

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 MARCH 2007**

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

* Members present

Also Present: Councillors Amin, Kober and Meehan.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC178.	APOLOGIES FOR ABSENCE Apologies for lateness were received from Cllrs Bevan, Hare and Patel.	
PASC179.	URGENT BUSINESS None received.	
PASC180.	DECLARATIONS OF INTEREST Cllr Adje declared an interest in respect of agenda item 14, The Lodge, Church Lane N17, as it was located within his ward.	
PASC181.	DEPUTATIONS/PETITIONS None received.	
PASC182.	MINUTES RESOLVED That the minutes of the PASC meeting held on 26 February 2007 be approved and signed as a correct record.	
PASC183.	APPEAL DECISIONS The Committee noted the outcome of 14 appeal decisions determined during February 2007. It was also noted that 8 out of the 14 appeals were allowed and 6 dismissed. RESOLVED That the report be noted.	
PASC184.	DELEGATED DECISIONS Members were asked to note the decisions taken under delegated powers between 29 January 2007 and 4 March 2007. RESOLVED	

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	That the report be noted.	
PASC185.	<p>PERFORMANCE STATISTICS</p> <p>Cllr Patel entered the meeting 7:07pm</p> <p>The Committee was asked to note that the performance targets (for both Haringey and The Department of Communities and Local Government) for all major, minor and other applications were met during January 2007.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PASC186.	<p>TREE PRESERVATION ORDERS</p> <p>The Committee was advised that objections had been received from two local residents in respect of 72 Tetherdown N10. They were concerned that the tree had caused damage to the structure of a garage. The Arboriculturalist had commented in his report that the tree was visible from Tetherdown and Pages Lane and was not a risk to buildings and people. No objections had been received in respect of 3 hornbeams located very close together in the rear garden of 44 Beach Drive N2.</p> <p>RESOLVED</p> <p>That the following Tree Preservation Orders be confirmed:</p> <ol style="list-style-type: none"> 1. 72 Tetherdown N10 2. 44 Beach Drive N2. 	
PASC187.	<p>PLANNING APPLICATIONS</p> <p>Cllr Hare entered the meeting 7:10pm</p> <p>RESOLVED</p> <p>That the decisions of the Sub Committee on the planning applications and related matters be approved or refused with the following points noted.</p>	
PASC188.	<p>REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (26/02/2007): R/O 73 - 79 HORNSEY LANE N6</p> <p>Cllr Bevan entered the meeting 7:11pm.</p> <p>Officers reminded Members that this application had been deferred from the last meeting on 26 February 2007 for a site visit which took place on Friday 23 March 2007. Officers once again summarised the report.</p>	

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Members questioned officers on the following issues:

- The height of the development had been pulled back to limit the effect of overlooking onto the ground floors of Northwood Hall.
- The landscape which was considered to be large enough to be developed however, the character of the area would largely be retained.
- Access would be limited for other vehicles.

Two objectors addressed the Committee and had raised concerns regarding tree retention and had wanted clarity on which trees would be retained. The Committee was advised by officers that almost all the trees would be retained, however there were a number of smaller self seeded trees which needed to be removed. Concerns were raised regarding the small site and that wildlife would be displaced. A further request was also made that the Committee reconsider the application in the style of surrounding buildings.

The applicant spoke and confirmed that none of the trees would be removed. He stated that 90% of the trees were self seeded sycamores and that permission had been granted by the Council in 2004 to fell some of the trees in the centre of the site. He also confirmed that the house design had been considered with great sensitivity and that the mass was fully BRE compliant and sited away from Northwood Hall. Overlooking had also been considered as there were no windows adjacent to adjoining properties.

Cllr Amin entered the meeting 7:40pm.

The Committee questioned the applicant in detail about the proposed development. The Chair moved the motion to grant the application. On a vote there being 4 in favour, 3 against and 1 abstention, the application was granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2006/1857
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
26/03/2007

Location: R/O 73 - 79 Hornsey Lane N6

Proposal: Erection of part single / part 2 storey three bedroom dwelling house with garage, study and associated refuse storage and landscaping.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: S101, 102, 103, 014, 105; A001C, 002C, 003B, 004B,

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005A, 006C & 007A.

Conditions:

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

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

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

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

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

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

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

Reason: To avoid overdevelopment of the site.

6. 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.

