

(3)

LONDON BOROUGH OF HARINGEY

TOWN PLANNING APPLICATION

SITE 18 Kitchener Road. N.17

REGISTER No. 28756

TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £ 47/9

Cheque/Postal Order/Cash

Receipt No. Issued 374657

Borough Ref.

Registered No. 28756

Date Received 25/1/84

PLEASE READ THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE To be completed by or on behalf of all applicants as far as applicable.

FEE (where applicable) £ 47/9

1. APPLICANT (in block capitals)

Name FAVKARN LTD.

Address 21 GRIMSDYKE CRESCENT
ARKLEY, BARNET,
HERTS.

Tel. No. 440 2220

AGENT (if any) to whom correspondence should be sent

Name A C HOLDOM Surveys

Address 159 STATION ROAD
CHINGFORD
LONDON E4 6AG

Tel. No. 524 1014 Ref. TG/TM

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application relates: 18 KITCHENER ROAD
TOTTENHAM N17.

(b) Site area: hectares

(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use.: CONVERSION INTO TWO SELF-CONTAINED FLATS.
(TWO 1-bedroom UNITS)

(d) State whether applicant owns or controls any adjoining land and if so, give its location.: NONE

(e) State whether the proposal involves:–

	State Yes or No		
(i) New building(s) or extension(s) to existing building(s)	NO	If "Yes" state gross floor area of proposed building(s).	m^2
		If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	
(ii) Alterations	YES		
(iii) Change of use	YES	If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).	hectares/m^2*
(iv) Construction of a new access to a highway — vehicular	NO		
(iv) Construction of a new access to a highway — pedestrian	NO		
(v) Alteration of an existing access to a highway — vehicular	NO		
(v) Alteration of an existing access to a highway — pedestrian	NO		

* Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for	State Yes or No	If Yes strike out any of the following which are not to be determined at this stage.
(i) Outline planning permission	NO	1 siting, 2 design, 3 landscaping, 4 external appearance, 5 means of access
(ii) Full planning permission	YES	
(iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.	NO	If Yes state the date and number of previous permission and identify the particular condition Date ..... Number ..... The condition
(iv) Consideration under Section 72 only (Industry)	NO	

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State:–

(i) Present use of building(s)/land — VACANT

(ii) If vacant the last previous use and period of use with relevant dates. — RESIDENTIAL.

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC; forming part of this application

DWG NO. 191/2.

6. ADDITIONAL INFORMATION

	State Yes or No	
(a) Is the application for non-residential development	NO	If Yes complete PART THREE of this form (See PART THREE for exemptions)
(b) Does the application include the winning and working of minerals	NO	If Yes complete PART FOUR of this form
(c) Does the proposed development involve the felling of any trees	NO	If Yes state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of? EXISTING DRAINAGE.

(ii) How will foul sewage be dealt with? CONNECTION TO EXISTING DRAINAGE

(e) Materials – Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls ..... N/A

(ii) Roof .....

(iii) Means of enclosure .....

I/We hereby apply for (strike out whichever is inapplicable)

(a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.

OR

(b) ~~planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described~~ on this application and accompanying plans.

Signed Jay Good on behalf of FAVKARN LTD Date 9-1-84

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of the application, complete Certificate A. If otherwise see PART TWO of this form

CERTIFICATE A

Certificate under Section 27 of the Town and Country Planning Act 1971.

I hereby certify that:–

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

*2. ~~*I have / The applicant has~~ given the requisite notice to every person other than ~~*myself / himself~~ who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant .....

.....

Date of Service of Notice .....

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

*strike out whichever is inapplicable

Signed Jay Good. on behalf of FAVKARN LTD Date 9-1-84

Borough of Haringey
Borough Planning Officer
DW Frith DipTP(Lond) FRTPI FRICS
Hornsey Town Hall
The Broadway Crouch End N8 9JJ
Telephone 01-340 3220

A.C. Holden Surveyors
[illegible] Road
Chingford
London [illegible]

your reference
our reference
please contact
date

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971

Ref: [illegible]

[illegible] Road N 17

In accordance with the Town and Country Planning General Development Orders 1977 I am required to send to you the form of acknowledgement set out below.

Your application dated 19.1.84 was received on 25.1.84

If on further examination it is found that the application is invalid for failure to comply with statutory requirements (or for any other reason) a further communication will be sent to you as soon as possible.

