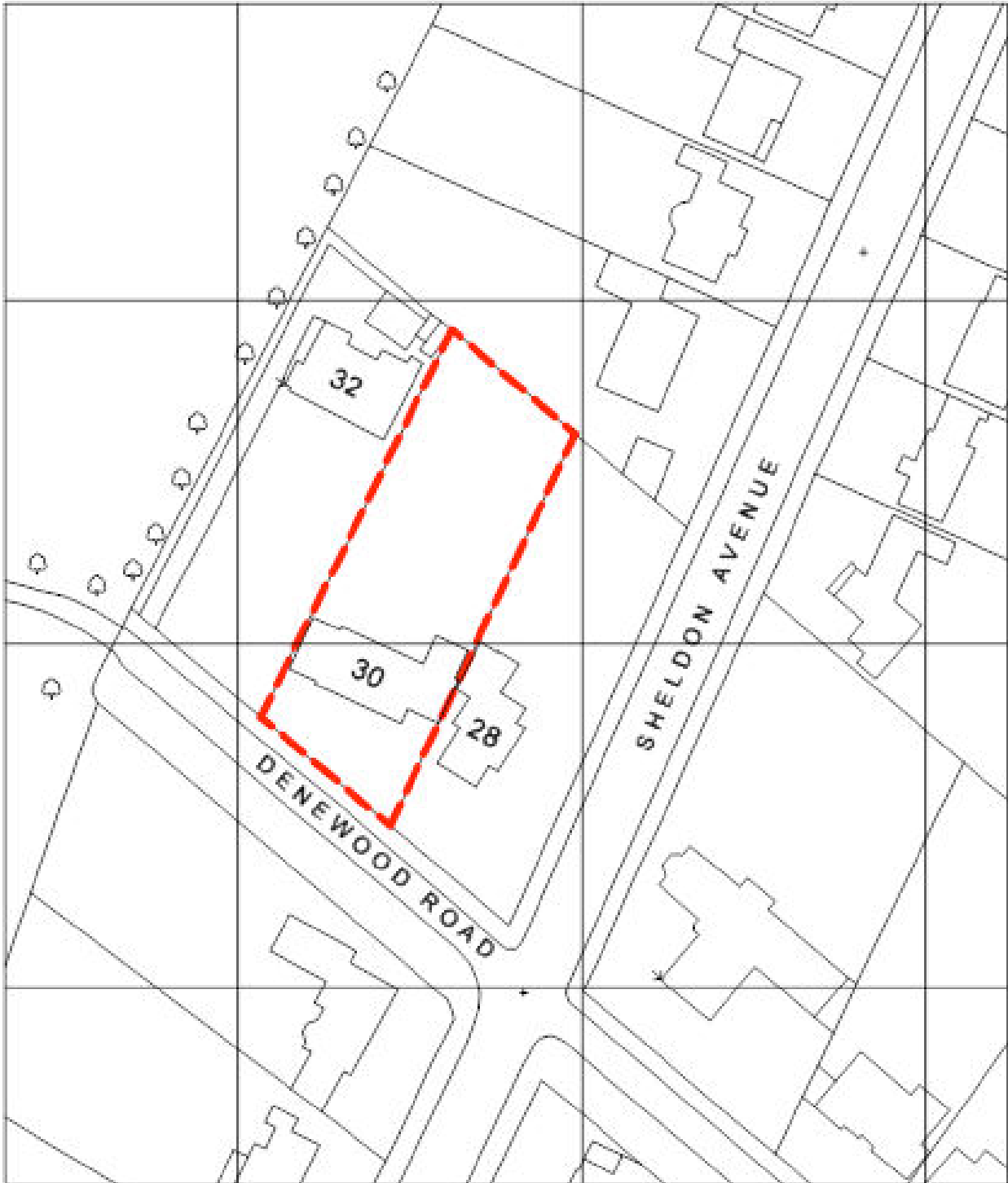


### REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

<b>Reference No:</b> HGY/2012/1844	<b>Ward:</b> Highgate
<b>Address:</b> 30 Denewood Road London N6 4AH	
<b>Proposal:</b> Replacement dwelling with retention of the front facade (Householder Application)	
<b>Existing Use:</b> Residential	<b>Proposed Use:</b> Residential
<b>Applicant:</b> Mr Robert Craig	
<b>Ownership:</b> Private	
<b>Date received:</b> 20/09/2012 <b>Last amended date:</b> 29/11/2012	
<b>Drawing number of plans:</b> 1182 / S 03, 1182 / AP2 - 01, 1182 / S 01, 1182 / S 02, 1182 / AP2 - 03, 1182 / AP2 - 02 and 1182 / AP2 - 04a	
<b>Case Officer Contact:</b> Gareth Prosser	
<b>PLANNING DESIGNATIONS:</b> Conservation Area,	
<b>RECOMMENDATION</b> GRANT PERMISSION subject to conditions	
<b>SUMMARY OF REPORT:</b>  The proposal seeks planning permission for the demolition of the existing property and the erection of new three storey dwelling with new basement level. The design, form and scale of the replacement dwelling have been considered to reflect the design and detailing of the other properties along Denewood Road and will maintain the front facade of the existing dwelling. The footprint of the property will increase to the rear with extensions also proposed to the east and west elevations. The proposal is considered to be in accordance with National, London and adopted Haringey Unitary Development Plan policies and adopted Supplementary Guidance and Documents.	

