LONDON BOROUGH OF HARINGEY

TOWN PLANNING APPLICATION

SITE 13 AVENUE ROAD, N6

30984

TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

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

FOR OFFICE USE ONLY

Fe

Cheqc ostal Order/Cash

Receipt No. Issued

Borough Ref.

Registered No. 36164

Date Received 30 5 83

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) £376 — £ NIL 15

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

Name R. SILVERSTONE

Address 13 AVENUE ROAD LONDON N6 5DJ

Tel. No. 340 1765

AGENT (if any) to whom correspondence should be sent

Name

Address

Tel. No. Ref.

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

(a) Full address or location of the land to which this application relates [redacted] 13 Avenue Rd N6

(b) Site are hectares

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

Demolition of existing house and construction of new block of 8 flats (extension of time on application 23893)

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

(e) State whether the proposal involves:–

		State Yes or No		
(i) New building(s) or extension(s) to existing building(s)			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				
(iii) Change of use			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			
	pedestrian			
(v) Alteration of an existing access to a highway	vehicular			
	pedestrian			

* Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

	State Yes or No	If Yes strike out any of the following which are not to be determined at this stage.
State whether this application is for		
(i) Outline planning permission		1 siting 2 design 3 landscaping 4 external appearance 5 means of access
(ii) Full planning permission		
(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.		If Yes state the date and number of previous permission and identify the particular condition d/ Date ..... Number ..... The condition
(iv) Consideration under Section 72 only (Industry)		

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

State: –

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

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

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

6. ADDITIONAL INFORMATION

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

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

(ii) How will foul sewage be dealt with?

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

(i) Walls .....

(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 ..... on behalf of ..... Date .....

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 ~~*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 ..... on behalf of ..... Date 12.5.84

13 AVENUE ROAD, LONDON, N6 5DJ
01-340 1765

16

7th Jan 1985

Dear Ms Britton,

As you have requested on the phone, I enclose a copy of the planning consent, together with a drawing.

I would be grateful if you could take copies and return, as they are the only ones I have.

Yours sincerely,

Roger Silverman

13 AVENUE ROAD, LONDON, N6 5DJ
01-340 1765

12th May 1985.

Ref. 1794/1049/13/3
(dated: 22 June 1981)

Dear Sirs,

I would be grateful for an extension of the above planning permission. I enclose 3 copies of form TP1 signed at Section 27 as advised by Mr. Paul Smith.

Yours faithfully,

Roger Silverman

Audrey

Please request fee

£376 please

DLC.

Borough of Haringey
Borough Planning Officer
D.W.Frith Dip.T.P. (Lond.) F.R.T.P.I. F.R.I.C.S.
Hornsey Town Hall
The Broadway Crouch End N8 9JJ
Telephone 01-340 3220

your reference
our reference DCA/SS
please contact Mrs. S. Smith

date 22nd May 1985.

R. Silverstone.
13 Avenue Road.
London.
N.6. 5DJ.

Dear Sir/Madam
Town and Country Planning Act 1971

Site: 13 Avenue Road. N.6.

I refer to your application for planning permission under the Town and Country Planning Act 1971 in respect of the above site.

I consider your application to be incomplete for the reason(s) set out in note(s) 1 below.

1. The application was not accompanied by the relevant fee. Please remit £ [illegible]
2. The fee of £ accompanying the application is insufficient. Please remit a further £
3. The application form was not signed. The appropriate line is marked with a red cross. Please sign and return.
4. Certificate 'A' is completed but not signed. The appropriate line is marked with a red cross. Please sign and return.
5. Certificate 'A' is not completed or signed. The appropriate lines are marked with a red cross. Please complete and sign the Certificate if it is appropriate. (See also Note 4)
6. If Certificate 'A' is not appropriate (you are not/your client is not the sole owner), the appropriate Certificate on the enclosed form TP1, Part II, should be completed, signed and returned to me, and the appropriate Notice served on the other interested parties.
7. The plans/drawings accompanying the application are not sufficient to identify the land to which the application relates. Please provide the required location plan.
8. There are no plans/drawings accompanying the application. The attached notes indicate what must be provided.
9.

Until you have complied with the above requirements I will be unable to give consideration to your application.

Yours faithfully

S Smith

Sharon Smith
for Borough Planning Officer

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

your reference
our reference
please contact

date

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971

Ref:

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 was received on

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 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

LONDON BOROUGH OF HARINGEY
TOWN PLANNING SERVICE

To:- The Borough Engineer & Surveyor
Hornsey Town Hall, The Broadway, N8

Date June 1985

My ref. No. 30994 GB/ [illegible]

Site: 13 Avenue Road, N6

Proposed Development: demolition of existing house and con[illegible]n of
[illegible] extension of time on approval

.....

.....

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. .....

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for Borough Engineer and Surveyor.

Borough Planning Officer

Controller of Parks

12 June 1985

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

Demolition of existing house and construction of new block of eight flats (Extension of time on application 23895).

Ref. No. HGY/ 30984

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.

22.80
4 11

Dear Sir/Madam,

Town and Country Planning Act 1971
Site:

Proposed Development:

Ref.No.HGY/

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 3290 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.SMITH
Borough Planning Officer.

The Secretary
[illegible] Court
Avenue [illegible]
Highgate
London [illegible]

[illegible] Letter

13 June 1[illegible]

Dear Sir/Madam,

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 (extension of time on application 23693)

Ref.No.HGY/ [illegible]

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.

GLS

The project of a further determination of the already granted, unconditional street and parking facilities combined with various aesthetic damages makes the proposed entirely unacceptable

Yours faithfully

Stafford Cliff

Dennis Cliff

S B CLIFF

D C SCOTT

30, Avenue Rd. GB
Heybridge
N.6.

Dear Sir/Madam,

I am writing in response to your letter Ref. No HCA/30954 which concerns a proposed development: demolition of existing house & construction of new block of eight flats.

Both my husband & myself are totally opposed to this proposal. We feel that demolishing yet another beautiful piece of architecture is totally unwarranted, especially when it is to give way to yet another block of flats, which will suit only the property developers. As it is, our road is becoming vastly overpopulated, and a small quiet road

has been turned into a 'Manchester' or 'Hyde Park' type of residential area, without the available space to contain such a population. Noise levels, cars, have all increased, which makes a mockery of the labels attached to these developments, 'luxury flats'; when the true luxury is being able to keep houses, gardens & trees standing, on a road which we chose to move into, because of its character, now fast disappearing.