7. Notwithstanding the tree survey report submitted, an arboricultural implication study and tree protection plan must be prepared and submitted for approval by the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any

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tree protection plan to safeguard the existing trees on the site.

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

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

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

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

10. That details of a landscaping scheme for the site including proposals to strengthen the extent of the existing landscaping and the planting of native plant species in significant properties shall be submitted to and approved by the Local Planning Authority before the commencement of the works. The agreed scheme shall be implemented to the satisfaction of the Local Planning Authority prior to the occupation of the property.

Reason: In order to ensure that the proposed development does not detract from the visual amenities of the locality.

11. That details of a scheme for additional tree planting on the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme shall be implemented to the satisfaction of the Local Planning Authority prior to the occupation of the property.

Reason: In order to ensure that the proposed development does not detract from the visual amenities of the locality.

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

REASONS FOR APPROVAL

The proposed density of the scheme, which is 357 hrh is within the Council's density range of between 200hrh to 700hrh as set out in Policy HSG9 'Density Standards'. The scale, design and position of the proposed buildings on the site means that, the scheme would not undermine the Conservation Area, nor would the surrounding occupiers suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight in line with Policies CSV1 'Development in Conservation Areas', UD3 'General Principles', UD4 'Quality Design', SPG3c 'Backlands Development' and SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight'.

The scheme would provide off-street parking and retain all existing trees on the site conforming to guidelines set out in Policy OS 17 'Tree Protection, Tree Masses and Spines' and SPG7a 'Parking Standards'.

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	<p>Therefore approval is recommended. Section 106: No</p>	
PASC189.	<p>REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (26/02/2007): GARAGES AT HAROLD ROAD & NEWTON ROAD N15</p> <p>The Chair announced that this application be withdrawn in order for the site visit to be carried out.</p> <p>RESOLVED</p> <p>That the decision on this application was deferred for a site visit.</p>	
PASC190.	<p>REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (26/02/2007): 318 - 418 SEVEN SISTERS ROAD N15</p> <p>The Committee was advised by Officers that following the deferral of this application for a site visit at the last meeting, all interested parties had met and their expressed views were now resolved. The application site comprised a strip of land fronting Seven Sisters Road between Netherton Road to the south, Moreton Road to the north and Pulford Road to the west. Members queried how close the blocks of flats would be to the street edge and were advised that it was at the narrowest part of the development, and that the blocks would overlook the school.</p> <p>Objections were received on behalf of Tiverton Primary school who were opposed to the development because of the height of the flats; this would be right against the playground and be imposing on the school playground. A resident of Pulford Road also raised concerns regarding privacy, however supported the development of new flats.</p> <p>The applicant's representatives advised the Committee that the scheme was 100% shared ownership and key worker housing. The applicant was willing to work with the school with respect to the development of the boundary wall. A light survey had been produced and it was considered there would be a minimal loss of light. The Committee questioned the applicant on the cycle storage to be provided and was informed that a large secure cycle storage area was provided at the end of building one.</p> <p>Cllr Meehan entered the meeting 8:55pm.</p> <p>The Committee considered the application in detail and decided to refuse the application on the grounds of:</p> <ol style="list-style-type: none"> 1. Design - poor quality of the design. 2. Over developed - in terms of height, bulk and size in relation to the development. 	

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3. Streetscape – overbearing impact on the streetscape which would benefit from the open space.
4. Overlooking of the school.

Cllr Meehan, Kober and Amin left the meeting 9:05pm.

INFORMATION RELATING TO APPLICATION REF:
HGY/2006/2483
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
26/03/2007

Location: 381 - 481 Seven Sisters Road N15

Proposal: Demolition of existing garages and erection of 3 x 3 storey building comprising 13 x 1 bed flats, 9 x 2 bed flats, 8 x 3 bed flats and 12 x 4 bed houses and associated landscaping (Revised scheme HGY/2005/1592).

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Refuse

Drawing No's: P102_001-01, P102_001-02, P102_001-03, P102_001-04, P102_001-05, P102-200-01A, P102-200-02, P102_200-03, P102A_200-04, 200-05, P102_300-01, P102_300-02, P102_300-03, P102_300-04, P102_100-01B, P102_100-02, P102B_100-03, P102_200-01A, P102_200-02, P102_SK-20 & Design & Access Statement.