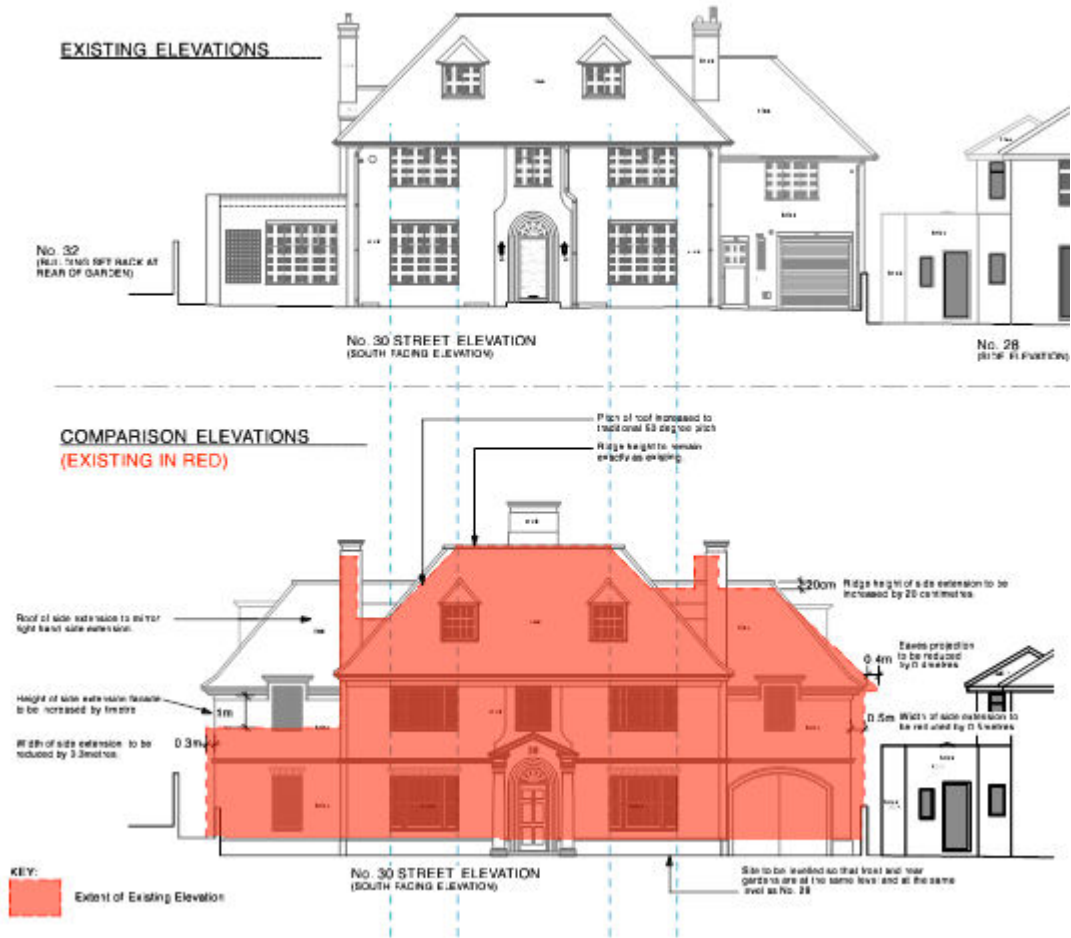
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11.0	SUMMARY & CONCLUSION
12.0	RECOMMENDATION