If by 21.3.84 you have not received notification that your application is invalid, or you have not been given a Notice of the Council's Decision, and you have not agreed with them in writing that the statutory period of eight weeks in which their decision shall be given may be extended, you may appeal to the Secretary of State in accordance with Sections 36 and 37 of the Town and Country Planning Act 1971 by Notice sent within six months from that date (unless the application has already been referred by the Council to the Secretary of State for the Environment). Appeals must be made on a form which is obtainable from the Department of the Environment.

Every endeavour will be made to deal with your application within the specified time and you will be advised immediately if your application is referred to the Secretary of State under Section 35 of the Act.

It is important to note that applications for approval under the Building Regulations are dealt with separately from applications for planning permission and such applications should be submitted to the Borough Engineer and Surveyor at the above address.

Yours faithfully,

DAVID FRITH
Borough Planning Officer

REF. NO. HGY/ 28756

LONDON BOROUGH OF HARINGEY

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977

NOTICE OF PLANNING PERMISSION

Name and Address of Applicant	On behalf of
A.C.Holdom Surveyors 159 Station Road Chingford London E4 6AG	Favkarn Ltd. 21 Grimsdyke Crescent Arkley Barnet Herts.

Site

18 Kitchener Road, N.17.

Particulars of Development

Conversion into 2 self-contained flats.

In pursuance of their powers under the above Acts and Orders the Council of the London Borough of Haringey as local planning authority hereby PERMIT the above development in accordance with the application dated 19 January 1984 and drawing(s) No.(s) HGY/28756 (Applicants nos. 191/2) subject to the following conditions:

1) The development hereby authorised must be begun not later than the expiration of five years from the date of this permission failing which the permission shall be of no effect.
Reason: The Condition is imposed by virtue of Section 41 of the Town and Country Planning Act 1971 and to prevent the accumulation of unimplemented planning permissions.

2) That an enclosure for 2 dustbins be provided prior to the occupation of the building as 2 self-contained flats, and full details of the enclosure indicating the design and materials to be used, shall be submitted to and approved by the Local Planning Authority before any work is commenced.
Reason: To ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

Hornsey Town Hall,
The Broadway,
Crouch End,
N8 9JJ.

Dated 29 February 1984

David Smith

Borough Planning Officer

NOTES (1) Attention is particularly drawn to the Schedule on the reverse of this Notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.

(2) This decision does not purport to convey any approval or consent which may be required under The Building Regulations 1976, any byelaws or any enactment other than Town and Country Planning Act 1971.

BOROUGH OF HARINGEY
TOWN PLANNING SERVICE
* Delete as appropriate

REGISTER NO. 28756

GRID REF.	EASTING	NORTHING
	533061	189618

O.S. SHEET NO: P8

STREET REF.	PROPERTY NO:	APP. No:
04	34 BR	

LOCATION: 18, Kitchener Road N.17.

PROPOSAL: Conversion into 2 s/c flats

Type of Application: 03

Type of Applicant: 00

Stat. List:* I/II/III* A/B/C
Local List

AGENT: A.C. Holdom Surveyors
159 Station Road
Chingford, London E4 6AG.

APPLICANT: Farkarn Ltd
21 Grimsdyke Crescent, Arkley, Barnet, Herts

Passed to D.C.: 26.1.84

Council Proposals: ✓

ROAD CLASS'N: ~~Trunk/Met.A/Met.B/Borough~~
Conservation Areas * ~~YES~~/NO
T.P.O. * YES/NO

Application Dated: 19.1.84
Application Received: 25.1.84.
D.C. Officer: P.T.

CONSULTATIONS: *	Date Sent	Date Reply
BE & S HIGHWAYS		
HCA TEAM		
CPHI		
BOROUGH ARCHITECT		
CLEANSING MANAGER		
PARKS		
PUBLIC CONTROL		
D of E HIGHWAYS		
ADJ. L.P.A.		
LVRPA		
TWA		
LONDON TRANSPORT		
GLC RECS.		
WARD COUNCILLORS		
LOCAL RESIDENTS		
LOCAL ORGANISATIONS		

Public Advert. Necessary: * ~~YES~~/NO
Date to BS & S:
Date Published:

IDP ZONING: See Page Two ✓

TYPE OF DEVELOPMENT: PIPS CODE – 03

SITE AREA: NET ~~RESIDENTIAL~~ 140 / m²

DENSITY: EXISTING & PROPOSED – See Page Three –

PARKING: EXISTING & PROPOSED – See Page Three –

OVERLAP: * ~~YES/NO~~

ENFORCEMENT: * YES/NO

PASSED TO GROUP LEADER: PT

DECISION MAKER: * ~~Minister/Council/Ctee/DCO~~/BPO

PASSED TO BPO/DBPO: PKT 8/2/84

PANEL DATE:

