LONDON BOROUGH OF HARINGEY

TOWN PLANNING APPLICATION

SITE 86 Avondale Rd N15

21912

TOWN AND COUNTRY PLANNING ACT 1971

APPLICATION FOR PLANNING PERMISSION

IN GREATER LONDON

105/30/1
21912
£ 2.80

1 APPLICANT

Name Y. Rogers

Address 3 Northchurch Rd
London N.1

Tel. No.

Agent

Name R. S. Breen

Address 15 Friern Barnet Lane
London N.11

Tel. No.

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) Full address or location of the land to which this application relates (including site area if known)

25 Northchurch Rd. N.1

(b) Brief description of proposed development, including purpose(s) for which any building and/or land is to be used

[illegible] OF EXISTING FLATS

(c) State whether applicant for any adjoining land and if so, give location

N/A

(d) State whether the proposal involves

	State Yes or No	
(i) New building(s)	No.	If "Yes" state gross floor area of proposed building(s). m²/sq ft*
		If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats
(ii) Alterations	Yes	
(iii) Change of use	?	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/acres/m²/sq ft*
(iv) Construction of a new access to a highway	vehicular	
	pedestrian	
(v) Alteration of existing access to a highway	vehicular	
	pedestrian	

*Please delete whichever is inapplicable

3. PARTICULARS OF APPLICATION

State which of the following matters are not to be considered at this stage of development approval

1 siting
2 design
3 external appearance
4 means of access

State Yes or No

(i) Outline planning permission ..... No.

(ii) Full planning permission ..... Yes.

(iii) Renewal of a temporary permission or permission for retention of buildings or continuance of use without complying with a condition subject to which previous permission was granted

If "Yes" state the date and number of previous permission

Date

No.

(iv) Consent required by Tree Preservation Order

No

(v) Consent required by Advertisement Regulations

No

PART I

4 [illegible] TWO FLATS RESIDENTIAL.

(b) If vacant, the [illegible] period of [illegible]

5 ADDITIONAL INFORMATION

(a) Is the application for industrial, office, wholesale, storage or shopping purposes? — State Yes or No: No — If 'Yes', complete Part III of this form

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

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

6. PLANS

List of drawings and plans submitted with the application: PLANS.

Note: *The proposed means of enclosure and of access to the site, the materials and colour of the walls and roof, landscaping details etc should be clearly shown on the submitted plans, unless the application is in outline only*

I/We hereby apply for

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

OR *(b) planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described on this application and the accompanying plans.

*Delete whichever inapplicable

Signed R St Dawson. on behalf of F C Boggis. Date February 1st 80

Note: *An appropriate certificate must accompany this application unless you are seeking approval to reserved matters – see General Notes. The following certificate will be appropriate if at the beginning of the period of 20 days before the date of the application you were the owner of all the land*

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

I hereby certify that:–

Certificate A *

(for use where the applicant is a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years)

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

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

*2. The applicant has / has not 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 of Tenant	Address	Date of service of notice

Signed R St Dawson

*On behalf of F C Boggis.

Date February 1st 80

*Delete where inappropriate

(a)

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 [redacted],

TOWN AND COUNTRY PLANNING ACT 1971

Ref [redacted]

16 Ilvondale Road N15

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 [redacted] was received on [redacted]

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 [redacted] 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


318
319
Oakwood Laundry
COLINA MEWS
COLINA ROAD
CONWAY ROAD
HARRINGAY ROAD
GLENWOOD ROAD
AVONDALE ROAD
Coliseum
Salisbury Hotel
Salisbury
WOODLANDS PARK ROAD
Southdown Villas
SALISBURY ROAD
Salisbury Mansions
Salisbury Parade
GREEN LANES
BM 60.74
BM 55.24
FW
LB

SUBDIVISION OF HOUSES

Check List (to be attached to and completed for each application)

1. FACTORS RE PRINCIPLE OF SUBDIVISION

			Minimum for Subdivision
1.1	Frontage between party walls	16'0"	4.9m/16'0"
1.2	Back Addition (Internal dimensions)		
	Length Ground Floor		5.54m/18'0"
	Length 1st floor		5.54m/18'0"
	Width		2.77m/ 9'0"
1.3	Floor Space (gross internal)		
	Ground floor	515	
	1st floor	505	
	2nd floor		
	Total	1020	110m²/1180 sq. ft.
1.4	No. of rooms (specify kitchens, bathroom, sculleries)	8	
1.5	Proposed Floor space per unit (net of common parts)		
	Unit 1 (2 person)	455	(1 person – 32m²/350 sq. ft.)
	Unit 2 (2 person)	520	(2 person – 47m²/620 sq. ft.)
	Unit 3 (..... person)		(3 person – 59m²/655 sq. ft.)
	Unit 4 (..... person)		(4 person – 73m²/800 sq. ft.)

2. FACTORS RE FORM OF SUBDIVISION

2.1	Stacking anomalies (e.g. living rooms/kitchens over bedrooms)	✓
2.2	Prospect/Aspect of Living Rooms and Dining Kitchens	~~N~~ / E / W
2.3	Self containment	YES / ~~NO~~
2.4	Room access off circulation areas	YES / ~~NO~~
2.5	Garden Access from upper floors	~~Internal/External~~/None
2.6	No. of bed sitting room units	NO
2.7	No. of "2 bedroom plus" units above ground floor	ONE
2.8	Muswell Hill Special Control Area	Outside/~~Inside 1, 2 or 3 unit section~~
2.9	Bed Sitting Room Special Control Area	Outside/~~Inside~~

PREVIOUS DECISIONS

Development	Decision	Date	Ref. No.
Self Containment of existing two flats	[illegible]	5-3-[illegible]	1051/86/1

CHECK LIST *Delete as appropriate

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

INSPECTION REPORT Date inspected

Conversion O.K. But 1) Total floor area is appx 1020 . Minimum for sub-division is 1180

2) GF unit is slightly undersize for a 2p. unit.

In circumstances the conversion is quite unorthodox and ~~alt~~ in despite of the above 2 points I ~~don~~ think it should be approved.

PROGRESS NOTES

REPORT - *Delete as appropriate

Present use — Residential *established/~~authorised/contravening~~	IDP: Residential ~~Other Plans~~
Site area. 175 sq. m	~~Floor space proposed~~ sq. m

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

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

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

RECOMMENDATION:

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

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

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

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

in accordance with drawings Regd. No.: HGY/ 1051 / 86 / 1

~~*(Applicants Nos.~~

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

49 Commence within 5 yrs.

50 Enclosure for 2 dustbins — as 2 self contained units.

RECOMMENDATION AGREED		
	BPO	DBPO
PANEL		
DELEGATION		

SC

Please record on list that this house is undersize

21/2/80

BPO

Please note you have already agreed this recommendation on the most recent list.

Shaun C.

Background

3.0 Project 8528. Wellsmere / to the rear of the Green Sch

3.1 This project was approved i order of cost of £21,200. Committees were requested the cost and provision of : and Management Committee Global Sum 1979/80. as detailed in my report (plus £6,600 from Housing i £3,600 in 1980/81.

3.2 As discussed in 2.1 abov further revised this pl on another scheme). of £9,000 in 1979/80, the did not agree the conv

12/2

BOROUGH OF HARINGEY
TOWN PLANNING SERVICE
* Delete as appropriate

REGISTER NO 21112

GRID REF. EASTING 531981 NORTHING 188828

O.S SHEET NO: 89 NE L10

STREET REF 12 | PROPERTY NO 35 GR | APP No.

1051 56 1

LOCATION 56 Avondale Road N 15 5250

PROPOSAL Self Containment of existing Two Flats

Type of Application 03

Type of Applicant 05

Stat. Class / Min. Area / Local Int.

AGENT R S Brown
15 Friern Barnet Lane N11

APPLICANT F & C Rogers
3 Northchurch Road N1

Council Proposals

Passed to D.E. 8.2.80

ROAD CLASS'N Trunk/Met. A Met.B/Borough

Conservation Area * YES/NO

T.P.O. * YES/NO

Application Dated 1.2.80

Application Received 5.2.80

D.C. Officer

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

Public Advert. Necessary * YES/NO

Date to BS & S.

Date Published.

IDP ZONING. See Page Two 001

TYPE OF DEVELOPMENT PIPS CODE - 03

SITE AREA: NET 175 / RESIDENTIAL — m^2

DENSITY. EXISTING & PROPOSED - See Page Three

PARKING EXISTING & PROPOSED - See Page Three

OVERLAP: * YES/NO

ENFORCEMENT: * YES/NO

PASSED TO GROUP LEADER. 21 February 1980

DECISION MAKER: *Minister/Council/Cttee/DOP/BPO

PASSED TO BPO/DBPO 21.2.80

PANEL DATE.

DATE OF DECISION: 5 3 80 03

DECISION NOTIFIED TO CORRESPONDENTS

CONDITIONS: * YES/NO

DISTRICT GL

PERMISSION ENDS.

Existing Uses	1 RPS	2	3	4	5	6	
* Floor/Site Area							m^2
Proposed Uses	1 RPS	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
				41	

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
		2					

DATE COMMENCED:

DATE COMPLETED

REF. NO. HGY/1051/86/1

LONDON BOROUGH OF HARINGEY

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

NOTICE OF PLANNING PERMISSION

Name and Address of Applicant	On behalf of
R.S. Brown 15 Priory Forest Lane London N.11	F.& T. Rogers 3 Northchurch Road London N.1.

Site

86 Avondale Road, N.15.

Particulars of Development

Self-containment of existing two flats.

In pursuance of their powers under the above Acts and Orders the Council of the London Borough of Haringey as local planning authority hereby PERMIT the above development in accordance with the application dated 1 February 1980 and drawing(s) No.(s) HGY/1051/86/1 subject to the following conditions:

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

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

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

Dated - 5 MAR 1980

David Frith

Borough Planning Officer

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

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