Conditions:

1. The proposed development by reason of excessive height and bulk is a monolithic form of development which would have an overbearing impact upon the streetscape in this part of Seven Sisters Road and the school playground and residential properties in Pulford Road contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan.

2. The proposed development does not include a formal undertaking to meet the costs of: 'The provision of affordable housing at 50% of the total units, to achieve: 50 habitable rooms for shared ownership units and 23 habitable rooms for renting. An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £349,000. Car free scheme to prevent current or future occupiers being eligible for residents parking permits for existing or future restricted parking areas in the area. A contribution of £10,000 towards the scheme for the 'art wall' at Tiverton School. A cost recovery charge of £10,470; 3% of the total value of the S106. Participation in the Construction Web Initiative', arising as a result of the development and the costs of Administering and Monitoring the undertaking contrary to Policy UD8 'Planning Obligations' of the Haringey Unitary Development Plan.

Section 106: No

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<p>PASC191.</p>	<p>THE LODGE, CHURCH LANE N17</p> <p>The Officer presented his report and explained that the application adjoined Tottenham Cemetery and was accessed from Church Lane, immediately opposite Bruce Castle Park. The application site was within the Tottenham Conservation Area and designated Metropolitan Open Land. The proposal was for the construction of an underground mortuary. Archaeological issues could arise from any excavation works undertaken and these would have specific conditions should the application be approved.</p> <p>The committee was also advised that the mortuary would cater for both Enfield and Haringey London Boroughs.</p> <p>An objector addressed the Committee and was opposed to the proposal on the basis that the building would be put in the wrong place. The development would destroy the wilderness (home to wildlife) and the site would be spoiled permanently.</p> <p>Cllr Amin re-entered the meeting 9:20pm.</p> <p>The applicant spoke and advised the Committee that although the mortuary service did not relate to hospitals or the ambulance services in the borough it was a vital service. The location was by far the best away from residents within the conservation area. The proposal would have a minimal impact on the Lodge and no impact on Church Lane.</p> <p>Members considered the proposal and questioned whether it would be possible for the double metal gates to be restored to match the brick work and fences near the site. The Committee was informed that they were not within the application site although the request could be detailed as an informative.</p> <p>The committee decided to grant the application subject to reference to GOL; and subject to additional informatives regarding the double gates to the Cemetery and concerning re-use of topsoil, planting of native shrubs and trees, and safeguarding of birds nests and bat habitats.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0109 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 26/03/2007</p> <p>Location: The Lodge, Church Lane N17</p> <p>Proposal: Construction of underground mortuary; alterations including partial demolition and single storey infill extension to existing vacant office buildings; excavation of vehicle access and turning areas; landscaping.</p>	
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Recommendation: Grant subject to conditions and subject to Direction from Government Office for London (GOL).

Decision: Grant subject to conditions and subject to Direction from Government Office for London (GOL).

Drawing No's: S5139/D/0001, S50139/D/0002, S50139/D/0003, S50139/D/0004, S50139/D/0005, S50139/D/0006, S50139/D/0007, S50139/D/0008, S50139/D/0009, S51039/D/0010, S50139/D/0011, S50139/D/0012, S50139/D/0013, S50139/DP/0014, S50139/D/0015, S50139/D/0016, S50139/D/0017, S50139/D/0018, S5139/D/0019, S5139/D/0020, 0657/TS/001, 0657/LL/102, 0657/LL/103, 0657/LP/301, 0657/LP/302 & 0657/LP/303.

Conditions:

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

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

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

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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

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

4. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

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

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed

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with the Council's Arboriculturalist.

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

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

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

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

7. All tree works must be undertaken in accordance with BS 3998: Recommendations for tree works.

Reason: To ensure works to trees are undertaken in a manner that avoids damage and / or disturbance.

8. An Arboricultural Method Statement must be prepared detailing the protective measures to be implemented, listing the chronology of events and including a Tree Protection Plan. This must be produced to specify exactly what measures are to be implemented to ensure the future health of the existing trees to be retained and those significant specimens on adjacent land. It must include a specification for protective fencing, storage areas, mixing of materials, services routes and soft landscaping, with reference made to the BS5837:2005 Trees in relation to construction.

Reason: To ensure the future health of the existing trees on the site are to be retained

9. Prior to any works commencing on site a pre-commencement site meeting between the Agent, All Contractors, Local Authority

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Arboricultualist and Council Planning Officer must take place to confirm protective measures to be implemented.

