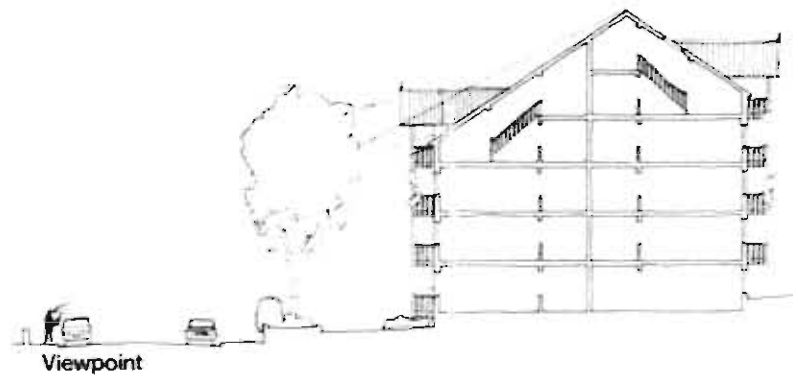
# LONDON BOROUGH OF HARINGEY

# TOWN PLANNING APPLICATION

SITE 13 Avenue Road N6

REGISTER No. 32447

32447




# 13 Avenue Road

## Hutton Nichols Partnership

for

## Wards Construction (London) Ltd

RC

**Hutton Nichols Partnership** Architects and Landscape Planners
Pond House Northend Henley-on-Thames Oxon RG9 6LG Telephone Turville Heath (0491 63) 536
Partners: Calley Hutton MA RIBA DipArch (Cantab) Andrew Nichols BA BArch MLA(Penn) RIBA ALI

MG/CMP/281 Plan No: RWC/JAN/322447

24 October 1986

The Borough Planning Officer
Borough of Haringey
Hornsey Town Hall
The Broadway
Crouch End
London N8 9JJ

For the attention of Mr Roger Chapman

Dear Sir

**13 AVENUE ROAD, HIGHGATE, N6**

Thank you for your letter of 13 October 1986.

Enclosed are two copies of the up-dated landscape plan (281/02A) and we will look forward to receiving clearance of the landscape conditions on the Planning Permission.

We have passed the comments of the Residents' Association to our Client.

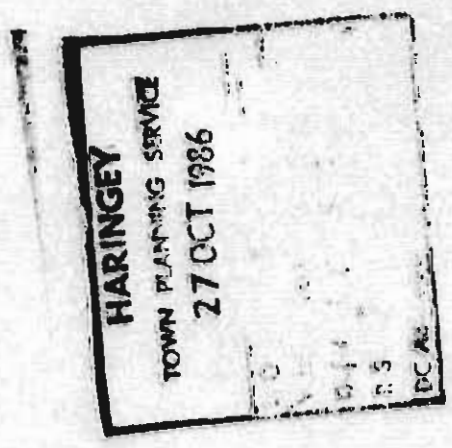
Yours faithfully

Monica Giuliani

Monica Giuliani
Architect

Enc

c.c. Wards Construction




Practice Associates: Kevin Goodenough BA(Hons) Dip Arch RIBA Ian Brown BA(Hons) Dip Arch RIBA
Professional Practice & Building Contract Consultant: Peter J Lord-Smith FRIBA FCIOB FCIArb FFB
Bath office: The Garden House Dyrham Nr Bath Chippenham SN14 8EZ Telephone Abson (027 582) 4126

MG/CMP/281
RWC/JJ/32247

Hutton Nichols Partnership
Architects and Landscape Planners
Pond House
North End
Henley on Thames
Oxon
RG9 6LG

17 November 1986

P. 18/n

Dear Sir/Madam

Town & Country Planning Act 1971
13 Avenue Road, London N6.

Thank you for your letter dated 24th October,

In my opinion the drawings you have submitted, nos. 6539/17C, 281/1B, 02A and 07A, are satisfactory and comply with Conditions nos. 3 and 5(ii) of the planning permission no. HGY/32447 approved on the 9th June 1986. I am also taking into account in this respect the points raised in your letter to me dated 3rd October 1986.

Yours faithfully

Roger Chapman
for Borough Planning Officer

VW Could you sort out please. Ta Roger 9 file

**Hutton Nichols Partnership** Architects and Landscape Planners
Pond House Northend Henley-on-Thames Oxon RG9 6LG Telephone Turville Heath (0491 63) 536
Partners: Cailey Hutton MA RIBA DipArch (Cantab) Andrew Nichols BA BArch MLA(Penn) RIBA ALI

cc. 9.686.
3247

MG/CMP/281

Your ref: RWL/JAN/322447

9 October 1987

London Borough of Haringey
Planning Department
Hornsey Town Hall
The Broadway
Crouch End
London
N8

For the attention of Mr R Chapman

Dear Sir

**13 AVENUE ROAD, HIGHGATE, N6**

My client wishes to apply for an amendment to the Planning Approval for the above project.

I would be most grateful if you could meet me on site on Thursday 15 October 1987 at 12.00.

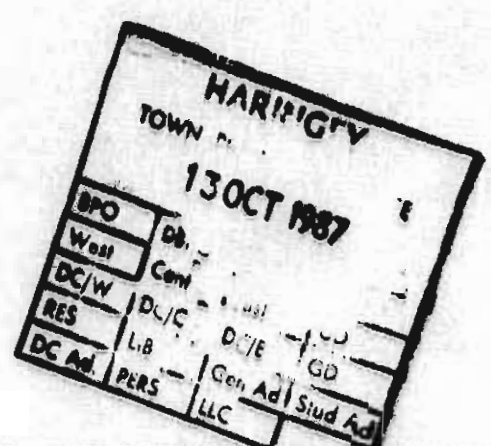
Unless I hear from you to the contrary I will look forward to seeing you then.

Yours faithfully

alternative appt arranged 28/10/87 10.30am

Monica Giuliani

Monica Giuliani
Architect




Practice Associates: Kevin Goodenough BA(Hons) Dip Arch RIBA Ian Brown BA(Hons) Dip Arch RIBA
Professional Practice & Building Contract Consultant: Peter J Lord-Smith FRIBA FCIOB FCIArb FFB
Bath office: The Garden House Dyrham Nr Bath Chippenham SN14 8EZ Telephone Abson (027 582) 4126

1. LEVELS GIVEN ARE BASED ON ORDNANCE SURVEY (NEWLYN)
2. FIGURES IN (BRACKETS) ARE BUILDING HTS GIVEN BY HARINGEY PLANNING DEPT & TAKEN FROM DEPOSITED PLANS.

**Hutton Nichols Partnership**
Architects and Landscape Planners

The Garden House Dyrham Nr Bath Chippenham SN14 8EZ
Telephone Abson (027 582) 4128

Pond House Northend Henley on Thames Oxon RG9 6LG
Telephone Turville Heath (0491 67) 536

13 AVENUE RD N6

STREET ELEVATION (& AD): BLDG

1:100 JAN '86

**281/P6**

OUTLINE OF OAK TREE

LIME TREES RUNNING ALONG LINEAR PARK

RIDGE 80·9

RIDGE 78·55 (15·0)

EAVES 75·25 (11·7)

EAVES 73·3

79·1 (15·6) LIFT TOWER

77·9 (14·4) REAR PARAPET

75·1 (11·6) FRONT PARAPET

EXISTING GARDEN WALLS, HEDGE & TREES ALL PRESERVED

CL 63·55 (0)

FFL 64·1

63·5 (0) CL

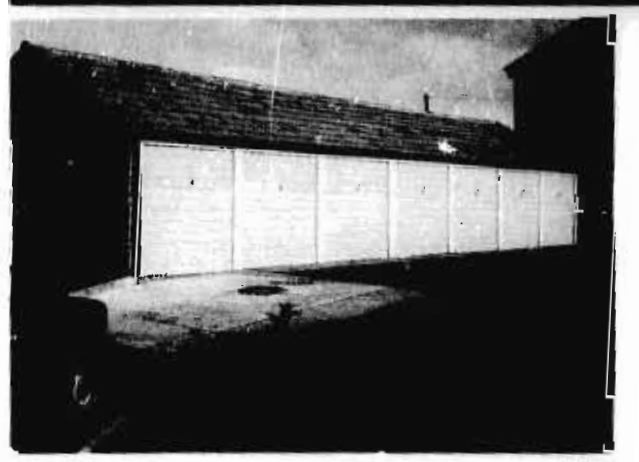
**Street Elevation**

CI SfB
963 | | Gl2 |
November 1985

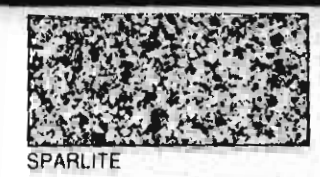
MARLEY

# Heritage Garages

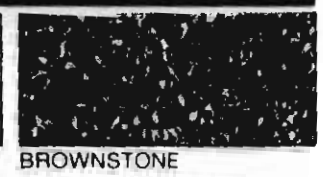








SPARLITE



BROWNSTONE



MARLEYBRICK front posts only



COTSWOLD

Other colour finishes are available for contract requirements please ask for details

## GENERAL

Although designed to complement current style developments, Heritage Garages will blend well with any mature property.

Roofed in the traditional way with Marley Roof Tiles, these garages are available in a variety of finishes, two widths and two lengths.

The superior specification includes a wide choice of up-and-over doors and option of 'Marleybrick' front posts

Rapid on-site construction and straightforward foundations make Heritage Garages highly cost effective both in material and supervisory terms.

# Marley Building Products Ltd

# Heritage Garages

## SPECIFICATION

### Walls

Interlocking precast concrete panels with an applied aggregate finish externally. Manufactured to CP116 with a steel reinforcement to BS4449, these panels are non-combustible and satisfy the structural integrity and flame penetration requirements of BS476 Part 1 1953 for half an hour. Connecting bolts and other fittings are rust resistant with external bolt heads concealed and the joints between panels sealed with mastic.

### Roof

Marley interlocking roof tiles, to a colour and profile selected by customer, carried on felt and battens supported by timber purlins.

### Doors

Factory primed galvanised steel Marley 'Quickfix' trackless up-and-over doors, with a choice of horizontal or vertical ribbing, or Regency style, are supplied as standard. All doors are supplied with locking handle and spring latch and form a canopy when open.

### Rainwater Guttering

Black vinyl half round guttering and downpipes are supplied as standard.

### Dimensions

| Model | | Heritage 8 | | Heritage 8 Brick Front | | Heritage 9 | |
|---|---|---|---|---|---|---|---|
| Width | External | First Bay 2.616m (8'7") | Additional Bay 2.515m (8'3") | First Bay 2.616m (8'7") | Additional Bay 2.515m (8'3") | First Bay 3.023m (9'11") | Additional Bay 2.921m (9'7") |
| | Internal* | 2.438m (8'0") | | 2.438m (8'0") | | 2.845m (9'4") | |
| Length | External | Standard Length 5.093m (16'8½") | | Extra Length | | 5.969m (19'7") | |
| | Internal | 4.940m (16'2½") | | | | 5.816m (19'1") | |
| Door | Opening Size | Height 1.981m (6'6") | Width 2.286m (7'6") | Height 1.981m (6'6") | Width 2.134m (7'0") | Height 1.981m (6'6") | Width 2.286m (7'6") |
| | 'Drive through' clearance | 1.880m (6'2") | 2.280m (7'5¾") | 1.880m (6'2") | 2.127m (6'11¾") | 1.880m (6'2") | 2.280m (7'5¾") |

* Less 59mm (2⅜") at frame post positions on flank walls

### Steps

Steps of 152mm (6") can be incorporated in blocks of Marley Heritage Garages – left or right handed to suit site.

### Finishes

Applied aggregate finish in a choice of 'Sparlite', 'Cotswold', or 'Brownstone' as standard. Other finishes are available for contract work – please ask for details.

### Accessories

**WINDOWS:** Aluminium framed window with white polyester finish, incorporating full width opening fanlight, gasket glazed prior to delivery. Size 838mm high × 813mm wide (2' 9" × 2' 8") overall.

**PERSONAL DOORS:** Galvanised steel door, horizontally swaged, complete with frame, lock and handle and primed ready for painting. Size 1.981m high × 813mm wide (6' 6" × 2' 8") overall. Alternatively, a Western Red Cedarwood door, part glazed, framed, ledged and braced with shiplap boarding is available. Suppled with lock, handle and glass. Size as above.

### Site Preparation

A flat and level concrete base (with steps when necessary) is required. Please ask for base layout drawings.

### Services

**PLANS:** Elevation drawings, suitable for submission to the Local Authority, are available on request.

**CONSTRUCTION:** Marley Heritage Garages are constructed nationwide using Marley trained teams.

If assistance is required with planning a Heritage Garage layout we will be pleased to arrange for a Technical Representative to call by appointment.