Yours sincerely.

Rajanee.

RS

[illegible] Knightswood Court Residents' Association,
6, Knightswood Court,
[illegible], Avenue Road,
London, N6.

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

13th June '85.

Dear Sir/Madam,

Town and Country Planning Act 1971. Site 1, Avenue Road, N.6.
Proposed Development: Demolition of existing house and construction of new block of eight flats.

Ref: No. HGY/ 0984.

We are in receipt of your letter in respect of the above.

It is possible that some of the residents of Knightswood Court might have some objections or comments to make in respect of the above. However, as it takes time to contact sixteen lessees and collate their opinions, we are likely to exceed the fourteen day time limit mentioned in your letter.

Yours faithfully,

For and on behalf of The Knightswood Court Residents Association.

MsLONDON

6-7 Cambridge Gate London NW1 4JR
Telephone: 01-486 0155

as from: 28, Avenue Rd.
Highgate,
London N6 5DW

24.6.85.

Dear Sir/Madam,

As a resident of 28, Avenue Road I am writing to protest against the propcsed development of a block of flats on the present site of no I3, Avenue Road.

Facing as I do directly onto no. I3 my objections are obviously partly aesthetic. No. I3 is an attractive period-built family house, in an excellent state of repair and surrounded by some fine trees. It is very difficult indeed to imagine what could justify knocking it down - especially since the trees, too, would certainly suffer at the hands of developers who have shown, elsewhere in the street, how little respect they have for the environment.

There are, however, other more pressing objections to the proposed "development". Avenue Road is already seriously overcrowded, as anyone who has ever tried to park a car there at night could tell you. More importantly, the drains are already labouring under a load too great for them, and the result is several floods lasting for days at a time every winter.

On all these grounds, I very much hope that the application for development will be refused.

Yours sincerely,

Sarah Gristwood

Sarah Gristwood

Employment Publications Ltd Directors: B Pitcher F C A, I P Heals F C A, J J McCormack (Secretary)
Registered Office: 6-7 Cambridge Gate London NW1 4JR Registered No 972134 England

CB

15 Kingsmead Court,
17 Avenue Road,
London N6 5DU.
Telephone: 01-341-3515

16 June 1985

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

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.
Reference No: HGY 30984.

We refer to your letter reference GB/SG dated 12 June 1985 requesting observations/comments on the above proposed development.
We object to this development on the following grounds:

(a) The development will cause continuous noise and dust for a period of up to two years - Avenue Road has hardly been free of this for the last six years.

(b) The surface of Avenue Road is already in a very poor state of repair - the heavy construction plant and continuous deliveries from very large vehicles will produce a large degree of damage.

/2

(c) Construction of three blocks of flats in the last one years has increased the amount of on road parking to saturation point - another block can only cause more inconvenience to those residents who have no garages, and visitors generally.

(d) The volume of through traffic in Avenue Road has increased considerably during the last three years. This causes problems at peak hours due to the parked cars. Complete blockages will be inevitable when large plant is in operation during construction.

Yours faithfully

D.T. GLAYZER. MRS D.A GLAYZER.

GD

Borough Planning Officer
BOROUGH OF HARINGEY

26B Avenue Road
London N6

16th June

Dear Sir/Madam,

Proposed construction of block of flats, 13 Avenue Road
Ref. No. HGY / 30984

I wish to lodge an objection to the above proposal. This part of Avenue Road already suffers badly from flooding and drainage problems, exacerbated by recent developments; it is bad enough that residents have to put up with this now, and it can only grow worse. In addition, the road is badly congested, and despite the proposed provision of off-street parking, another residential development can only add to this problem. Also, the building of Knightswood Court in recent years has blocked a fair amount of natural light, and since the proposed building is to be in line with this, the same problem will present itself.

Yours faithfully,

ANDREW FERGUSON

BY HAND

24 Avenue Road,
Highgate,
London. N6 5DW

Your ref: GB/SG

26th June, 1985

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

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 of 12th June about the above proposed development, and to the further information kindly given to me by Mr. R. Kirby on behalf of Miss C. Britton when I called recently by appointment at your offices.

I understand that the application is by the present owner of No. 13 Avenue Road for an extension of an outline planning permission granted in June, 1981 - or, perhaps rather, a new permission on similar lines to that one, since it was valid for only three years. Although I am a resident of long standing in my own property opposite to No. 13 (a street level flat), for some reason I had no opportunity to comment on the original application. I therefore particularly appreciate this opportunity.

I wish to register my strong objection to the proposed development, and would make the following points:-

1. No. 13 appears to be a solid, well built and attractive house in a beautiful setting with many lovely trees, thus contributing a great deal to the attractiveness of the area for other residents. Although there are fairly recently erected blocks of flats on either side of it, there is plenty of space between it and these buildings. Because of this and its alignment, the house seems not to suffer any consequent lack of either light or sunshine and to remain a most desirable and sought after type of family residence. For such a house to be demolished in favour of eight modern flats seems to me to be extremely wasteful. There are very many flats in Avenue Road already, whether purpose built or 'conversions' within attractive existing houses, and family houses are very few indeed. As a result the housing situation in the road appears already to be seriously out of balance: in addition there is an excessive amount of street parking of cars (despite developers being required to provide at least the stipulated minimum of off-street parking spaces) with consequent danger to pedestrians and traffic passing through (which is very heavy at peak periods). Moreover, the addition of yet another block of modern flats, as distinct from Georgian

style houses, will lessen still further the general attractiveness of this area, which is of importance and value to existing residents.

2. If officials concerned in the Borough of Haringey consider flats to be more necessary than family houses, then it would seem preferable for No. 13 to be converted into appropriately sized flats. The flat occupants could then enjoy the beauty of the site and the general attractiveness of the area would be preserved for other residents.

3. Should it be decided to extend, or "re-grant" the outline planning permission, I would request that conditions be set with a view to preservation of the lovely old trees on the site, particularly the very beautiful pink hawthorn tree at the front of the house.

4. In the event of such outline permission being followed by submission of detailed plans by developers, I would ask that I and other local residents be given an opportunity to comment further.

