert to the front of the site.
- (v) The applicant is advised that only the highest quality yellow stock facing brickwork, in terms of materials, colour, texture, bond, and pointing, to the frontage building facing the High Road will be acceptable.
- (vi) This approval does not include any signage associated with the commercial use. A separate application for this signage shall be submitted to, and approved in writing by the Local Planning Authority prior to its installation.

**REASONS FOR APPROVAL**

The proposal at 691 - 693 High Road, N17 for the demolition of existing buildings and erection of part 1, 2, 3 and 4 storey building comprising 180 sq. m. of commercial floor space (B1) and 58 residential units with 20 car parking spaces and associated landscaping complies with policies HSG 1.1 'Strategic Housing Target'; HSG 2.1 'Dwelling Mix For New Build Housing'; HSG 2.2 'Residential Densities'; HSG 2.23 'Affordable Housing'; DES 1.1 'Good Design and How Design Will Be Assessed'; DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale'; DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing'; DES 1.8 'Landscaping and Trees in Development Schemes'; DES 1.9 'Privacy and Amenity of Neighbours'; DES 2.2 'Preservation and Enhancement of Conservation Areas'; DES 2.5 'Alterations and Extensions in Conservation Areas'; TSP 1.1 'Transport and New Development'; TSP 7.1 'Parking for Development'; EMP 1.1 'Employment Protection'; EMP 1.2 'New Employment Uses'; 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

**3. 691 – 693 High Road N17 8AD**

Members were asked to consider Conservation Area Consent for the above demolition. Members agreed to grant conservation consent subject to conditions.

**Conditions**



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1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.
2. Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the Conservation Area.
- 3.
4. The demolition works hereby granted consent 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.
5. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their property.

**REASONS FOR APPROVAL**

The proposal at 691-693 High Road, N17 for the demolition of the existing three storey terrace building on the street frontage complies with policies DES 2.2 'Preservation and Enhancement of Conservation Areas'; and DES 2.5 'Alterations and Extensions in Conservation Areas' in the Haringey Unitary Development Plan. It would therefore be appropriate to recommend that Planning permission be granted.

Section 106 - No

**4. 40 Coleridge Road N8 8ED**

Officers presented the report for this application and advised members that the site is located on the North side of Coleridge Road and falls within the Crouch End Conservation Area. The proposal is in keeping with the traditional Edwardian Houses in the surrounding Conservation Area. The density of the development is 330hrh and this falls within the guidance of the revised UDP.

Members discussed access to the site through the car park, particularly with regard to lighting and security; and safety of pedestrians.

Members agreed to grant the application subject to conditions as on report, plus an extra condition on a lighting scheme to be submitted for the commercial building overlooking the car park, and a S106 legal agreement.

**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.

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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 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, 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.

4. 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.

5. Notwithstanding the provisions of Schedule 2, Part 1 of the

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Town & Country Planning General Development Order 1988, no extensions falling within Class A- E shall be carried out without the submission of a particular planning application to the Local Planning authority for its determination.

Reason: In order to avoid overdevelopment of the site.

6. 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.

7. 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.

8. 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.

9. That a detailed scheme for the provision of recycling and refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of 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.

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

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

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11. The proposed commercial unit on the northern part of the site shall only be used for purposes within Use Class B1 of the 1987 Use Classes Order, ( for Business or Light Industry), and for no other purpose.

Reason; To ensure that the premises provide some employment on the site, in recognition of its current use for employment purposes, whilst preventing the use of the premises for warehousing or general industry which would be detrimental to the amenity of neighbouring residential properties.

12. The windows at first floor level in the rear (west-facing) elevation of residential units H4 and H5, and in the west-facing elevation at first and second floor level in residential units H6 to H9 inclusive, shall be glazed with obscured glazing at all times

Reason; In order to prevent loss of privacy to nearby residential properties.

13. Details of a scheme for the provision of external lighting on the front (northern) elevation of the commercial (B1) building, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development, and shall thereafter be installed in accordance with the approved details.

Reason: In order that the Council may be satisfied that the entrance and approach to the site is adequately lit, in the interests of safety and security.

**RECOMMENDATION 3**

That in the event of a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) not being signed before 20th April 2006, the application shall be refused for the following reasons: The proposal fails to provide a contribution towards Educational Provision within the Borough in accord with SPG 12 and Policy UD10 of the Revised Unitary Development Plan.

**RECOMMENDATION 4**

In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Assistant Director (PEPP) (in consultation with the chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that: (i) There has not been any material change in circumstances in the relevant planning considerations, and (ii) The further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and (iii) The relevant parties shall have previously entered into the agreement(s) contemplated in resolution (1) above to secure the obligations specified there in.

**REASONS FOR APPROVAL**

The proposal in principle is acceptable i.e. commercial and residential use because the site will still retain some employment use and at the

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same time provide housing which is much needed within Haringey.

The overall mass and bulk of the commercial block would not have an adverse effect on the existing residential buildings adjacent to the site and the proposed residential development. It will relate satisfactorily to the scale and character of the proposed residential environment of the East Mews block and not have an adverse affect on the residents at Berkeley Road.

It is considered that the proposal would therefore enhance the character and appearance of the Crouch End Conservation area.

The proposal is therefore in compliance 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, DES 1.4 Assessment of Design Quality (3) Buildings Lines, Layout, Form, Rhythm and Massing, DES 1.9 Privacy and Amenity of Neighbours, DES 1.10 Overdevelopment and DES 2.2 Preservation and Enhancement of Conservation Areas of the Haringey Unitary Development Plans. It is therefore appropriate to recommend that planning permission be granted.

Section 106 - Yes

**5. Land between 72-74 Twyford Avenue N2**

Members were advised this application was very similar to one for 9 houses approved in 2004. It was situated on the south side of Twyford Avenue. The site was within an Area of Special Character and comprised of three tennis courts. The proposal is to retain one tennis court to be used by local residents to become a club open to members only. It was proposed to set up a management company to maintain the tennis court on a long term basis and a management committee to run it.

Members agreed to grant the application subject to a Section 106 Legal Agreement covering Educational contribution and the management of the tennis court, plus additional conditions to retain the area shown as a tennis court, and to permanently retain sections of front garden walling fronting on to Twyford Avenue.

**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

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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 provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no windows or other openings, other than those hereby approved, shall be inserted in the east and west facing flank elevations of development hereby approved.

Reason: In order to safeguard the amenity of the occupants of adjacent properties, the future occupants of the development hereby approved and to comply with Unitary Development Plan policy.

5. All east and west facing flank elevation windows shall be glazed in obscure glass and thereafter so maintained.

Reason: In order to maintain the privacy of the existing and future occupants of adjacent and neighbouring properties and gardens and to comply with Unitary Development Plan policy.

6. 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

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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.

7. 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.

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

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

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

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

10. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

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

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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.

12. Notwithstanding the provisions of Schedule 2 of 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.

13. That the garages and 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.

Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.

14. Dwarf walls or similar features, not exceeding 1 metre in height shall be erected in front of each property on the back pavement line to ensure that vehicular access to the site is restricted to the footpath crossing(s). These dwarf walls shall be permanently retained at all times and not be demolished.

Reason: In order to safeguard pedestrians using the adjoining highway and in order to safeguard the visual amenity of the area.

15. A 2.4 metre visibility splay within which nothing shall be allowed to exceed a height of 1 metre above the footway shall be provided on each side of the access.

Reason: In order to provide a suitable standard of visibility to and from the highway, so that the use of the access does not prejudice the safety of pedestrians on the footway.

16. Prior to first occupation of the development hereby approved, a close boarded timber fence shall be erected to height of 1.8 metres on the boundary between the adjacent properties to the south, east and west of the application site and thereafter so maintained.

Reason: To ensure the amenity of the occupants and future occupants of the adjacent properties is maintained.

17. An entrance and security gate shall be erected to the access path to the tennis court, at a height of no less than 1.8 metres, at a point no closer than the back edge of the pavement line. The gate shall open inward and be kept locked for the periods when the tennis court is not in use.

Reason: To ensure the amenity and security of the adjacent and neighbouring occupants is maintained.

18. The tennis court and pavilion building shown on plan 215/020 hereby approved shall be constructed and permanently retained in



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	<p>accordance with the approved drawings and shall at no time be used or developed for any other purpose. Reason: In order to maintain the openness of the site and maintain the provision of recreational facilities on this site.</p> <p><b>REASONS FOR APPROVAL</b></p> <p>The proposed development is similar in density and scale to the previously approved development and proposes the same number of dwellings with the same amount of bedrooms. The form, massing and layout of the proposed development is similar to the approved scheme and is considered appropriate for the site. It is considered that in design terms the current application would result in a development with a more uniform appearance than the approved scheme and the proposed development would not detract from the amenity or character of the surrounding area. The proposed changes in the layout and footprint of the development detailed in the current application would not result in overlooking or result in any loss of privacy.</p> <p>The proposed development is considered consistent with Policies UD2 'General Principles', UD3 'Quality Design', UD9 'Parking for Development' HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG8 'Density Standards', HSG9 'Dwelling Mix' of the Haringey Unitary Development Plan Revised Deposit Draft 2004 and HSG 1.3 'Changes of Use to Residential, 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 1.5 'Assessment of Design Quality (4): Detailing and Materials', DES 1.8 'Landscaping and Trees in Development Schemes' and DES 1.9 'Privacy and Amenity of Neighbours' of the Haringey Adopted Unitary Development Plan 1998.</p> <p>Section 106 - Yes</p>	
<p><b>PASC26.</b></p>	<p><b>NEW ITEMS OF URGENT BUSINESS (AGENDA ITEM 12)</b></p> <p>Cllr Adje made a recommendation that all Planning reports should have an impact assessment included.</p> <p>The Assistant Director (Planning, Environmental Policy, Performance and Enforcement) explained that they operate under policy guidelines. Assessments were presented under particular headings for example transportation or design and that it is possible to provide this information within the presentation of the reports. There are certain larger scale schemes where Environmental Impact Assessments and Sustainability Assessments are formally required, and these are included in officer's Reports.</p>	
<p><b>PASC27.</b></p>	<p><b>SITE VISITS (AGENDA ITEM 13)</b></p> <p>None requested.</p>	

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<b>PASC28.</b>	<b>DATE OF NEXT MEETING</b>  25 July 2006 at 7:00pm.  The meeting ended at 10:05pm.	
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**Councillor SHEILA PEACOCK**  
Chair, Planning Application Sub-Committee 2006/7

Date: \_\_\_\_\_