MARLEY

**Marley Building Products Ltd**

**Peasmarsh, Guildford, Surrey GU3 1LS (Head Office)**
**Tel. Guildford (0483) 69922**

Shurdington, Nr. Cheltenham, Glos GL51 5UE
Tel. Cheltenham (0242) 862551

Roadmeetings, Carluke, Lanarks ML8 4QG
Tel. Carluke (0555) 70551

Registered No: 544258 London



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Sold subject to our Conditions of Sale, a copy of which is available on request



10[illegible]511

13 Avenue Rd
Landscaping
Details

**Hutton Nichols Partnership** Architects and Landscape Planners
Pond House Northend Henley-on-Thames Oxon RG9 6LG Telephone Turville Heath (0491 63) 536
Partners: Cailey Hutton MA RIBA DipArch (Cantab) Andrew Nichols BA BArch MLA(Penn) RIBA ALI

**AN/CMP/281**

**6 June 1986**

The Chief Planning Officer
London Borough of Haringey
Hornsey Town Hall
The Broadway
Crouch End
London N8

Dear Sir

**13 AVENUE ROAD, HIGHGATE, N6**

I now enclose as requested drawing no. 281/P6 showing the proposed street elevation including the adjoining buildings. As you know the heights of these buildings are based on plans in the Council's possession and we are grateful for this information which has been relayed to us.

We understand that concern has been expressed about the height of the proposed building by the owner of the basement flat at 26 Avenue Road opposite.

In designing this building we have tried to minimise its impact on Avenue Road by keeping the eaves height as low as possible and it is approximately two metres lower than the eaves and parapets of the buildings on either side.

Following the traditional pattern we have also used a pitched roof which when drawn in a true elevation always looks tall. The true impact of the roof is shown in the coloured perspective drawing already submitted which gives the view from the street. I would be grateful if the adjoining owners could have access to this drawing and that the Committee be made aware of it.

Finally, apart from trying to reduce the apparent bulk of the building we have also been concerned to use materials and details which will help to blend it in and we are confident that it will be a better building to live opposite than any of the other buildings on that side of the road.

Yours faithfully

Andrew Nichols

Enc

c.c. R Warren Esq

Practice Associates: Kevin Goodenough BA(Hons) Dip Arch RIBA Ian Brown BA(Hons) Dip Arch RIBA
Professional Practice & Building Contract Consultant: Peter J Lord-Smith FRIBA FCIOB FCIArb FFB
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HARINGEY
TOWN PLANNING SERVICE
-3 JUL 1986

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D.W.Frith,
Planning Officer,
Borough of Haringey
27 June,1986

Dear Mr Frith,

Proposed development at 13,Avenue Road,Highgate

Thank you for your letter of June 24. While we are glad that the department and the revelant planning committee has placed some precautionary restrictions on this development, we must register a strong protest that we were not informed of the meeting at which these were presumably discussed until the second post on the day of the meeting itself. This, of course, prevented us organising any representation, since it was too late by the time our officers had returned from work.

Had we been able to attend, we would have asked the Committee for proper preservation orders on all the trees which are supposed to be kept intact, particularly those at the front of the development which are ignored by the precautionary measures.

It does seem to us that you regularly go through the motions of seeking our opinion, and then ignore it. The most cursory inspection of the southern side of Avenue Road would suggest that very little care has been paid to this particular area over the past decade, with some fairly appalling results. Now, one of the last attractive houses on the southern side, containing some of the best trees in the road in its gardens, is to be destroyed in favour of yet another huge block of privately owned flats. These will almost certainly overshadow the houses opposite, some of whose residents are already making plans to leave.

We must have some assurance from you that the trees at the front of the development, as well as those at the back, are to be protected, and I hope you will give it to us as soon as possible. CASCH now represents almost every householder and flat-owner in the road, and at this moment there are not many of them who think your precautions are adequate.

Yours Faithfully,

Derek Malcolm

Derek Malcolm,Chairman,CASCH

**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

Sir Hugh Rossi, M.P.
House of Commons
London
SW1A OAA

your reference
our reference RC/JW
please contact R.Chapman

date 29 July 1986

Dear Sir Hugh

Re: Ms.Judy Patterson of 26 Avenue Road,N6

Thank you for your enquiry dated 28 July 1986.
This matter is being dealt with by Roger Chapman
and a reply will be sent to you as soon as possible.

Yours faithfully

C. Levett
Chief Administrative and Programme Officer

restricted to some extent by a block built diagonally opposite. I now learn, from plans copied by a neighbour, that the elevation of this intended building is to be far steeper, and quite a lot higher, than those of the blocks on either side. Surely there must be SOME clause or SOME planning law that should prevent this? There is another point about this which disturbs me. We had heard that there was to be a meeting of the Borough's Development Control Sub-Committee, (before final approval was granted, of course) but not when - and residents are always invited to speak at these meetings by prior arrangement. I intended to bring up this point, or ask someone to speak on my behalf if I was not able to be present. The letter giving details of this meeting was not delivered until the DAY OF THE MEETING - Monday, June 9th, although the date at the top was 3 June. The letters bore no stamps, so presumably were hand-delivered. This would appear to be a deliberate attempt to stop potential speakers, and whilst this cannot be proved, it was nevertheless very upsetting and worrying.

The other two occupants of this house (the flats below) also feel very strongly; I feel that the height of the building clearly affects me the most as I live in the 'attic' flat. Everybody in the area is concerned about the appalling inconvenience that will be caused by the building process, but the question of this block's elevation is an additional worry, and one that I feel could be investigated still.

I am enclosing the relevant information received from the Council, and a copy of the drawing made from the available plans.

Until thursday of this week, I am based in Black Rod's garden, working on "Their Lordship's House", (as production assistant) If you could possibly spare five minutes, then I would be on the premises. If not, I would be grateful for any help you can give on a matter which has angered and upset many residents, and caused much worry to those living directly opposite.

Thank you very much indeed.

Yours faithfully,

Judy Patterson

Judy Patterson

**Independent Television News Limited**

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298935 *Management and Production*
261779 *Film and Videotape Library*
Cables: Telindep, London PS4

Sir Hugh Rossi,
House Of Commons,
London SW1

26 Avenue Road
Highgate

London N6 5DW

July 21st

Dear Sir Hugh,

As one of your constituents, I am writing about an application for planning permission in Avenue Road, the granting of which has caused much distress to myself and other residents. I am particularly concerned as the development is to take place directly opposite the house in which I live. I noticed that environment, planning and development are listed amongst your interests in Dod's, so I felt it was worth writing to ask if there is any help you can give.

An attractive victorian house is to be demolished and replaced with a block of flats. Avenue Road, being a through road, is heavily congested as it is, with frequent accidents occurring, and there is concern that this situation will be exacerbated by the addition of another residential block. Parking is extremely difficult, and although the new block is to provide garage space, experience has shown that these are by no means used all the time. When these garages are used, in other blocks, I've noticed that many collisions are caused by cars backing out into a busy road, unable to see properly. That is one point. The other strong feeling is that it is considered a terrible shame that buildings should be allowed which so detract from the particularly attractive character of this road, and of the neighbourhood in general.

Many letters of objection were of course written, clearly to no avail. Unfortunately, this development will now go ahead. However, whilst I realise that I have to accept this, there is one point on which I still feel very strongly, on which I would appreciate your help. The amount of light entering my top floor flat has already been

*Registered office: 48 Wells Street, London W1P 4DE. Registered number: 548648 England*

RC

From: SIR HUGH ROSSI, M.P.

HOUSE OF COMMONS
LONDON SW1A 0AA

28 July 1986.

D.W.Frith, Esq.,
Borough Planning Officer,
Hornsey Town Hall,
London, N8.9JJ.

Dear Mr. Frith,

I enclose a copy of a letter which I have received from Ms.Judy Patterson of 26 Avenue Road, Highgate, concerning a proposed development in front of her flat.

You will see that she is greatly concerned by the effect this will have on her natural light and feels that the matter was handled by your Department in such a way that she was denied an adequate opportunity of airing her objections. Please may I have your comments, and particularly whether even at this late stage it is possible at detailed planning stage to minimise the adverse impact of the proposed development upon her.

I understand that the local residents association is very concerned by all this.

HARINGEY
TOWN PLANNING SERVICE
29 JUL 1986

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| West | Cent | East | [illegible] |
| DC/W | DC/C | DC/E | GD |
| RES | LIB | Gen Ad | Stud Ad |
| DC Ad. | PERS | LLC | |


Yours sincerely,

Hugh Rossi

**Access Drive:** Marley Intersett Russett
paving blocks (sample supplied)

The samples will be delivered to your offices separately by hand.

I look forward to receiving your approval of these materials.

Yours faithfully

Monica Giuliani
Architect

Enc

c.c. R Warren Esq

**Hutton Nichols Partnership** Architects and Landscape Planners
Pond House Northend Henley-on-Thames Oxon RG9 6LG Telephone Turville Heath (0491 63) 536
Partners: Cailey Hutton MA RIBA DipArch (Cantab) Andrew Nichols BA BArch MLA(Penn) RIBA ALI

RC

MG/CMP/281

Your ref: HGY 32447

23 July 1986

HARINGEY
TOWN PLANNING SERVICE
25 JUL 1986
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The Chief Planning Officer
London Borough of Haringey
Hornsey Town Hall
The Broadway
Crouch End
London N8

For the attention of Roger Chapman

Dear Sir

**13 AVENUE ROAD, HIGHGATE, N6**

With reference to the Planning Permission dated 9 June 1986, please find enclosed four copies each of:

| | | | |
|---|---|---|---|
| 1. | Dwg No: | 281/01B | Hard Landscaping |
| 2. | | 281/02 | Soft Landscaping |
| 3. | | 281/07A | Dustbin Store and Pergola |
| 4. | | 6539.17C | Garage Foundations |

**Garages**
The garages will be Marley 'Heritage' System 8 (see enclosed leaflet);

| | | |
|---|---|---|
| Walls: | Cotswold concrete panels | (sample supplied) |
| Roof: | Marley Modern 'Smooth Grey' interlocking concrete tiles | (sample supplied) |
| Rainwater Goods: | Black plastic | |

**Main Building**

| | | |
|---|---|---|
| Walls: | Generally Leicester Buff Bricks | (sample supplied) |
| | Plinth and trim: Charwood Natural Bricks | (sample supplied) |
| Roof: | Redland Stonewold 'Slate Grey' interlocking concrete tiles | (sample supplied) |
| Balcony Structure: | Dark Brown Stain | |
| Rainwater Goods: | Marley 'Deepflow', brown plastic | |

**Dustbin Enclosure**

| | | |
|---|---|---|
| Walls: | Horizontal boarding stained dark brown | |
| Roof: | Ruberglas 105 Slates 'Welsh Grey' | (sample supplied) |

cont...

Practice Associates: Kevin Goodenough BA(Hons) Dip Arch RIBA Ian Brown BA(Hons) Dip Arch RIBA
Professional Practice & Building Contract Consultant: Peter J Lord-Smith FRIBA FCIOB FCIArb FFB
Bath office: The Garden House Dyrham Nr Bath Chippenham SN14 8EZ Telephone Abson (027 582) 4126

BOROUGH OF HARINGEY

**Speedmemo**

Your Ref: Our Ref:

| FROM: | TO: | DATE: |
|---|---|---|
| Roger | Gavin | 4 \| 8 \| 86 |

13 Avenue Rd, N6

Your comments on the landscaping, materials & Alm details submitted please

Roger

- File 32477 attached
- Box of materials

Derek Malcolm
Chairman of CASCH
The Guardian
119 Farringdon Road
London EC1R 3ER

RWC/JJ/32447

4 August 1986

F 5/8

Dear Sir

Town & Country Planning Act 1971
13 Avenue Road, London N6.

Thank you for your letter dated 27th June and my apologies for the delay in replying.

I am concerned to learn that you did not receive my letter dated 3rd June which, as far as I am aware, was despatched by post on 4th June. I cannot explain the reasons why it took 5 days to reach its destination. The Development Control Sub-Committee are keen to hear the case of all interested parties when dealing with planning applications because of the significant effect and impact that decisions they take have on peoples lives.

In respect of your point regarding trees on the site, you may be interested to know that during the processing of the application I sought the advice of the Council's Arboriculturist on the trees on the site. A copy of his report is attached. In the light of his comments regarding the Hawthorns, I do not feel able to recommend that Tree Preservation Orders be served in respect of the trees.

If you wish to discuss this matter further I will be happy to meet you at the site to do so. Please contact me on 340 3220 Ext. 231, if you feel a meeting would be of some use.

Yours faithfully

Roger Chapman
for Borough Planning Officer

Hutton Nichols Partnership
Pond House
North End
Henley on Thames
Oxford
RG9 6LG

AN/CMP/281
RWC/JJ/32447

4 August 1986

FS 5/8

Dear Sir/Madam

Town & Country Planning Act 1971
13 Avenue Road, London N6.

I have recently received correspondence from the local MP relating to local residents concerns regarding your development. The major concern continues to be the daylighting aspects to No. 26 Avenue Road. As you will see from the copy of my reply to the local MP it remains my view that the proposed scheme will not be significantly detrimental to No. 26.