Yours faithfully,

Margaret Scammell

Margaret Scammell (Miss)

G16

Independent Television News Limited

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Registered Office

Phone 01 637 2424
Telex 22101
Cables Telindep, London W1
Registered number 548641 England

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

26 Avenue Road
London N6 5DW

June 18th

ATTN. Miss G.Britton.

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

Proposed Development: demolition of existing house, construction of new block of eight flats,

REF: HGY/ 30984

With reference to your circulated letter, I would like to state that I object very strongly indeed to the above proposed development.

Despite the fact that I live on a top floor flat, the building of Knightswood Court in the past few years has blocked a great deal of light from me; I understand that the new block is to be the same height as this, and will be directly opposite. The road has terrible drainage problems caused in no little part by the present blocks of flats; with the current rise in rates it is disgraceful that we should have to live with this, and yet another residential block will only aggravate the situation.

Moreover, there is severe traffic congestion, and a considerable amount of danger: I understand that garage parking is to be provided, but additional cars backing out into a constantly blocked road will create an added hazard for all concerned.

Finally, I consider that the existing house, and all surrounding greenery, is very much in keeping with the rest of the road. I chose to live here because of the character of the neighbourhood, and I have found that Knightswood Court has already detracted from this. I believe that the proposed development will further lower the aesthetic value of the road, and as I have indicated with my other objections, I consider this a thoroughly undesirable proposal for the area.

Thank you for considering my observations.

JUDY PATTERSON

Directors:
Lord Buxton (Chairman), Alastair Burnet, Bryan Cowgill, Paul Fox, Arthur Hodgson, Alex Mair, David McCall, Paul Morton, Daniel Rebuck, Lloyd Shirley, Brian Tesler, Ronald Wesley
Robert Phillis, David Plowright,

GF

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...

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.

[illegible]

[illegible]

[illegible]

GB

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061-832 7200
Telex 668920 (evnews-g)

June 20th, 1985

Miss G. Britton
Borough of Haringey
Planning Department
Hornsey Town Hall

Ref No HGY/30984 Site: 13, Avenue Road Proposed demolition of existing house and construction of new block of eight flats.

Objectors: CASCH (Residents Association covering Avenue Rd, Stanhope Rd. Hurst Avenue, Coolhurst Rd, Shaw and Crescent Rd)

This is an excellently maintained and much improved Edwardian family home, surrounded by attractive trees and with one of the best gardens in the neighbourhood. It is one of the very few remaining on the North side of the road, which now has a large number of modern flat blocks and thus a very considerable density of population. Yet another block would further overcrowd the road, which already suffers from considerable parking and traffic flow problems and from a chronic overloading of drainage, which is particularly bad in the area of the proposed new development. Heavy rain has caused flooding directly outside No 13 and also outside Nos 26 and 28 on the opposite side, damaging gardens and flowing down the pathway onto the courts of the Coolhurst Tennis and Squash Club.

Aesthetically, No 13 is a very pleasing building, breaking up a line of flat blocks which are by no means as soundly built or as attractive. It would seem totally unnecessary to destroy it at this juncture when the road has already been overbuilt and to some extent spoilt as a very attractive residential area. The Association feels that a point has now come [illegible] where the limit has been reached, even if it might be thought that a further flat block on the North side might not make much difference. Already there are considerable problems for many residents owing to the very considerable development over the past few years.

We would add that we are also most concerned about the preservation of trees in this area, and can see no prospect of the proposed new block saving several of them round No 13, however carefully the builders proceed. We have already lost a large proportion of trees in Avenue Road, either from them being cut down for building purposes or dying as a direct result of building operations. We would emphasise that CASCH does not exist to preserve the area at all costs against proposed new development, but to fight for a good combination between the old and the new. We do not feel that the proposed development is either logical or likely to improve the neighbourhood.

GUARDIAN NEWSPAPERS LIMITED: A member of The Guardian and Manchester Evening News Group

PTO

Finally, I would like to point out that CASCH now has close on 400 members, a large number of whom have asked me, as chairman, to object to the proposed development. Many of them feel that Avenue Road is already overcrowded and increasingly uncomfortable to live in, apart from being much less attractive than it was a few years ago. We intend to fight this proposal as strongly as we can.

Yours faithfully,

Derek Malcolm

Derek Malcolm, Chairman CASCH

as from 28, Avenue Road, Highgate N6

I am sorry that this objection has been slightly delayed, but I received notice of the proposal on June 15 and it was necessary to call a meeting of the Association to discuss it before proceeding.

G12N

LONDON BOROUGH OF HARINGEY
TOWN PLANNING SERVICE

[redacted]
[redacted] Town Hall, The Broadway,

Date 12 June 1985

My ref. No. 30984 GB/SG

Site: 13 Avenue Road, N6

Proposed Development: Demolition of existing house and construction of new block of 8 flats (extension of time on application 23893).

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 8.7.85

My Ref. No. DJC/SAH/796/2A

No adverse highway comments

There is an existing 18" surface water sewe which takes water from railway ~~[illegible]~~ sketched in approx position on layout plan.

If building is approved the flow into this sewer must be catered for across site. @ 14/5/85

Your plans are returned

for Borough Engineer and Surveyor.

Knightswood Court Residents Assoc.
C/O 16 Knightswood Court
Avenue Road
London
N6

GB/MH/30984
Gillian Britton

2 August 1985

P 218

Dear Sir/Madam

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

I refer to your letter dated 25th June 1985 regarding the Town Planning application to renew the previous Outline planning approval, reference no. HGY/23893 dated 23rd June 1981, for the demolition of the existing house and the construction of a new block of eight two-bedroom flats.

