

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/1373	Ward: Bounds Green
Address: Forrester House 52 Bounds Green Road N11 2EU	
Proposal: Refurbishment and conversion of existing premises to include erection of rear extension over 3 storeys from lower ground to 1st Floor. Change of use from B1 - Offices to C1 Apartment Hotel to provide 27 studio rooms with 24hr service and security including associated cycle store, plant enclosure, refuse store and 10 parking spaces.	
Existing Use: B1 (Office) - Vacant	Proposed Use: C1 (Apartment Hotel)
Applicant: Mr Nicholas Charalambous Empyrean Developments Ltd	
Ownership: Private	

DOCUMENTS
Title
Design and Access Statement – Dexter Moren Associates – (Revised November 2012)
Planning Statement
Travel Plan
Transport Statement
Energy Statement
BREEAM Pre-Report
Daylight, Sunlight and Internal Daylighting Report – Anderson Wilde & Harris – July 2012
Marketing Report
Haringey Sustainability Checklist

PLANS		
Plan Number	Revision	Plan Title
PL-000	-	Survey - Location Plan
PL-001	-	Survey - Site Plan
PL-002	-	Survey - Lower Ground Floor Plan
PL-003	-	Survey - Ground Floor Plan
PL-004	-	Survey – First Floor Plan
PL-005	-	Survey – Second Floor Plan
PL-006	-	Survey – Loft Floor Plan
PL-020	-	Survey – SW and NE Elevations
PL-021	-	Survey – NW Elevations
PL-022	-	Survey – SE Elevations
PL-050	-	Demolition – Site Plan
PL-051	-	Demolition – Lower Ground Floor Plan
PL-052	-	Demolition –Ground Floor Plan
PL-053	-	Demolition – First Floor Plan
PL-054	-	Demolition – Second Floor Plan
PL-055	-	Demolition – Loft Floor Plan
PL-100		
PL-100	-	Proposed – Site Plan

PL-101	P1	Proposed – Lower Ground Floor Plan
PL-102	P1	Proposed –Ground Floor Plan
PL-103	P1	Proposed – First Floor Plan
PL-104	P1	Proposed – Second Floor Plan
PL-105	P1	Proposed – Loft Floor Plan
PL-120	P1	Proposed – Loft Floor Plan
PL-121	P1	Proposed – Loft Floor Plan
PL-122	P1	Proposed – Loft Floor Plan
PL-130	P1	Proposed – Section AA

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PLANNING DESIGNATIONS:

Tube Lines

Road Network: C Road

RECOMMENDATION

GRANT PERMISSION subject to conditions and section 106 legal agreement

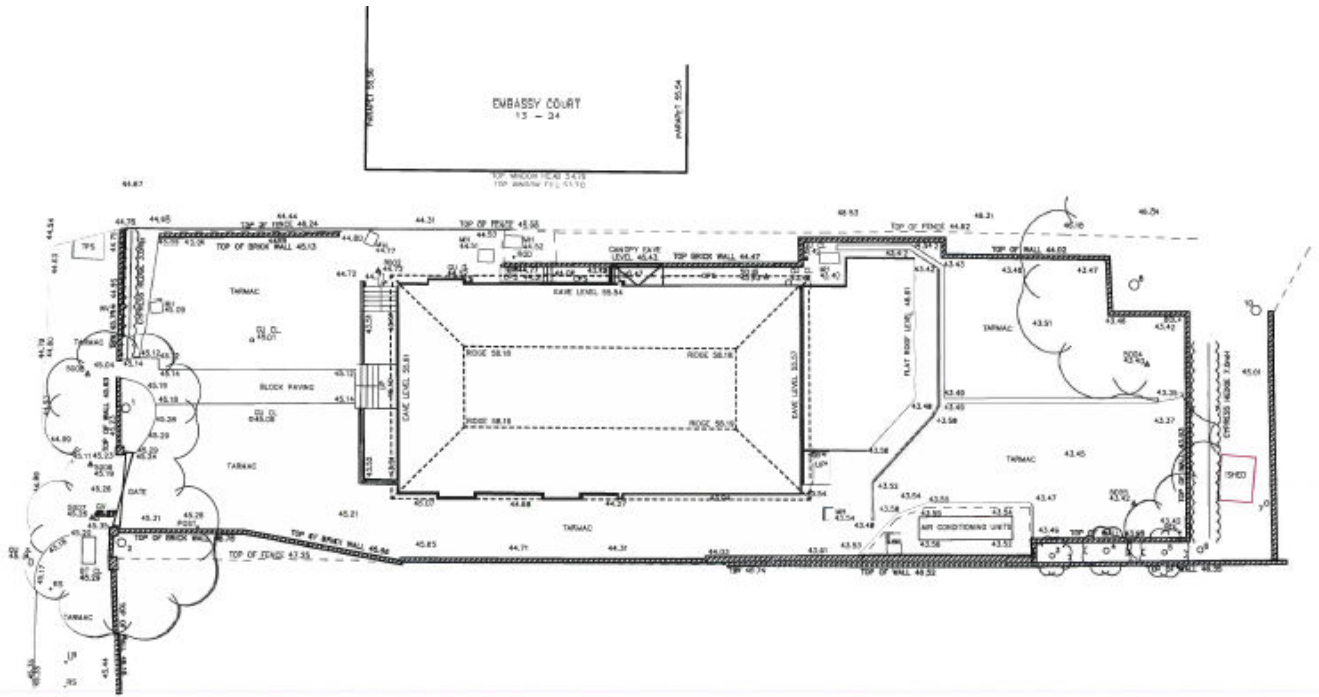
SUMMARY OF REPORT:

That the Planning Committee be minded to grant planning permission for application HGY/2012/1373 subject to conditions and s106 legal agreement. The report summary and conclusion are set out at section 12.0 of this report. It is considered that the scheme is consistent with planning policy. The principle of the proposed use is acceptable. The proposed extension and use will preserve the character of the building, street scene and locality generally. The proposed development will have no significant adverse impact on the amenity of neighbouring residents or occupiers. The resulting development will provide a high standard of accommodation for future occupiers of an apartment hotel use. Therefore, subject to appropriate conditions and s106 legal agreement, the application is considered acceptable and in accordance with relevant planning policy. On this basis, it is recommended that the application be granted planning permission.

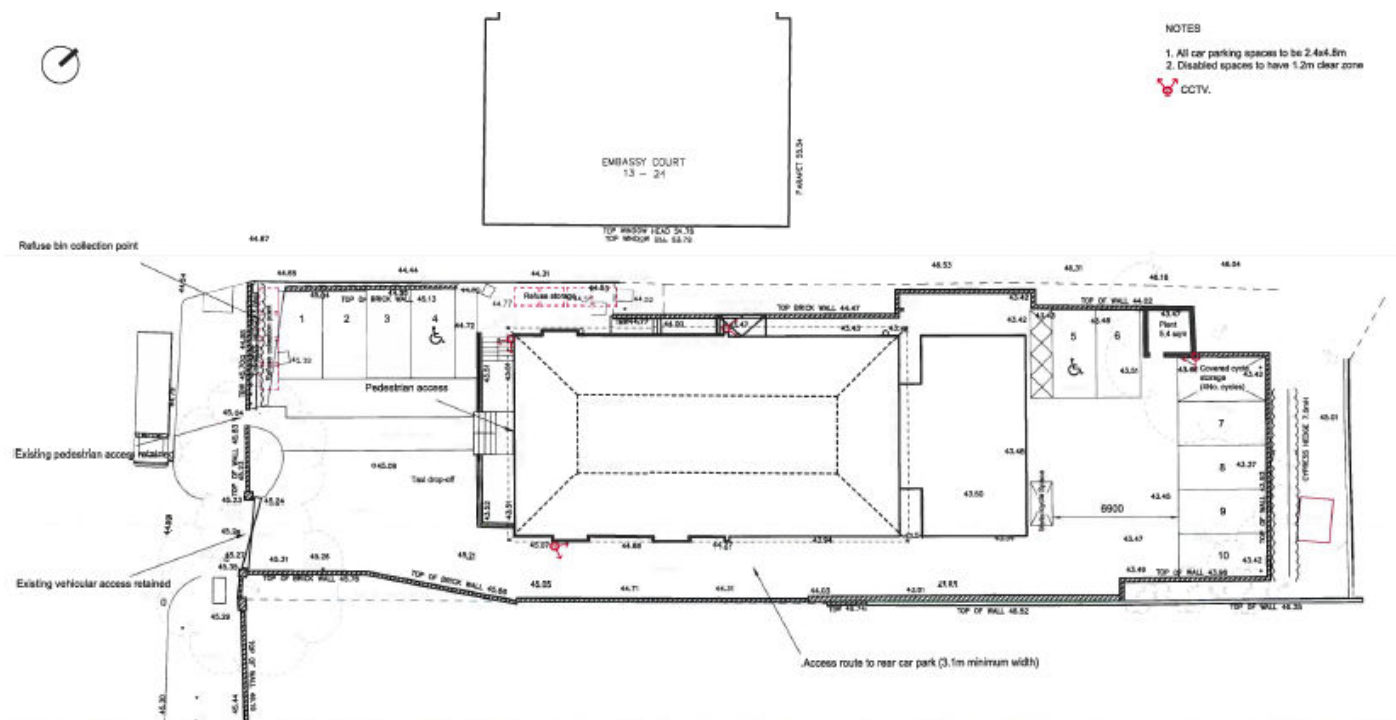
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1.0