However, I would be obliged if you would give this point some consideration to see if you are able to put at rest the minds of the residents of No. 26.

Yours faithfully

Roger Chapman
for Borough Planning Officer

BOROUGH OF HARINGEY

*Speedmemo*

Your Ref: JK/JP/46540 Our Ref: RWC/32447

| FROM: | TO: | DATE: |
|---|---|---|
| BOROUGH PLANNING OFFICER | CONTROLLER OF PARKS | 4 \| 8 \| 86 |

Attn. Jerry Kelsey

13 AVENUE ROAD, N6

I enclose a copy of the planning permission dated 9th June 1986 in connection with development of the above site together with drawings submitted in compliance with conditions.

Could you please let me have your comments on the drawings with particular regard to:

Condition 5(ii) - details of garage foundations & relationship to Oak tree in Knightswood Court

Condition 3 - Landscaping details

If you wish to discuss the matter please contact me on 340 3220 Ext. 231

Roger Chapman

In line with my general practice, I wrote to the objectors and applicant inviting them to the meeting. The letter was dated 3rd June and, as far as I am aware, was despatched by post on the 4th June. I cannot explain the reason for it taking 5 days to reach its intedded destination. I can only say that there was certainly no deliberate attempt to stop potential speakers at the meeting. The Development Control Sub-Committee are keen to hear the case of all interested parties when dealing with planning applications precisely because they do have such an effect and impact on peoples surroundings and quality of life. It is thus of great concern to me that the letter did not arrive until such a late stage.

Having said that, I fear that there is little more that can be done in this specific instance. The Committee have taken their decision and the Notice has been despatched. The only option would be for the Committee to rescind their decision. However, this could involve considerable compensation payable and it is a course of action I would feel unable to recommend since on the issue of daylighting it still remains my view that the proposed scheme will not be significantly detrimental to No. 26 Avenue Road.

In the circumstances I propose to write to the applicant's Architects advising them of the continuing concern of local residents and to request them to consider the points that have been raised.

The Local Residents Association have also written to me on this issue and I shall be writing back to them in a similar vein.

Should you require any more information on this issue please do not hesitate to contact me.

Yours faithfully

D.W. FRITH
Borough Planning Officer

Encls:

Sir Hugh Rossi MP
House of Commons
London SW1A OAA

RWC/JJ/32447

4 August 1986

Dear Sir Hugh

Town & Country Planning Act 1971
13 Avenue Road, London N6.

Thank you for your letter dated 28th July which contained a letter received from Ms Judy Patterson of 26 Avenue Road.

Planning permissions were granted in 1963 and 1964 to redevelop the site for flats but neither was proceeded with. In 1981 a further permission was granted for redevelopment of the site in outline. This permission was renewed on the 1st October 1985. The outline permission stated that it was for a new block of 8 2-bedroomed flats.

The application to which your constituent refers was received on 6th February 1986 and was for:

> "Demolition of existing house and erection of block comprising 8 flats and 1 exercise room, 7 single garages and 1 double garage."

Various consultations were carried out and in response a number of letters received including one from Ms Patterson.

The case was reported to the Development Control Sub-Committee on 9th June 1986. The concern expressed regarding blocking of light was listed under 'Consultations' as one of the objections and also discussed under the heading 'Planning Considerations' in the report. I enclose a copy of the report for your information. The further information referred to in the report related to a drawing prepared by the Architects showing their development in relation to the adjacent buildings, together with a letter dated 6th June. I enclose copies of these for your information. All of the drawings, letters and other information was available at the Committee when they considered the application.

Cont'd.....2

From: SIR HUGH ROSSI, M.P.

13 August 1986.

D.W.Frith , Esq.,
Borough Planning Officer,
London Borough of Haringey,
Hornsey Town Hall, N8.9JJ.

Dear Mr. Frith ,

Re : Town & Country Planning Act 1971.
13 Avenue Road, N6.Ref.RWC/JJ/32447

Thank you very much for your letter of the 4 August, and appreciate all the trouble you have taken concerning Ms.Judy Patterson.

Yours sincerely,

HARINGEY
TOWN PLANNING SERVICE
15 AUG 1986

| | | | |
|---|---|---|---|
| BPO | DBPO | CAPO | SEC |
| West | Cent | East | UD |
| DC/W | DC/C | DC/E | CD |
| RES | LIB | Gen Ad | Stud Ad |
| DC Ad. | PERS | LLC | |

Monica Giuliani
Hutton Nichols Partnership
PeelHouse
North End
Henley on Thames
Oxon
RG9 6LS

GC/JJ/RWC/32447

3 September 1986

Dear Madam

Town & Country Planning Act 1971
13 Avenue Road, London N6.

Thank you for your letter dated 23rd July 1986 along with various drawings and samples of materials you propose to use in connection with the recently approved development at the above site.

In my opinion the samples and details of the materials you propose to use for the external faces of the buildings, including the garages and access roadway are satisfactory and thus in compliance with Condition No. 2 of the planning permission reference no. HGY/ 32447 dated 9th June 1986.

There are a number of aspects connected with the matters required to be submitted under Condition 4 (treatment of surroundings and planting) which require further discussion. I would be obliged if you would contact Mr Chapman after his return from holiday on 18th September to arrange a mutually convenient meeting time.

Yours faithfully

GC

Gavin Clark
for Borough Planning Officer

# MEETING NOTE

FILE/REF 32447

| SITE | 13 AVENUE ROAD, N8 | DATE: | 25 | 9 | 86 |
|---|---|---|---|---|---|
| PRESENT | MR. Collings - Ward Construction<br>A.N. other " "<br>RWC - DC | | | | |

Ward Construction want to remove a Cherry tree in the front garden to allow contractors access to the site. Their intention is to employ Clifton Nurseries to carefully remove the tree from its present position - take it to the back garden and replace it when the contract is complete.

This seemed a satisfactory solution & RWC agreed an exchange of letters should be carried out. Mr. Collings will write to RWC on his return to the office.

The tree will be removed before next Monday when the contractors come on site.

N.B. Send copy of correspondence to CASCH to keep them informed.

WARDS

Wards Construction (London) Ltd.

C. W. E. Collings
Construction Manager

27 John Adam Street, London WC2N 6HZ.
Telephone: 01-930 5202

# MEETING NOTE

FILE/REF 32447

| | | | | | |
|---|---|---|---|---|---|
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| PRESENT | MR. Collings - Ward Construction<br>A.N. other " "<br>RWC - DC | | | | |

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The tree will be removed before next Monday when the contractors come on site.

N.B. Send copy of correspondence to CASCH to keep them informed.

RC

**WARDS**

**Wards Construction (London) Ltd.**

27 John Adam Street,
London WC2N 6HX
Tel: 01-930 5202

*Chatham and Registered Office:*
2 Ash Tree Lane,
Chatham,
Kent ME5 7BZ
Tel: Medway (0634) 55111 (9 lines)

Our Ref: CWEC/LA/403

Your Ref:

Date: 25th September 1986

Borough Planning Officer,
Town Planning Service,
Hornsey Town Hall Annexe,
The Broadway,
Crouch End,
London N.8.

For the attention of Roger Chapman

Dear Sir,

re: 13 Avenue Road, Highgate

We confirm our conversation on site of today's date. It is agreed that the cherry tree at the driveway entrance will obstruct access and egress into the site and is therefore liable to damage and needs to be removed. We shall instruct Messrs. Clifton Nurseries to carefully remove the tree, protect it's roots and plant temporarily elsewhere. At the conclusion of the contract, the tree is to be replaced in it's original position.

Clifton Nurseries are expert landscape gardeners and will no doubt be able to carry out this work to your satisfaction. From our conversation of today's date it was noted that you have a meeting with Messrs. Hutton Nicholls, the architects, on site to discuss aspects of the landscaping during next week and we shall be contacting the architects and informing them of our decision and your agreement.

Yours faithfully,

C.W.E. COLLINGS
Construction Manager

HARINGEY
TOWN PLANNING SERVICE
26 SEP 1986

| | | | |
|---|---|---|---|
| SPO | DSPO | CAPO | SEC |
| West | Cent | East | UD |
| DC/W | DC/C | DC/E | TD |
| ACS | | | |

As agreed on site. Norwood to reply.
RJC 26/9.

Registered in England No. 1088259
Directors: D.J. Ward, C.A. London, P. Blake, R.T. Warren

A Subsidiary of Ward Holdings PLC

Derek Malcolm
Chairman of CASCH
28 Avenue Road
London
N6

NWC/MH/MISC
Mr R. Chapman

29 September 1986

RC 30/9

Dear Sir

TOWN & COUNTRY PLANNING ACT 1971
13 AVENUE ROAD, N6

In view of your interest in the above site and in particular the natural tree screen at the front, I enclose a copy of a letter I have received following a discussion with Ward Construction who will be undertaking the contract for the redevelopment of the site. As you will see, a cherry tree in the front of the property is to be taken up, replanted in the back garden and at the end of the contract put back in its original place.

I would advise you that I am currently considering details of the proposed landscaping for the site and have a meeting with the applicants next week to discuss this.

If you wish to discuss any aspects of this scheme please contact me on 340-3220 extension 231.

Yours faithfully

ROGER CHAPMAN
for Borough Planning Officer

D RC

**Hutton Nichols Partnership** Architects and Landscape Planners
Pond House Northend Henley-on-Thames Oxon RG9 6LG Telephone Turville Heath (049 * 63) 536
Partners: Cailey Hutton MA RIBA DipArch (Cantab) Andrew Nichols BA BArch MLA(Penn) RIBA ALI

AN/CMP/281

3 October 1986

HARINGEY
TOWN PLAN
- 6 OCT 1986
RPO | DPO | | | LO
West | Cent | | | CO
S/G&W | D1/C | D2/E | | CO
R'S | L3 | | Ad | Sund Ad
DC/Ad | P&RS | L&C | |

The Chief Planning Officer
London Borough of Haringey
Hornsey Town Hall
The Broadway
Crouch End
London N8

For the attention of Mr R Chapman

Dear Sir

**13 AVENUE ROAD, HIGHGATE, N6**

Following my meeting with Mr Chapman and Mr White on 2 October I can confirm:

1. The Dustbin Enclosure position as shown on 281/01C is agreed provided that its footings are kept clear of the dripline of the front hedge.
2. The hedge of Leyland Cypress at the site entrance will be maintained and extended eventually along the western boundary as far as the new entrance pergola.
3. The Cherry tree removed at the entrance will be replaced by a new tree.
4. Gas and water services will enter the site through the existing pedestrian access to avoid conflict with existing trees.
5. All trees which are being kept are to be given protection as soon as possible to avoid damage.
6. Any trees which subsequently sustain damage will be replaced by new trees.
7. The foundations for the Garages as shown on 281/01C and Engineer's Drawing 6539/17D are agreed.

Yours faithfully

Andrew Nichols

Andrew Nichols

c.c. C Collings, Wards Construction
A Rigby, Cox Turner Morse
T Simpson, Widnell and Trollope

Practice Associates: Kevin Goodenough BA(Hons) Dip Arch RIBA Ian Brown BA(Hons) Dip Arch RIBA
Professional Practice & Building Contract Consultant: Peter J Lord-Smith FRIBA FCIOB FCIArb FFB
Bath office: The Garden House Dyrham Nr Bath Chippenham SN14 8EZ Telephone Abson (027 582) 4126

Hutton Nichols Partnership,
Pond House,
North End,
Henley-on-Thames,.
Oxford RG9 6LG.

AN/CMP/281
RWC/JAN/32447

13 October 1986

PP 1910

Dear Sirs,

Town and Country Planning Act 1971
13, Avenue Road, N6.

Thank you for your letter dated 3 October in respect of the above site, the contents of which I note.

I look forward to receiving revised drawings of your layout proposals in order that I can give final clearance in respect of the landscaping conditions imposed on the planning permission for development of this site.

I enclose, for your information, a copy of a letter received from the Residents Association which exists in the area of 13 Avenue Road regarding a number of concerns they have in respect of the development of the above site. I would appreciate any comments you may have on the contents of this letter.

Yours faithfully,

Roger Chapman
for Borough Planning Officer.

Lastly the R.A. would like the arboriculturalist to look at the oak tree in Knightswood Court. It has been badly lopped and concreted around its roots - it cannot fail to suffer further disturbance as a result of the work next door - despite the provisos in your letter of the 24.6.86 granting planning permission.

Concern is felt:-

a) Over its safety - it seems to be in a poor condition, bracket fungus, etc.

b) Its replacement, if it is dying, as soon as possible by a tree which can become established before the oak is lost. As you say in your letter this is regarded as "an important visual amenity to the area".

SMT/24.9.86

**13, Avenue Road, London, N6.**

This site - where a block of 8 flats is proposed, is at present the remains of a detached house with front and back gardens - the rear garden backs on to the Parkland Walk. The site is reasonably well provided with trees, mostly fruit trees but some larger specimens. The trees are mainly in a narrow belt of woodland half way up the rear garden. At the front the house is well screened from the road.