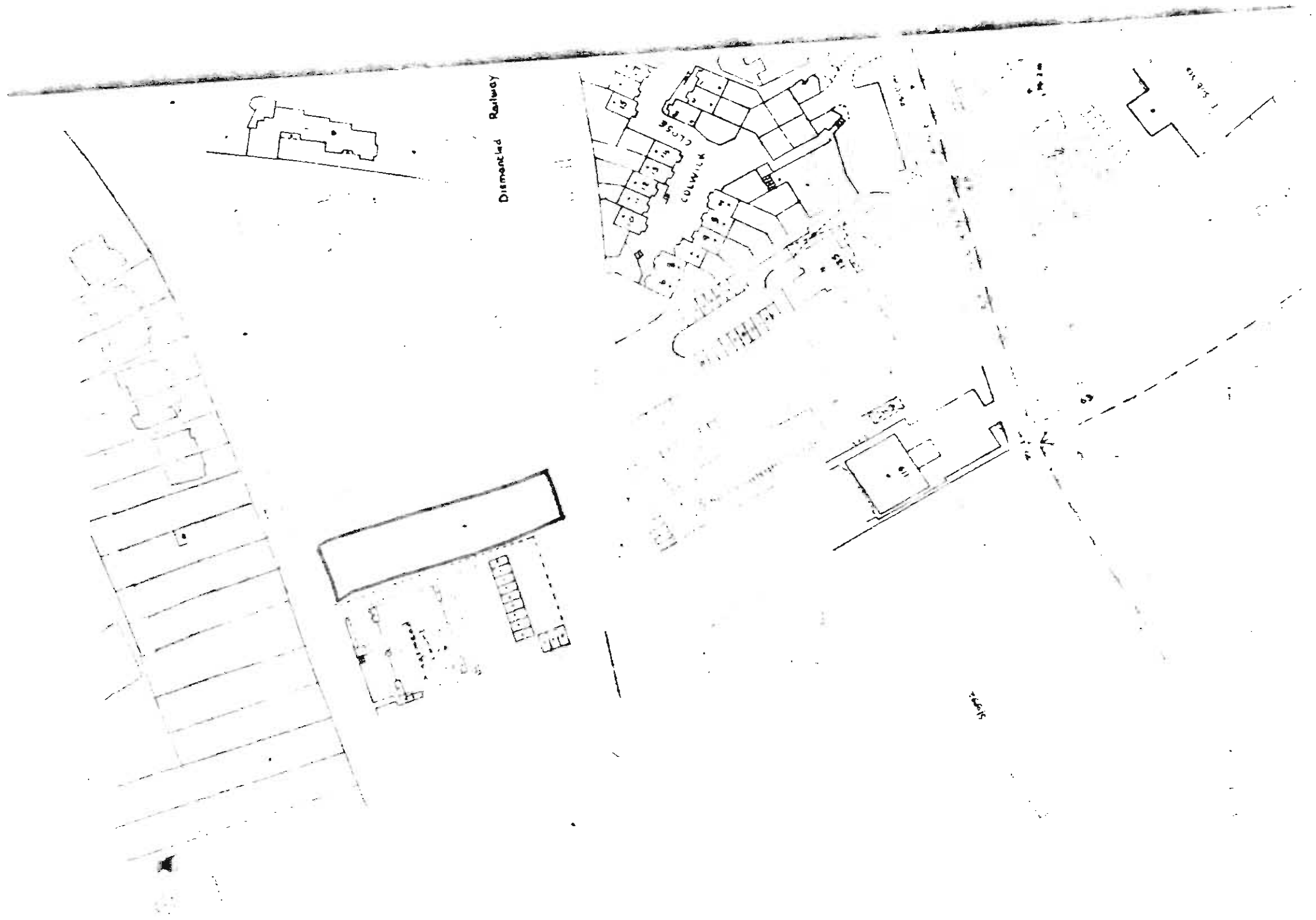
I would advise you that there is now a copy of the plan submitted with the application available for your inspection at this Department. Should you still wish to see a copy of the application and plan, please call at the Hornsey Town Hall, Broadway Annexe, The Broadway, Crouch End, N8, between the hours of 09.00 and 16.30. I regret that I cannot guarantee to be available to deal with any queries you may have unless an appointment is first made. Should you wish to discuss the application more fully with me please telephone me on 340-3220 extension 240 to arrange an appointment.

I would also advise you that the planning application will be considered by the Development Control Sub-Committee on 20th August 1985, and any further comments you may have on this application should be submitted to me in writing before that date.

Yours faithfully

G C Britton

G C BRITTON
for Borough Planning Officer


Dismantled Railway
SCOTS
COLWICK

CB

Do you understand the BE's second sentence in the drainage obs ?
I cannot see the sewer marked on plan + I am not clear what he is asking us to do.

MW 12/8

13 AVENUE ROAD, LONDON, N6 5DJ
01-340 1765

12th September 1983

Dear Sirs,

re: Planning Application dated 12.3.83. Your ref. 30984

In support of the above application I would like to make the following points:

1. 13, Avenue Road is not the last house of its kind on the south side of the road, but it is the last single house in a run of flat developments beginning at No.1, Avenue Road and extending to No.33, Avenue Road

2. An application for the development of the site was granted by you in June 1981, and since then Council policy has not apparently changed, for example with regard to the establishment of a conservation area, in relation to the south side of Avenue Road

3. Since 1978, when we took occupation of No.13, Avenue Road, you have allowed development of Nos. 15 & 17 (1979-80); No.11, Avenue Road (1981-3); and more recently No. 23 - and in each accepting a block of four stories with densities of approximately those indicated in the current application.

In view of the above three points, I respectfully submit that there are no rational grounds for the rejection of the application.

Yours faithfully,

Roger Silverstone

13 AVENUE ROAD, LONDON, N6 5DJ
01-340 1765

HARINGEY
TOWN PLANNING SERVICE
16 SEP 1985
DEPT.