EXISTING SITE PLAN

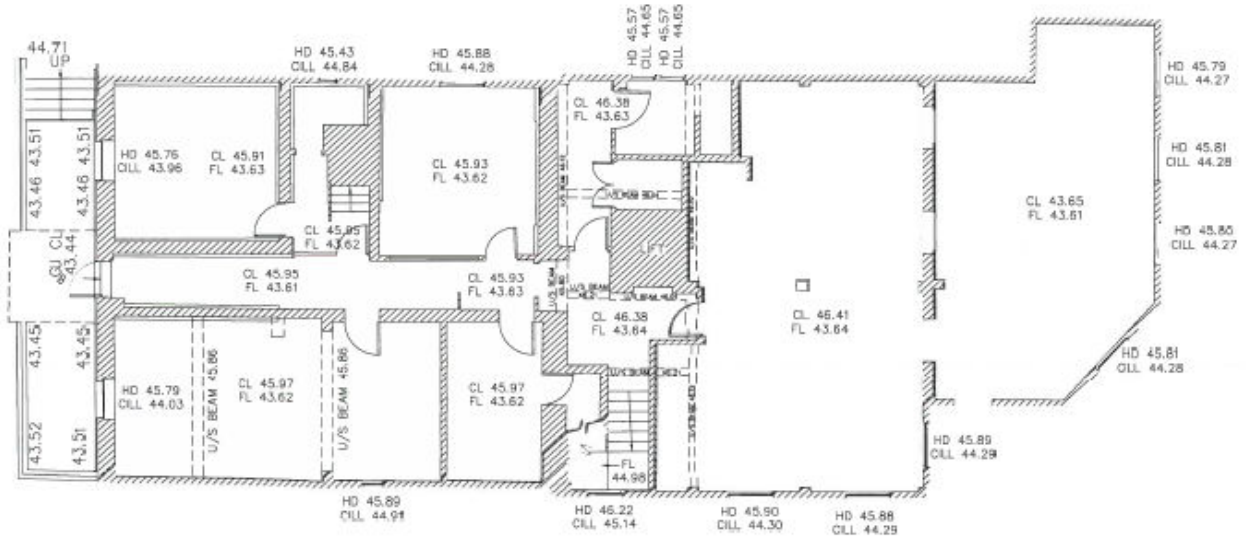


PROPOSED SITE PLAN

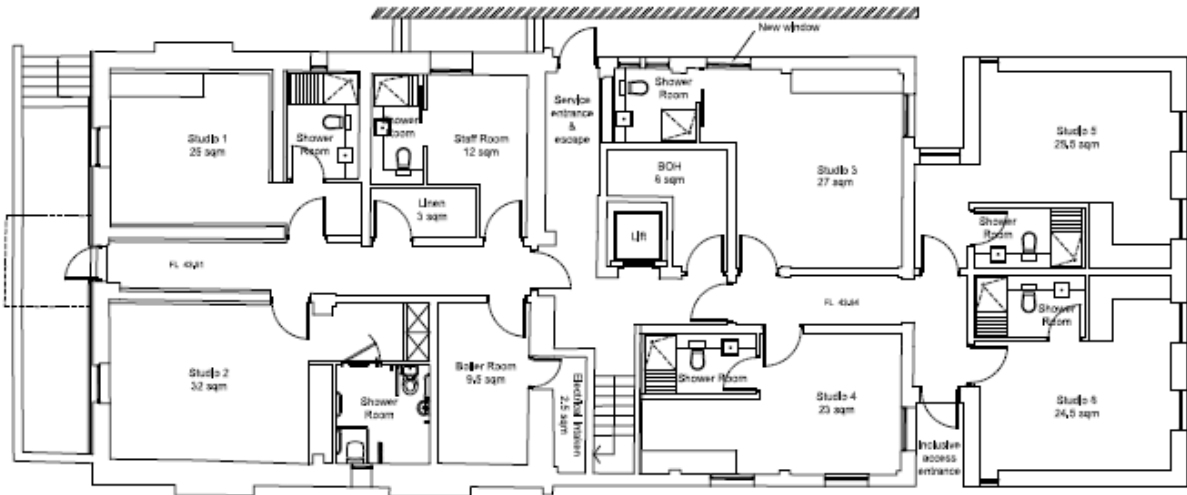


2.0 IMAGES

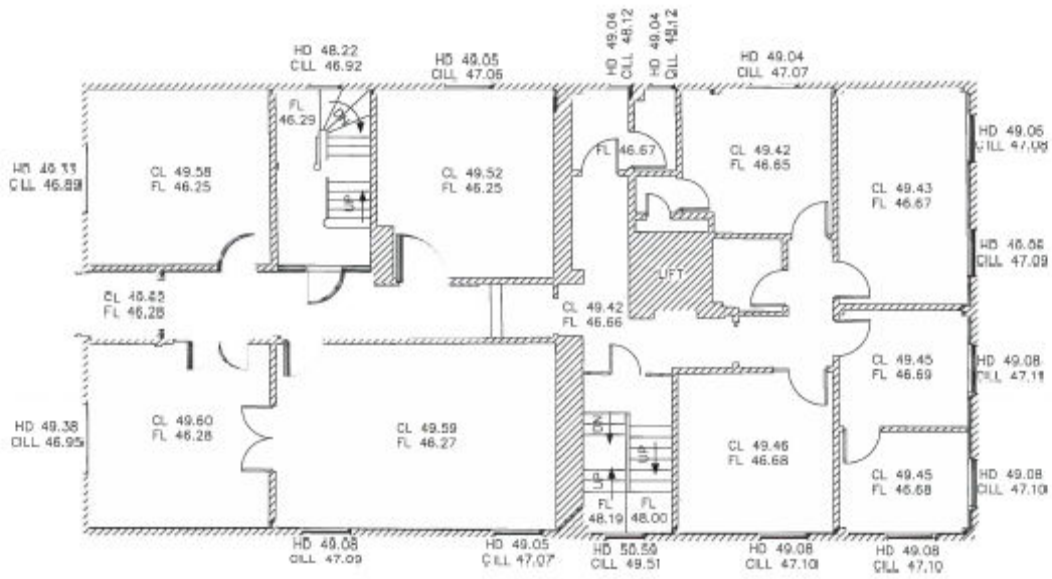
EXISTING LOWER GROUND FLOOR PLAN



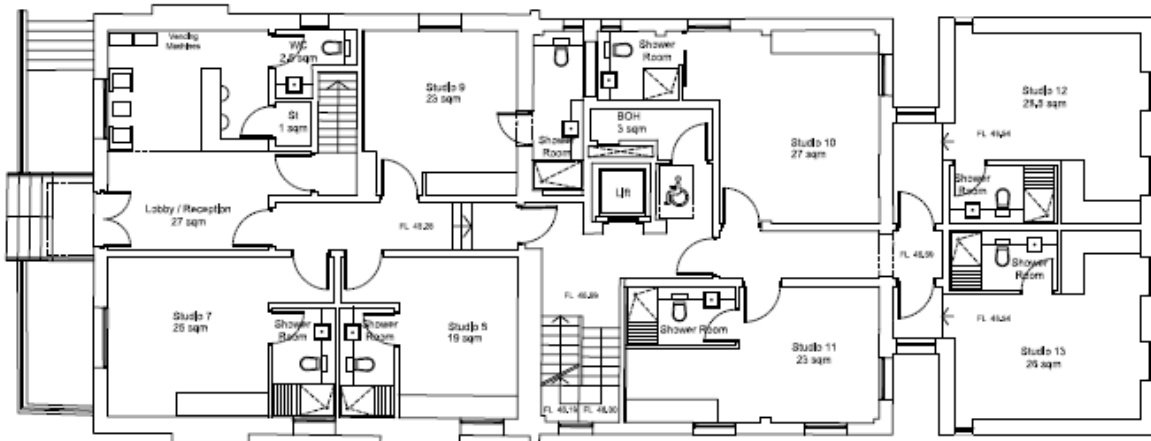
PROPOSED LOWER GROUND FLOOR PLAN



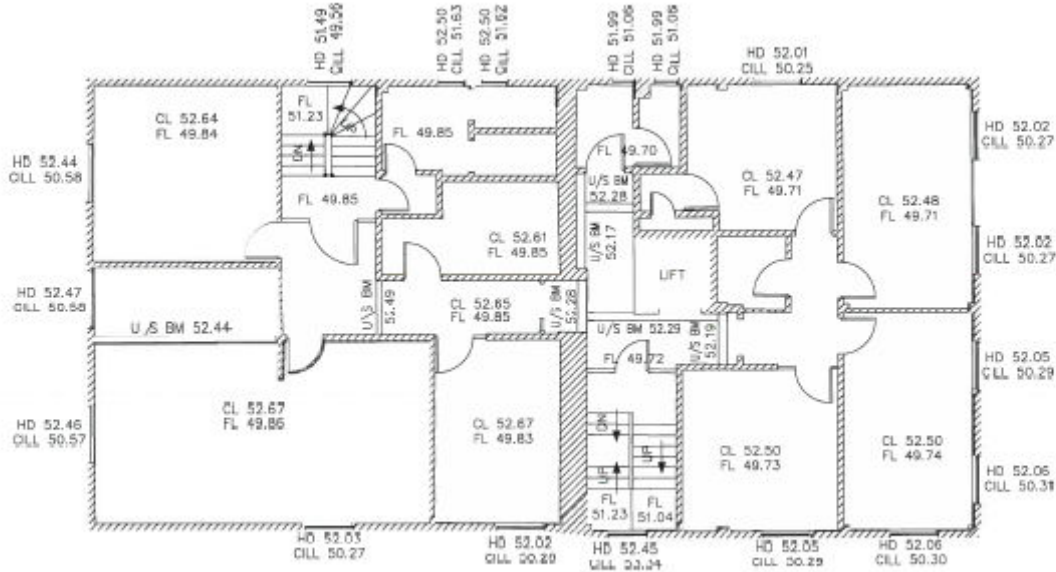
EXISTING GROUND FLOOR PLAN



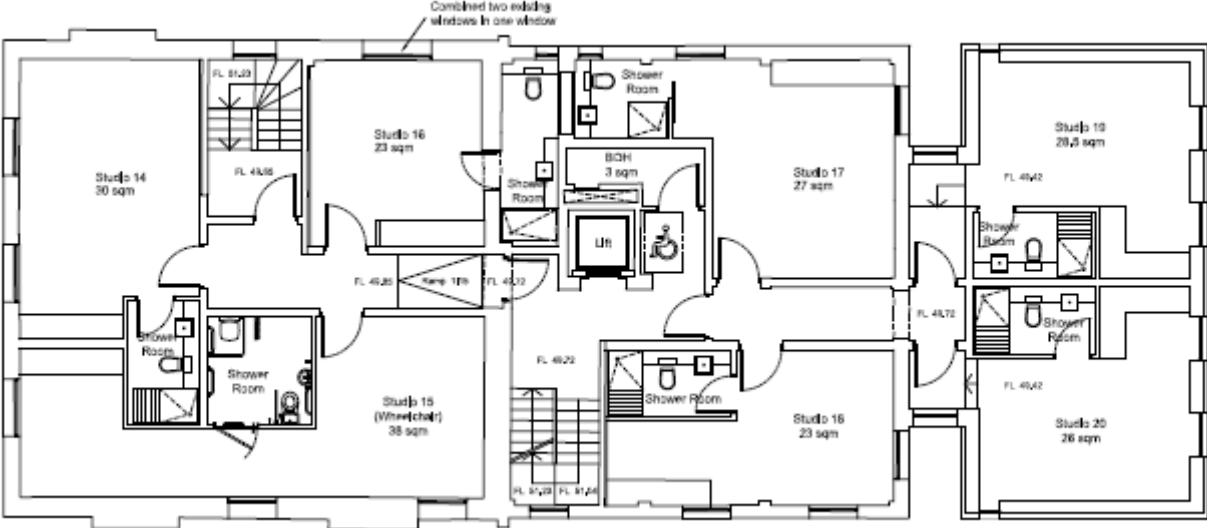
PROPOSED GROUND FLOOR PLAN



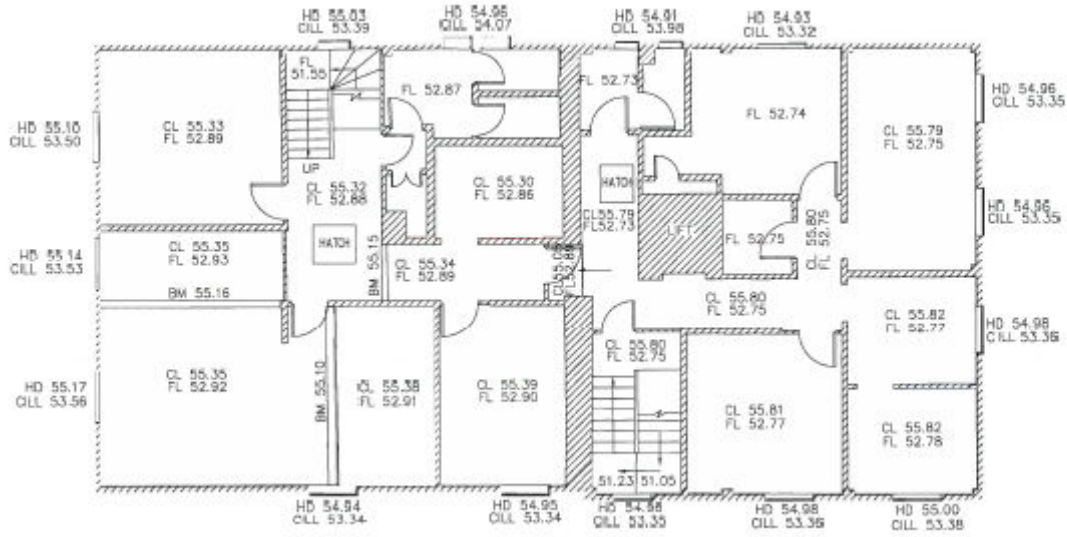