The Residents Association are concerned at:-

1. The continual erosion of tree cover in the area through the removal of private gardens and their replacement by blocks of flats which at the rear have mainly grass & garage blocks and at the front in many cases planting out of scale with the building. The garage block in this instance will almost completely destroy the belt of trees mentioned above.

2. Loss of the foliage screening at the front of the building.

3. Two ash trees estimated at about 40'0" (12" girth and 6" girth) are not marked on the Drawing No. 281/P/1 submitted with the Planning Application as are a number of small trees - all of which appear to be lost. It also seems doubtful whether most of the fruit trees will survive the building process although shown as being retained:- these are the holly and cherry on the Knightswood Court side and the cherries screening the garage block. They are old and of poor shape and would be better replaced by approved trees of heavy standard size.

The Residents Association request that:-

1. Trees to be retained should receive appropriate tree surgery to return them to a balanced form and enable them to survive the building process by appropriate crown reduction. It is assumed that this will be specified by the Council's arboriculturalist and carried out by a tree surgeon on their approved list. The R.A. are particularly concerned to retain the two hawthorn trees by the present front door.

2. Trees and shrubs should be appropriately fenced around for protection during the building process.

3. In view of the number of trees being taken out some planting of native trees and shrubs should be carried out - possibly in the area adjacent to the Parkland Walk in view of the reduction in wildlife habitat which the loss of this garden will represent.

# THE GUARDIAN

ONE OF THE WORLD'S GREAT NEWSPAPERS

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Telex 668920 (evnews-g)


D.W.Frith
Borough Planning Officer
Haringey

As from 28,Avenue Road,
Highgate N6
October I,I987

RC

Dear Mr Frith,

I3,Avenue Road,Highgate N6

I now submit to you, as Chairman of CASCH, the local Residents Association, some of our concerns about the site and environs at I3,Avenue Road. I hope the Planning Department will take due note of them.

On the matter of demolition, will you please note that most of it has been carried out to the maximum discomfort of local residents, from 8am onwards on Saturday and Sunday mornings. I trust permission was granted by the Health and Environment Office of the Council, since there have been a number of complaints on the matter and considerable disturbance was caused. In fact, the Police were called on Sunday.

Would it not be possible to ensure that noisy work will in future not be undertaken at anti-social hours like this? It would seem absurd that local residents have their weekend peace destroyed in this way.

Y ours sincerely,

Derek Malcolm

Derek Malcolm,Chairman CASCH

Please reply to 28,Avenue Road,Highgate N6


HARINGEY
TOWN PLANNING SERVICE
1 - OCT 1986

| | | | |
|---|---|---|---|
| BPO | DBPO | CAPO | SEC |
| West | Cent | East | UD |
| DC/W | DC/C | DC/E | GD |
| RES | LIB | Sen Ad | Stud Ad |
| DC Ad | PERS | LLC | |

Derek Malcolm,
28, Avenue Road,
Highgate,
London, N6.

RWC/JAN/32447

13 October 1986

RS. 14/10

Dear Sir,

Town and Country Planning Act 1971
13, Avenue Road, N6.

Thank you for your letter dated 1 October.

I have sent a copy of your letter to the Architects working on the site and requested their comments on the points that you make. I shall advise you of any comments that I receive on this matter.

If you wish to discuss any other aspects of the scheme in the meantime please contact me on 340-3220 ext.231.

Yours faithfully,

Roger Chapman
for Borough Planning Officer.

# TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

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

**FOR OFFICE USE ONLY**

Fee £ ~~471~~

Cheque/Postal Order/Cash

Receipt No. Issued AC 429921

Borough Ref. .....

Registered No. 32447

Date Received 24/2/86

.....

**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) Type 3 £42A-00

**1. APPLICANT** (in block capitals)

Name WARD CONSTRUCTION (LONDON) LTD

Address 2 ASHTREE LANE CHATHAM KENT ME5 7BZ

Tel. No. 0634 - 55111

**AGENT** (if any) to whom correspondence should be sent

Name MONICA GIULIANI FOR HUTTON M'CHOLS PARTNERSHIP

Address POND HOUSE, NORTH END HENLEY-ON-THAMES OXON RG9 6LG

Tel. No. 0491 - 63536 Ref. 281

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application relates: 13 AVENUE ROAD N6

(b) Site area: 0,11 hectares

(c) Give details of proposal indicating the purpose for which land/building are to be used and including any change(s) of use.

DEMOLITION OF EXISTING HOUSE and erection of comprising BUILD A BLOCK OF 8 FLATS, & 1 EXERCISE ROOM, 7 SINGLE GARAGES and 1 DOUBLE GARAGE

(d) State whether applicant owns or controls any adjoining land and if so, give its location: N/A

(e) State whether the proposal involves:–

| | State Yes or No | If "Yes" state gross floor area of proposed building(s). | If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats. | 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). |
|---|---|---|---|---|
| (i) New building(s) or extension(s) to existing building(s) | YES | 840 $m^2$ | 8 No 2 bedroom flats | |
| (ii) Alterations | NO | | | |
| (iii) Change of use | NO | | | 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

H4 OUTLINE PLANNING PERMISSION HGY 30989 1/10 1985

## 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<br>Date ..... Number .....<br>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 — DOMESTIC

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

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

DRG NO 281 / P1 – P5 + DESCRIPTION

## 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 | YES | If Yes state numbers and indicate precise position on plan — 3 old apple trees |

(d) (i) How will surface water be disposed of? MAINS

(ii) How will foul sewage be dealt with? MAINS

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

(i) Walls BRICKWORK AS SHOWN ON DRG

(ii) Roof SLATES OR SLATE SUBSTITUTES TO BE AGREED

(iii) Means of enclosure EXISTING CLOSE BOARDED FENCES

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 Monica Cunliffe RIBA on behalf of Ward Construction Date 6 Feb 86

**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

*3. ~~The applicant has~~ "I have" 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 Monica Cunliffe RIBA on behalf of Ward Construction Date 6 Feb 86





**Hutton Nichols Partnership** Architects and Landscape Planners

**13 AVENUE ROAD HIGHGATE N6**

**Proposal to erect 8 flats**

ARCHITECTURAL CHARACTER
Rather than follow the example of its ugly sisters on either side, this building takes its lead from the Victorian houses opposite. Soft red and yellow bricks are used to pick out the window and door surrounds and the roof matches the traditional slate roofs with their terra cotta ridges and finials.

The use of a pitched roof allows the eaves level to be brought down below the level of the blocks on either side giving a smaller more friendly scale to the street and details such as the gabled balconies echo the gables of the buildings opposite, adding interest to the skyline.

A photomontage illustrating the view from the street will be provided shortly.

LANDSCAPE
The valuable planting facing the street will be retained along with the brick walls and gate. In the back garden, which is thickly planted at present, the insertion of a garage court means the inevitable loss of some trees. As the plan shows these have been kept to a minimium and in any case are all over-mature apple trees. No valuable trees are lost.

New planting will be carried out to a scheme to be agreed with the Borough Landscape Architect before work commences.

DISABLED ACCESS
The use of a side entrance allows a ramped access for wheelchairs maximum 1:12 slopes. The lift provided will accommodate wheelchairs.

EXERCISE ROOM
An exercise room will be provided in the Ground Floor Basement for the use of tenants.

AN/CMP/281
31 January 1986

**Hutton Nichols Partnership** Architects and Landscape Planners
Pond House Northend Henley-on-Thames Oxon RG9 6LG Telephone Turville Heath (0491 63) 536

MG/CMP/281

20 February 1986

The Chief Planning Officer
London Borough of Haringey
Hornsey Town Hall
The Broadway
Crouch End
London N8

Dear Sir

**13 AVENUE ROAD, HIGHGATE, N6**

Please find enclosed:

4 copies of the application form for the above, with a cheque for £424.
1 copy of the description of the scheme
4 copies each of drawing nos. 281/P1 - P5

to support our application for full Planning Approval.

Yours faithfully

Monica Giuliani

Moncia Giuliani
Architect

Enc

c.c. R Warren, Esq, Wards Construction

Cailey Hutton MA RIBA DipArch (Cantab) Andrew Nichols BA BArch MLA(Penn) RIBA ALI
Bath office: The Garden House Dyrham Nr Bath Chippenham SN14 8EZ Telephone Abson (027 582) 4126

**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

Monica Guiliani
Hutton Nicholls Partnership
Pond House,
North End,
Henley-on-Thames
OXON RG9 6LG

your reference
our reference HGH
please contact Roger Chapman
date 24/2/86

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1971**

Ref: 32147

13 Avenue Road N6

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 6 2 86 was received on 24 2 86

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 4 86 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

RC/JW

Borough Planning Officer

Controller of Parks

4 March 1986

Town and Country Planning Act 1971
Site: 15 Avenue Road,N6

Proposed Development: Demolition of existing house and erection of block comprising eight flats,and one exercise room, t single garages and one double garage.

Ref. No. HGY/ 32447

An application for permission under the Town and Country Planning Act 1971 has been received in respect of the above proposed development.

I would be grateful for any observations you may wish to make within the next 14 days.

Borough Planning Officer.

RC/JW

Borough Planning Officer

Cleansing Manager

4 March 1986

**Town & Country Planning Act 1971**
**Site:** 13 Avenue Road,N6

**Proposed Development:** Demolition of existing house and erection of block comprising eight flats,and one exercise room, 7 single garages and one double garage

**Ref. No. HGY/32447**

An application for permission under the Town and Country Planning Act 1971 has been received in respect of the above proposed development.

As you will be aware I can only have regard to Town Planning considerations when dealing with this case, but so that you may have the opportunity to take any action you consider neccessary I set out below the name and address of the applicant.

Monica Sivliani
.....
Hutton Nichols Partnership
.....
Pond House
.....
North End
.....
Henley-on-Thames, Oxon RG9 6LG

David Smith

Borough Planning Officer

LONDON BOROUGH OF HARINGEY
TOWN PLANNING SERVICE

4 March 1986
To:- The Borough Engineer & Surveyor Date
Hornsey Town Hall, The Broadway, N8

My ref. No. 32447 RC/JW

Site: 13 Avenue Road,N6

Proposed Development: Demolition of existing house and erection of block comprising eight flats, and one exercise room, 7 single garages and one double garage.

An application for permission under the Town and Country Planning Act 1971 has been received in respect of the above proposed development.

May I please have your observations within the next 14 days.

D.W.FRITH
Borough Planning Officer.

---

To:- The Borough Planning Officer
Hornsey Town Hall,
Broadway Annexe
The Broadway, N8 Date

My Ref. No.

for Borough Engineer and Surveyor.

LONDON BOROUGH OF HARINGEY
TOWN PLANNING SERVICE

To:- Principal Planning Officer
Urban Design Group

Date 4 March 1986

My ref. No, RC/JM/HGY/32A7.....

Site:..13 Avenue Road.N6.....

Proposed Development:..Demolition of existing house and erection of block.....
comprising eight flats and one exercise room, 7 single garages and one.....
double garage.....

An application for permission under the Town and Country Planning Act 1971 has been received in respect of the above proposed development.
If I do not receive anything from you within 14 days I will assume that you have no observations to make.

Development Control

---

To:- Development Control

Date_____

My comments are as follows:.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

Principal Planning Officer
Urban Design Group

The Occupier
1-16 Kingemead Court
Avenue Road
London
N6

HC/JW
R.Chapman

4 March 1986

Dear Sir/Madam,

Town and Country Planning Act 1971
Site: 13 Avenue Road,N6

Proposed Development: Demolition of existing house and erection of block comprising eight flats, and one exercise room, 7 single garages and one double garage.

Ref.No.HGY/ 32447

An application for permission under the Town and Country Planning Act 1971 has been received in respect of the above proposed development. Before making a decision on this application the Council would welcome any observations you may care to make either objecting to the proposal or supporting it. The fact that this application is being considered in no way implies that the Council supports it.

In order to avoid undue delay in dealing with the proposal it would be appreciated if any comments could be made within 4 days of the date of this letter. Any comments received after this period will be taken into account wherever possible but, if you anticipate a delay in providing your observations, please notify me by return if at all possible.

If you do not own your property will you please pass this letter to the owner. In any event as an occupier your comments in respect of the proposal would be welcomed.

If you have any questions regarding this proposal or wish to see a copy of the application, please call at Hornsey Town Hall, Broadway Annexe, The Broadway, Crouch End, N8, between the hours of 09.00 and 16.30 Monday to Friday or telephone 01-340 3220 extension 252. I regret however, that I cannot guarantee that a technical officer will be available to deal with any queries that may arise unless an appointment has been made.

Yours faithfully,

David Frith

D.W.FRITH
Borough Planning Officer.

The Occupier
22-26, 11, 30 Avenue Road
London
N6

RC/JW
P.Chapman

4 March 1986

Dear Sir/Madam,

Town and Country Planning Act 1971
Site: 13 Avenue Road, N6

Proposed Development: Demolition of existing house and erection of block comprising eight flats, and one exercise room, 7 single garages and one double garage double garage.