Ref 30984

13th September 1985

Dear Ms Bilton

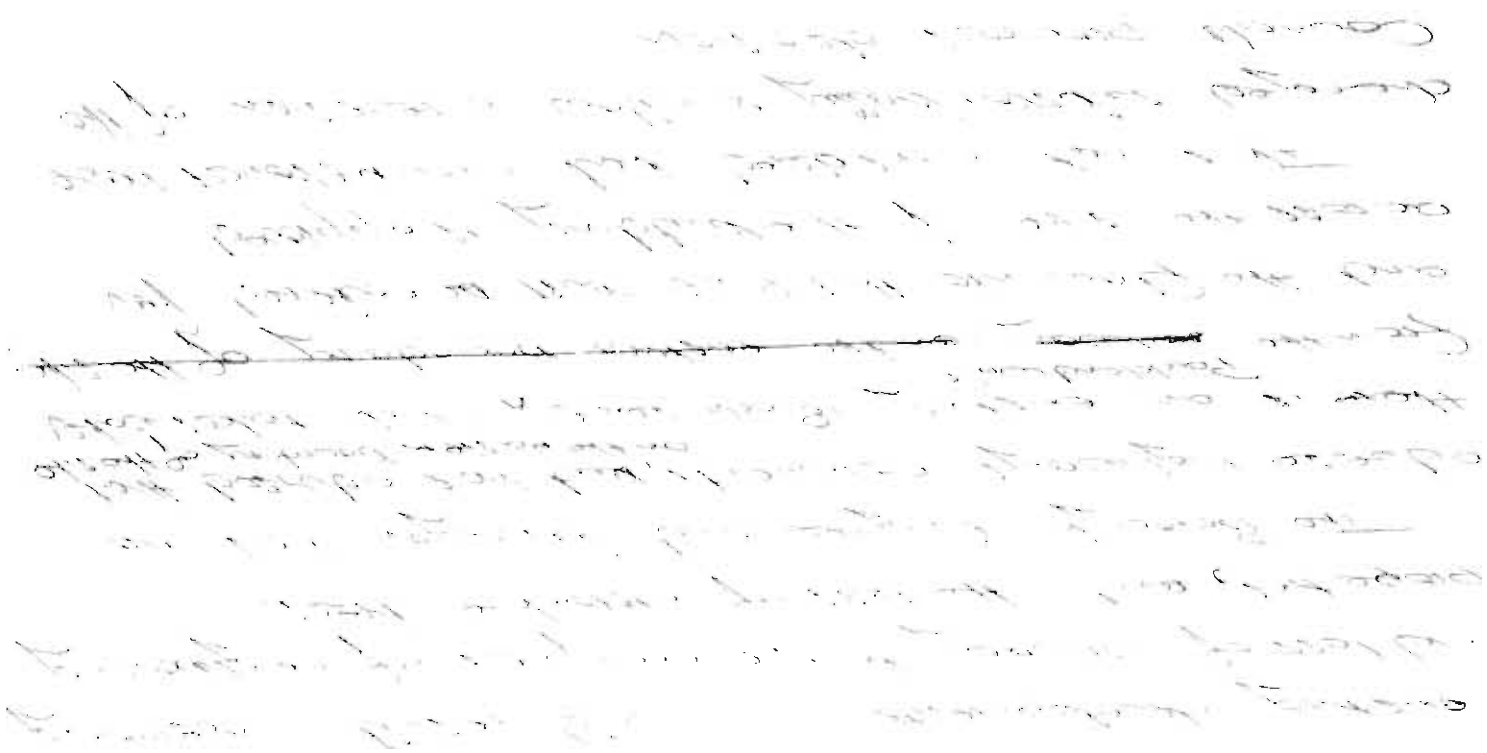
I would be grateful if you could attach the enclosed letter to my application and bring it to the attention of the Planning Committee when they meet on October 1st.

Please let me know if there is anything further I can do to help with regard to the matter.

Many thanks,

Yours sincerely,

Peggy Silverman



CHECK LIST · *Delete as appropriate

IDC Floor Space IDC No.		Existing Density hr/a Proposed Density hr/a	Parking Existing Parking Proposed
ODP Floor Space ODP No.		Proposed rooms/dwing.	Parking Standard
		IDP Plot Ratio :1 Proposed Plot Ratio :1	Leading Space Standard Leading Space Proposed
Cubic Content Existing Extension		Site Plan	*Adequate/Inadequate
		Daylighting	*Complies/Infringes
		Access	*Satisfactory/Unsatisfactory
Appearance		Overlooking	*Satisfactory/Unsatisfactory
Massing	*Satisfactory/Unsatisfactory		
Elevations	*Satisfactory/Unsatisfactory	Refuse Collection	*Satisfactory/Unsatisfactory
Materials	*Satisfactory/Unsatisfactory		
Space about bldgs.	*Satisfactory/Unsatisfactory	Aspect	*Satisfactory/Unsatisfactory
Fencing	*Satisfactory/Unsatisfactory		
Planting	*Satisfactory/Unsatisfactory	Prospect	*Satisfactory/Unsatisfactory
		Childrens Playspace @ 2m² Bedspece	*Adequate/Inadequate

INSPECTION REPORT – Date inspected

PROGRESS NOTES

(4) [illegible]

Reason To prevent the loss of [illegible] the Parkland Walk.

Informative

The Borough Engineer and Service Manager has advised that there is an existing 18" [illegible] on the eastern boundary of the site which takes water from the Parkland Walk; and the flow of this [illegible] will be allowed for under the site. Consideration will be given to this when plans are drawn up for submission of a full planning application

REPORT *Delete as appropriate

Present use [redacted]	IDP
*established/authorised/contravening	Other Plans
Site area sq. m	Floor space proposed sq. m

*Planning Standards Complies/Does not comply (density/daylighting/vehicle space/overlooking/nonconforming use/ . . . . .)

*Adjoining occupier/owners Not consulted/ 37 consulted, 2 objected/ 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 / [redacted] PERMISSION / APPROVAL / CONSENT

in accordance with drawings Regd. No HGY/

(Applicants Nos.

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

RECOMMENDATION AGREED		
	BPO	DBPO
PANEL		
DELEGATION		

BOROUGH OF HARINGEY

TOWN PLANNING SERVICE

Delete as appropriate

REGISTER NO			STREET REF	PROPERTY NO.	APP NO.
GRID REF.	EASTING	NORTHING			
O.S. SHEET NO:					

LOCATION:

PROPOSAL:

Type of Application: 01

Type of Applicant

AGENT

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

APPLICANT

Passed to D.C.

Council Proposals.