DATE OF DECISION: 29-2-84 / 03

DECISION NOTIFIED TO CORRESPONDENTS:

CONDITIONS: (YES) ~~NO~~

DISTRICT ~~-----~~

PERMISSION ENDS:

		1	2	3	4	5	6	
Existing Uses		RPS						
* Floor/Site Area		—						m²
Proposed Uses		RPS						
* Floor/Site Area		—						m²

EXISTING HOUSES BY NO. OF ROOMS:

3 room	4 room	5 room	6 room	7 room	Not known
				1	

EXISTING FLATS BY NO. OF ROOMS:

1 room	2 room	3 room	4 room	5 room	6 room	7 room	Not known
				~~5 room~~			

PROPOSED HOUSES BY NO. OF ROOMS:

3 room	4 room	5 room	6 room	7 room	Not known
				~~7 room~~	

PROPOSED FLATS BY NO. OF ROOMS:

1 room	2 room	3 room	4 room	5 room	6 room	7 room	Not known
		2					

DATE COMMENCED:

DATE COMPLETED:

REPORT – *Delete as appropriate

Present use: Residential	IDP: —
*established/~~authorised/contravening~~	Other Plans: —
Site area: 140 sq. m.	Floor space proposed: — sq. m.

*Planning Standards: Complies/~~Does not comply (density/daylighting/vehicle space/overlooking/nonconforming use/~~ Sub-division criteria~~)~~

*Adjoining occupiers/owners: Not consulted/~~.....consulted.....object/~~.....consulted,
~~no objections received/petition with.....signatures objecting.~~

*~~Take in inspection report/proposed density from next page.~~

RECOMMENDATION:

*~~Resolve for the purposes of Regulation 11 of the Town & Country Planning General Regulations 1969 to carry out the development.~~

*~~Pursuant to condition~~(s) ..... ~~attached to (outline) permission No. HGY/ —~~ dated

*~~Subject to any Direction by (i) GLC under Regulation.....~~
~~(ii) Secretary of State for the Environment~~

*GRANT / ~~REFUSE~~ PERMISSION / ~~APPROVAL / CONSENT~~

in accordance with drawings Regd. No.: HGY/ 28756

(Applicants Nos. 101/2)

*subject to the following condition(s): /~~for the following reason(s):~~

1. 49. Commence within 5 years
2. 50. Dustbin enclosures.

- - - 2 - - - 2 - - - -

RECOMMENDATION AGREED	BPO	DBPO
PANEL		
DELEGATION	Lict 14/2	RW

CHECK LIST – *Delete as appropriate

IDC Floor Space IDC No.	Existing Density Proposed Density	hr/a hr/a	Parking Existing Parking Proposed
	Proposed rooms/dwing.		Parking Standard
ODP Floor Space ODP No.	IDP Plot Ratio Proposed Plot Ratio	:1 :1	Leading Space Standard Leading Space Proposed
Cubic Content Existing Extension	Site Plan		*Adequate/Inadequate
	Daylighting		*Complies/Infringes
	Access		*Satisfactory/Unsatisfactory
	Overlooking		*Satisfactory/Unsatisfactory
Appearance: Massing *Satisfactory/Unsatisfactory Elevations *Satisfactory/Unsatisfactory Materials *Satisfactory/Unsatisfactory Space about bldgs. *Satisfactory/Unsatisfactory Fencing *Satisfactory/Unsatisfactory Planting *Satisfactory/Unsatisfactory	Refuse Collection		*Satisfactory/Unsatisfactory
	Aspect		*Satisfactory/Unsatisfactory
	Prospect		*Satisfactory/Unsatisfactory
	Childrens Playspace @ $2m^2$ Bedspace		*Adequate/Inadequate

INSPECTION REPORT – Date inspected

House is just big enough for conversion – 112 m^2.
Frontage narrow, but back addition is large.
1st. floor flat includes a "store" might be just large enough for
childs bedroom – about 4·5 m^2

PROGRESS NOTES

Property: 18, Kitchener Road N17.

Development	Decision	Date of Decision	Ref. No.
25.1.84 - Conversion into 2 S/C flats			28756



FIELD ROAD
DONGOLA ROAD
FAIRBOURNE ROAD
MOUNT PLEASANT ROAD
KITCHENER ROAD
LAWRENCE ROAD
The Greyhound (PH)
Garage
El Sub Sta
TQ 3288 NE
888
887
886
885
331
332
LONDON NORTH EURO CONST
HARINGEY, T