Ref.No.HGY/ 32447

An application for permission under the Town and Country Planning Act 1971 has been received in respect of the above proposed development. Before making a decision on this application the Council would welcome any observations you may care to make either objecting to the proposal or supporting it. The fact that this application is being considered in no way implies that the Council supports it.

In order to avoid undue delay in dealing with the proposal it would be appreciated if any comments could be made within 14 days of the date of this letter. Any comments received after this period will be taken into account wherever possible but, if you anticipate a delay in providing your observations, please notify me by return if at all possible.

If you do not own your property will you please pass this letter to the owner. In any event as an occupier your comments in respect of the proposal would be welcomed.

If you have any questions regarding this proposal or wish to see a copy of the application, please call at Hornsey Town Hall, Broadway Annexe, The Broadway, Crouch End, N8, between the hours of 09.00 and 16.30 Monday to Friday or telephone 01-340 3220 extension 252. I regret however, that I cannot guarantee that a technical officer will be available to deal with any queries that may arise unless an appointment has been made.

Yours faithfully,

David Frith

D.W.FRITH
Borough Planning Officer.

The Occupier
1-16 Knightswood Court
Avenue Road
London
N6

RC/JW
R.Chapman

4 March 1986

Dear Sir/Madam,

Town and Country Planning Act 1971
Site: 13 Avenue Road, N6

Proposed Development: Demolition of existing house and erection of block comprising eight flats, and one exercise room, 7 single garages and one double garage.

Ref.No.HGY/ 12447

An application for permission under the Town and Country Planning Act 1971 has been received in respect of the above proposed development. Before making a decision on this application the Council would welcome any observations you may care to make either objecting to the proposal or supporting it. The fact that this application is being considered in no way implies that the Council supports it.

In order to avoid undue delay in dealing with the proposal it would be appreciated if any comments could be made within 14 days of the date of this letter. Any comments received after this period will be taken into account wherever possible but, if you anticipate a delay in providing your observations, please notify me by return if at all possible.

If you do not own your property will you please pass this letter to the owner. In any event as an occupier your comments in respect of the proposal would be welcomed.

If you have any questions regarding this proposal or wish to see a copy of the application, please call at Hornsey Town Hall, Broadway Annexe, The Broadway, Crouch End, N8, between the hours of 09.00 and 16.30 Monday to Friday or telephone 01-340 3220 extension 252. I regret however, that I cannot guarantee that a technical officer will be available to deal with any queries that may arise unless an appointment has been made.

Yours faithfully,

David Smith

D.W.FRITH
Borough Planning Officer.

CANCH
c/o 28 Avenue Road
London
N6

HC/JW
R.Chapman

4 March 1986

Dear Sir/Madam

Town and Country Planning Act 1971
Site: 13 Avenue Road,N6

Proposed Development: Demolition of existing house and erection of block comprising eight flats, and one exercise room, 7 single garages and one double garage.

Ref.No. HGY/32447

An application for permission under the Town and Country Planning Act 1971 has been received in respect of the above proposed development. Before making a decision on this application the Council would welcome any observations your organisation would like to make.

In order to avoid undue delay in dealing with the proposal it would be appreciated if any comments could be made within 14 days of the date of this letter. Any comments received after this period will be taken into account wherever possible but, if you anticipate a delay in providing your observations, please notify me by return if at all possible.

If you have any questions regarding this proposal or wish to see a copy of the application, please call at Hornsey Town Hall, Broadway Annexe, The Broadway, Crouch End, N8 between the hours of09.00 and 16.30 Monday to Friday or telephone 01-340 - 3220 Ext. 252. I regret however, that I cannot guarantee that a technical officer will be available to deal with any queries that may arise unless an appointment has been made.

Yours faithfully,

David Smith

D W SMITH
Borough Planning Officer

RC

D

R. Chapman
The Borough Planning Office,
Hornsey Town Hall annexe,
The Broadway,
Crouch End,
London N8 9JJ.

HARINGEY
TOWN PLANNING SERVICE
13 MAR 1986

| DPO | DPSO | CAPO | SEC |
|---|---|---|---|
| DP/1 | DP/2 | DP/3 | DP/4 |
| DP/A | | DC/A | RES |
| RES | LIB | LLC | |

26 Avenue Road,
London N6 5DW

March 11th.

Dear R. Chapman,

REF: HGY / 32447

A few days ago I received through the door a circulated letter from your department, dated March 4th, inviting comments and observations on the proposed development of a block of flats at 13 Avenue Road. I would like to state that I object very strongly indeed to this proposal.

Avenue Road has severe traffic congestion at all times, and there are frequent accidents. While I accept that off-street parking is to be provided if this goes ahead, many of the problems and accidents are caused by cars trying to gain access to the road, from driveways, in extremely restricted circumstances; it is also not desirable to add to the sheer volume of traffic on the road, when even passing is difficult. Another block of flat would also further overload an already problematical drainage system, causing even more suffering to residents than at present.

Knightswood Court, the block of flats built a few years ago, has blocked out a great deal of light from this house - as well as being, in my opinion, an eyesore. To have another block directly opposite, blocking even more light, is a totally unwelcome prospect from this point of view, as well as putting more stress on the road in general.

I chose to live in Avenue Road because of its green environment and character and period of the houses; I have no wish to see this detracted from. I would like to add that if the building goes ahead I - and many other residents I believe - will apply for a rates reduction because of the horrendous inconvenience caused by the work itself. That, however, is another point. In general, I find this proposal unacceptable for the reasons mentioned above. A new block of flats would add to the problems of this road as well as detracting from the light and situation of this house, and I consider the development to be completely undesirable.

Yours sincerely,

Judy Patterson

Judy Patterson

RC

D

Borough Planning Office (R. Chapman)
Hornsey Town Hall
The Broadway,
Crouch End N8 9JJ.

HARINGEY
TOWN PLANNING SERVICE
13 MAR 1986

| | | | |
|---|---|---|---|
| DPO | DPBO | CAPO | SEC |
| DP/1 | DP/2 | DP/3 | DP/4 |
| DP/A | DC | DC/A | PERS |
| RES | LIB | LLC | |

26B Avenue Road
N6.

March 9th

Dear Sir,

REF: HGY/ 32447

In response to your letter about the proposed block of flats at 13 Avenue Road, I wish to lodge a strong objection.

There are acute traffic problems in this road as it is - garages may be provided in the proposed block, but there are many dangers when cars are constantly attempting to back out. There are also severe drainage and flooding problems. The building of Knightwood Court a few years ago added immensely to both these areas of concern and, furthermore, greatly restricted the amount of natural light entering my flat and this house in general - as well as detracting from the pleasant character of the area. To have yet another block, directly opposite - as well as the total inconvenience that the actual building work would cause - would only add to all the problems mentioned and is something that I consider totally unacceptable in every way.

Yours faithfully,

Andrew Ferguson.

Finally, I think it likely that whatever efforts might be made to mitigate the effect of the development on adjacent properties, it will detract to some extent from their appearance and from their market values. I should also, therefore, like to know how one sets about getting a permanent rates reduction to reflect this.

Yours faithfully,

A. J. F. Miller

RC

C

4 Kingsmead Court,
15 Avenue Road,
Highgate,
N6 5DU.

11th March, 1986.

D. W. Frith, Esq., Dip TP(Lond) FRTPI FRICS
Borough Planning Officer,
Borough of Haringey,
Hornsey Town Hall,
The Broadway,
Crouch End,
N8 9JJ.




Dear Mr. Frith,

Town and Country Planning Act 1971
Site: 13 Avenue Road, N6

Proposed Development: Demolition of existing house and erection of block comprising eight flats, and one exercise room, 7 single garages and one double garage.

Ref. No. HGY/ 32447 RC/JW Mr. Chapman

---

Thank you for your letter of 4th March advising us of this proposed development.

In view of the other developments that have already taken place in Avenue Road, I do not think that we should object outright to the proposed development. However, I am, of course, concerned that it should not lessen the value of adjacent properties and that it should preserve the character of the road. To this end I would suggest that as many trees as possible should be preserved (especially those on the borders of the property) and that the new building should not extend out of line with existing buildings either to the rear or upwards. In particular I am concerned that it should not invade the privacy of existing buildings or obstruct light or views. Afterall, the market price which we recently paid for our flat reflected the attractiveness of the surrounding area.

As far as the work itself is concerned, I would like to know:

(a) The precise legal limits to permitted working hours, and how one deals with violations of this.

(b) How one sets about getting the rates reduction to which occupiers of adjacent properties are legally entitled whilst the work is going on and inevitable inconvenience is suffered.

cont. ...

RC D


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Telex 668920 (evnews-g)


D.W.Frith,
Borough Planning Officer,
Borough of Haringey

as from 28, Avenue Road
Highgate N6
Tel 348-2013

March I8,I986


HARINGEY
TOWN PLANNING SERVICE
19 MAR 1986

| | | | |
|---|---|---|---|
| DPO | DP/2 | CAP/3 | SEC |
| DP/1 | DP/2 | DP/3 | DP/4 |
| DP/A | DC | DC/A | P/AS |
| RES | LIB | M/C | |


Dear Mr Frith,

Town and Country Planning Aot I97I
Site: I3,Avenue Road

Thank you for writing to me, as chairman of CASCH, about the plans for I3,Avenue Road.

We have two observations to make about the proposed block of flats.

The first is that the elevation is higher than the flats on either side of the site, which were themselves higher than the houses which were demolished initially. We feel this is a bad principle, and the residents opposite have made known to us their objections.

The second observation is that we do feel it necessary that preservation orders be placed upon the trees at the front of the block and those at the back, which are among the best left in Avenue Road. Too often plans are not adhered to and we have found that many trees originally destined to be kept on plans have simply been crippled or destroyed by the builders.

Apart from this, about which we do feel strongly, CASCH is not dissatisfied with the plans, which are at least better than some in recent years in Avenue Road. And we thank the Council for taking an interest in this development, much as we regret it, and trying to ensure decent standards of building.

Yours sincerely, Derek Malcolm

Derek Malcolm,Chairman,CASCH


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2.) Density. The proposed development of eight flats would considerably exceed the existing density of the site of No.13 Avenue Road.

3.) Traffic. Given the nature of the proposed new development and in the absence of any illustrative material or drawings it is probable that the increase in density would exacerbate the already considerable increase in traffic caused by earlier development and the difficulties of kerbside parking for residents without off-street parking facilities.

4.) Overlooking. Several properties opposite No.13 Avenue Road on the north side will be further overlooked by the height of a new block at No.13 if it is similar in height to adjacent new blocks with the added disadvantage of loss of open view.

5.) Effect on the public drainage system. I have experienced serious flooding in the garden of this property on at least four occasions in recent years, the flooding being both surface water and foul effluent on one occasion caused by a back surge from road gulley and inspection chamber, respectively.

The continual increase of the load which the sewers are expected to take over their original design load, particularly in times of storm conditions, will be further exacerbated by the proposed development. It is not only the discharges emanating from independent blocks of flats that can contribute to the problem but the presence of large areas of hard surfacing at the rear of those buildings which slope down to the road with the result that in storm conditions the designed surface water drainage system within their sites is unable to receive the load, with the consequence that surface water collects at the low point of Avenue Road itself which is outside of this property.

I trust that you will give serious consideration to the foregoing comments.

Yours faithfully,

R.G.Binns.

Mr.R.G.Binns.

26a Avenue Road,
Highgate,
London, N6.

24th.June, 1985.

The Borough Planning Officer,
Borough of Haringey,
Hornsey Town Hall,
The Broadway,
Crouch End, N8 9JJ. Your ref: GB/SG

Dear Sir,

Town and Country Planning Act 1971
Site: 13 Avenue Road, N6.
Proposed Development: Demolition of existing house and construction of new block of eight flats.

Ref.No.HGY/30984

---

I refer to your letter dated 12 June 1985 inviting comments in respect of the above planning application which I have inspected at Hornsey Town Hall.

I object to the proposed demolition of the existing house at 13 Avenue Road and the construction of a new block of eight flats for the following reasons.-

1.) Character of the road. During the past 22 years I have lived in Avenue Road and there has been sporadic but consistent redevelopment of the Victorian/Edwardian detached houses predominantly on the south side of the road. What was a harmonious aesthetic of related scale and consistent facing material has given way to a variety ofarchitectural styles, dissimilar materials and scale unrelated to this environment. The voice of the residents who have objected to the nature of this redevelopment has been largely unheeded, not on every occasion by the Borough Council as in the case of Nos. 15 and 17 Avenue Road,and the proposal to redevelop No.13 Avenue Road if granted planning consent will perpetuate this negative policy and approach to planning control.
More recently there have been examples of conversion of existing large houses into self contained flats which indicate how a more moderate planning policy may benefit this area.

Continued...

RC D

26a Avenue Road,
Highgate,
London N6.

18th.March,1986.