ROAD CLASS'N Trunk/Met.A/Met.B/Borough	Conservation Area * YES/NO	T.P.O. * YES/NO
Application Dated	Application Received 30	D.C. Officer

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

IDP ZONING — See Page Two

TYPE OF DEVELOPMENT — PIPS CODE - 02

SITE AREA [NET 1113 / RESIDENTIAL ~~1220~~ 1220] m^2

DENSITY EXISTING & PROPOSED See Page Three — 262

PARKING EXISTING & PROPOSED See Page Three — 8

OVERLAP * ~~YES~~/NO

ENFORCEMENT * ~~YES~~/NO

PASSED TO GROUP LEADER

DECISION MAKER * ~~Minister/Council/Officer~~/DCP/~~BPO~~

PASSED TO BPO/DBPO

PANEL DATE

DATE OF DECISION 10/05/93

DECISION NOTIFIED TO CORRESPONDENTS

CONDITIONS (YES/NO

DISTRICT

PERMISSION ENDS

Public Advert. Necessary * YES/NO

Date to BS & S

Date Published

	1	2	3	4	5	6	
Existing Uses	1 R.S.						
* Floor/Site Area							m^2
Proposed Uses	1 R.S.	2	3	4	5	6	
* Floor/Site Area							m^2

EXISTING HOUSES BY NO. OF ROOMS:

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

EXISTING FLATS BY NO. OF ROOMS:

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

PROPOSED HOUSES BY NO. OF ROOMS:

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

PROPOSED FLATS BY NO. OF ROOMS:

1 room	2 room	3 room	4 room	5 room	6 room	7 room	Not known
			8				

DATE COMMENCED

DATE COMPLETED

33. CROUCH END

13 AVENUE ROAD, N.6. (Appl.received 30.5.85) Ref.No.30984

Proposal: Demolition of existing house and construction of new block of eight 2-bedroom flats (Renewal of previous consent Ref.HGY/23893) (Outline)

Present Use: Residential (authorised)

20 AUG 1985

Site Area: 1168 sq.m.

Adjoining occupiers/owners: 37 consulted, 8 objections together with objections received from Knightswood Court Residents Association and CASCH Residents Association.

INSPECTION REPORT: Outline planning approval was granted on the 23 July 1981 for the domolition of the existing house and the construction of a new block of eight 2-bedroom flats. The details pursuant to this approval have not to date been submitted to my department for approval. The planning permission has therefore lapsed. The current application has been submitted to renew this previous consent.

The objectors are of the opinion that the existing Edwardian family dwelling surrounded by attractive trees is aesthetically pleasing and has one of the best gardens in the neighbourhood. It is one of the few remaining houses on the south side of this road which now contains a large number of modern flat blocks. Yet another block would add to the existing high density and would exacerbate the existing parking problems and generate more traffic on this busy road. The objectors are concerned that the proposal is out of character with existing developments and would result in overlooking and loss of privacy to the occupiers of neighbouring properties, and the loss of attractive trees.

The Borough Engineer and Surveyor has no adverse highways comments, but has advised that there is an existing 18inch sewer on the eastern boundary of the site which takes water from the Parkland Walk and the flow into this sewer must be catered for across the site if the building is approved.

It is not considered that circumstances have changed substantially to allow a reversion of the Council's previous decision.

RECOMMENDATION: GRANT PERMISSION in accordance with drawings Regd.No. HGY/30984 subject to the following conditions:

1. 1 (Detail Drawings Required)
2. 2 (Compliance with details)
3. 48 (Details within 3 years)
4. 37 (Retention of Garages and Parking Spaces)
5. 38 (Trees to be retained)

6. 39 (Surrounds & Planting)

7. That no development shall take place within 10 metres from the rear boundary of the site along the Parkland Walk.

Reasons: 1.& 2. 2.

7. To protect the visual and natural amenities of the Parkland Walk.

Informative: The Borough Engineer and Surveyor has advised that there is an existing 18 inch water sewer on the eastern boundary of the site which takes water from the Parkland Walk; and the flow of this sewer must be catered for across the site. Consideration must be given to this when detailed plans are drawn up for submission of a full planning application.

[illegible] CONTROL SUB-COMMITTEE

[illegible] AUGUST 1995

[illegible] OF VARIATIONS FROM RECOMMENDATIONS ETC ACTION

[illegible] PS

[illegible] Ref 31107

[illegible] at applicant's request

ITEM [illegible] - NEAR OF 2-26, FORTIS GREEN ROAD, N10 / PS

[illegible] PLACE, - Ref 31146

[illegible] - Condition 3 omitted

ITEM 8 - 41 BEECH DRIVE, N2 - Ref 30274 PS

[illegible] - injurious to amenity, height, depth and bulk, difference in levels between properties resulting in loss of daylight and sunlight, overshadowing and overbearing.

ITEM 9 - 26 VARTRY ROAD, N15 Ref 31155 PT

[illegible] - Extra condition - Any building not to exceed two storeys in height, [illegible] of landscaping to be submitted

[illegible] HIGH ROAD N17 Ref 31126 PT

[illegible] granted 1 year, Site to be kept tidy [illegible] not to be obstructed

ITEM 15 - 17-19, WEST GREEN ROAD N15 - Ref 31121 PT

[illegible] for architects to redesign

[illegible], ROSEBERY GARDENS, N8 - Ref 30934 PS

[illegible] for spiral staircase to be [illegible].

ITEM 18 - 56 WOODFIELD WAY N11 Ref 31092 RK/G

[redacted] granted

ITEM 9 - 79 TUDOR GARDENS, ROAD N17 Ref LA31195 PT

[illegible] Information [illegible]
[illegible] site to be found

ITEM [illegible] HAROLD ROAD, N15 Ref 30637 PT

[illegible] Conditions 5 to read 'shall not
[illegible]'

ITEM 23, 5-7 QUEENS AVENUE N10 - Ref 31164

Withdrawn

ITEM 23 - 26, SOUTHWOOD AVENUE N6 - Ref 30457 PS

Deferred until next meeting. Objection not present.

ITEMS 30, 31 AND 32 - BISHOPS LODGE, (OCC)
QUEENS AVENUE, N6 Ref 30594, 30709 AND 31184 PS

Applications deferred until 1st October 1985
to allow members to visit the site.

ITEM [illegible] - 13 AVENUE ROAD N6 Ref [illegible] PS

Deferred for members to visit the site

ITEM 34 - 22 CRESCENT ROAD, N8 Ref 31018 PS

Granted to be commenced within 3 years,
[illegible] to be approved by Environmental
[illegible] Service

ITEM [illegible] - GRANT AID TO AREAS AND BUILDINGS OF GC
[illegible] TECTURAL AND HISTORIC INTERESTS

[illegible] application agreed. Section 1 referring to

[illegible] to Haringey Buildings Preservation Trust'
[illegible] until next meeting to allow enough
[illegible] without vested interest to be present
[illegible]

David Cope
21 August 1985

CASCH
Derek Malcolm
Chairman CASCH
28 Avenue Road
London
N6

GB/MH/30984
G C Britton

24 September 1985

Dear Sir

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

I refer to your letter dated 20th June 1985 on behalf of the CASCH (Residents Association covering Avenue Road, Stanhope Road, First Avenue, Coolhurst Road and Crescent Road) objecting to the Town Planning application to demolish the existing house at the above address and the construction of a new block of eight two bedroom flats.