Reason: To ensure existing trees on site are adequately protected during the construction phase.

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

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

11. Details of a scheme for the restoration of the existing boundary walls and railings on the site are to be supplied and approved by the local planning Authority prior to any works commencing on site.

Reason: To ensure that the existing boundary treatment on the site is retained and restored to adequate standards and in the interests of visual amenity.

12. Details of a scheme for securing the site are to be supplied to and approved by the Local Planning Authority prior to works commencing on site.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements.

13. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority. The archaeological investigation shall be completed before the development is commenced.

Reason: To ensure proper archaeological investigation of the site.

INFORMATIVE: Further to Condition 5 above you are advised that (a) the topsoil removed from the area of the excavation of the underground mortuary should be set aside and stored on the site so that it can be replaced above the roof of the mortuary, and (b) the planted area above the mortuary should include native larger shrubs as well as grasses and (c) the currently concreted hard standing areas to the south of The Lodge should also be planted with native trees and shrubs, as well as grass land.

INFORMATIVE: You are reminded that the timing of excavation works needs to be carefully scheduled to avoid disturbance of bats and of nesting birds.

INFORMATIVE: It is requested that the local community be asked to help and advise in the landscaping and ecological aspects of this development.

INFORMATIVE: It is requested that the gates leading to Tottenham

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	<p>Cemetery adjacent to the north - east corner of the application site, should be restored / renovated to the same standard as the renovation of the boundary railings to The Lodge.</p> <p>REASONS FOR APPROVAL</p> <p>The design of the proposed development is one that would minimise any potential adverse impact on the open nature of the Metropolitan Open Land. The design would do this mainly through the conversion of existing buildings on the site, limiting the size of new structures that will be visible above ground and also through the construction and placement of the majority of the proposed mortuary facilities underground. It considered that the proposed development would preserve the openness of the site and would safeguard the character and quality of the MOL The existing Lodge building situated on the site is in a state of disrepair and has been vacant for a considerable period of time. The proposed conversion of the existing buildings, restoration works to boundary treatment, tree works, and landscaping will all contribute to preserving and enhancing the historic character of the Tottenham Cemetery Conservation Area. In addition the proposed development would not give rise to any residential amenity issues. The proposed development is considered consistent with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' and OS2 'Metropolitan Open Land (MOL)' of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PASC192.</p>	<p>HARVEY MEWS, HARVEY ROAD N8</p> <p>The officer presented the report and advised the Committee that this application had previously been approved on 18 January 2007. This application was to consider a small scale change to the application already granted. An amendment to enlarge the areas of the basement and an alteration to the S106 legal agreement.</p> <p>The Committee considered the application and were concerned about the drainage on the access road. Members requested a condition be included that drainage be included as part of the road surfacing condition.</p> <p>The Committee decided to grant the application with conditions and subject to a S106 legal agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0251 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 26/03/2007</p> <p>Location: Harvey Mews, Harvey Road N8</p> <p>Proposal: Demolition of existing garages and erection of 5 x 3 storey 3</p>	

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bedroom dwelling houses with rooms at lower ground floor, upper ground and first floor levels, balconies to front elevation and parking for 5 cars. (Amendments to the basement level previous application HGY/2005/0808).

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 1419/AG(0)2-01 Rec D, 1419/AG(0)5-01 Rec A & 1419/AG(0)6-01 Rec A.

Conditions:

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

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

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

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to

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be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

4. That the levels of all thresholds of the site in relation to the surrounding area and details of boundary treatment be submitted to and approved by the Local Planning Authority.

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

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

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

6. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

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

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

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

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

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

Reason: To avoid overdevelopment of the site.

10. Before the commencement of any works on site, details of:

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	<p>a. all boundary wall treatment, including those parts of existing walls to be retained or rebuilt and made good, and</p> <p>b. screening to balconies on the front and rear elevations of the development;</p> <p>shall be submitted to and approved by the Local Planning Authority; and the development shall be carried out in accordance with such approved details.</p> <p>Reason: To protect the adjoining neighbours from loss of privacy.</p> <p>11. No development of the site shall take place until details of the resurfacing of the access road between the site and Harvey Road, (i.e. adjacent to no. 2 Harvey Road), and details of drainage and lighting to that access road, have been submitted to and approved by the Local Planning Authority; and the resurfacing and lighting provision shall be carried out prior to the first occupation of any residential unit.</p> <p>Reason: In order that the Council may be satisfied that adequate access to the site is provided for the benefit of occupiers and visitors to the site.</p> <p>INFORMATIVE: You are advised that pursuant to Condition 8 above, the provision of a "brown roof" rather than a sedum roof should be considered and that further to Condition 3, a permeable paving system should be permitted.</p> <p>INFORMATIVE: This consent does not constitute a consent from the Highway Authority authorising works on the Highway. You will have to obtain the consent of the Highway Authority prior to undertaking works to the Highway.</p> <p>INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>REASONS FOR APPROVAL</p> <p>This application is a variation to the approved scheme HGY/2005/0808, the amended scheme for additional basement area does not raise any new issues to that approved.</p> <p>Section 106: No</p>	
<p>PASC193.</p>	<p>21 - 27 OVERBURY ROAD N15</p> <p>The Committee was informed that this application comprised a 2 storey building on Overbury Road, part of a terrace of similar buildings close to Tewkesbury Road. The application was for a mixed use development with a density of 454hrh. The scheme was considered not to be unduly overbearing on neighbours privacy or amenity.</p> <p>Members questioned the similarity of this development to that of one agreed several months ago and whether they were connected</p>	

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applications. The Committee was informed that there was no connection between the two applications.

The Committee decided to grant the application subject to conditions and a S106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0254
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
26/03/2007

Location: 21 - 27 Overbury Road N15

Proposal: Redevelopment of site to include demolition of existing buildings and erection of 1 x 3 storey block comprising of 363.55sqm of commercial (B1) floor space at ground floor level and 1 x one bed, 1 x 3 bed and 6 x two bed flats at 1st and 2nd floor level. Provision of communal garden at roof level and refuse and cycle storage at ground floor.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 679-001 to 006 inclusive, 679-007A, 679-008B, 679-009A, 679-010A, 679-011A, 679-012, 679-013, 679-014, 679-015A, 679-016A, 679-017, 679-020, 679-021 & 679-022A.

Conditions:

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

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

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

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. The construction works of the development hereby granted shall not

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be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

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

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

6. That not more than 8 separate residential units shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

7. The building proposed by the development hereby authorised shall comply with BS 8220 (1986) Part 1 'Security of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

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

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

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

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

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

10. That 16 cycle spaces shall be provided for the exclusive use of the proposed development details of which shall be submitted to and approved by the Local Planning Authority and thereafter such agreed scheme shall be implemented prior to the occupation of the proposed development and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory standard of provision for cycle storage for the proposed development.

11. That the shutters to be provided to the ground floor office units shall be the open lattice type details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of

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	<p>the works. Such agreed scheme shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority. Reason: In order to ensure a satisfactory appearance to the proposed development when completed.</p> <p>12. That the ground floor commercial units shall be limited to office use only B1(a) and shall not be used for any other purpose without the prior consent in writing of the Local Planning Authority. Reason: In order to ensure that the ground floor use is compatible with the residential use above and is not used for industrial purposes.</p> <p>INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.</p> <p>INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal complies with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Good Design', UD5 'Mixed Use Development', HSG9 'Density Standards', EMP4 'Non Employment Generating Uses', EMP5 'Promoting Employment Uses', M9 'Car Free Development' of the Haringey Unitary Development Plan and appropriate Supplementary Planning Guidance. Section 106: Yes</p>	
<p>PASC194.</p>	<p>FORMER PUBLIC HOUSE, 159 PARK LANE N17</p> <p>Members having read the report prior to attendance at the Committee felt it was prudent to request a site visit.</p> <p>RESOLVED</p> <p>That the decision on this application was deferred for a site visit.</p>	
<p>PASC195.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no items of urgent business submitted.</p>	
<p>PASC196.</p>	<p>SITE VISITS</p> <p>The site visits for the above deferred applications will take place on</p>	

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	Friday 13 April 2007 from 9:30am. 1. Garages at Harold Road & Newton Road N15 2. Former Public House, 159 Park Lane N17	
PASC197.	DATE OF NEXT MEETING Tuesday 17 April 2007 ~ scheduled meeting Monday 14 May 2007 ~ scheduled meeting Thursday 17 May 2007 ~ Special meeting (to be confirmed) The meeting ended at 10:15pm	

COUNCILLOR SHEILA PEACOCK
Chair

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