HARINGEY
TOWN PLANNING SERVICE
18 MAR 1986

| | | | |
|---|---|---|---|
| DPO | DPBO | CAPO | SEC |
| DP/1 | DP/2 | DP/3 | DP/4 |
| DP/A | DC | DC/A | PERS |
| RES | LIB | LLC | |

The Borough Planning Officer,
Borough of Haringey,
Hornsey Town Hall,
The Broadway,
Crouch End, N8 9JJ.

Your ref: RC/JW

Dear Sir,

Town and Country Planning Act 1971
Site: 13 Avenue Road, N6.

Proposed Development: Demolition of existing house and erection of block comprising eight flats, one exercise room, 7 single garages and one double garage.

Ref.No.HGY/32447

I refer to your letter dated 4th.March,1986 in respect of the proposed development described above and I would object to such development on the grounds set out in my letter dated 24th.June,1985 when I wrote to you about the proposal to demolish the existing house. A copy of this letter is attached.

Having now seen the detailed drawings submitted with the planning application it is apparent that the proposed building when viewed from the house in which I live, which is opposite to No.13, will present a considerable excess of bulk in its silhouette compared with the existing house resulting in a loss of amenity.

I trust that some recognition of my views will be taken by the Council's Development Control Committee.

Yours faithfully,
R.G Binns

Mr.R.G.Binns.

BOROUGH OF HARINGEY

**MEMORANDUM**

RC

Your reference RC/JW

My reference JK/JP/46540

| FROM: Controller of Parks | TO: Borough Planning Officer |
|---|---|

25th March, 1986.

Town and Country Planning Act 1971
13 Avenue Road, N 6.
Development Site
Ref: HGY/32447

I refer to your memorandum of 4th March. An inspection of the site has been carried out but it was found that there are few trees of any merit on site. The brief details are noted below:

Front Garden
Within the site itself there are two Hawthorns, next to the pavement. The tree nearest Knightswood Court is a poor specimen not worth saving. The remaining one has an unbalanced crown but is in better condition. Retention of this tree is desirable but not essential.

There are no other significant plants with the front garden, though the two adjoining properties have trees that are on the boundary line and could be affected by a development. These are a Bay in Knightswood Court and a Holly in Kingsmead Court.

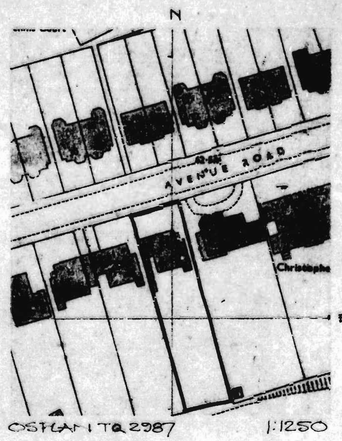
Back Garden
Consists mainly of self-set trees and old orchard. There are no specimens of any individual merit and it would be best to allow them to be removed and a new landscaping and planting scheme produced. There is a row of Limes at the end of the back garden that are reasonable specimens which should not be adversely affected by the proposals. However there should be no ground disturbance within 5m of these trees and no storage of materials beneath them, in accordance with B.S. 5837:1980.

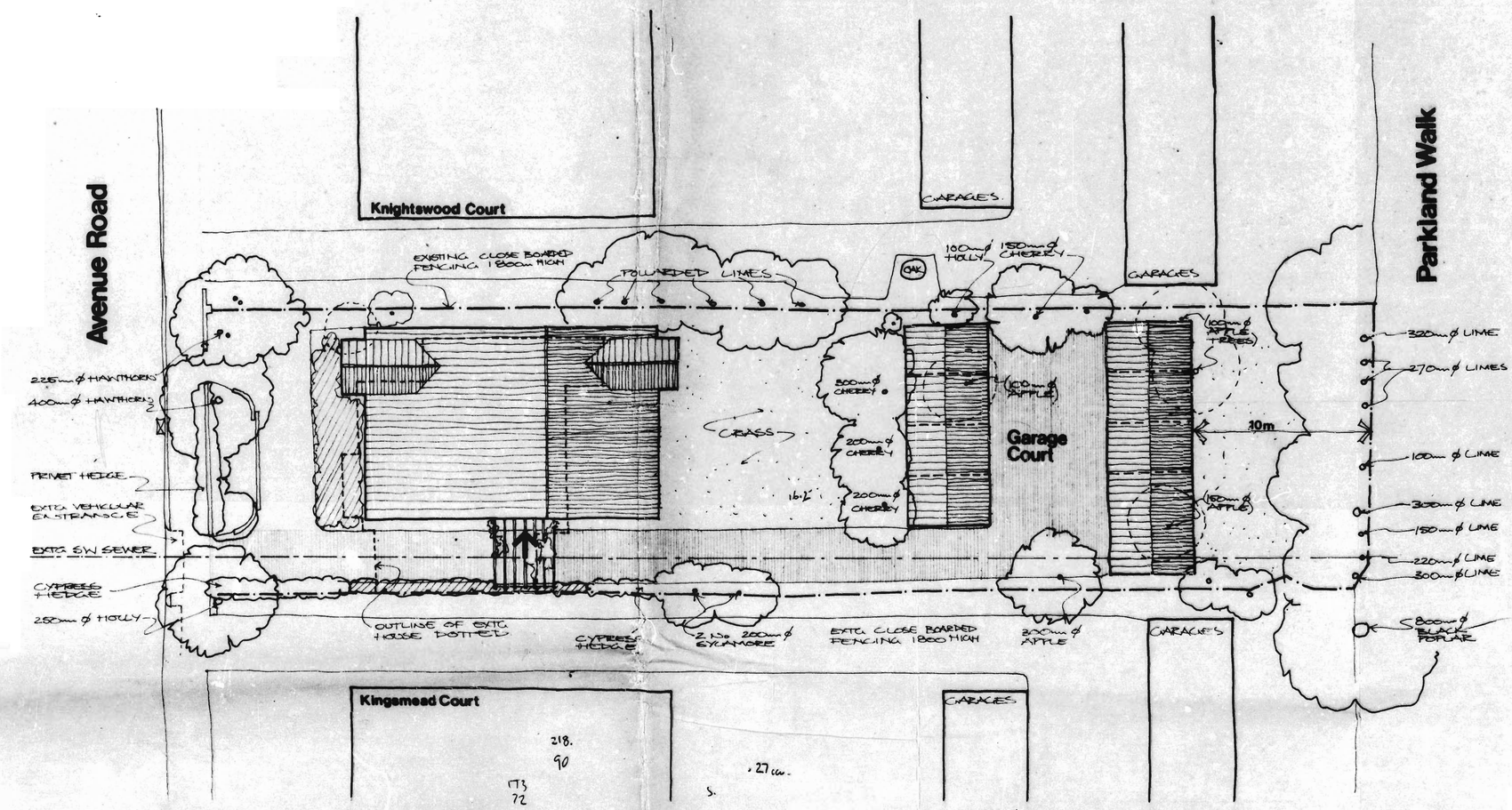
The only tree of any importance that may be indirectly affected by the construction of the first block of garages, is an Oak in the back garden of Knightswood Court. If possible the garages should be sited further away from it to guard against possible damage to the root system.

CONTROLLER OF PARKS

HARINGEY
TOWN PLANNING SERVICE
26 MAR 1986

| | | | |
|---|---|---|---|
| DPO | DPBO | CAPO | SEC |
| DP/1 | DP/2 | DP/3 | DP/4 |
| DP/A | DC | DC/A | PERS |
| RES | LIB | LLC | |




**Hutton Nichols Partnership**
Architects and Landscape Planners

The Garden House Dyrham Nr Bath Chippenham SN14 8EZ
Telephone Abson (027 582) 4126

Pond House Northend Henley-on-Thames Oxon RG9 6LG
Telephone Turville Heath (0491 63) 536

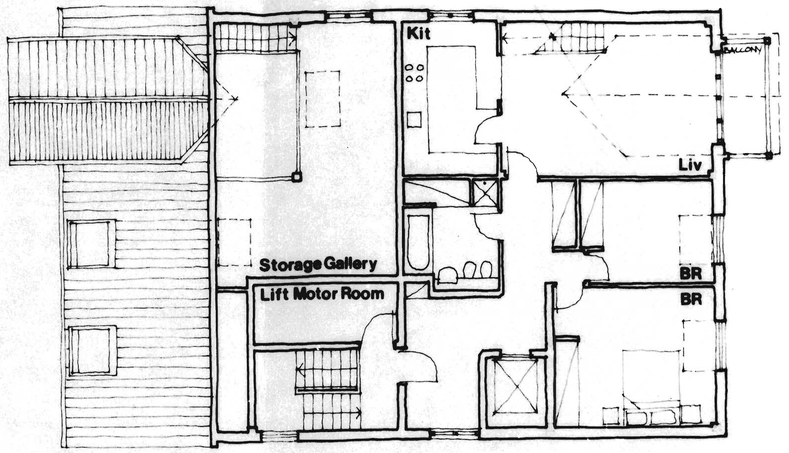
13 AVENUE RD. LONDON N6

SITE PLAN

1:200 JAN 86

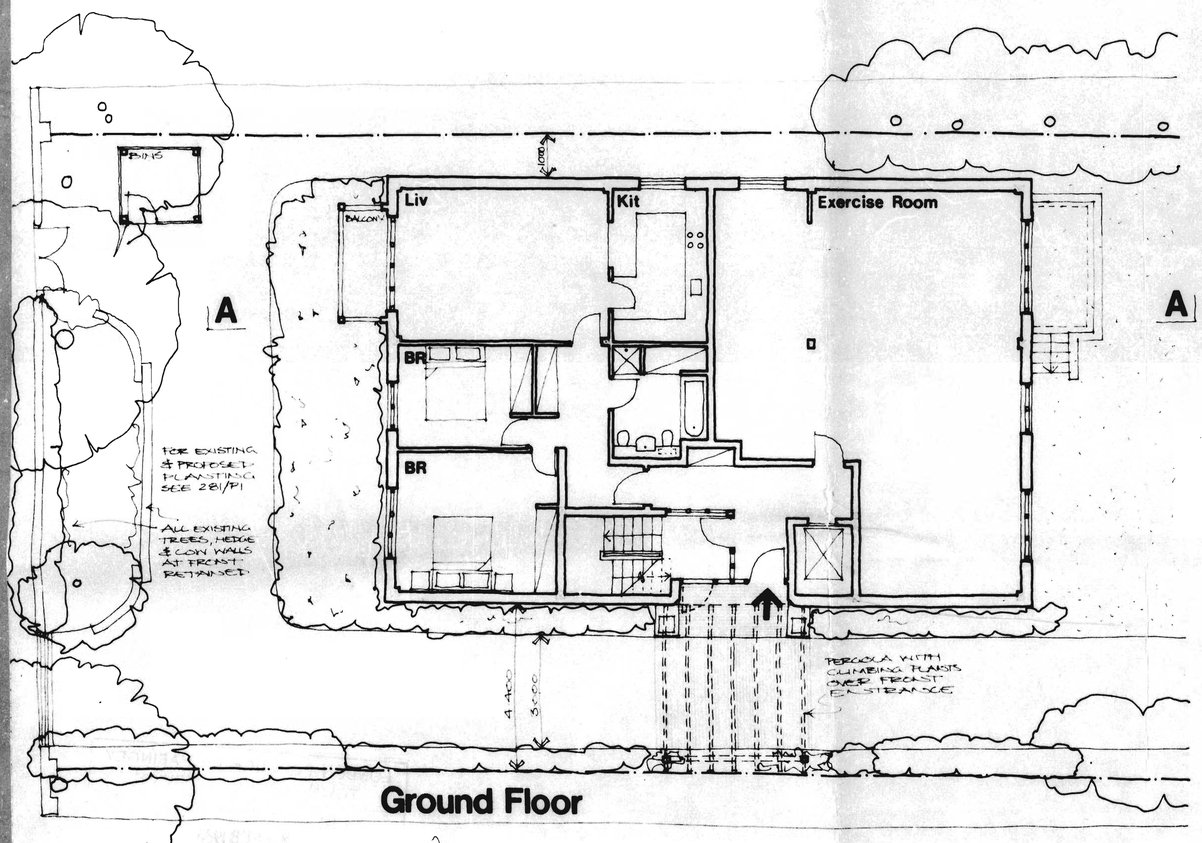
**281/P1**

Knightswood Court

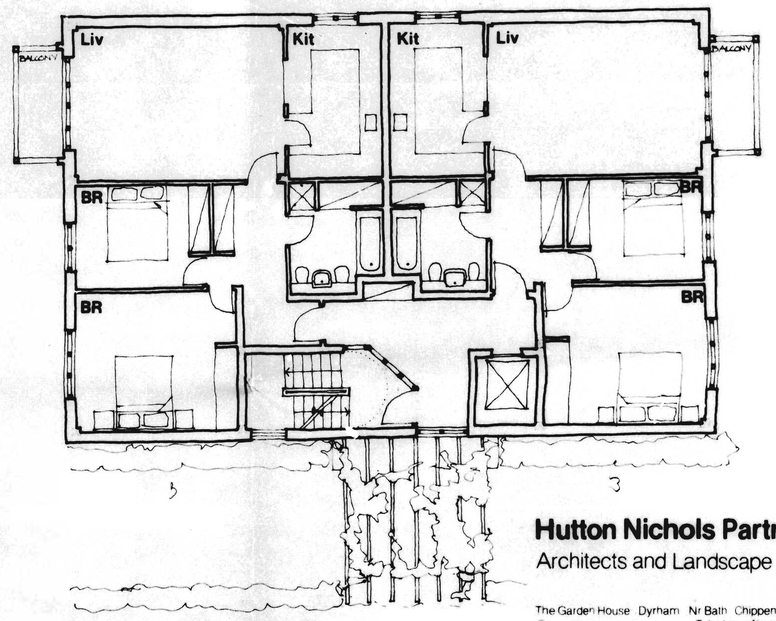



A A

## Top Floor




## Ground Floor




## Intermediate Floors

24 bed rm

Kingsmead Court

**Hutton Nichols Partnership**
Architects and Landscape Planners

The Garden House Dyrham Nr Bath Chippenham SN14 8EZ
Telephone Abson (027 582) 4126

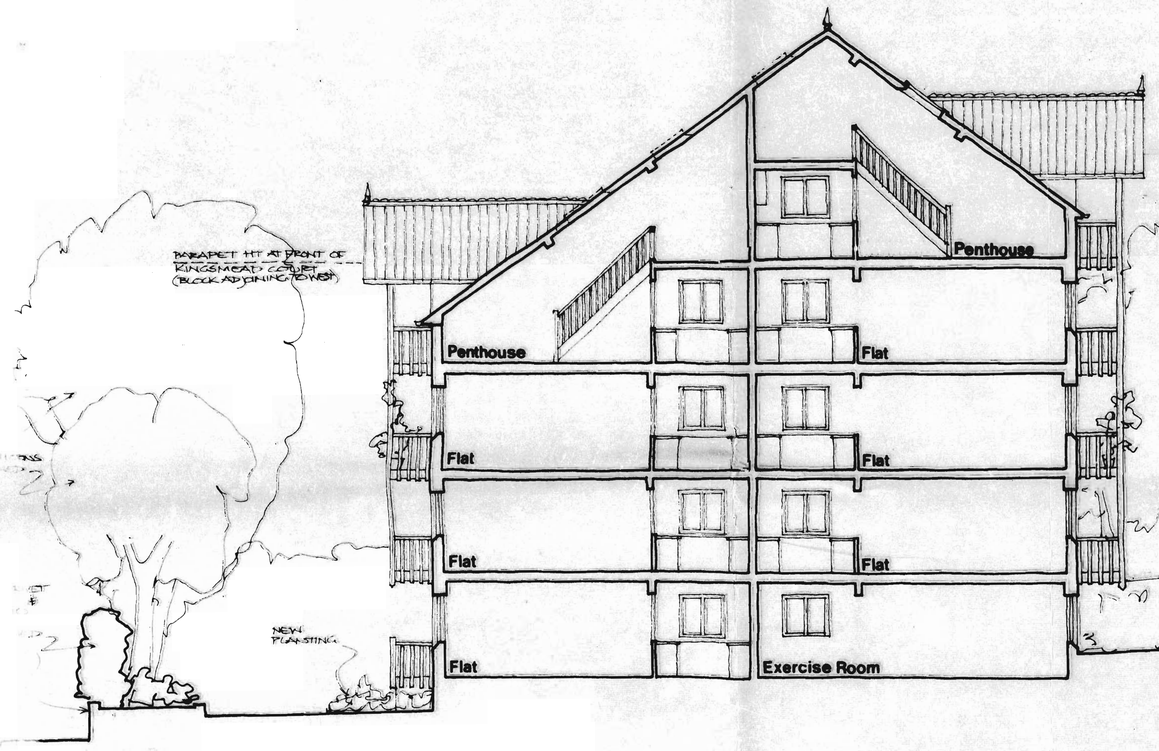
Pond House Northend Henley-on-Thames Oxon RG9 6LG
Telephone Turville Heath (0491 63) 536

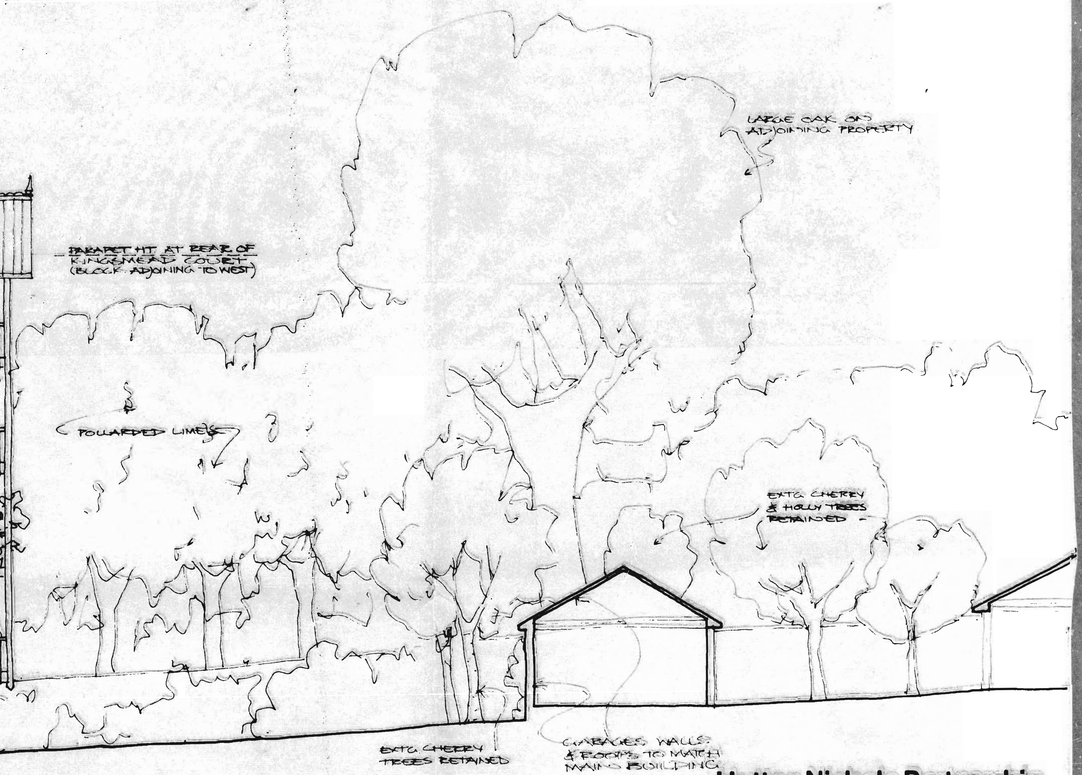
13 AVENUE RD N6

Floor Plans

1:100 JAN 86

**281/P2**




## Section A A

**Hutton Nichols Partnership**
Architects and Landscape Planners

The Garden House Dyrham Nr Bath Chippenham SN14 8EZ
Telephone Abson (027 582) 4126

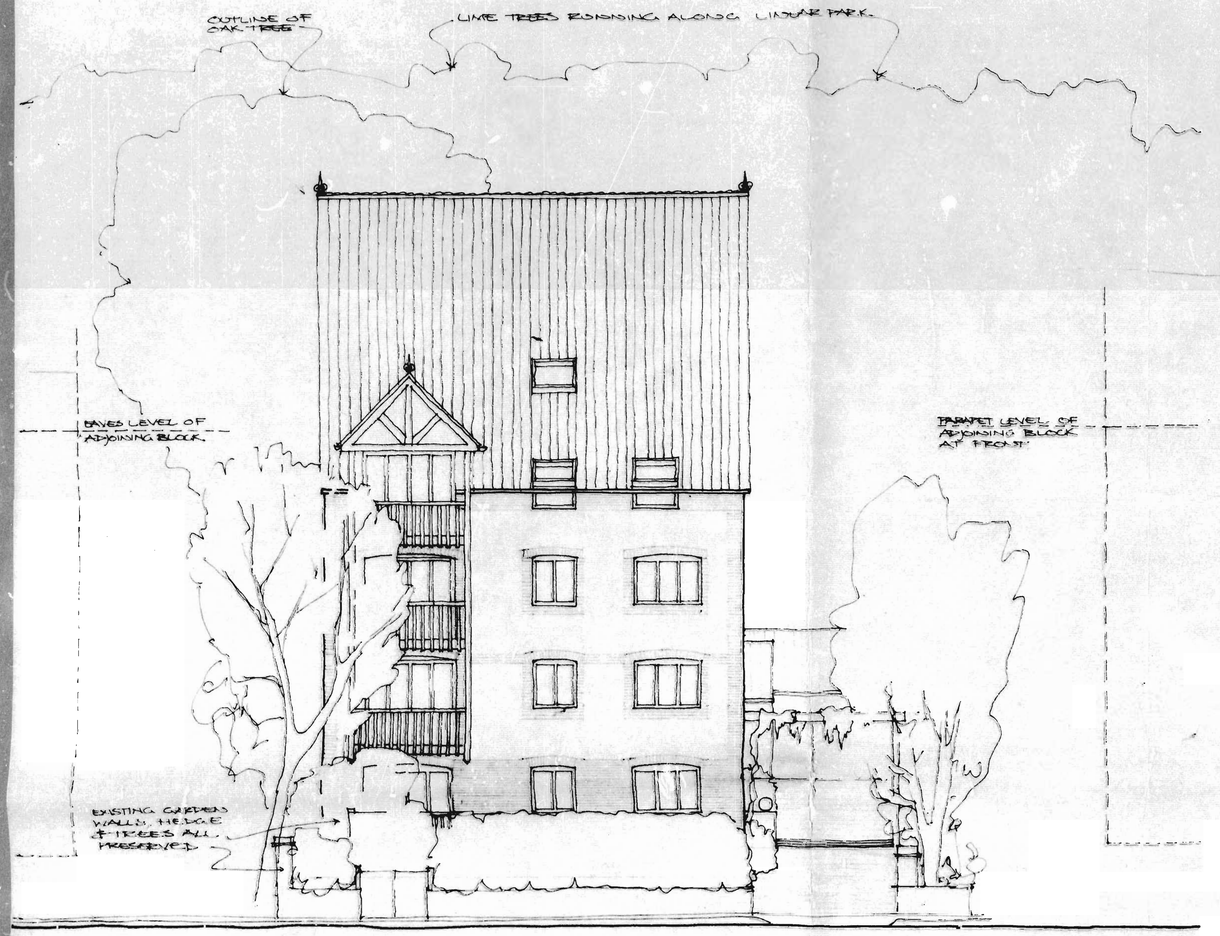
Pond House Nythend Henley-on-Thames Oxon RG9 6LG
Telephone Turville Heath (049 163) 515

13 AVENUE RD N6

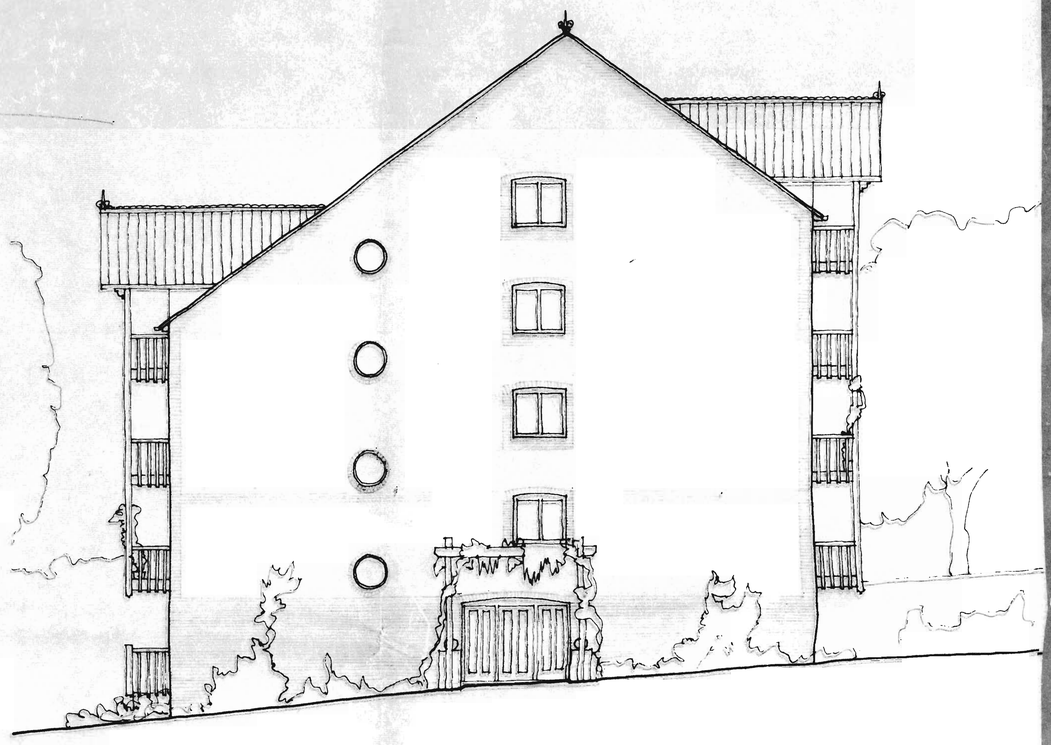
SECTION AA

1:100 JAN 86

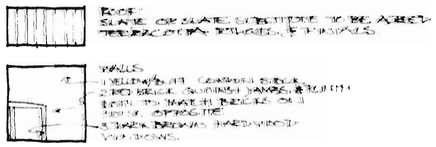
**281/P3**




## Street Elevation



## Entrance Elevation




**Hutton Nichols Partnership**
Architects and Landscape Planners

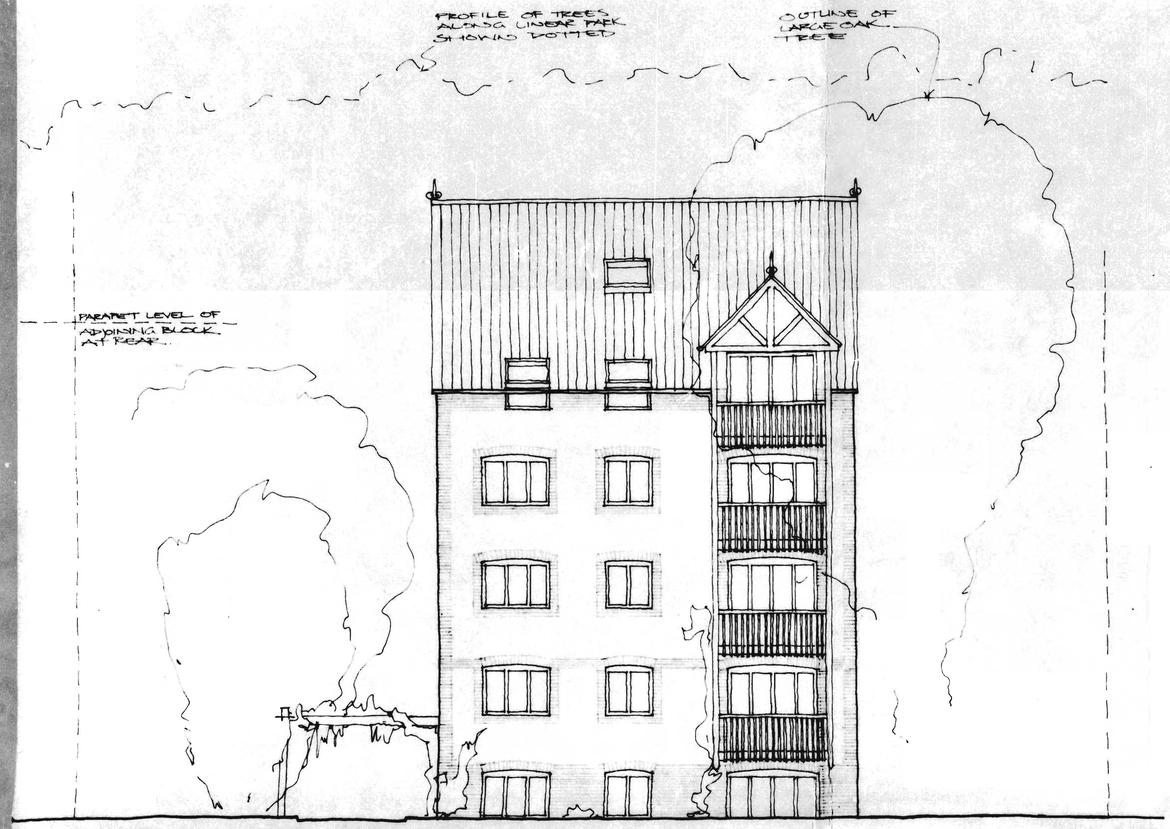
The Garden House Dyrham N Bath Chippenham SN14 8EZ
Telephone Acton (027 582) 4125

Pond House Northland Henley-on-Thames Oxon HG9 1LG
Telephone Turville Heath (049) 53 535

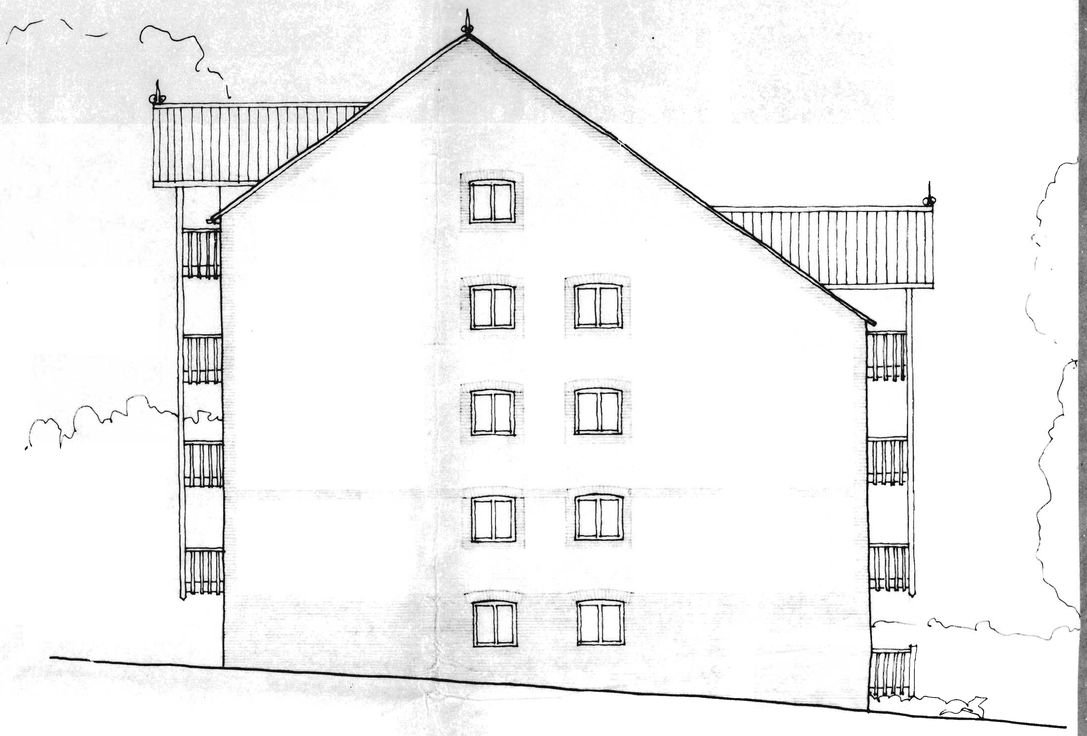
13 AVENUE RD N6

STREET & ENTRANCE ELEVATIONS

1:100 JAN 86




## Garden Elevation



## East Elevation

**Hutton Nichols Partnership**
Architects and Landscape Planners

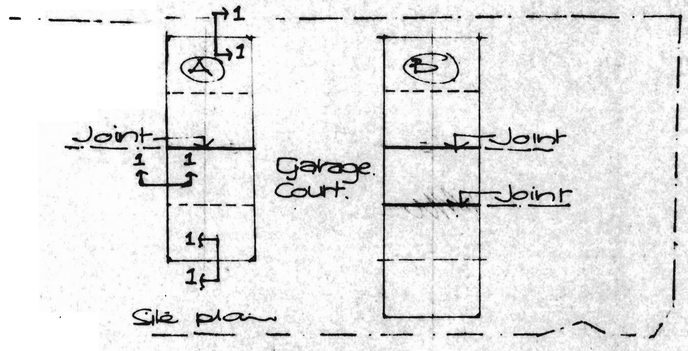
The Garden House Dyrham Nr Bath Chippenham SN14 8EZ
Telephone Abson (027 582) 4126

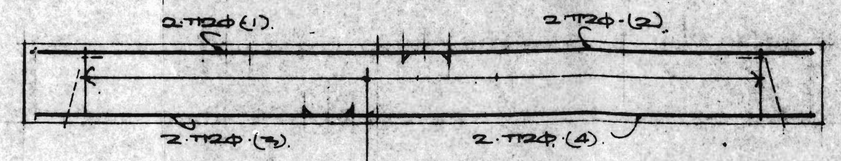
Pond House Northend Henley-on-Thames Oxon RG9 6LG
Telephone Turville Heath (0491 63) 536

13 AVENUE RD N16

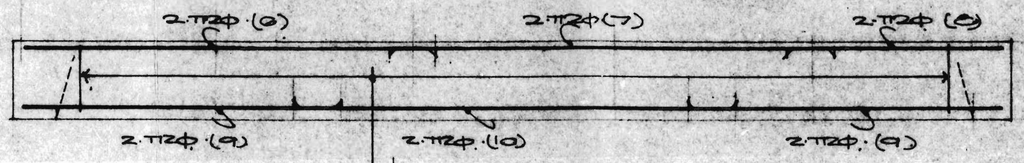
GARDEN & EAST ELEVATIONS

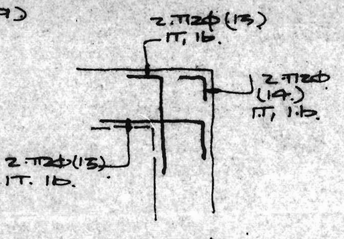
1:100 JAN 86



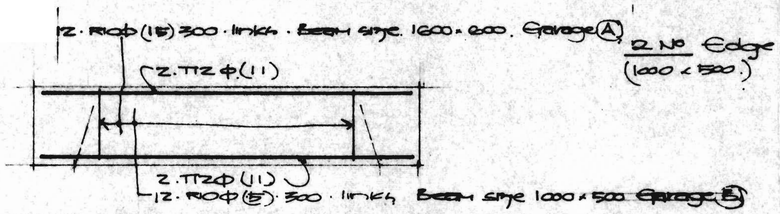




1 No. Edge beam (Long) to Garage 'A'. Size 1000 x 500 wide
1 No. Edge beam (Long) to Garage 'A' Size 1600 x 600 wide



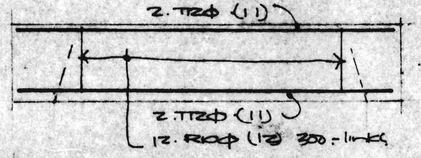




Corner bars

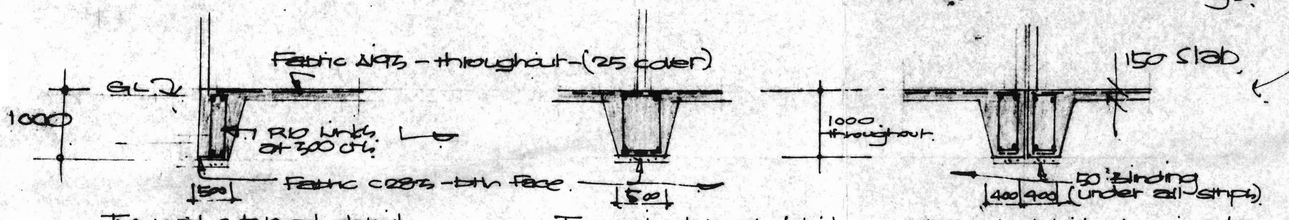



2 No. External edge beams, Garage (B)
4 No. Internal beams (2 No at Garage (A)) (2 No at Garage (B))
(1000 x 500)

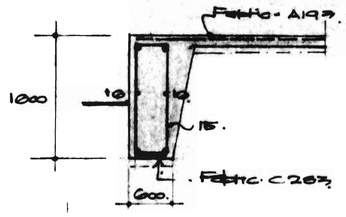
2 No Edge beams (Long) to Garage 'B'
(1000 x 500)




6 No. Internal Edge beams (in pairs) } refer to section
(1000 x 400) (beams @ joints)
(Total for both Garage)




Typical external detail
Typical internal detail
Typical detail at joints (see plan).




Section 1-1 - at Garage (A) only

- Slab laid on D.P.M. on 150 min thick sand ash blinded. Well compacted. clean granular hardcore.

RECEIVED
24 JUL 1986
Ans'd.....

NOTES

- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ARCH'S, & SPECIALISTS DRGS & SPECIFICATIONS.
- GRADE 25 CONC.
- FOR REINFT REFER TO BENDING SCHEDULE. PAGES - 6539.17/1.

| REV. | AMENDMENTS | DATE | BY |
|---|---|---|---|
| C | Section 1.1 added relating to Garage type (A) | 21st July 86 | D.T.D. |
| A | Reinft details added | 8th July 86 | DTD |

PROPOSED FLATS
13 AVENUE RD
HIGHGATE LONDON

GARAGE FOUNDATIONS


COX TURNER MORSE & PARTNERS
CONSULTING STRUCTURAL ENGINEERS
3 BROADWAY FIVE WAYS
BIRMINGHAM B15 1BQ
TEL: 021-643 1333


ARCHITECT
SCALE 1:50
DRAWN DTD
DATE

DRAWING NUMBER
6539.17c