I would advise you that this application will be reported to the Development Control Sub-Committee on 1st October 1985. This meeting is open to the public to attend and therefore should any of your Members wish to attend the meeting they may. The meeting is held at the Civic Centre, High Road, Wood Green, London, N22 and commences at 6.45pm. They may, at the discretion of the Chair, address the Committee. Should you or they wish to reserve your/their right to speak on this matter please contact Ms J Bott (Committee Clerk) on telephone number 881-3000.

Yours faithfully

G C BRITTON
for Borough Planning Officer

Knightswood Court Residents Assoc.
M Oddi
16 Knightswood Court
Avenue Road
London
N6

GB/MH/30904
G C Britton

24 September 1985

Dear Sir/Madam

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

I refer to your letter dated 25th June 1985 on behalf of the Knightswood Court Residents Association, objecting to the current Town Planning application to demolish the existing house at the above address and erect a new block of eight two bedroom flats.

I would advise you that this application will be reported to the Development Control Sub-Committee on 1st October 1985. This meeting is open to the public and therefore any Members of the Residents Association may attend. The meeting is held at the Civic Centre, High Road, Wood Green, N22, and commences at 6.45pm. You or other Members may, at the discretion of the Chair, address the Committee on this matter. Should you or they wish to reserve your/their right to speak please contact Ms J Rolt (Committee Clerk) on telephone number 881-3000.

Yours faithfully

G C BRITTON
for Borough Planning Officer

Letter sent to:

Mr R G Binns, 26a Avenue Road, London, N6 5DW
Miss M Scammell, 24 Avenue Road, London, N6 5DW
G Patterson, 26 Avenue Road, London, N6 5DW
Mr A Ferguson, 26c Avenue Road, London, N6 5DW
Mr & Mrs Glayzer, 15 Kingsmead Court, 17 Avenue Road, London, N6 5DU
Sarah Gristwood, 28 Avenue Road, London, N6 5DW
J C Scott, 28 Avenue Road, London, N6 5DW
The Occupier, 30 Avenue Road, London, N6

Ref: GB/MH/30984
Contact: G C Britton

24 September 1985

Dear Sir/Madam

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

I refer to the consultation letter sent to you on 12th June 1985 advising you of the receipt of a Town Planning application for the demolition of the existing house at the above address and the construction of a new block of eight flats, and to your subsequent letter of objection.

I would advise you that this application will be reported to the Development Control Sub-Committee on 1st October 1985. This meeting is open to the public and therefore you may if you wish attend. The meeting is held at the Civic Centre, High Road, Wood Green, N22 and commences at 8.45pm. You may, at the discretion of the Chair, address the Committee. Should you wish to reserve your right to speak please contact Ms J Bott (Committee Clerk) on telephone number 881-3000.

Yours faithfully

G C BRITTON
for Borough Planning Officer

Mr. R. Silverstone,
13, Avenue Road,
London, N6 5DJ.

GB/30984/JAN

23 September 1985

Dear Sir,

Town and Country Planning Act 1971
13, Avenue Road, London, N6 5DJ.

I refer to our telephone conversation shortly after the Development Control Sub-Committee of the 10 August 1985 and to your subsequent letter dated 13 September 1985 in connection with your current outline planning application to demolish the above property and erect a new block of flats.

I would confirm that your application shall be reported to the Development Control Sub-Committee on the 1 October 1985. This meeting is open to the public to attend, is held at the Civic Centre, Wood Green, N22. and commences at 6.45pm. You may, at the discretion of the Chair, address the Committee. Should you wish to reserve your right to speak please contact Ms. Jayne Bott, Committee Clerk), telephone 881-3000.

Yours faithfully,

G.C. Britton
for Borough Planningh Officer.

4: CROUCH END

13 AVENUE ROAD, N.6. (Appl.received 30.5.85) Ref.No.30984

This item was deferred from the Meeting of 20/3/85 to enable Members to visit the site.

Proposal: Demolition of existing house and construction of new block of eight 2-bedroom flats (Renewal of previous consent Ref.HGY/23893) (Outline)

Present Use: Residential (authorised)

01 OCT 1985

Site Area: 1168 sq.m.

Adjoining occupiers/owners: 37 consulted, 8 objections together with objections received from Knightswood Court Residents Association and CASCH Residents Association.

INSPECTION REPORT: Outline planning approval was granted on the 23 July 1981 for the demolition of the existing house and the construction of a new block of eight 2-bedroom flats. The details pursuant to this approval have not to date been submitted to my department for approval. The planning permission has therefore lapsed. The current application has been submitted to renew this previous consent.

The objectors are of the opinion that the existing Edwardian family dwelling surrounded by attractive trees is aesthetically pleasing and has one of the best gardens in the neighbourhood. It is one of the few remaining houses on the south side of this road which now contains a large number of modern flat blocks. Yet another block would add to the existing high density and would exacerbate the existing parking problems and generate more traffic on this busy road. The objectors are concerned that the proposal is out of character with existing developments and would result in overlooking and loss of privacy to the occupiers of neighbouring properties, and the loss of attractive trees.

The Borough Engineer and Surveyor has no adverse highways comments, but has advised that there is an existing 18inch sewer on the eastern boundary of the site which takes water from the Parkland Walk and the flow into this sewer must be catered for across the site if the building is approved.

It is not considered that circumstances have changed substantially to allow a reversion of the Council's previous decision.

RECOMMENDATION: GRANT PERMISSION in accordance with drawings Regd.No. HGY/30984 subject to the following conditions:

1. 1 (Detail Drawings Required)

2. 2 (Compliance with details)

3. 48 (Details within 3 years)

4. 37 (Retention of Garages and Parking Spaces)

5. 38 (Trees to be retained)

* see letter dated [illegible] for further conditions & information.

J C Scott
28 Avenue Road
Highgate
London N6 5DW

GD/JC
Miss G Britton

14 October 1985

Dear Sir or Madam

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

Proposed Development: Demolition of existing house and construction of new block of eight 2 bedroom flats (renewal of previous consent, ref. HGT/23893)

Ref. P/23893

I refer to previous correspondence concerning an application for permission under the Town and Country Planning Act 1971 in respect of the above proposed development.