EXISTING FIRST FLOOR PLAN



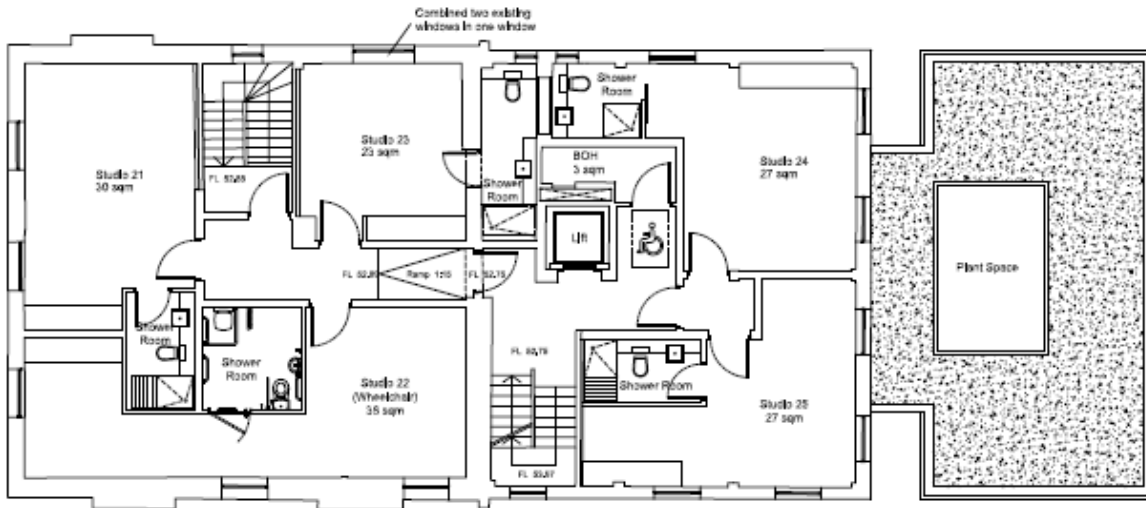
PROPOSED FIRST FLOOR PLAN



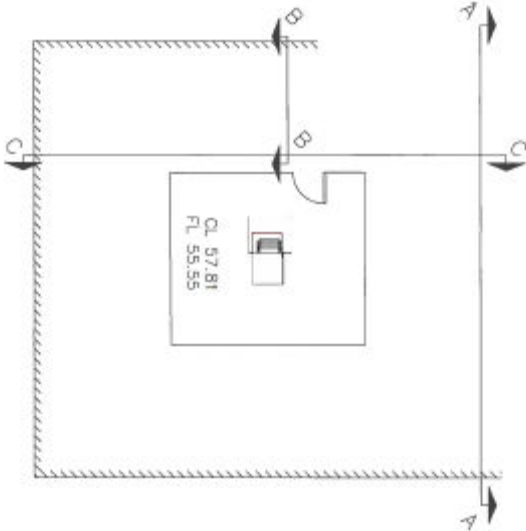
EXISTING SECOND FLOOR PLAN



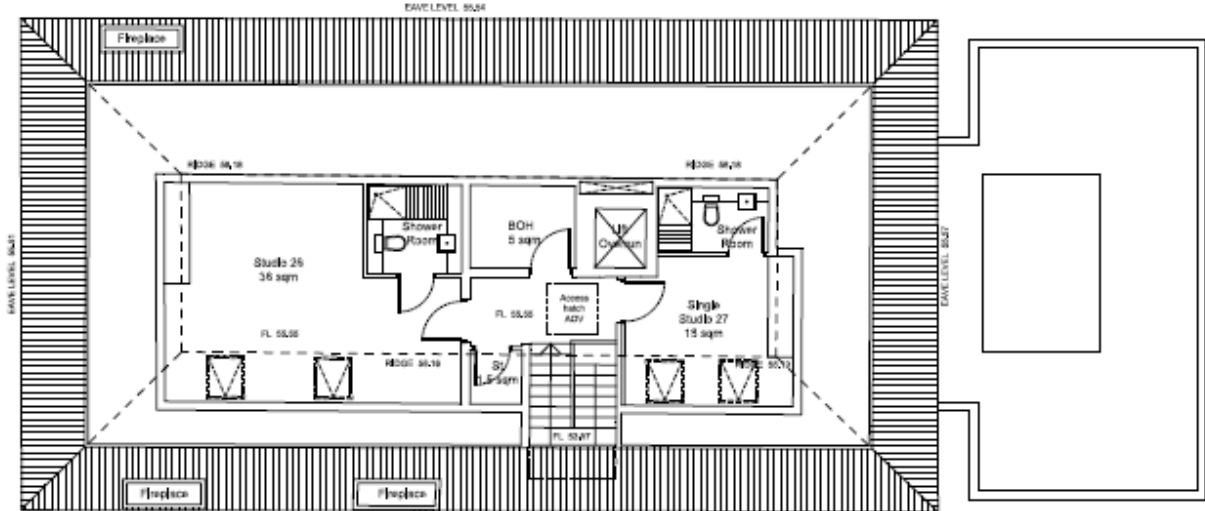
PROPOSED SECOND FLOOR PLAN



EXISTING LOFT FLOOR PLAN



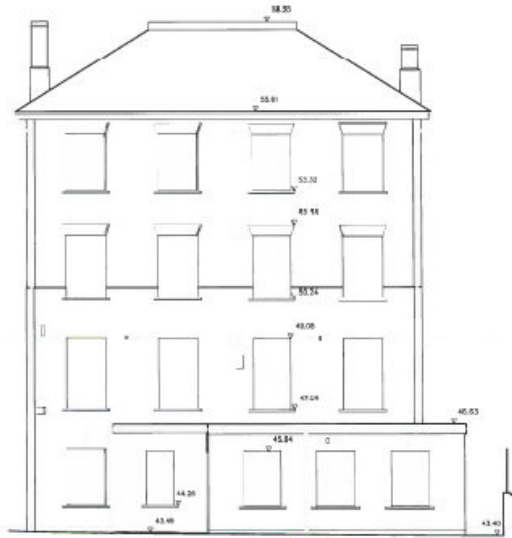
PROPOSED LOFT FLOOR PLAN



EXISTING FRONT AND REAR ELEVATIONS



Elevation A:
(South-West Elevation)

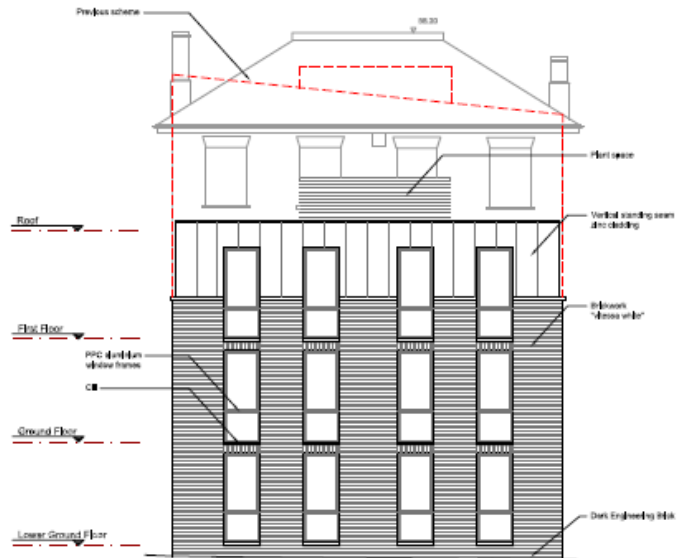


Elevation C:
(North-East Elevation)

PROPOSED FRONT AND REAR ELEVATIONS



Elevation A:
(South-West Elevation)



Elevation C:
(North-East Elevation)

EXISTING NORTH – WEST ELEVATION

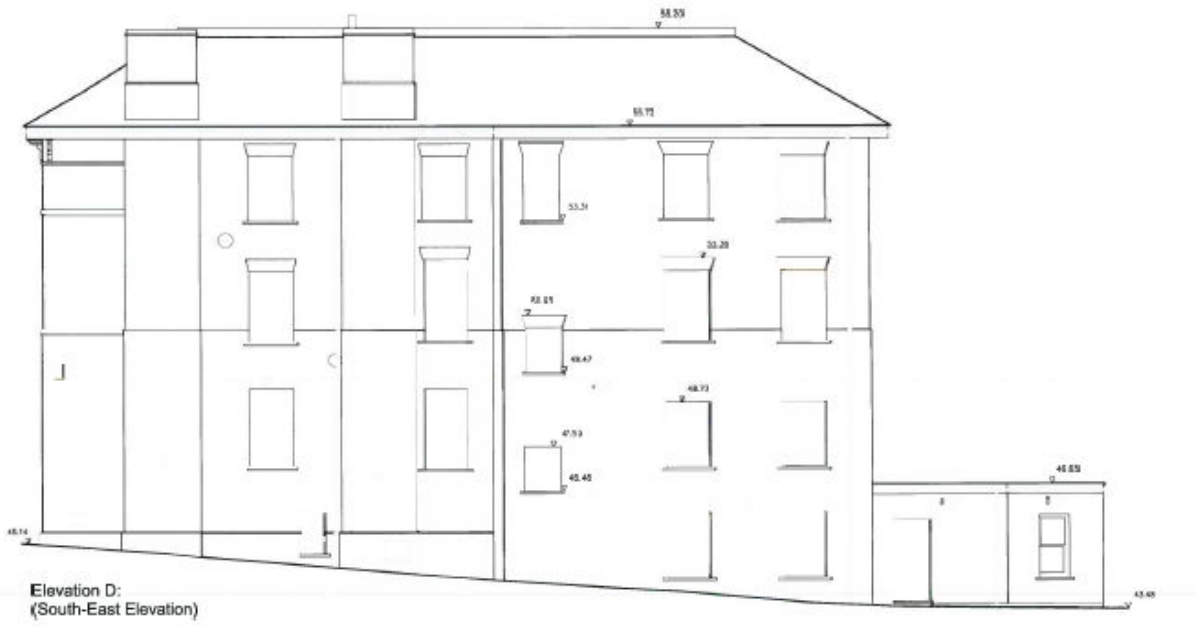


Elevation B:
(North-West Elevation)

PROPOSED NORTH – WEST ELEVATION



EXISTING SOUTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION



3D VISUALS

FRONT ELEVATION – EXISTING & PROPOSED



EXISTING SIDE AND REAR VIEWS



[04] photograph from Rounde Green Court communal gardens



[05] photograph from Embassy Court's communal gardens and parking court with the application property and Rounde Green Court in the background

[06] photograph from the rear yard at 52 Bounce Green Rd



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



INTERIOR DESIGN CONCEPT



3.0 SITE AND SURROUNDINGS

- 3.1 The site is located at 52 Bounds Green Road N11 2EY in the Bounds Green ward. The property is a part three and part four storey building with a single storey rear extension. It is a attractive detached period building of yellow brick and render construction with traditional copings and window detailing and a slate pitched roof. The building is sited on a rectangular plot of approximately 1038sqm (17.4m wide and 59.7m deep). An existing vehicular access drive to the south-eastern boundary leads to a hard standing area to the rear of the building used for parking along with tree planning beds to the north-eastern boundary. The existing building was formally in office use but is currently unoccupied and has been recently subject to squatting.
- 3.2 The property has been previously extended on three occasions. The original building was built over lower and upper ground, first and second floor and consisted of a roughly square plan layout (11.5m x 11.5m). A large full width, full height (four storey) and 9.5m deep extension was carried out in 1989/90 (Planning permission reference: OLD/1989/0118). The extension includes a secondary staircase and passenger lift. In 1999 (Planning reference: HGY/1999/0961) a single storey flat roof rear extension was constructed.
- 3.3 The site is within close proximity (2 minute walk) of Bounds Green Underground Station connecting to the city and Heathrow airport. A number of local buses also service Bounds Green Road and Brownlow Road/Durnsford Road.
- 3.4 The site is not located within any specific designation within the Unitary Development Plan and Proposals Map. The site is not located within a Conservation Area and the property is not a Statutory or Locally Listed Building.

4.0 PLANNING HISTORY

4.1 Planning Application History

- Planning OLD/1972/0062 – GTD - 04/02/1972 – 52 Bounds Green Road N22
Removal of existing front bays & erection of new portico
- Planning OLD/1989/0118 – GTD - 28/02/1989 – 52 Bounds Green Road N2
Erection of 4 storey rear addition for use as offices
- Planning HGY/1990/0775 – WDN - 06/07/1990 - 52 Bounds Green Road N11
Approval of details of lift motor room enclosure pursuant to planning permission granted 28 February 1989 (HGY/38221)
- Planning OLD/1990/0982 – WDN - 06/07/1990 – 52 Bounds Green Road N22
Approval of details of lift motor room and enclosure pursuant to - Planning Permission granted 28 Feb 89 (HGY/38221)
- Planning HGY/1990/1086 – GTD - 05/02/1991 – 52 Bounds Green Road, N11 –
Installation of additional windows to south east elevation, air-cooled chiller unit to car park, repositioning of vehicular access and alterations to car park.
- Planning HGY/1999/0961 – GTD – 07/09/1999 – 52 Bounds Green Road, N11 –
Erection of a single storey rear extension.

4.2 Planning Enforcement History

- No Planning Enforcement History

5.0 RELEVANT PLANNING POLICY

National Planning Policy

National Planning Policy Framework

Regional Planning Policy

The London Plan 2011

Local Planning Policy

Haringey Unitary Development Plan (2006)

G1 Environment
G2 Development and Urban Design
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
UD8 Planning Obligations
CLT4 Hotels, Boarding Houses and Guest Houses
EMP4 Non-Employment Generating Uses
M3 New Development Location and Accessibility
M10 Parking for Development

Haringey Supplementary Planning Guidance and Documents

SPG1a Design Guidance and Design Statements
SPG4 Access for All – Mobility Standards
SPG7c Transport Assessment
SPG8a Waste and Recycling
SPG8b Materials
SPG8c Environmental Performance
SPG9 Sustainability Statement
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPD Housing
Draft Sustainable Design and Construction SPD (October 2010)

Draft Local Plan (Formerly Core Strategy) and Proposals Map

SP1 Managing Growth
SP4 Working Towards Low Carbon Haringey
SP8 Employment
SP11 Design
SP15 Culture and Leisure

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

6.0 CONSULTATION

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

Haringey Building Control
Haringey Transportation Team
Haringey Waste Management Team
Haringey Noise and Pollution
Ward Councillors
Local Residents

6.2 The consultation process included 302 local residents. A full list of residents consulted can be found in Appendix 3 of this report.

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

7.0 RESPONSES

7.1 Internal Responses

7.1.1 Haringey Building Control - This work will be subject to the requirements of the Building Regulations 2010 and will require an application to be submitted to this office. Please see link below: <http://www.haringey.gov.uk/buildingcontrol/>. You may also wish to take advantage of our pre-application advice service to discuss your proposals for compliance with the Building Regulations.

7.1.2 Haringey Transportation Team – No objection subject to conditions and s106

7.1.3 Haringey Waste Management – No objection

7.2 External Responses

7.2.1 During the consultation period 12 letters were received.

7.2.2 A summary of all Statutory Consultee's, Internal Consultee's and Amenity Groups/Residents comments and objections can be found in Appendix 1.

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

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Principle of the Development
- Design/Bulk/Massing/Amenity
- Transportation/Parking and Waste Management
- Sustainability

8.2 Principle of the Development

8.2.1 This application seeks planning permission for the refurbishment and conversion of existing premises to include erection of rear extension over 3 storeys from lower ground to 1st Floor. Change of use from B1 - Offices to C1 Apartment Hotel to provide 27 studio rooms with 24hr service and security including associated cycle store, plant enclosure, refuse store and 10 parking spaces.

8.2.2 The first issue to consider is the principle of the change of use from B1 (Offices) to C1 (Apartment Hotel). While the site does not fall within a defined employment area (DEA), policy EMP4, which outlines criteria for the change of use of land and buildings previously in employment generation, applies in this case. The policy states that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided:

- a) the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; &
- b) there is well documented evidence of an unsuccessful marketing/advertisement campaign, including price sought over a period of normally 18 months in areas outside the DEAs, or 3 years within a DEA; or
- c) the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.

8.2.3 The site has been vacant since June 2011 and over that period has been occupied by squatters and vandalised. As a result the existing building is in a poor state of repair. The application site has been marketed by agents Cushman & Wakefield (C&W) and Geddes Associated on behalf of the property owner. Details of the marketing campaign are set out in the applicants Marketing Report.

8.2.4 Geddes Associates have been marketing the property leasehold since June 2011 and have been seeking to find a new B1 tenant. C&W have been marketing the property freehold for sale since September 2011. The marketing campaign is continuing however the marketing agents have advised that there is very little demand for office space at this property. To date there have been no offers by office occupiers nor have negotiations on lease terms ever been pursued. The weakness of the current building include: a) the location of the property is in a predominantly residential area; b) the dated floor plan layouts do not meet modern office requirements; c) the extensive damage to the property due to vandalism. As such, it is considered that the proposal fulfills the requirements of part a) and b) of policy EMP4. Furthermore, the NPPF paragraph 22 encourages planning policy to avoid the long term protection of employment floorspace. It states that applications for alternative uses should be treated on their merits and the need for different land uses.

8.2.5 The proposal is for a change of use to C1 (Apart Hotel). The apart-hotel scheme's serviced studios is designed to meet the needs of those looking for short term self-catering accommodation in London. The apart-hotel will be managed as short-term accommodation by providing:

- 24 hour servicing;
- telephone lines in the rooms with no opportunity for personal lines installed by the occupier;
- management will ensure rooms will not be occupied for periods of 90 days or more (max. 90-day Assured Shorthold Tenancy contracts);
- management will ensure rooms will be charged out at weekly rates;
- the use will be secured in the form of a licence, not a lease;
- the occupants of the room will not have exclusive possession of the room; and
- management will have access to the room for the provision of services, including room cleaning.

8.2.6 In terms of the principle of C1 use the London Plan (2011) and Haringey Unitary Development Plan (2006) are broadly in support of accommodation of this nature. Policy 4.5 of the London Plan and particularly part (e) are relevant to this application. The policy states:

The Mayor will, and boroughs and relevant stakeholders should:

- a. support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors and seeking to improve the range and quality of provision especially in outer London
- b. seek to achieve 40,000 net additional hotel bedrooms by 2031, of which at least 10 per cent should be wheelchair accessible
- c. ensure that new visitor accommodation is in appropriate locations
- d. support provision for business visitors, including high quality, large scale convention facilities in or around the CAZ
- e. recognise the need for apart-hotels in the context of the broader policies of this Plan.
- f. promote, enhance and protect the special characteristics of major clusters of visitor attractions including those identified in Strategic Cultural Areas in Map 4.2.

8.2.7 The Haringey Unitary Development Plan, Policy CLT4 states: "Applications for hotels, boarding houses and guest houses will be permitted provided that:

- (a) the proposal does not result in the loss of housing stock contrary to any of the policies in the housing chapter,
- (b) the proposal is located within an existing town centre or at a location well served by public transport; and
- (c) the proposal does not have an adverse impact on the amenity of nearby residential properties or other uses.

8.2.8 The proposal complies with policy CLT4 as it will not result in the loss of housing stock, is located in a location with high public transport accessibility and will not have an adverse impact on the amenity of existing residential properties or other uses. On this basis, the principle of the proposed use is deemed to be acceptable as the proposed development is in line with the objectives of the NPPF, London Plan and Haringey Unitary Development Plan.

8.3 Design, Bulk, Massing, Scale and Amenity

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

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

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

8.3.4 The London Plan (2011) policy 7.6 “Architecture” states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Policy UD3 and SPD Housing seek to protect the amenity of nearby neighbours and occupiers.

8.3.5 The proposal involves the refurbishment and re-use of the existing building and the erection of a three storey rear extension replacing the existing single storey extension to the rear. The exterior of the building will be cleaned, made good and re-used whilst others require minor refurbishment work such as re-pointing of brickwork, replacement of certain windows and painting of the rendered lower and upper ground floor walls.

8.3.6 In term of the rear extension, the original submission proposed a four storey rear extension over the lower ground, ground, first and second floors. The extension was to have a sharply angled mono-pitch roof and be constructed of two types of insulated rainscreen cladding. The outline of this previously proposed extension is shown outlined in red on the amended plans for the benefit of comparison. Officers considered the design and materials to be unsympathetic to the character of the

building and location. Also officers raised concern regarding the impact of the bulk and scale of the extension on the residential amenity of occupiers of the adjacent flat building Embassy Court. In response to these concerns from officers and similar concerns raised by residents and the local amenity group the applicants have amended the design of the rear extension.

- 8.3.7 The current extension under assessment has been reduced in mass and scale from 4 storeys to three storeys and a flat roof substituted for the previously proposed mono-pitched roof. Furthermore, the materials to be used in the construction of the extension would be brickwork and standing seam zinc cladding. A condition of consent will require submission and approval of material samples to ensure they are of a high quality and complement the existing building. On this basis, the proposed extension (as revised) is considered to provide a good design outcome which would be subordinate to and in keeping with the character of the existing building, in accordance with policy UD4 and SPG1a.
- 8.3.8 Furthermore, the reduced bulk and scale of the extension will lessen the impact on the residential amenity of occupiers of Embassy Court to an extent that is deemed to be acceptable. It is not considered that the extension (as revised) would pose any significant detrimental impact to the amenity of neighbours by reason of overlooking, overshadowing, loss of outlook or noise. On this basis, the scheme is in accordance with policy UD3 and SPG1a.
- 8.3.9 With regards to the internal alternations the plan layouts will be re-arranged to provide better proportioned rooms suitable for the purpose of apart-hotel studios comprising living/bedroom space, kitchenette and shower rooms, while the circulation spaces including corridors, stairs and lifts will be refurbished, redecorated and used again. The loft is proposed converted into two studios within the portion of the loft with sufficient clear head height and with light from proposed 'Velux-style' windows facing south.
- 8.3.10 The proposed apart-hotel would consist of 27 rooms/units which would range in size from 18sqm to 38sqm. As the proposal is a C1 use class commercial development the residential room/unit size standards do not apply. The room/unit sizes proposed are in accordance with industry standards for this type of use. The units will be served by 24h on site concierge and security which will operate from the main reception area at ground floor. The facility is to be occupied by guest on a short term basis (less than 90 days) and a condition of consent will reflect this to ensure the development is not used as long term residential accommodation.
- 8.3.11 Within the apart-hotel all possible measures will be taken to ensure the principles of inclusive design have been followed. Of the 27 guest rooms, 3 (11%) will be fully wheelchair accessible and easily accommodate 1500mm turning circles for wheelchair users to manoeuvre. All other areas of the apart-hotel except the loft conversion and 2 rooms on the upper ground floor will be designed to enable wheelchair users to visit people in other rooms. Management will offer choice of rooms for those checking in along with a disabled guest to ensure that rooms can be visited. All of the wheelchair accessible rooms will have fully accessible bath/shower rooms of which the layout comply with Approved Documents Part M. All accessible bedroom doors will be compliant with Approved Documents Part M with appropriate minimum clear opening width, where approached at right angles from a 1200mm wide access route. There will be a 300mm clear space at the leading edge of public access and accessible bedrooms doors on the side of the swing unless the door is powered. All switches,

sockets and controls will be positioned within the building to comply with the latest Part M Building regulations, pertaining to the access and use of buildings, unless restricted by the historic building fabric. On this basis, the scheme is in accordance with UD2, UD4 and SPG1a and SPG4.

8.4 Transportation/Parking and Waste Management

- 8.4.1 The application proposes access and parking as follows: the forecourt comprises 4 car parking spaces, taxi drop-off, and vehicular access via the south-eastern boundary to the rear of the property. This access is proportioned to allow for emergency vehicles as well. At the rear are a further 6 car spaces a service bay, motorcycle space and space for cycle parking in numbers appropriate to the proposed development. Of the total 10 parking spaces 2 would be accessible spaces.
- 8.4.2 The application site falls within an area that has a high public transport accessibility level of 5 and is within a short walking distance of Bounds Green underground station. The site is served by the 102, 184 and 299 bus routes, which run with a two-way frequency of 38 buses per hour. It is likely that the majority of the prospective residents of this development would use sustainable transport for journeys to and from the site.
- 8.4.3 The TRAVL database indicates that this development would generate just one vehicle movement (in/out of this development combined) during the morning peak hour and one vehicle movement during the evening peak hour, using comparable sites (48-50 Camden High Street-NW1, Grand Depot Road –SE18, Station Road-N22) as the basis for assessment.
- 8.4.4 The site does not fall within an area identified within the Haringey Council adopted UDP as that suffering from high on-street parking stress. Notwithstanding this, the proposal includes 10 on-site parking spaces, with two parking spaces designated for disabled badge holders in line with Haringey Council standards. However, in order to meet standards set out within the London Plan, 20% of the parking spaces should be provided with charging points to encourage the uptake of electric vehicles. There is also an additional requirement for 20% passive provision for electric vehicles in the future.
- 8.4.5 The application includes the provision of secure storage for four cycles, as detailed in the proposed site plan (drawing no. PL-100), which meets the standard set out within the London Plan. In order to further encourage the use of sustainable modes of transport the highway and transportation authority require that the applicant enter in a legal agreement to secure funds for the resurfacing of the footway fronting the site to improve conditions for pedestrians and cyclists.
- 8.4.6 Therefore, the highway and transportation authority do not wish to raise any objections subject to the imposition of conditions and s106 obligations.
- 8.4.7 In terms of refuse & recycling, UDP Policy UD7 refers to Waste Storage and states that the Council will require all development to include appropriate provision for the storage and collection of waste and recyclable material. The council sets out specific guidance in their SPG8a 'Waste and Recycling' (Adopted 2006): This seeks the inclusion of provision for refuse and recycling storage internally and/or externally as appropriate. The refuse bin store is located on the western side of the building within a secure area and within easy reach of the site frontage. The maximum pushing

distance for wheeled bins is 25 metres from the public highway, so a separate bin storage area is located on the site frontage at the south-western corner of the site. Bins will be wheeled from the side bin store to the collection area which will be used only on refuse collection day. Overall the development is deemed to comply with policy UD7 and SPG8a.

8.5 Environmental & Sustainability Issues

- 8.5.1 The Mayor supports a more sustainable approach to the way the tourism industry operates in London, seeking to reduce carbon dioxide emissions, water use and waste generation through his Green Tourism for London programme. All aspects of sustainability should be considered and incorporated into the proposed scheme where possible (passive solar design, renewable energy, insulation, glazing, water efficient taps/showers, sustainable materials, local suppliers etc). A sustainability checklist will need to be completed as part of any planning application submission.
- 8.5.2 The scheme has been designed to achieve BREEAM “Very Good” rating. The application package includes a BREEAM Pre-Assessment which provides details on the proposed sustainability measures, as covered by the Council’s SPG on Environmental Performance. The application package also includes an Energy Statement which considers the reduction in CO2 emissions achievable by the proposal, which is in accordance with the intent of London Plan policy 2.5 which seeks to minimise carbon emissions in new developments. The measures identified in the Energy Statement relate to energy savings measures related to materials, heating, ventilation and hot water systems as well as lighting. A combined heat and power (CHP) systems is proposed. The Energy Statement concludes that overall a total of 14% CO2 reduction is achievable. On this basis, the development is in accordance with the intent of the London Pan, and G1 and UD2 of the Haringey Unitary Development Plan (2006).

9.0 **PLANNING OBLIGATIONS**

- 9.1 The proposed development will not trigger requirements for s106 obligations for education or affordable housing as set out in Haringey Planning policy and Supplementary Planning Guidance. The scheme does not provide more than 5 family sized units and therefore does not trigger education contributions and the scheme does not provide 10 or more units and therefore does not trigger the need for affordable housing.
- 9.2 However the Council is seeking the following s106 obligations:
- 1) Contribution of £6,200 (six thousand two hundred pounds) towards an improvement scheme aimed at assisting pedestrians and cyclists, along the sites frontage onto Bounds Green Road
 - 2) Contribution of £4040 (four thousand and fourty pounds) towards supporting the function and role of the Council in providing employment and training opportunities (previously known as the Work Placement Co-ordinator) (WPC).
 - 3) (a) That all reasonable endeavours are made to employ not less than 2 equivalent full-time staff from the onsite operational workforce (excluding managers and supervisors) that are ‘local residents’ of the London Borough of Haringey and employed through the Council’s Jobs for Haringey programme in liaison with the

Council's Economic Development Unit or

(b) In the event that following all reasonable endeavours to comply with part (a) it is not possible to satisfy that requirements a monetary contribution equivalent to that set out in clause 2 (£4040 – four thousand and fourty pounds shall be made to the local planning authority in lieu of clause (a)

- 4) That all reasonable endeavours are made by the contractor to co-operate with the Council's Economic Development Unit to give opportunities to local suppliers and businesses to tender for such works during the construction phase as may be appropriate for them to undertake.
- 5) Administration and Monitoring fee of £1000
- 6) Total Amount of s106 monetary contribution equal to £11,240 (eleven thousand two hundred and forty pounds)

or

Total Amount of s106 monetary contributions equal to £15,240 (in the event of non-compliance with part (a) of clause 2 above)

- 9.3 The proposal will be liable for the Mayor of London's CIL, as the additional floor space exceeds 100sqm. Based on the Mayor of London's CIL charging schedule the London Borough of Haringey is set at a rate of £35 per square metre). This would be collected by Haringey after implementation (if permission were to be granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

10.0 HUMAN RIGHTS

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

11.0 EQUALITIES

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

12.0 CONCLUSION

12.1 The principle use is acceptable in principle and is supported by the intent of National, Regional and Local planning policy. The proposed development would preserve the character of building, street scene and locality. There would be no adverse impact on the amenity of neighbouring owner/occupiers as a result of the proposal. The resulting development would be of a high standard of design. The development is acceptable in terms of impact on traffic and parking and waste management and sustainability. The application is in accordance with policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', EMP4 'Non-Employment Generating Uses', M3 'New Development Location and Accessibility', M10 'Parking Development', and CLT4 'Hotels Boarding Houses and Guest Houses' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG8a 'Waste and Recycling', SPG4 – Access for All – Mobility Standards and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents and SP8, SP11 and SP15 of the Draft Local Plan (Formerly Core Strategy) and Proposals Map. On this basis it is recommended that planning permission be GRANTED subject to conditions and s106 legal obligations.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement

Applicant's document and drawing No's:

DOCUMENTS
Title
Design and Access Statement – Dexter Moren Associates – (Revised November 2012)
Planning Statement
Travel Plan
Transport Statement
Energy Statement
BREEAM Pre-Report
Daylight, Sunlight and Internal Daylighting Report – Anderson Wilde & Harris – July 2012
Marketing Report
Haringey Sustainability Checklist

PLANS		
Plan Number	Revision	Plan Title
PL-000	-	Survey - Location Plan
PL-001	-	Survey - Site Plan
PL-002	-	Survey - Lower Ground Floor Plan
PL-003	-	Survey - Ground Floor Plan
PL-004	-	Survey – First Floor Plan
PL-005	-	Survey – Second Floor Plan
PL-006	-	Survey – Loft Floor Plan
PL-020	-	Survey – SW and NE Elevations
PL-021	-	Survey – NW Elevations
PL-022	-	Survey – SE Elevations
PL-050	-	Demolition – Site Plan
PL-051	-	Demolition – Lower Ground Floor Plan
PL-052	-	Demolition –Ground Floor Plan
PL-053	-	Demolition – First Floor Plan

PL-054	-	Demolition – Second Floor Plan
PL-055	-	Demolition – Loft Floor Plan
PL-100		
PL-100	-	Proposed – Site Plan
PL-101	P1	Proposed – Lower Ground Floor Plan
PL-102	P1	Proposed –Ground Floor Plan
PL-103	P1	Proposed – First Floor Plan
PL-104	P1	Proposed – Second Floor Plan
PL-105	P1	Proposed – Loft Floor Plan
PL-120	P1	Proposed – Loft Floor Plan
PL-121	P1	Proposed – Loft Floor Plan
PL-122	P1	Proposed – Loft Floor Plan
PL-130	P1	Proposed – Section AA

Subject to the following conditions:

EXPIRATION OF PERMISSION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

IN ACCORDANCE WITH APPROVED PLANS

2. The development hereby authorised shall be carried out in complete accordance with the plans 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.

PRE – COMMENCEMENT CONDITIONS

MATERIALS & EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details and samples of the materials (including but not limited to, brick, cladding, windows and roofing materials) to be used in connection with the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Furthermore, full details of the window treatment and internal features to be retained shall be submitted to and approved in writing by 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 and to preserve the historic character of the building and conservation area.

BOUNDARY TREATMENT AND LANDSCAPING

4. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments including fencing and gates, to the entire site and landscaping including soft and hard landscaping and trees to be retained and removed, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

TREE PROTECTION

5. 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. Before any works herein permitted are commenced, all those trees 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.

EXTERNAL LIGHTING

6. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

CONSIDERATE CONSTRUCTOR SCHEME

7. The site or contractor company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site.

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

BREEAM – DESIGN STAGE ASSESSMENT

8. The development hereby permitted shall be built to a minimum standard of “Very Good” under the Building Research Establishment Environmental Assessment Method (BREEAM) 2008 Scheme. Notwithstanding the BREEAM pre-assessment referred to in the submitted Sustainability Statement (Document Ref: REP-PL-HOR-011A), a BREEAM design stage assessment will be submitted to the Local Planning Authority prior to the commencement of construction. The BREEAM design stage assessment will be carried out by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way.

POST-COMMENCMENT CONDITIONS

BREEAM CERTIFICATE

9. The development hereby permitted shall be built to a minimum standard of “Very Good” under the Building Research Establishment Environmental Assessment Method (BREEAM) 2008 Scheme. Within three months of the occupation of the completed development, a copy of the Post Construction Completion Certificate for the relevant building verifying that the “Very Good” BREEAM rating has been achieved shall be submitted to the Local Planning Authority. The Certificate shall be completed by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way.

ELECTRIC VEHICLE CHARGING POINTS

10. The applicant must ensure that 20 per cent of all parking spaces must be equipped with electrical charging points and reserved for the use for electric vehicles, with an additional 20 per cent passive provision for electric vehicles in the future and full details submitted to the local planning authority prior to the commencement of the use.

Reason: In order for the development to comply with the London Plan 2011 and to reduce emissions.

TRAVEL PLAN

11. The designated Site Travel Plan Co-ordinator shall implement the measures as detailed in the Travel Plan submitted as part of the application.

Reason: To minimise the traffic impact of this development on the adjoining highway network and promote sustainable travel to and from the site.

USE CLASSES

12. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used as an Apartment-Hotel only and shall not be used for any other purpose including any purpose within Class C1 unless formal approval is sought from the Local Planning Authority by way of a full 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.

SHORT TERM TENANCY

13. The C1 Apartment Hotel use hereby approved shall be managed in a way to ensure that each individual room/unit is occupied by any individual customer(s)/tenant(s) for a period of not more than 90 days (maximum. 90-day Assured Shorthold Tenancy contracts hereby approved).

Reason: To ensure the property is not used as long term residential accommodation.

WASTE AND RECYCLING MANAGEMENT, STORAGE & COLLECTION

14. Notwithstanding the details provided on the plans full details of the waste and recycling management, storage and collection provisions for the proposed site shall be submitted to and approved by the local planning authority prior to the commencement of the use.

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

SATELLITE AERIALS

15. Prior to the occupation of the development, details of a scheme for a central satellite dish/aerials 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 prevent the proliferation of satellite dishes on the development.

SIGNAGE

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

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

CONSTRUCTION HOURS

17. The construction works shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays, unless alternative arrangements are agreed in writing by the local planning authority.

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

INFORMATIVE: NAMING AND NUMBERING

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

REASON FOR APPROVAL:

The principle use is acceptable in principle and is supported by the intent of National, Regional and Local planning policy. The proposed development would preserve the character of building, street scene and locality. There would be no adverse impact on the amenity of neighbouring owner/occupiers as a result of the proposal. The resulting development would be of a high standard of design. The development is acceptable in terms of impact on traffic and parking and waste management and sustainability. The application is in accordance with policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', EMP4 'Non-Employment Generating Uses', M3 'New Development Location and Accessibility', M10 'Parking Development', and

CLT4 'Hotels Boarding Houses and Guest Houses' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG8a 'Waste and Recycling', SPG4 – Access for All – Mobility Standards and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents and SP8, SP11 and SP15 of the Draft Local Plan (Formerly Core Strategy) and Proposals Map.

APPENDIX 1

CONSULTATION RESPONSES

No.	Stakeholder	Question/Comment	Response
Statutory and Internal Responses			
1	Haringey Building Control	<p>Comments: ¿ This work will be subject to the requirements of the Building Regulations 2010 and will require an application to be submitted to this office. Please see link below:</p> <p>http://www.haringey.gov.uk/buildingcontrol/</p> <p>You may also wish to take advantage of our pre-application advice service to discuss your proposals for compliance with the Building Regulations.</p>	
2	Haringey Transportation Team	No objection subject to conditions and s106 obligations.	
3	Haringey Waste Management Team	No objection	
External Responses			
1	8 Gordon Road N11	<p>Comments: Before I comment on the application I would like further information which I am hoping you are going to supply. On the planning statement made by Indigo Planning it states a consultation event was undertaken in June 2012. Would you please advise who the invitation to this event went to. Neighbours in Gordon Road have not received this and were unaware of the application until you letter dated 16 July of the change of use. My concern is this consultation did not go widely enough.</p> <p>Would you also advise what Haringey Council planning consider a town centre and how Bounds Green meets the definition.</p>	<p>The applicants at the pre-application stage under took their own community consultation which took place on 12th June 2012</p> <p>Haringey Council undertook their own consultation as part of statutory requirements. A total of 302 local residents in immediate proximity of the site were consulted. The full list of consultees is provided in appendix 3 of this report.</p> <p>The application site is not located within a Town Centre or Local Shopping Parade. A local shopping parade is however located in close</p>

No.	Stakeholder	Question/Comment	Response
		<p>Would you please advise how I can obtain more information on the management of the apartment-hotel and who they market to.</p>	<p>proximity to the site beginning at number 44-50 Bounds Green Road.</p> <p>Information regarding the Management of the premises is contained within the Planning Statement and Design and Access Statement</p>
2	7 Rhys Avenue New Southgate, N11	<p>The area concerned is already highly populated with many blocks of flats and houses that have been converted into individual letting rooms. This includes the very large site that replaced the Middlesex Polytechnic where a huge amount of flats have been built.</p> <p>That alone brought much additional traffic to Bounds Green Road an already very busy road for heavy vehicles and which is also a bus route. Traffic and pedestrians are brought to the area as there are 2 doctors surgeries along with Scout Park in Gordon Road (opposite Forrester House). There are 2 schools nearby as well as all the commuters using to Bounds Green Underground Station.</p> <p>We have many delivery vehicles unloading and delivering to the many local shops -----2 of which are open unnecessarily for 24 hours.</p> <p>The noise issue alone may cause a problem---29 individual flats is that really warranted in one building and in such a small area of space. This is bound to increase the traffic, cause more disruption and more noise. Who is going to monitor who lives in this building.?</p> <p>It is with the above reasons I feel very strongly that the proposal is most unsuitable for this area. If you view the area as a whole you will realise that we are already well overwhelmed with blocks of flats.</p>	<p>The site is located within a High PTAL area. Haringey Transportation Team raise no objection to the level of parking or traffic anticipated. The application is in line with relevant policy.</p> <p>The proposed development is not considered to result in significant adverse harm to the amenity of neighbours including in terms of noise.</p> <p>The proposal is for an Apartment Hotel rather than a residential block of flats.</p>
3	23 Embassy Court, 54 Bounds Green Road, N11	<p>Comments: I am a director of the Embassy Court Management Company (the residents' association which manages the Embassy Court block). We strongly object to the proposal owing to the blocking of light arising from the proposed rear extension. This rear extension would be the second rear extension added to Forrester House and it would severely affect the amount of light going to the kitchens of Flats 23,20,17. The change of use is not a problem, but the rear extension most definitely is.</p>	<p>The application has been amended to reduce the height, bulk and scale of the rear extension – in response to concerns raised by Officers and Residents. The rear extension (as amended) is considered to be acceptable and would not have a significant adverse impact on the</p>

No.	Stakeholder	Question/Comment	Response
			amenity of residents of Embassy Court by reason of loss of light, privacy or outlook.
4	Flat 25, Bounds Green Court	Comments: This development has one serious problem that with the number of dwellings proposed there is insufficient parking. This will mean that residents will seek parking nearby which will probably mean that in my block we will be required to introduce expensive CPZ. The noise and nuisance that this development will cause should not be underestimated again with the Bounds Green Court Residents car park being used for traders as previously and work starting early at weekends. I also trust the mature trees at the back will not be destroyed because they are probably all that remain of the pre war house. Depending on the nature of the customers there could be a noise problem with such a transient population.	The site is located within a High PTAL area. Haringey Transportation Team raise no objection to the level of parking or traffic anticipated. The application is in line with relevant policy.
5	38 Parkdale Bounds Green Road	Comments: My overriding concern is the clear lack of adequate parking provisions, bearing in mind that there are planned to be 29 units and the equivalent of 12 permanent employees. Parking provisions in the Bounds Green area are already overstretched. Whilst I acknowledge that there are extremely good transport links in the area, it must be recognised that the very nature of the proposed business will attract motorists from outside London. If sufficient parking is not provided on site at 52 Bounds Green Road, where will these people park?	The site is located within a High PTAL area. Haringey Transportation Team raise no objection to the level of parking or traffic anticipated. The application is in line with relevant policy.
6	20 Embassy Court, Bounds Green Road	Comments: I derive a great deal of pleasure from looking out of my lounge window and seeing the beautiful trees which will be 80% obliterated if the proposed extension is granted. The existing building can be renovated for the studio apartments.	The application has been amended to reduce the height, bulk and scale of the rear extension – in response to concerns raised by Officers and Residents. The rear extension (as amended) is considered to be acceptable and would not have a significant adverse impact on the amenity of residents of Embassy Court by reason of loss of light, privacy or outlook.
7	1 Park Avenue Wood Green N22	<p>Comments: Is this a hotel? Is this a block of minute studios flatlets? I have never heard of an Apartment-Hotel outside resorts. It looks like an attempt to get around proper planning control by calling an overdevelopment of studios, either for sale or to let, something that in practice it would not be - a hotel.</p> <p>Is there a planning use class 'apartment hotel'? If not this is sui generis and must be assessed as such if the description is accepted and appropriate conditions devised so</p>	<p>The proposed use is for an Apartment Hotel and would fall within the C1 use class.</p> <p>Conditions of consent will restrict the length of tenancy/occupancy of</p>

No.	Stakeholder	Question/Comment	Response
		<p>that it cannot be used as permanent dwellings because as such it is clearly not in accordance with the authorities policies. For example dwelling mix, space standards, mobility standards, private open space.</p> <p>The proposal is overdevelopment with respect to the significant rear extension, complete taking over of green space for hard surface, cramming substandard living accommodation. The massing is unacceptable and its relation to neighbours.</p> <p>It does not seem from the drawing that the parking, even at the number of spaces shown, could actually work in practice - the turning space is not possible if all spaces ,either front or back, are taken up with parked vehicles. There is no garden -this is not acceptable.</p> <p>An alternative proposal for the site is needed. First option should be a use which retains some employment space. Should that not be feasible a proper mix of flats/apartments which meet the authorities planning standards should be brought forward.</p> <p>I urge that this poor scheme be refused permission</p>	<p>the units.</p> <p>The application has been amended to reduce the height, bulk and scale of the rear extension – in response to concerns raised by Officers and Residents. The rear extension (as amended) is considered to be acceptable and would not have a significant adverse impact on the amenity of residents of Embassy Court by reason of loss of light, privacy or outlook.</p> <p>The site is located within a High PTAL area. Haringey Transportation Team raise no objection to the level of parking or traffic anticipated. The application is in line with relevant policy.</p> <p>The level of outdoors space is appropriate for the proposed use. Hotel type uses do not generally have gardens.</p> <p>The issue of employment is addressed in the report. Also the proposed use will retain some employment on the site (approximate equivalent of 10 full time staff).</p>

No.	Stakeholder	Question/Comment	Response
		<p>I wish to add the following to my earlier comment in further objection.</p> <p>The design statement clearly describes the application as a hotel - but that is not as the application form which calls the proposal 'apartment hotel'.</p> <p>The design statement says that the rooms will be let on three month tenancies and implies visiting business use. This could be a 'hostel' or a managed block of bedsits on the basis of three month tenancies renewed at each end date.</p> <p>The applicant states that hard marketing of the existing office use produced no result. Where is the research to indicate that there is a demand in this location for 29 business people to occupy on the basis of three month tenancies? Does the Local Authority have any information of demand for such use at this location? If there is no need for an office here will there be a demand by businessmen and women on the basis of three month tenancies. If that is the proposition any permission granted should be so limited and the premises not be available for other use. The applicant says that the proposal can provide some employment use - not if the premises take on 29 claimants housed in inadequate conditions.</p> <p>In the Use Class C1, which other types of occupancy could be created, other than the business occupancy which the Design Statement asserts? Also what changes are potentially permitted by provisions of the Use Class Order? Should there be permissible or 'manouvreable' shifts in the way that the proposed business occupancy can change over time or by constructive vacancy then that should be prevented by any Permission should a Permission be given.</p> <p>There are questions which need to be addressed and appropriate controlling conditions devised. The application also states that trees and shrubs at the site should be removed for security! Amenity of the area would suffer from such treatment. If there is to be development the authority's policies require Good Design - not erosion of amenity.</p> <p>To the rear of the site the landscape is also taken over completely by hard surface, removing the amenity, including the downward aspect from all the adjoining dwellings. Neighbours will have a much reduced amenity especially those whose aspect would be limited by the extension so that there is no side glancing aspect from their windows - the existing rooms will feel very different and the existing neighbours will suffer significant loss. This is not purely about Daylight Factors and No Sky Line as examined in the Daylighting Report. The enclosing effect must also be considered.</p>	<p>Further comments noted.</p> <p>Addressed via conditions of consent</p> <p>Addressed via conditions of consent</p> <p>Issues of impact on residential amenity as above.</p>

No.	Stakeholder	Question/Comment	Response
8	23 Maidstone Road, N22	<p>Comments: I object to this proposed planning application. Firstly the rear of the property borders the rear of my garden. At the moment the trees at the site provides me with a sense of privacy and so these trees must not under any circumstances be demolished. Secondly, the proposed planning application does not provide enough parking spaces for the occupants of the supposed Apartment Hotel. This will only cause more parking problems in the nearby area. Thirdly there are already enough blocks of residences in the Bounds Green area without requiring another one. It is also unclear what kind of business the owner of the site is hoping to gain given that Bounds Green is a residential area.</p>	<p>The application has been amended to reduce the height, bulk and scale of the rear extension – in response to concerns raised by Officers and Residents. The rear extension (as amended) is considered to be acceptable and would not have a significant adverse impact on the amenity of residents of Embassy Court by reason of loss of light, privacy or outlook.</p> <p>The site is located within a High PTAL area. Haringey Transportation Team raise no objection to the level of parking or traffic anticipated. The application is in line with relevant policy</p> <p>The proposed use is an Apartment Hotel (C1) and not permanent residential accommodation (C3).</p>
9	25 Maidstone Road, N22	<p>Comments: I object to the proposed planning application for the following reasons:</p> <ol style="list-style-type: none"> 1. The erection of the rear extension over 4 storeys will affect and reduce my privacy as the rear of the site borders the rear of my garden. The trees at the rear of the site must also not be demolished for the same reason. 2. Bounds Green is not a tourist attraction or a busy centre in which to attract or require an apartment hotel. The proposed change of use is therefore not necessary. 3. There will be increased traffic to the area and increased competition for off street parking as the proposed application does not provide enough parking spaces for 29 studio rooms. 	<p>The application has been amended to reduce the height, bulk and scale of the rear extension – in response to concerns raised by Officers and Residents. The rear extension (as amended) is considered to be acceptable and would not have a significant adverse impact on the amenity of residents of Embassy Court by reason of loss of light, privacy or outlook.</p> <p>The viability of the proposed use is a commercial consideration and outside the remit of the planning application assessment.</p>

No.	Stakeholder	Question/Comment	Response
			<p>The site is located within a High PTAL area. Haringey Transportation Team raise no objection to the level of parking or traffic anticipated. The application is in line with relevant policy</p>
10	60 Blake Road	<p>Comments: apartment/hotel with 29 studio flats? sounds very much like a bedsit to me. and with only 10 parking spaces? what a nightmare for the local residents. There should be enough parking for each room. We object the the current building application. Mr Charalambous, why not renovate the building in to lovely Victorian flats and add value to the area?</p>	<p>The application is for an Apartment Hotel and not permanent residential accommodation such as bedsits.</p> <p>The site is located within a High PTAL area. Haringey Transportation Team raise no objection to the level of parking or traffic anticipated. The application is in line with relevant policy</p>
11	58 Blake Road	<p>Comments: 1-In the marketing statement it is said, this planning application is looking to preserve employment in the area? What kind of employment, how many? 2- Bounds green area is a residential area,in the last 17 years I have not seen any tourists around here. So why do we need an "apartment-hotel"? 3-This is over-development and has nothing to do with employment or needs of local residents, "bedsits" are the cheapest and quickest way for developpers to have big returns on their investment. 4-Having a population of transient people is going to be harmful for the community living around here. Who is going to monitor the residents?</p>	<p>The proposed use is anticipated to employ the equivalent of approximately 10 full time staff.</p> <p>The viability of the proposed use is a commercial consideration and outside the remit of the planning application assessment. The application is for an Apartment Hotel and not permanent residential accommodation such as bedsits.</p>

No.	Stakeholder	Question/Comment	Response
12	Bounds Green and District Residents Association	<p>We are in favour of the proposed use of Forrester House.</p> <p>We object, however, to the appearance of the proposed extension which is out of character with the existing building. We would like this extension to be brick built to match the present building or for there to be an acceptable alternative.</p> <p>We are pleased that the front of the building will not change. Also we would like the trees at the rear of the property to be retained. Indeed, all of the existing trees should be left standing.</p> <p>It has to be stated that we were not invited to the consultation meeting in June at Bounds Green School and were totally unaware of it.</p> <p>We would appreciate your contacting the planning applicant in regard to our concern about the extension and preservation of the trees.</p>	<p>The application has been amended to reduce the height, bulk and scale of the rear extension – in response to concerns raised by Officers and Residents. The rear extension (as amended) is considered to be acceptable and would not have a significant adverse impact on the amenity of residents of Embassy Court by reason of loss of light, privacy or outlook.</p> <p>The materials have also been changed to be more compatible with the character and materials of the existing building.</p> <p>A condition of consent will require full details of landscaping and trees to be retained and removed to be submitted to and approved by the local planning authority.</p>

APPENDIX 2
BUILDING FOR LIFE ASSESSMENT

Integrating into the neighbourhood	
1. Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?	Green
2. Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?	Green
3. Does the scheme have good access to public transport to help reduce car dependency?	Green
4. Does the development have a mix of housing types and tenures that suit local requirements?	n/a
Creating a place	
5. Does the scheme create a place with a locally inspired or otherwise distinctive character?	Green
6. Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?	Green
7. Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?	Green
8. Is the scheme designed to make it easy to find your way around?	Green

Street & Home	
9. Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?	Green
10. Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?	Green
11. Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?	Green
12. Is there adequate external storage space for bins and recycling as well as vehicles and cycles?	Green

APPENDIX 3 CONSULTATION LIST

Documents produced for Planning Application Reference HGY/2012/1373

Forrester House 52 Bounds Green Road N11 2EU

9ACKMAJ HGY/2012/1373

Acknowledgement Major

9ACKMAJ

1

9CNBR1A	HGY/2012/1373	The Owner / Occupier 1 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 10 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 11 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 12 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 13 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 14 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 15 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 16 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 17 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 18 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 19 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 2 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 20 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 21 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 22 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 23 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 24 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 25 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 26 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 27 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 28 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 29 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 3 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 30 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 31 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 32 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 33 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 34	Bounds Green Court Bounds Green Road London N11

9CNBR1A	HGY/2012/1373	The Owner / Occupier 35 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 36 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 37 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 38 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 39 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 4 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 40 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 5 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 6 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 7 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 8 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 9 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier 2EX	Bounds Green Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier Kiosk	Bounds Green Underground Station Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier Minicab office	Bounds Green Underground Station Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	Bounds Green Underground Station Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier 1	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 10	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 11	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 12	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 13	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 14	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 15	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 16	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 17	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 18	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 19	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 2	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 20	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 21	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 22	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 23	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 24	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 3	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 4	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 5	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 6	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 7	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 8	Embassy Court Bounds Green Road London N11 2HA
9CNBR1A	HGY/2012/1373	The Owner / Occupier 9	Embassy Court Bounds Green Road London N11 2HA

9CNBR1A	HGY/2012/1373	The Owner / Occupier 8 N11 2PQ	Passmore Edwards House Bounds Green Road London
9CNBR1A	HGY/2012/1373	The Owner / Occupier 9 N11 2PQ	Passmore Edwards House Bounds Green Road London
9CNBR1A	HGY/2012/1373	The Owner / Occupier N11 2PQ	Passmore Edwards House Bounds Green Road London
9CNBR1A	HGY/2012/1373	The Owner / Occupier 3 Wood Green	Queens Parade Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier 3A Wood Green	Queens Parade Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 1 2EB	Warwick Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 2 2EB	Warwick Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 3 2EB	Warwick Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 4 2EB	Warwick Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 5 2EB	Warwick Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 6 2EB	Warwick Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 7 2EB	Warwick Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 8 2EB	Warwick Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 9 2EB	Warwick Court Bounds Green Road London N11
9CNBR1A	HGY/2012/1373	The Owner / Occupier	Warwick Court Bounds Green Road London N11 2EB
9CNBR1A	HGY/2012/1373	The Owner / Occupier	38 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	40 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	42 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	44 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	46 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	48 50 Pharmacy Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	52 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat A	70 Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat B	70 Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier	70 Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier	72 Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier 74	Flat A 74 76 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier Car Dealership at Rear	74 76 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier Shop	74 76 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	74 76 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier First and Second Floor Flat	76 Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier	76 Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat A	78 Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier Shop	78 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	78 Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat A	80 Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier Shop	80 Bounds Green Road London N11 2EU Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	80 Bounds Green Road London N11 2EU
9CNBR1A	HGY/2012/1373	The Owner / Occupier Upper Flat	82 The Ranelagh Arms Bounds Green Road London N11 2EU Wood Green

9CNBR1A	HGY/2012/1373	The Owner / Occupier	Latham Court Brownlow Road London N11 2ES
9CNBR1A	HGY/2012/1373	The Owner / Occupier Shop	5 Brownlow Road London N11 2ET Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier Upper Flat	5 Brownlow Road London N11 2ET Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	5 Brownlow Road London N11 2ET
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat A	7 Brownlow Road London N11 2ET
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat B	7 Brownlow Road London N11 2ET
9CNBR1A	HGY/2012/1373	The Owner / Occupier Shop	7 Brownlow Road London N11 2ET Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	7 Brownlow Road London N11 2ET
9CNBR1A	HGY/2012/1373	The Owner / Occupier	2 Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier	4 Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier	6 Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier Ground Floor Flat	8 Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier	8 Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 1	10 Picking Court Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 2	10 Picking Court Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 3	10 Picking Court Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 4	10 Picking Court Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 5	10 Picking Court Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier	10 Picking Court Gordon Road London N11 2PD
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat A	1 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Ground Floor Shop	1 Maidstone Road London N11 2TR Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	1 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat A	3 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat B	3 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	3 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	5 Maidstone Road London N11 2TR Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	7 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat A	9 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat B	9 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat C	9 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat D	9 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	9 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat A	11 Maidstone Road London N11 2TR Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat B	11 Maidstone Road London N11 2TR Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat C	11 Maidstone Road London N11 2TR Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	11 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Ground Floor Flat	13 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Upper Flat	13 Maidstone Road London N11 2TR Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	13 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier First Floor Flat	15 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Ground Floor Flat	15 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Second Floor Flat	15 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	15 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 1	17 Maidstone Road London N11 2TR Wood Green

9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 2	17 Maidstone Road London N11 2TR Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat 3	17 Maidstone Road London N11 2TR Wood Green
9CNBR1A	HGY/2012/1373	The Owner / Occupier	17 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat A	19 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat B	19 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat C	19 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	19 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	21 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	23 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	25 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	27 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	29 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	31 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	31A Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	31B Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier Flat A	33 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	33 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	35 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	37 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	39 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	41 Maidstone Road London N11 2TR
9CNBR1A	HGY/2012/1373	The Owner / Occupier	1 Rhys Avenue London N11 2EG
9CNBR1A	HGY/2012/1373	The Owner / Occupier	2 Rhys Avenue London N11 2EG
9CNBR1A	HGY/2012/1373	The Owner / Occupier	3 Rhys Avenue London N11 2EG
9CNBR1A	HGY/2012/1373	The Owner / Occupier	4 Rhys Avenue London N11 2EG
9CNBR1A	HGY/2012/1373	The Owner / Occupier	5 Rhys Avenue London N11 2EG
9CNBR1A	HGY/2012/1373	The Owner / Occupier	6 Rhys Avenue London N11 2EG
9CNBR1A	HGY/2012/1373	The Owner / Occupier	7 Rhys Avenue London N11 2EG
9CNBR1A	HGY/2012/1373	The Owner / Occupier	8 Rhys Avenue London N11 2EG
9CNBR1A	HGY/2012/1373	The Owner / Occupier	9 Rhys Avenue London N11 2EG

General Neighbour consultation

9CNBR1A

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9CON2	HGY/2012/1373	Bounds Green Ward 2	Councillor Ali Demirci C/O Members Room N22 4HQ River Park House
9CON2	HGY/2012/1373	Bounds Green Ward 3	Councillor Joanna Christophides C/O Members Room N22 4HQ River Park House
9CON2	HGY/2012/1373	Bounds Green Ward 1	Councillor Matthew Cooke C/O Members Room N22 4HQ River Park House

Consulting Councillor Re: Planning Application

9CON2

3