1.0 SITE PLAN



## 2.0 DRAWINGS

### Existing and Proposed Front Facade

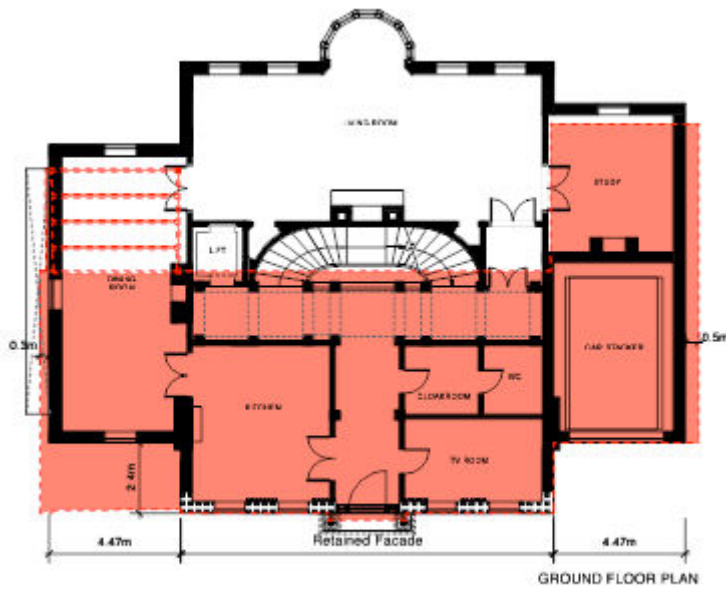


### Proposed Floor Plans (Existing Footprint Highlighted in Red)

Proposed Basement and Ground Floor Plan

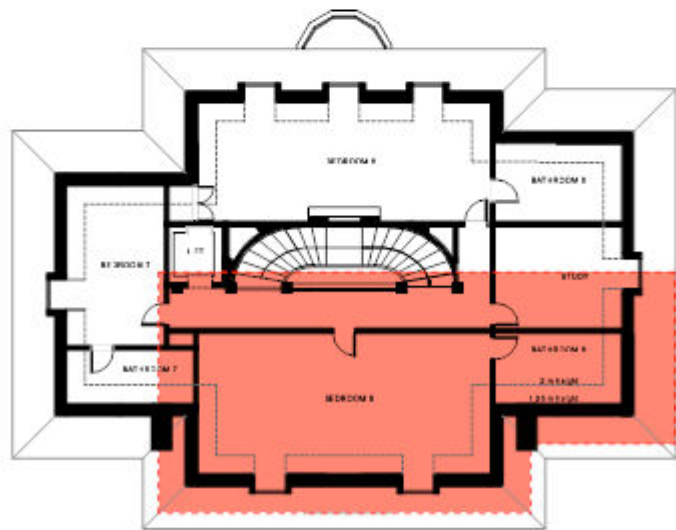
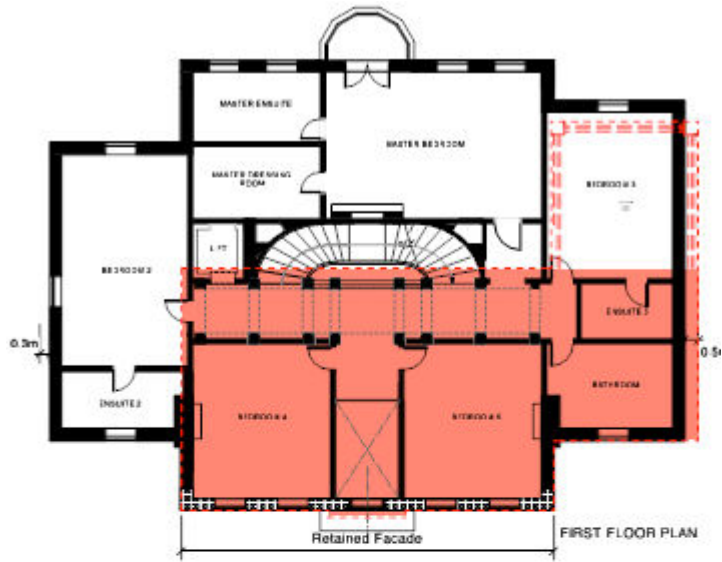


BASEMENT PLAN



GROUND FLOOR PLAN

# Proposed Upper Floors



# Proposed Site Plan



### **3.0 SITE, SURROUNDINGS & PROPOSAL**

- 3.1 The site is a two storey, red-brick, detached property over three levels (ground, first and loft) on the northern side of Denewood Road, which leads to the adjoining Highgate Golf Club. The building is not listed or locally listed and there are no listed buildings in the immediate area. The property has a substantial rear garden and more modest front. It is of an asymmetrical design with a 2-storey pitched roof wing on the east face and a single storey flat roofed wing on the west. The property is set within the Highgate Conservation Area.

#### Proposal

- 3.2 The applicant proposes a replacement dwelling with the retention of the front façade of the building with minor additions to the front elevation. The existing eaves line and roof ridge lines would be identical to the existing. The existing, two-storey, east wing would remain (eaves lines would be as existing) and would be reflected in size, scale and setback on the western side, replacing the existing, one storey extension. This new west extension would be set back from the primary facade, facing Denewood by 2.4m.
- 3.3 The western flank wall would be set back from the boundary by 30cm and the eastern flank wall by 50cm respectively, therefore, the overall width of the dwelling is slightly reduced from the existing.
- 3.4 The overall footprint of the property would increase with the new rear wall projecting approximately 7.1m from the line of the existing. The massing of the building would also increase to the rear on both the east and west sides at first floor level. The proposal would result in an increase of approximately 6m (depth) at first floor level to the east side adjacent to No 28, Denewood.
- 3.5 A basement level is also proposed covering the entire footprint of the house plus an extension of 4m into the rear garden from the main rear wall and approximately 5.4m from the rear wall along the boundary with No 28, Denewood.

### **4.0 PLANNING HISTORY**

#### 4.1 Planning Application History

Planning HGY/2005/1909 GTD 22-11-05 30 Denewood Road London Tree works to include crown reduction by 25% and shaping to 1 x Lawson Cypress tree

Planning HGY/2009/1738 GTD 08-12-09 30 Denewood Road London Tree works to include re-shaping of 1 x Leylandii, and reduction by 10-15%, removal of epicormic, dead and dying, and crossing branches, and reduction of laterals to balance of 1 x Apple Tree.

Planning HGY/2011/2286 NOT DET 24-10-12 30 Denewood Road London Demolition of existing dwelling and erection of 3 storey, 8 bedroom single dwelling house with rooms at basement level.



Planning HGY/2011/2287 NOT DET 24-10-12 30 Denewood Road London Conservation Area Consent for demolition of existing dwelling and erection of 3 storey, 8 bedroom single dwelling house with rooms at basement level.

Planning OLD/1961/0198 GTD 01-02-61 30 Denewood Road Two storey extension at rear.

Planning OLD/1961/0199 GTD 04-10-61 30 Denewood Road Single storey studio addition to house.

## 5.0 **RELEVANT PLANNING POLICY**

### 5.1 National Planning Policy

National Planning Policy Framework (2012). The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

### 5.2 London Plan 2011 – (Spatial Development Strategy for Greater London)

Policy 3.5 Quality and design of housing developments

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

### 5.3 Haringey Unitary Development Plan (2006)

G1 Environment

G2 Development and Urban Design

UD3 General Principles

UD4 Quality Design

HG3 Protecting Existing Housing

G10 Conservation

CSV1 Development in Conservation Areas

CSV5 Alteration and Extensions in Conservation Areas

CSV7 Demolition in Conservation Areas

UD2 Sustainable Design & Construction

UD7 Waste Storage

HSG1 New Housing Development

HSG7 Housing for Special Needs

### 5.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance

SPG2 Conservation & Archaeology'

SPD Housing

### 5.5 Others

Sustainable Design and Construction SPD (February 2013)

Housing Supplementary Planning Document (2008)

Highgate Conservation Area Appraisal (November 2012) DRAFT

'Building for Life' 2012

## 6.0 CONSULTATION & RESPONSES

<b>Internal</b>	<b>External</b>
Ward Councillors Transportation Group Conservation Building Control Arboriculture	Highgate Golf Club Highgate CAAC Highgate Society  <u>Local Residents</u> See appendix 2 for full list

A list of parties from which responses were received are outlined in Appendix 17.0.

### 6.1 Responses

Responses were received from the following stakeholders:

Highgate CAAC (Objection)  
Highgate Society (Objection)  
16 Denewood (Objection)  
28 Denewood (Objection)  
Haringey Transportation (Support)

### 6.2 The matters raised by the responses objecting to the proposal can be grouped into the following categories:

- The house is too big for the site
- Front facade has not been maintained
- Property will be used for commercial rather than residential use
- Development ignores the need for affordable housing
- Development will change the residential character of the area
- Loss of light to No 28
- Overlooking to No 28
- Loss of enjoyment to the garden at No 28 due to noise generation
- Increase traffic on Denewood Road (private road).
- The drawings ignore how the removal of trees would affect No 28.
- Depth of basement is excessive
- Excavations too close to the adjoining property
- Extension to the house is too bulky
- Basement may cause flooding
- Construction may damage trees on site

## 7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

### Background

#### 7.1 This application follows a previous application that sought consent for 'demolition of existing dwelling and erection of a 3 storey, 8 bedroom single dwelling house with rooms at basement level.' This application was subject of a non-determination appeal (ref. APP/Y5420/A/12/2178576) which was dismissed by the Planning

Inspectorate. The Inspector considered that proposal would not preserve the appearance of the Conservation Area contrary to UDP Policy CSV1 but did not find the proposal would have an adverse impact on the living conditions of neighbours at 28 Denewood Road.

### Main Planning Issues

7.2 The main planning issues in this case are:

- Design, form and appearance of the replacement building;
- Impact on streetscene/ character & appearance of the Conservation Area;
- Impact on the privacy and amenity of adjoining/neighbouring properties;
- Sustainability;
- Basement development/drainage and flooding issues.

### Design, form and appearance of the replacement building

7.3 UDP Policies UD3 and UD4 seek to ensure that proposals compliment the character of the local area and are of a nature and scale that is sensitive to the surrounding area and of a high design quality. Furthermore, it is stated that the spatial and visual character of the development site and the surrounding streetscene should be taken into account and attention should be given to the building lines, form, rhythm and massing, height and scale and fenestration.

7.4.1 Policy 3.5 of the London Plan requires all new housing development to enhance the quality of local places, taking into account physical context and local character. Policy 7.4 states that development should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets and is informed by the surrounding historic environment. Policy 7.6 requires buildings to comprise details and materials that complement local character and provide high quality indoor and outdoor spaces that integrate well with surrounding streets and open spaces, optimising the potential of sites.

7.5 The application has been amended, taking into the comments of the Highgate CAAC regarding the retention of the front facade. The amended proposal would largely maintain the front facade, with the window alignment, openings and front dormers remaining largely as existing. In addition, decorative features including a new portico and moulding are also proposed.

7.6 The overall scale and massing of the house when viewed from the front will be largely as existing, with the largest amendment being the addition of a first floor extension to the west 'wing' of the property, reflecting that of the existing 'wing' to the east. The former, along with the reconstructed ground floor would be set back 2.4m from the main frontage (again reflecting the east wing). This would result is a more symmetrical frontage to Denewood Road and given the setback, reduce the impact of the extension. Thus, the primary frontage, most apparent from the road is the retained facade and the massing and size of the proposal, when viewed from Denewood Road, is overall, largely as existing.

7.7 Overall, the width of the frontage will be reduced with the east wall being set back 0.5m (from No 28, Denewood) and the west wall 0.3m from the perimeter line of the existing property. The overall footprint of the property would increase with the new

rear wall projecting approximately 7.1m from the line of the existing. The massing of the building would also increase to the rear on both the east and west sides at first floor level. The proposal would result in an increase of approximately 6m (depth) at first floor level to the east side adjacent to No 28, Denewood. A basement level is also proposed covering the entire footprint of the house plus an extension of 4m into the rear garden from the main rear wall and approximately 5.4m from the rear wall along the boundary with No 28, Denewood.

- 7.8 Whilst there will be a large increase to the massing of the building, this will not be visible from the street and given the scale of the plot on which the house is situated, the proposed could not be considered as an overdevelopment of the site. The basement, while a large structure will not have a negative visual impact on the character of the Conservation Area.
- 7.9 Given the quality of the existing building on site and its setting within the street, a replacement building with a retained facade is appropriate. The design of the new building is still sympathetic to its context and applies appropriate materials sensitive to the locality. As such the proposal is consistent with the requirements of the London and local planning policy.

#### Impact on street scene and appearance of the Conservation Area

- 7.8 As the application site is located within a Conservation Area, Haringey UDP policies CSV1 and CSV7 apply. Haringey's draft SPG2 'Conservation and Archaeology' sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted. Policy 7.8 'Heritage Assists and Archaeology' of the London Plan states that development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.
- 7.9 Planning policy and guidance requires that any replacement building should make at least an equal or greater contribution to the conservation area when compared to the contribution of the existing building.
- 7.10 Therefore, given that the building itself is not listed the application must be judged on its contribution to the wider Conservation Area only. The Highgate Conservation Area Appraisal (November 2012) notes that the application is a double fronted house with a central porch but does not explicitly identify it as a building making a positive contribution to the area.
- 7.11 In relation to the previous application, the Planning Inspector raised concerns that the overall effect of the proposal would be of a house with a grand, classical appearance, which would also appear as a much larger building than the existing. The visual impact would be of a building that is over-scaled on this plot. The amended design is more in keeping with the surroundings and relates more to the architectural styling and massing of the existing house, with the windows and front dormers largely reflecting the existing. The proposed first floor extension to the west 'wing' would also be set back (reflecting the east wing) reducing the increase in the scale and massing of the proposal when viewed from Denewood, Road.
- 7.12 The result would be a more symmetrical frontage to Denewood Road, reducing the impact of the extension. Thus, the primary frontage, most apparent from the road is

the retained facade and the massing and size of the proposal, when viewed from Denewood Road, is overall, largely as existing.

- 7.13 Given that the current house is not explicitly identified as a building making a positive contribution to the Conservation Area and given that the front facade and massing will be largely retained, and is more modest in its appearance, the proposal would have a neutral effect on the character and appearance of the Conservation Area, thus it would preserve its appearance. Accordingly, it is concluded that the proposal accords with UDP policy CSV1 and SPG2 'Conservation and Archaeology'.

#### Impact on privacy and amenity of adjoining/ neighbouring properties

- 7.14 UDP Policy UD3 and SPD Housing require development proposals to show there are no significant adverse impacts on residential amenity or other surrounding uses in terms of loss of daylight, sunlight, privacy, overlooking, along with the avoidance of air, water, light and noise pollution, smell or nuisance.
- 7.15 The increased depth of the two-storey element of the proposed house by comparison with the existing building would involve some reduction in outlook from the flank of No 28, but this would not amount to serious harm as noted by the Inspector when assessing the previous proposal.
- 7.16 Objections have been raised (from No 28) regarding the loss of light to the rooms neighbouring the proposal. GIA have undertaken a technical assessment in order to understand and appreciate the daylight and sunlight implications on No 28, Denewood as a result of the proposed development. The report takes into account the impact on habitable rooms as well as ancillary. The results show that there would be no material loss of sunlight and daylight and the scheme would be fully BRE compliant. As accepted by the planning Inspector, there is no evidence to contradict this report and the results are accepted. The east elevation will also have only one window facing No28, Denewood (this is to be obscured, see conditions).
- 7.17 The neighbouring property to the north is No 32, Denewood. The property, similar to that proposed at No 30, is located towards the rear of the extensive plot and thus will not be subject to any negative impact on amenity generated by the proposal at No 30. Therefore, the impact in terms of amenity of the neighbouring properties is not significant and the proposal is acceptable and complies with UDP policy UD3 and the Housing Supplementary Planning Document. A condition is proposed which would remove permitted development rights to extend the property further.

#### Sustainability issues

- 7.18 The principal of redeveloping the new home rather than extending the house has to be carefully considered in the light of the findings of the recent Planning Inspector's decision. The application form indicates some measure to secure a more sustainable house such as installing rainwater tanks to harvest rainwater. The site has the potential to accommodate other forms of sustainable energy (subject to approval). A condition has been proposed to require the new house to meet or exceed Level 4 of the Code for Sustainable Homes in accord with development plan policy, a standard that exceeds the current Building Regulations standard.

#### Basement development/drainage issues/flooding

- 7.18 The submitted technical assessment of the impact of the proposed basement concludes that it could be constructed without giving rise to any serious harm to the surroundings. There is no evidence to counter the findings of this specialist study. Given the substantial size of the site (and the neighbouring plots), the proposal to extend the basement beyond the footprint of the dwelling is reasonable and will not have a significant detrimental impact on the amenity if the neighbouring properties, therefore the proposal, on balance is accepted.
- 7.19 The structural integrity of the proposed basement will need to satisfy the modern day building regulations and separate permission would be required under the Building Regulations. The proposed development would also be subject to party wall agreements with both adjoining neighbours. However in order for any associated impacts to be fully understood, a condition will be imposed requesting that a suitably qualified chartered engineer inspect and monitor the basement element of the proposed works. In addition, a construction management plan would also be required.

### Other Considerations

- 7.20 Other issues raised by objections which are not considered above or to be material planning considerations are outlined and discussed below:
- Loss of view
  - Damage to Trees
  - Development ignores the need for affordable housing
  - Increase traffic on Denewood Road (private road).
- 7.21 Impacts upon the views of neighbouring properties as a result of the proposed development are not a material planning consideration, as there is no legal right to a view. However often associated with loss of view are other affects arising from a development which do constitute material planning considerations; namely impact on outlook, overshadowing, overlooking, overbearing impact, which collectively can be called 'residential amenity'. As stated previously in this report, the proposed scheme would not generate adverse effects upon the residential amenity of neighbouring properties.
- 7.22 There is a distinctive row of lime trees on the western boundary of the site that make a positive contribution to the area. Measures need to be put in place to protect these trees during construction. The standard construction management plan condition has been adapted to require that no development take place on site until management measures have been agreed to protect trees consistent with advice submitted in an arboricultural report submitted with the application. Other conditions are proposed to protect tree roots too consistent with advice from the Council's arboricultural officer.
- 7.23 The site has not been designated nor is it suitable for affordable housing.
- 7.24 The proposal would not generate substantial additional traffic and there have been no objections from Haringey's Transportation Department.

## **8.0 CIL APPLICABLE**

8.1 The proposal will be liable for the Mayor of London's CIL as the additional floor space will exceed 100m<sup>2</sup>.

## **9.0 HUMAN RIGHTS**

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

## **10.0 EQUALITIES**

10.1 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.

## **11.0 SUMMARY AND CONCLUSION**

11.1 The proposed replacement building in terms of design and massing will be in keeping with the architectural styles and forms that exist along Denewood Road and the surrounding area. In addition, the proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers.

11.2 The report has shown the proposal displays a high level of compliance with development plan policy and pertinent Supplementary Planning Guidance/ Documents. Accordingly, it is recommended that planning permission be GRANTED.

## **12.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions

### **IMPLEMENTATION**

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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: To avoid doubt and in the interests of good planning.

## MATERIALS AND LANDSCAPING

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Notwithstanding the provisions of Article 3 of the Town & Country Planning General Permitted Development Order 1995 as amended by the (No.2) (England) Order 2008 or any Order revoking or re-enacting that Order, no development within Part 1 (Classes A-H) [AND Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan and Policy 7.4 'Local Character' of the London Plan.

## TREES

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.

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

## CONSTRUCTION

6. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period and shall provide details on:
  - i. The phasing, programming and timing of the works; taking into account additional development in the neighbourhood;
  - ii. Site management and access, including the storage of plant and materials used in constructing the development;
  - iii. Protective measures to protect the crown and roots of trees on or adjoining the application site boundaries during construction work (as indicated in the Tretec study accompanying the planning application) consistent with BS 5837:2012; and
  - iii. Measures to ensure the stability of adjoining properties.

Reason: In the interests of residential amenity, highway safety and to protect trees in



a Conservation Area in accordance with with Policies UD3, CSV1 and OS17 of the Haringey Unitary Development Plan.

#### TREE PROTECTION

7. No development shall start until details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed in writing with the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved plans.

Reason: In order to safeguard the root systems of those trees in the vicinity of the site which are to remain after building works are completed in the interests of visual amenity consistent with Policies CSV1 and OS17 of the Haringey Unitary Development Plan.

#### PRIVACY

8. Notwithstanding the details shown on drawing 1182/AP2- 04a the windows on the side elevation facing towards No 28 Denewood, shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties consistent with Policy UD3 of the Haringey Unitary Development Plan.

#### SUSTAINABLE CONSTRUCTION

9. The proposed dwellings hereby approved shall not be occupied until it has been demonstrated to the local planning authority that the development meets the Code for Sustainable Homes Level 4 or above.

Reason: To promote sustainable development in accordance with UDP Policy UD2 and London Plan Policy 5.2.

#### REASONS FOR APPROVAL

The proposed replacement building in terms of design and massing will be in keeping with the architectural styles and forms that exist along Denewood Road and the surrounding area. In addition, the proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers. As such the proposed development is considered to be consistent with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Developments', and CSV1 'Development in Conservation Areas' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's Housing SPD. Given the above this application is recommended for APPROVAL.

#### INFORMATIVE

It is recommended that the developer meet with the Council's arboricultural expert on site to confirm tree protection measures prior to the submission of measures to discharge conditions 6 and 7.

## STATEMENT OF POSITIVE AND PROACTIVE ACTION IN DEALING WITH THE APPLICATION

To assist applications the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which has been followed in this instance.

**Appendix: 1. Responses were received from the following residents/ groups**

Highgate CAAC (Objection)  
Highgate Society (Objection)  
16 Denewood (Objection)  
28 Denewood (Objection)

**Appendix 2: List of parties consulted**

Documents produced for Planning Application Reference HG12012/1844

30 Denewood Road N6 4AH

BACN1 HG12012/1844

Planning Application Acknowledgment

BACN1

1

BARKS HG12012/1844 Mrs Yvonne Luby 28 Denewood Road London N6 4AH

BARKS HG12012/1844 28 Denewood Road London N6 4DH

Consultation Acknowledgement Letter

BARKS

2

SCNBH	HG12012/1844	The Owner / Occupier Clubhouse	Highgate Golf Club Denewood Road London N6 4AH Homsey
SCNBH	HG12012/1844	The Owner / Occupier Flat 1	Highgate Golf Club Denewood Road London N6 4AH Homsey
SCNBH	HG12012/1844	The Owner / Occupier Flat 2	Highgate Golf Club Denewood Road London N6 4AH Homsey
SCNBH	HG12012/1844	The Owner / Occupier	Highgate Golf Club Denewood Road London N6 4AH Homsey
SCNBH	HG12012/1844	The Owner / Occupier Flat A	14 Denewood Road London N6 4AJ
SCNBH	HG12012/1844	The Owner / Occupier	14 Denewood Road London N6 4AJ
SCNBH	HG12012/1844	The Owner / Occupier	16 Denewood Road London N6 4AJ
SCNBH	HG12012/1844	The Owner / Occupier	18 Denewood Road London N6 4AJ
SCNBH	HG12012/1844	The Owner / Occupier	20 Denewood Road London N6 4AJ
SCNBH	HG12012/1844	The Owner / Occupier	22 Denewood Road London N6 4AJ
SCNBH	HG12012/1844	The Owner / Occupier	24 Denewood Road London N6 4AJ
SCNBH	HG12012/1844	The Owner / Occupier	26 Denewood Road London N6 4AJ
SCNBH	HG12012/1844	The Owner / Occupier	28 Denewood Road London N6 4AH
SCNBH	HG12012/1844	The Owner / Occupier	30 Denewood Road London N6 4AH
SCNBH	HG12012/1844	The Owner / Occupier	32 Denewood Road London N6 4AH
SCNBH	HG12012/1844	The Owner / Occupier	35 Sheldon Avenue London N6 4JP
SCNBH	HG12012/1844	The Owner / Occupier	37 Sheldon Avenue London N6 4JP
SCNBH	HG12012/1844	The Owner / Occupier	39 Sheldon Avenue London N6 4JP
SCNBH	HG12012/1844	The Owner / Occupier	40 Sheldon Avenue London N6 4JR
SCNBH	HG12012/1844	The Owner / Occupier	41 Sheldon Avenue London N6 4JP
SCNBH	HG12012/1844	The Owner / Occupier	42 Sheldon Avenue London N6 4JR
SCNBH	HG12012/1844	The Owner / Occupier	43 Sheldon Avenue London N6 4JP
SCNBH	HG12012/1844	The Owner / Occupier	44 Sheldon Avenue London N6 4JR
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SCNBH	HG12012/1844	The Owner / Occupier	46 Sheldon Avenue London N6 4JR
SCNBH	HG12012/1844	The Owner / Occupier	47 Sheldon Avenue London N6 4NH
SCNBH	HG12012/1844	The Owner / Occupier	48 Sheldon Avenue London N6 4JR
SCNBH	HG12012/1844	The Owner / Occupier	49 Sheldon Avenue London N6 4NH
SCNBH	HG12012/1844	The Owner / Occupier	50 Sheldon Avenue London N6 4ND
SCNBH	HG12012/1844	The Owner / Occupier	51 Sheldon Avenue London N6 4NH

9CNBH	HGY/2012/1844	The Owner / Occupier	52 Sheldon Avenue London N6 4ND
9CNBH	HGY/2012/1844	The Owner / Occupier	53 Sheldon Avenue London N6 4NH
9CNBH	HGY/2012/1844	The Owner / Occupier	54 Sheldon Avenue London N6 4ND
9CNBH	HGY/2012/1844	The Owner / Occupier	55 Sheldon Avenue London N6 4NH
9CNBH	HGY/2012/1844	The Owner / Occupier	56 Sheldon Avenue London N6 4ND
9CNBH	HGY/2012/1844	The Owner / Occupier	58 Sheldon Avenue London N6 4ND
9CNBH	HGY/2012/1844	The Owner / Occupier	60 Sheldon Avenue London N6 4ND
9CNBH	HGY/2012/1844	The Owner / Occupier	62 Sheldon Avenue London N6 4ND
9CNBH	HGY/2012/1844	The Owner / Occupier	64 Sheldon Avenue London N6 4ND
9CNBH	HGY/2012/1844	The Owner / Occupier	42 Stormont Road London N6 4NP

Householder Neighbour consultation general

9CNBH

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9CNBH14	HGY/2012/1844	The Owner / Occupier Clubhouse	Highgate Golf Club Denewood Road London N6 4AH Homsey
9CNBH14	HGY/2012/1844	The Owner / Occupier Flat 1	Highgate Golf Club Denewood Road London N6 4AH Homsey
9CNBH14	HGY/2012/1844	The Owner / Occupier Flat 2	Highgate Golf Club Denewood Road London N6 4AH Homsey
9CNBH14	HGY/2012/1844	The Owner / Occupier	Highgate Golf Club Denewood Road London N6 4AH Homsey
9CNBH14	HGY/2012/1844	The Owner / Occupier Flat A	14 Denewood Road London N6 4AJ
9CNBH14	HGY/2012/1844	The Owner / Occupier	14 Denewood Road London N6 4AJ
9CNBH14	HGY/2012/1844	The Owner / Occupier	16 Denewood Road London N6 4AJ
9CNBH14	HGY/2012/1844	The Owner / Occupier	18 Denewood Road London N6 4AJ
9CNBH14	HGY/2012/1844	The Owner / Occupier	20 Denewood Road London N6 4AJ
9CNBH14	HGY/2012/1844	The Owner / Occupier	22 Denewood Road London N6 4AJ
9CNBH14	HGY/2012/1844	The Owner / Occupier	24 Denewood Road London N6 4AJ
9CNBH14	HGY/2012/1844	The Owner / Occupier	26 Denewood Road London N6 4AJ
9CNBH14	HGY/2012/1844	The Owner / Occupier	28 Denewood Road London N6 4AH
9CNBH14	HGY/2012/1844	The Owner / Occupier	30 Denewood Road London N6 4AH
9CNBH14	HGY/2012/1844	The Owner / Occupier	32 Denewood Road London N6 4AH
9CNBH14	HGY/2012/1844	The Owner / Occupier	35 Sheldon Avenue London N6 4JP
9CNBH14	HGY/2012/1844	The Owner / Occupier	37 Sheldon Avenue London N6 4JP
9CNBH14	HGY/2012/1844	The Owner / Occupier	39 Sheldon Avenue London N6 4JP
9CNBH14	HGY/2012/1844	The Owner / Occupier	40 Sheldon Avenue London N6 4JR
9CNBH14	HGY/2012/1844	The Owner / Occupier	41 Sheldon Avenue London N6 4JP
9CNBH14	HGY/2012/1844	The Owner / Occupier	42 Sheldon Avenue London N6 4JR
9CNBH14	HGY/2012/1844	The Owner / Occupier	43 Sheldon Avenue London N6 4JP
9CNBH14	HGY/2012/1844	The Owner / Occupier	44 Sheldon Avenue London N6 4JR
9CNBH14	HGY/2012/1844	The Owner / Occupier	46 Sheldon Avenue London N6 4NH
9CNBH14	HGY/2012/1844	The Owner / Occupier	46 Sheldon Avenue London N6 4JR
9CNBH14	HGY/2012/1844	The Owner / Occupier	47 Sheldon Avenue London N6 4NH
9CNBH14	HGY/2012/1844	The Owner / Occupier	48 Sheldon Avenue London N6 4JR
9CNBH14	HGY/2012/1844	The Owner / Occupier	49 Sheldon Avenue London N6 4NH
9CNBH14	HGY/2012/1844	The Owner / Occupier	50 Sheldon Avenue London N6 4ND
9CNBH14	HGY/2012/1844	The Owner / Occupier	51 Sheldon Avenue London N6 4NH
9CNBH14	HGY/2012/1844	The Owner / Occupier	52 Sheldon Avenue London N6 4ND

9CNBH14	HGY/2012/1844	The Owner / Occupier	53 Sheldon Avenue London N6 4NH
9CNBH14	HGY/2012/1844	The Owner / Occupier	54 Sheldon Avenue London N6 4ND
9CNBH14	HGY/2012/1844	The Owner / Occupier	55 Sheldon Avenue London N6 4NH
9CNBH14	HGY/2012/1844	The Owner / Occupier	56 Sheldon Avenue London N6 4ND
9CNBH14	HGY/2012/1844	The Owner / Occupier	58 Sheldon Avenue London N6 4ND
9CNBH14	HGY/2012/1844	The Owner / Occupier	60 Sheldon Avenue London N6 4ND
9CNBH14	HGY/2012/1844	The Owner / Occupier	62 Sheldon Avenue London N6 4ND
9CNBH14	HGY/2012/1844	The Owner / Occupier	64 Sheldon Avenue London N6 4ND
9CNBH14	HGY/2012/1844	The Owner / Occupier	42 Stormont Road London N6 4NP
<b>Householder Neighbour consultation 14 days</b>			<b>9CNBH14 40</b>
9CNBR3	HGY/2012/1844	Highgate CAAC C/O The Librarian Shepherd's Hill Library	London N6 5QJ Shepherd's Hill
<b>Statutory Consultation (Conserv)</b>			<b>9CNBR3 1</b>
9CNBR314	HGY/2012/1844	Highgate CAAC C/O The Librarian Shepherd's Hill Library	London N6 5QJ Shepherd's Hill
<b>Statutory Consultation 14 days(Conserv)</b>			<b>9CNBR314 1</b>
9CNBR4	HGY/2012/1844	LBH - Arts - Alex Fraser	Alex Fraser 1st Floor, 40 Cumberland Road London N22
9CNBR4	HGY/2012/1844	LBH - Cleansing - West	Tony Chapman 1st Floor, Technopark London N17 9LN Ashley Road
9CNBR4	HGY/2012/1844	LBH - Building Control - East	Ray Connor 539 High Road London N17
9CNBR4	HGY/2012/1844	LBH - Transportation Group	Transportation Planning, Frontline Services, High Road, Wood Green, London N22 8HQ 1st Floor South, River Park House,
<b>Internal Consultation</b>			<b>9CNBR4 4</b>
9CNBR7	HGY/2012/1844	The Highgate Society Secretary,	London N6 6BS 10A South Grove
<b>Statutory Consultation (General)</b>			<b>9CNBR7 1</b>
9CNBR714	HGY/2012/1844	The Highgate Society Secretary,	London N6 6BS 10A South Grove
<b>Stat Conc (General) 14 DAYS</b>			<b>9CNBR714 1</b>
9CON2	HGY/2012/1844	Highgate Ward 3	Councillor Neil Williams C/O Members Room N22 4HQ River Park House
9CON2	HGY/2012/1844	Highgate Ward 2	Councillor Rachel Allison C/O Members Room N22 4HQ River Park House
9CON2	HGY/2012/1844	Highgate Ward 1	Councillor Robert Hare C/O Members Room N22 4HQ River Park House
<b>Consulting Councillor Re: Planning Application</b>			<b>9CON2 3</b>
9CON214	HGY/2012/1844	Highgate Ward 3	Councillor Neil Williams C/O Members Room N22 4HQ River Park House



9CON214	HGY/2012/1844	Highgate Ward 2 Councillor Rachel Allison C/O Members Room N22 4HQ River Park House		
9CON214	HGY/2012/1844	Highgate Ward 1 Councillor Robert Hare C/O Members Room N22 4HQ River Park House		
<b>Consulting Cllr Re: Planning App. 14 DAYS</b>			<b>9CON214</b>	<b>3</b>
<hr/>				
9CONSIT	HGY/2012/1844			
<b>Conservation Area Site Notice</b>			<b>9CONSIT</b>	<b>1</b>
<hr/>				
9FRONT	HGY/2012/1844	(18) Gareth Prosser		
<b>New Planning Application Received</b>			<b>9FRONT</b>	<b>1</b>
<hr/>				
BCREGS1	HGY/2012/1844			
<b>Haringey Council Building Control Letter</b>			<b>BCREGS1</b>	<b>1</b>
<hr/>				
DELIST	HGY/2012/1844			
<b>DELEG DEC LIST</b>			<b>DELIST</b>	<b>1</b>
<hr/>				
INCOMP	HGY/2012/1844			
<b>Incomplete Application Letter</b>			<b>INCOMP</b>	<b>1</b>
<hr/>				
OLC	HGY/2012/1844	K. Ramachandran 15 Denewood Road NE 4AJ		
OLC	HGY/2012/1844	Nick Sinclair Highgate Golf Club Denewood Road London N6 4AH		
OLC	HGY/2012/1844	Jamie Villalobos Haringey Building Control		
OLC	HGY/2012/1844	SUSAN ROSE HIGHGATE CAAC		
<b>On Line Comments</b>			<b>OLC</b>	<b>4</b>
<hr/>				
<b>Grand Total:</b>				<b>108</b>