In considering this application the Council gave very careful consideration to your comments but nevertheless decided to grant permission subject to the conditions set out in the attached schedule.

Thank you for the interest you have taken in this matter.

Yours faithfully

D W Potts
Borough Planning Officer

Encl:

Mr A Ferguson
26b Avenue Road
Highgate
London N6

CB/SC
M^rs C Britton

14 October 1985

Dear Sir or Madam

Town & Country Planning Act 1971
Site:

Proposed development: 26 Avenue Road, N6

Demolition of existing house and construction of new block of flats 7/bedroom flats (renewal of previous consent, ref. HGY/23893)

I refer to previous correspondence concerning an application for permission under the Town and Country Planning Act 1971 in respect of the above proposed development.

In considering this application the Council gave very careful consideration to your comments but nevertheless decided to grant permission subject to the conditions set out on the attached schedule.

Thank you for the interest you have taken in this matter.

Yours faithfully

I W PRICE
Borough Planning Officer

Encl:

The Occupier
30 Avenue Road
Highgate
London N6

GB/SG
Miss G Britton

14 October 1985

Dear Sir or Madam

Town & Country Planning Act 1971
Site:

13 Avenue Road, N6

Proposed Development:

Demolition of existing house and construction of new block of eight 2 bedroom flats (renewal of previous consent, ref. HGY/23893)

Reference: 30984

I refer to previous correspondence concerning an application for permission under the Town and Country Planning Act 1971 in respect of the above proposed development.

In considering this application, the Council gave very careful consideration to your representations but nevertheless decided to grant permission subject to the conditions set out in the attached schedule.

Thank you for the interest you have taken in this matter.

Yours faithfully

D W FEIST
Borough Planning Officer

Encl:

Knightswood Court Residents Association
M Oddi
16 Knightswood Court
Avenue Road
London N6

GD/DC
Miss C Britton

14 October 1985

Dear Sir or Madam

Town & Country Planning Act 1971
Site:

Proposed development at 13 Avenue Road, N6

Demolition of existing house and construction of new block of eight 2 bedroom flats (renewal of previous consent, ref. HGY/23893).

I refer to my previous communication concerning an application for permission under the Town and Country Planning Act 1971 in respect of the above proposed development.

In considering this application the Council gave very careful consideration to your comments but nevertheless decided to grant permission subject to the conditions set out in the attached schedule.

Thank you for the interest you have taken in this matter.

Yours faithfully

D SMITH
For Area Planning Officer

Encl:

Ms S Cristwood
28 Avenue Road
Highgate
London N6 5DW

Dear Sir or Madam

Town and Country Planning Act 1971
Site:

Proposed development at 13 Avenue Road, N6

Demolition of existing house and construction of new block of eight flats (2 bedroomed) - renewal of previous consent, ref. HGY/23893)

I refer to previous correspondence concerning an application for permission under the Town and Country Planning Act 1971 in respect of the above proposed development.

In considering this application the Council gave very careful consideration to your comments but nevertheless decided to grant permission subject to the conditions set out in the attached schedule.

Thank you for the interest you have taken in this matter.

Yours faithfully

D W Faith
Borough Planning Officer

Encl:

Mr & Mrs Glayzer
15 Kingswood Court
17 Avenue Road
Highgate
London N6 5DU

GB/SC
Miss G Britton

14 October 1985

Dear Sir or Madam

Town & Country Planning Act 1971
Site:

Proposed Development:

25 Avenue Road, N6

Demolition of existing house and construction of new block of 8 2-bedroom flats (renewal of previous consent, ref. HGY/23893).

Ref. No:

30984

I refer to previous correspondence concerning an application for permission under the Town and Country Planning Act 1971 in respect of the above proposed development.

In considering this application the Council gave very careful consideration to your comments but nevertheless decided to grant permission subject to the conditions set out in the attached schedule.

Thank you for the interest you have taken in this matter.

Yours faithfully

D W PRITT
Borough Planning Officer

Encl:

Mrs D Malcolm
Chairman, CASCH
28 Avenue Road
Highgate
London N6

GB/SG
Miss G Britton

14 October 1985

Dear Sir or Madam

Town & Country Planning Act 1971
Site:

Proposed development: 43 Avenue Road, N6

Demolition of existing house and construction of new block of eight flats (2 bedroomed) - renewal of previous consent, ref. HGY/23893.

I refer to previous correspondence concerning an application for permission under the Town and Country Planning Act 1971 in respect of the above proposed development.

30984

In considering this application the Council gave very careful consideration to your comments but nevertheless decided to grant permission subject to the conditions set out in the attached schedule.

Thank you for the interest you have taken in this matter.

Yours faithfully

D W FRITH
Borough Planning Officer

Encl:

Mr R G Binns
26a Avenue Road
Highgate
London N6 5DW

CB/3G
Miss G Britton

14 October 1985

Dear Sir or Madam

Town & Country Planning Act 1971
Site:

Proposed: 26a Avenue Road, N6

Demolition of existing house and construction of new block of eight 2 bedroom flats (renewal of previous consent, ref. HGY/23093)

I refer to previous correspondence concerning an application for permission under the Town and Country Planning Act 1971 in respect of the above proposed development.

In considering this application the Council gave very careful consideration to your comments but nevertheless decided to grant permission subject to the conditions set out in the attached schedule.

Thank you for the interest you have taken in this matter.

Yours faithfully

D W FRITH
Borough Planning Officer

Encl:

Miss M Scammell
24 Avenue Road
Highgate
London N6 5DW

GB/SC
Miss C Britton

14 October 1985

Dear Sir or Madam

Town Country Planning Act 1971
Site:

Proposed 13 Avenue Road, N6

Demolition of existing house and construction of new block of eight 2 bedroom flats (renewal of previous consent, ref. HGY/23893)

I refer to previous correspondence concerning an application for permission 30984 under the Town and Country Planning Act 1971 in respect of the above proposed development.

In considering this application the Council gave very careful consideration to your comments but nevertheless decided to grant permission subject to the conditions set out in the attached schedule.

Thank you for the interest you have taken in this matter.

Yours faithfully

D W Hill
Borough Planning Officer

Encl: