cc Borough Planning Officer
Hornsey Town Hall, N8 -

JE/OER/399/T80122
21st March 1981

Originator: J. Emptage Ext. 36

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

Dear Sirs,

13 Avenue Road, London, N6
Erection of block of eight Flats and one Exercise Room
Refuse Storage and Collection Arrangements

I have been notified by the Borough Planning Officer of your application for permission under the Town and Country Planning Act 1971, in respect of the above-mentioned development.

In order that I can consider the proposed refuse storage and collection arrangements, would you please forward to me the details and drawings showing these as soon as possible.

For your guidance, I enclose a copy of the Cleansing Service's "Code of Practice for Refuse Storage", which sets out the general standards required.

From the initial description of the development, I advise that the required method of storage will be 0.95 cubic metre capacity "Paladin" containers, conforming to BS. 1136:1972.

If you should wish to discuss the matter or require further information at any time, please contact my Technical Officer, Mr. Emptage, on the telephone number given.

Yours faithfully,

Cleansing Manager

Enc.

Borough of Haringey
Cleansing Service
Park View Road
Tottenham N17 9AY
01-801 7111

With Compliments
from the HARINGEY
Cleansing Manager ING SERVICE

2 4 MAR 1986

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

BOROUGH OF HARINGEY

Speedmemo

Your Ref: Our Ref:

FROM:	TO:	DATE:
CR	RC.	4 March 86

13 AVENUE RD.

HAVING REGARD TO OTHER CHANGES IN THE STREET, PARTICULARLY ADJOINING NEIGHBOURS, THE FORM AND LAYOUT OF THE ALTERATIONS APPEARS ACCEPTABLE.

THE ROAD IS PROPOSED TO BE EXTENDED TO THE CROOKED END AND CRESCENT RD C.A. SHOULD WE BE DISCOURAGING A FURTHER REDUCTION IN THE NO. OF FAMILY HOUSES AND SUITABILITY OF OTHER AREAS FOR FLATS?

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

19 March 1986

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
YOUR REF: 32447

Please find enclosed a photomontage to support the above application.

Yours faithfully

Monica Giuliani

Monica Giuliani
Architect

Enc

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

G12N

LONDON BOROUGH OF HARINGEY
TOWN PLANNING SERVICE

[redacted]

RC

Date 4 March 1986

- 5 MAR 1986

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.

HARINGEY
TOWN PLANNING SERVICE
10 APR 1986

	DP/1	DP/2	DP/3	DP/4
	DP/A	DC	DC/A	PERS
	RES	HB	LLC	

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

Date 7.4.86

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

No adverse highway comments

No drainage comment (DJC) 7/4/86

Your plans are returned.

for Borough Engineer and Surveyor.

13 AVENUE ROAD 32447

ANALYSIS

1. Objections

Address	Nature of objection
26 Avenue Rd.	Strong objection. – additional traffic, – insufficient drainage – blocking of light. – detrimental to character of area.
26B Avenue Rd.	strong objection – traffic problems – drainage / flooding – blocking of light – detrimental to character of area.
4 Kingsmead Court, 15 Avenue Road.	observations rather than outright objection – keep as many trees as possible – should preserve building lines & heights of adjacent properties.
28 Avenue Road CA SCH	no strong objection – building higher than flats on either side – TPOs should be placed on trees at front & back.
26a Avenue Road	reaffirmed objections made to previous scheme. – character of road – density exceeds that existing on site – traffic problems – overlooking, part. cause of height. – drainage problems.

RC

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 Giuliana,
Hutton Nichols Partnership
Pond House,
North End,
Henley-on-Thames,
OXON
RG9 6LG

your reference
our reference RC/FH
please contact Roger Chapman

HARINGEY
TOWN PLANNING SERVICE
date 21 APR 1986 10/4/86

BPO	DBPO	CAPO	SC
West	Cent	East	UD
DC/W	DC/C	DC/E	CD
RES	LHS		

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1971

13 Avenue Road, NC/32447

I refer to your application received 24/2/86 for
Demolition of existing house + erection of block comprising 8 flats + one exercise room, 7 single garages + one double garage

Your application is currently being processed and it is hoped that the Council will be able to make a decision before
In case this is not possible I request your formal agreement in writing to an extension of time for notice of decision for days from that date. You may sign and return the attached copy of this letter to signify your agreement.

RECEIVED
15 APR 1986
And.....

Yours faithfully

pp F Hewson

Principal Planning Officer

I agree to the above extension of time.

SIGNATURE.....

On behalf of WARD CONSTRUCTION (LONDON) Ltd

Date. 14 April 1986

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

RC

MG/CMP/281

HARINGEY
TOWN PLANNING SERVICE
21 APR 1986

BPO	DBPO	CAPO	SEC
West	Cent	East	UD
DC/W	DC/C	DC/E	GD
RES	LIB	Con Ad	Bud Ad
DC Ad.	PERS	L...	

17 April 1986

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

For the attention of Mr R Chapman

Dear Sir

13 AVENUE ROAD, HIGHGATE, N6

I should like to confirm the points discussed at our meeting on 16 April.

1. When designing the foundations for the north eastern garage care will be taken to minimise disturbance of the roots of oak tree on Knightswood Court's side.

2. A true elevation of 13 Avenue Road and the buildings on either side will be submitted. Mr Chapman will forward parapet and ridge heights (relative to the pavement) of Knightswood Court and Kingsmead Court. done RC 21/4

3. We will comment on the effect the new development will have on 26 Avenue Road in respect of light.

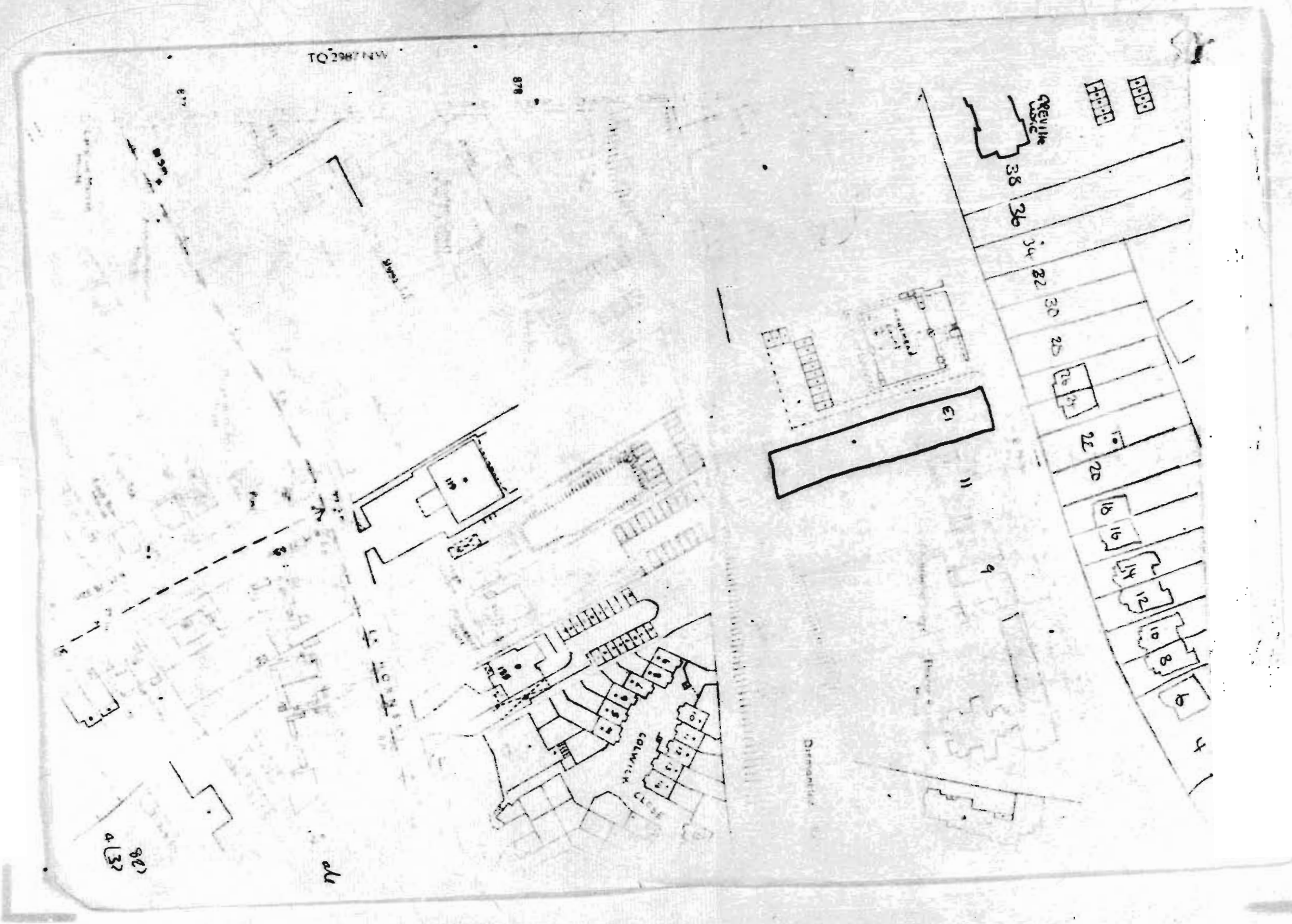
This information will be forwarded to you in due course.

Yours faithfully

Christina Pearston

TP. Monica Giuliani
Architect

Calley 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


TQ 2987 NW
GREVILLE CLOSE
COLWICK CLOSE
38
36
34
32
30
28
26
24
22
20
18
16
14
12
10
8
6
4
11
9
13

Property: 13 Avenue Rd N6 — 1049/13

Development	Decision	Date of Decision	Ref. No.
demolition of house and redevelopment of site by erection of 6 storey block of 10 flats and 13 garages	Con Cons.	15.12.63	19,555
demolition of house and redevelopment of site by erection of flats (22 hab. room)	Con Cons	6.10.64	21,530
23/85 demolition of existing house and Construction of new block of flats.			1049/13/3 23893
1.5.85. Demolition of existing ... + construction of new ... of flats (extension of time ... 23893)	Con (ons	1.10.85	30984 (outline)
... demolition of existing house and ... tion of block comprising eight flats and one exercise room, 7 single ... garages + one double garage.			32447

the adjacent ~~flats~~ blocks. However the eaves height is lower than adjacent blocks, so the overall bulk will not be over powering. It is not considered that the height of the building will adversely effect ~~neighbour~~ the light in adjacent properties. Further information to illustrate this point will be available at your meeting.

(v) The proposed building will be constructed of brick, ~~and~~ slate and timber. The design is considered appropriate for the area. The scheme retains most of the existing trees and shrubs on site. It is not thought that it is out of character with the area.

(vi) The applicants architects have stated that there "valuable planting facing the street will be retained along with the brick walls and gate." At the ~~front~~ ~~some~~ rear some trees will be lost to provide the garage court. The Parks Service have indicated that in general proposals regarding trees on the site are satisfactory. They have raised concern however regarding the effect of foundations for the garage blocks on ~~the~~ an Oak in the back of Knightswood Court next door. The architects have stated that "when designing the foundations for the north eastern garage care will be taken to minimise disturbance of the roots of the oak tree on Knightswood Court's side."

PEOPLE WITH DISABILITIES

The use of a side entrance allows a ramped access for wheelchairs with maximum 1:12 slopes. The lift provided in the flats will accommodate wheelchairs.

13 AVENUE ROAD, N6.

Inspection Report.

INTRODUCTION

The proposed scheme involves demolition of the existing detached Edwardian house on the site. In its place would be erected a block of eight two-bedroomed flats, together with an reception room. At the rear of the site there would be seven single garages and one double garage reached from an access road which will run along the boundary with No. 15 Avenue Road. A number of properties on the southern side of Avenue Road, including both neighbouring properties, have, in the past, been redeveloped as blocks of flats.

PLANNING HISTORY

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

CONSULTATIONS

A number of objections to the scheme have been received. The grounds of objection have been

(i) additional traffic & resultant traffic problems;
(ii) inadequate drainage;
(iii) blocking of light to properties on north side of Avenue Rd.
(iv) proposed building is higher than blocks on either side
(v) scheme is detrimental to the character of the area.
(vi) as many trees as possible should be kept.

PLANNING CONSIDERATIONS

Taking the points made by objectors in turn:

(i) additional traffic will result from the scheme. Car parking standards of one space per dwelling have been complied with.

(ii) the Borough Engineer has made no adverse comment regarding drainage

(iii) & (iv) blocking of light and higher building tend to go together. The ridge height of the proposed scheme is certainly higher than

CHECK LIST – *Delete as appropriate

IDC Floor Space IDC No.		Existing Density Proposed Density Proposed rooms/dwing.	hr/a hr/e	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
Appearance:		Acces		*Satisfactory/Unsatisfactory
Massing	*Satisfactory/Unsatisfactory	Overlooking		*Satisfactory/Unsatisfactory
Elevations	*Satisfactory/Unsatisfactory	Refuse Collection		*Satisfactory/Unsatisfactory
Materials	*Satisfactory/Unsatisfactory	Aspect		*Satisfactory/Unsatisfactory
Space about bldgs.	*Satisfactory/Unsatisfactory	Prospect		*Satisfactory/Unsatisfactory
Fencing	*Satisfactory/Unsatisfactory	Childrens Playspace @ 2m² Bedspace		*Adequate/Inadequate
Planting	*Satisfactory/Unsatisfactory			

INSPECTION REPORT – Date inspected

– See Seperate sheet. –

PROGRESS NOTES

whats the bothing they'll come back to convert the exercise room to a flat & the 8th (double) garage can be "easily" made into 2 seper seperate me's.?!

Who is going to argue that we at appeal!.

RWC 21/5.

REPORT – *Delete as appropriate

*Present use: Residential *established/~~authorised/contravening~~	IDP: Other Plans:
Site area: 1100 sq. m.	Floor space proposed: 840 sq. m.

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

*Adjoining occupiers/owners: ~~Not consulted~~/ 383 + CASCH consulted, 5 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/ 32447

(Applicants Nos. 281/P1 – P5 inclusive.

*subject to the following condition(s): ~~/(state reasons)~~:

1. SC 49 Commence within 5 years.
   SR 49
2. SC 19 Materials to be approved (i) After "That..." insert "samples and."
   SR 19 (ii) After "building" insert ~~and~~ "...~~,~~ garages and access roadway..."
3. SC 39 Surrounds and planting (i) After "shrubs." insert "..and the erection of fences."
   SR 39. (ii) After "planting" (second mention) insert "and the erection of fences."
4. That the garages and parking area shown on the ~~submitted~~ deposited plans shall be constructed to the satisfaction of the Local Planning Authority and shall be permanently retained and used in ~~conjunction~~ connection with the dwellings forming part of the development
   Reason: To ensure that the approved standards of provision of garages and parking area are maintained.
5. ~~No~~. (See overleaf)

RECOMMENDATION AGREED		
	BPO	DBPO
PANEL	✓	
DELEGATION		

5. (i) There shall be no ground disturbance within 5m. of the Lime trees at the end of the back garden during the development of the site and no storage of materials beneath them, in accordance with BS. 5837: 1980

(ii) The foundations of the proposed garage nearest to the Oak tree in Knightswood Court shall be designed to avoid damage to the root system of that Oak tree. Details of the foundations shall be submitted to, and approved by, the Local Planning Authority before any such foundation works are commenced.

Reason. To prevent damage to existing trees which represent an important visual amenity to the area.

SENT TO:

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

Mr A Ferguson
26b Avenue Road
Highgate
London N6

Ms J Patterson
26 Avenue Road
London N6

A J F Miller
4 Kingsmead Court
15 Avenue Road
London N6 5DU

Derek Malcolm
28 Avenue Road
London N6

Mr R G Binns
26a Avenue Road
London N6

RWC/LC/32447

3 June 1986

PS. 4/6

Dear

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

I would inform you that the planning application for the demolition of the existing house and erection of a block comprising of eight flats and one exercise room, seven single garages and one double garage at the above address is to be dealt with at a meeting of the Development Control Sub-Committee. The meeting will be held on Monday, 9 June 1986 commencing at 7.45pm in the Council Chamber, Civic Centre, High Road, Wood Green, London, N22.

This meeting is open to the public to attend. You, or a representative on your behalf, may speak to the Committee with the Chair's prior approval. Approval to address the meeting may be obtained by contacting the Committee Secretary, Ms Jayne Bott, telephone number 881-3000 Ext. 3854 prior to the meeting. Please check immediately prior to the meeting with either myself or Jayne Bott that the item is on the agenda and will be considered.

Yours faithfully

ROGER CHAPMAN
for Borough Planning Officer

DEVELOPMENT CONTROL CASE SHEET

Item: Reference No. 32447 Ward: CR

Address: 13 Avenue Road N6

Proposal: case sheet

Type of Appln: FULL Contacts: RC | PS

CONSULTATIONS

Local People: 3 consulted, 5 object - additional traffic & resultant traffic problems
- inadequate drainage
- blocking of light to properties on north side of Avenue Road
- proposed building is higher than blocks on either side
- scheme is detrimental to the character of the area
- as many trees as possible should be kept.

BE No objection

PLANNING CONSIDERATIONS

inspection report.

RECOMMENDATION:

Resolve for the purposes of Regulation 4(5) of the Town and Country Planning General Regulations 1976 to carry out the development.

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

Subject to any Direction by Secretary of State for the Environment/Transport

PERMIT/[redacted] drawings Regd.No. HGY/

(Applicants nos.

subject to

1
2
3
4
5

RECOMMENDATION AGREED		
	BPO	DBPO
Sub-Committee		
DELEGATION		

BOROUGH OF HARINGEY

Speedmemo

Your Ref: Our Ref:

FROM:	TO:	DATE:
Roger Chapman	BPO	28 | 05 | 86

13 Avenue Road

I have looked into the question of trees on this site. I do not consider that any T.P.O's should be made on ~~the~~ trees in 13 itself. However the oak, next door in Knightswood Court (Number 11) is worthy and a separate note on that is attached

Roger Chapman

BOROUGH OF HARINGEY

TOWN PLANNING SERVICE

* Delete as appropriate

REGISTER NO: 32147

GRID REF. EASTING 529604 NORTHING 187904

O.S. SHEET NO: 5 12

STREET REF. CG

PROPERTY NO: 38 CR

APP. No:

LOCATION: 13 Avenue Road, N6

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

Type of Application: 03

Type of Applicant: 00

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

AGENT: Monica Giuliani
Hutton Nichols Partnership, Pond House, North End,
Henley-on-Thames, OXON RG9 6LG

APPLICANT: Ward Construction (London) Ltd,
2, Ash Tree Lane, Chatham, Kent, ME5 7SZ

Passed to O.C. 26/2/86

Council Proposals:

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

Conservation Areas * ~~YES~~/NO

T.P.O. * ~~YES~~/NO

Application Dated 6.2.86

Application Received 24.2.86

D.C. Officer: RC

CONSULTATIONS: *	Date Sent	Date Reply
BE & S HIGHWAYS →	4/3	
HCA TEAM		
CPHI		
BOROUGH ARCHITECT		
CLEANSING MANAGER →	4/3	
PARKS → (planning) plans	4/3	
PUBLIC CONTROL		
D of E HIGHWAYS		
ADJ. L.P.A.		
LVRPA		
TWA		
LONDON TRANSPORT		
GLC REGS.		
WARD COUNCILLORS		
Hornsey →	4/3	
LOCAL RESIDENTS		
1-16 Kingsmead Court, Avenue Rd. →	4/3	
1-16 Knightswood Court →	4/3	
22-26 Avenue Road →	4/3	
11 Avenue Road →	4/3	
30 Avenue Road →	4/3	
LOCAL ORGANISATIONS		
CASCH, % 28 Avenue Rd N6. →	4/3	

Public Advert. Necessary: • YES/NO

Date to BS & S:

Date Published:

IDP ZONING: See Page Two /

TYPE OF DEVELOPMENT: PIPS CODE – 02

SITE AREA: NET ~~885~~ / RESIDENTIAL 936 m²

DENSITY: EXISTING & PROPOSED – See Page Three 341

PARKING: EXISTING & PROPOSED – See Page Three 9

OVERLAP: • YES/NO

ENFORCEMENT: • YES/NO

PASSED TO GROUP LEADER: 22/5/86 RWC

DECISION MAKER: ~~Minister/Council/Cttee~~ DCP/~~BPO~~ ~~22/5/86~~ RK 23/5/86

PASSED TO BPO/DBPO

PANEL DATE:

DATE OF DECISION: 9/6/86 Z03

DECISION NOTIFIED TO CORRESPONDENTS:

CONDITIONS: • YES/NO

DISTRICT /

PERMISSION ENDS:

		1	2	3	4	5	6	
Existing Uses		RPS						
• Floor/Site Area	~~1100~~	885						m²
Proposed Uses		RPS						
• Floor/Site Area	~~1100~~	885						m²

EXISTING HOUSES BY NO. OF ROOMS:

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

EXISTING FLATS BY NO. OF ROOMS:

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

PROPOSED HOUSES BY NO. OF ROOMS:

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

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:

Item 25 continued

5. (i) There shall be no ground disturbance within 5m of the Lime trees at the end of the back garden during the development of the site and no storage of materials beneath them; in accordance with BS.5837:1980

(ii) The foundations of the proposed garage nearest to the Oak tree in Knightswood Court shall be designed to avoid damage to the root system of that Oak tree. Details of the foundations shall be submitted to, and approved by, the Local Planning Authority before any such foundation works are commenced.

Reasons: 2. 19(a) & (b)

3. To achieve a satisfactory setting for the proposed building.

4. To ensure that the approved standards of provision of garages and parking area are maintained.

5. To prevent damage to existing trees which represent an important visual amenity to the area.

DEVELOPMENT CONTROL SUB-COMMITTEE 9 JUNE 1986
REPORT OF BOROUGH PLANNING OFFICER

Item: 26 Reference No. 31823 Ward: South Hornsey

Address: 13 FLORENCE ROAD N.4.

Proposal: Erection of three self-contained flats

Type of Appln: Full Contacts: David Laverick or Paul Smith

CONSULTATIONS

Local People: 10 consulted/1 objection (obstruction of view from rear of property, overlooking, increase of car parking congestion). The objector recommends extending the existing open space to the flank of 12 Florence Road and providing a new landscaped access to the Parkland Walk.

B.E. No objection

PLANNING CONSIDERATIONS

The proposal involves the erection of three self-contained flats. The site of the proposed development is a vacant plot of land possibly the result of bomb damage in the Second World War. The site is adjacent to No.12 Florence Road, near the junction with Upper Tollington Park.

It is intended to provide a three storey property to conform with the design and storey height of the neighbouring residential terrace. The scheme involves the provision of one flat per floor. The layout of each unit is acceptable as is the treatment to the front and rear elevation, which comply with the overall architectural character of the neighbouring premises.

RECOMMENDATION

PERMIT drawings Regd.No. HGY/31823 (Applicants nos. FR100 Rev.A./ FR101 Rev.B and FR102) subject to the following conditions:

1. SC & R 49 (Commence within 5 years)

2. SC & R 50 (3 Dustbin Enclosures)

3. SC & R 19 (Materials to be Approved

4. That a suitable sound proofing scheme, to provide adequate resistance to the transmission of airborne and impact sound for the ceiling between second floor living room and kitchen and first floor bedroom be submitted to, and approved by the Local Planning Authority and installed, before the authorised use of the building commences.

Reason: 4. To ensure that the proposed development does not prejudice the enjoyment by the occupiers of their property.

DEVELOPMENT CONTROL SUB-COMMITTEE 9 JUNE 1986
REPORT OF BOROUGH PLANNING OFFICER

Item: 25 Reference No. 32447 Ward: Crouch End

Address: 13 AVENUE ROAD N.6.

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

Type of Appln: Full Contacts: Roger Chapman or Paul Smith

CONSULTATIONS

Local People: 39 consulted/5 object
- additional traffic and resultant traffic problems.
- inadequate drainage.
- blocking of light to properties on north side of Avenue Road.
- proposed building is higher than blocks on either side.
- scheme is detrimental to the character of the area.
- as many trees as possible should be kept.

B.E. No objection

INTRODUCTION

The proposed scheme involves demolition of the existing detached Edwardian house on the site. In its place would be erected a block of eight two-bedroomed flats, together with an exercise room. At the rear of the site there would be seven single garages and one double garage reached from an access road which will run along the boundary with No.15 Avenue Road. A number of properties on the southern side of Avenue Road, including both neighbouring properties, have, in the past, been redeveloped as blocks of flats.

PLANNING HISTORY

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

PLANNING CONSIDERATIONS

Taking the points made by objectors in turn:

(i) additional traffic will result from the scheme. Our parking standards of one space per dwelling have been complied with.

(ii) the Borough Engineer has made no adverse comment regarding drainage.

(iii) & (iv) blocking of light and higher building, tend to go together. The ridge height of the proposed scheme is certainly higher than the adjacent blocks. However, the eaves height is lower than adjacent blocks, so the overall bulk will not be over-powering. It is not considered that the height of the building will adversely effect the light in adjacent properties. Further information to illustrate this point will be available at your meeting.

Item 25 continued

(v) the proposed building will be constructed of brick, slate and timber. The design is considered appropriate for the area. The scheme retains most of the existing trees and shrubs on site. It is not thought that it is out of character with the area.

(vi) the applicants architects have stated that the 'valuable planting facing the street will be retained along with the brick walls and gate." At the rear some trees will be lost to provide the garage court. The Parks Service have indicated that in general proposals regarding trees in the site are satisfactory. They have raised concern however regarding the effect of foundations for the garage block on an Oak in the back of Knightswood Court next door. The architects have stated that "when designing the foundations for the north-eastern garage care will be taken to minimise disturbance of the roots of the Oak tree on Knightswood Court's side."

PEOPLE WITH DISABILITIES

The use of a side entrance allows a ramped access for wheelchairs with maximum 1:12 slopes. The lift provided in the flats will accommodate wheelchairs.

RECOMMENDATION

PERMIT drawings Regd.No. HGY/32447 (Applicants nos. 281/P1-P5 inclusive) subject to the following conditions:

1. SC & R 49 (Commence within 5 years)

2. That samples and details of the materials to be used for the external surfaces of the building, garages and access roadway shall be submitted to and approved by the Local Planning Authority before any work is commenced.

3. That a scheme for the treatment of the surroundings of the proposed building including the planting of trees and/or shrubs and the erection of fences shall be submitted to and the approval of the Local Planning Authority obtained before any part of the development hereby permitted is commenced and the treatment of the surroundings including the planting and the erection of fences shall be completed within a period of 12 months following commencement of the development and shall thereafter be retained to the satisfaction of the Local Planning Authority.

4. That the garages and parking area shown on the deposited plans shall be constructed to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the dwellings forming part of the development.

(continued)

RC/FH

24 June 1986

A J E Miller
4 Kingsmead Court
15 Avenue Road
London
N6

Dear Sir or Madam

Town & Country Planning Act 1971
Site: 15 Avenue Road N6

Proposed Development: Demolition of existing house and erection of block comprising 8 flats, and one exercise room, 7 single garages and one double garage.

Ref: HGY/32447

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 had regard to your comments and 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

D W FRITH
Borough Planning Officer

Encl:

Mr R. G Binns, 26a Avenue Road, N6
Derek Malcolm, Chairman CASCH. 28 Avenue Road, N6
Andrew Ferguson, 26 B Avenue Road N6.
Judy Patterson 26 Avenue Road N6 5DW

RC/FH
R Chapman

24 June 1986

Dear Sir or Madam

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

Proposed Development: Demolition of existing house and erection of block comprising 8 flats, and one exercise room, 7 single garages and one double garage.

Ref: HGY/

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

David Frith

D W FRITH
Borough Planning Officer

ENCL:

SCHEDULE ATTACHED TO NOTICE NO. NGY/32447

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 samples and details of the materials to be used for the external surfaces of the building, garages and access roadway shall be submitted to and approved by the Local Planning Authority before any work is commenced.
Reason: To ensure a satisfactory appearance of the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

3. That a scheme for the treatment of the surroundings of the proposed building including the planting of trees and/or shrubs and the erection of fences shall be submitted to and the approval of the Local Planning Authority obtained before any part of the development hereby permitted is commenced and the treatment of the surroundings including the planting and the erection of fences shall be completed within a period of 12 months following commencement of the development and shall thereafter be retained to the satisfaction of the Local Planning Authority.
Reason: To achieve a satisfactory setting for the proposed building.

4. That the garages and parking area shown on the deposited plans shall be constructed to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the dwellings forming part of the development.
Reason: To ensure that the approved standards of provision of garages and parking area are maintained.

5. (i) There shall be no ground disturbance within 5m of the Lime trees at the end of the back garden during the development of the site and no storage of materials beneath them; in accordance with BS.5837:1980

(ii) The foundations of the proposed garage nearest to the Oak tree in Knightswood Court shall be designed to avoid damage to the root system of that Oak tree. Details of the foundations shall be submitted to, and approved by, the Local Planning Authority before any such foundation works are commenced.

Reason: To prevent damage to existing trees which represent an important visual amenity to the area.

9 June 1986

David Smith

Borough Planning Officer

REF. NO. HGY/ 32447

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
Dunion Giuliani Sutton Nichols Partnership Pond House, North End Henley-on-Thames Oxon RG9 6LS	Kent Construction (London)Ltd 2 Ash Tree Lane Chatham Kent ME5 7RS

Site

13 Avenue Road, N.6.

Particulars of Development

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

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 6 February 1986 and drawing(s) No.(s) HGY/32447 (Applicants nos. 201/P1-P5 inclusive) subject to the following conditions:

[redacted]

Hornsey Town Hall,
The Broadway,
Crouch End,
N.8.

Dated 9 June 1986

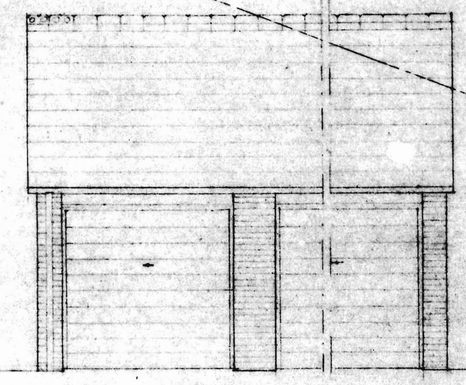
Borough Planning Officer

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.

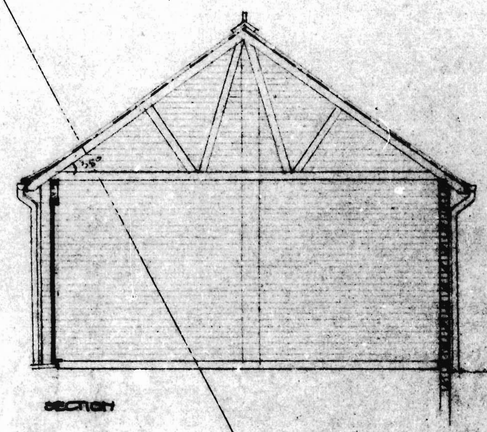
(2) This decision does not purport to convey any approval or consent which may be required under The Building Regulations 1976, any byelaws or any enactment other than Town and Country Planning Act 1971.

GARAGES

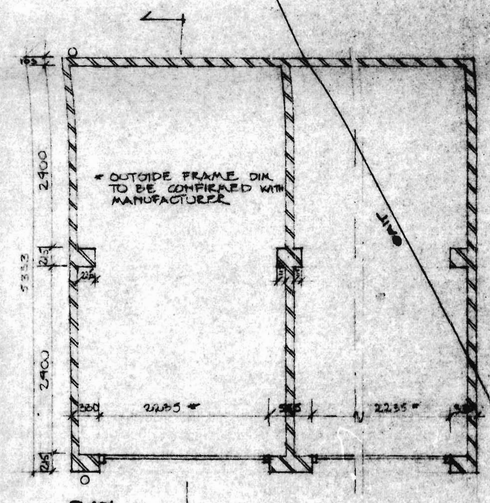
	TYPICAL DRG	
BLOCK 1	5353 x 11260	4 BAYS
BLOCK 2	5353 x 14090	5 BAYS



PART ELEVATION



SECTION



PLAN

SPECIFICATION

SLAB IN-SITU CONCRETE WITH FLOATED FINISH, ON WELL COMPACTED HARD CORE TO ENG. SPEC. DEALED WITH 2 COATS OF 'WATCO' DUSTOP'

WALLS EXTERNAL CAVITY WALL 102.5 FAIRFACED BRICKWORK WITH PIERS TO ENG. SPEC. PIERS BETWEEN GARAGE DOORS TO BE 215 MM THICK

ROOF PROPRIETARY ROOFTRUSSES TO ENG. SPECIFICATION DECKING TO ENG. SPEC. ROOF FINISH AND EAVES DETAILS AS MAIN BUILDING

GARAGE DOORS MARLEY QUICKFIX 2000 WITH STEEL FRAME DARK GREEN DIM. 2139 MM. WIDE x 1981 MM. HIGH EXCL FRAME OR OTHER APPROVED BY CLIENT

SERVICES GUTTERS AND RAINWATER PIPES AS MAIN BUILDING
1 DOUBLE POWER POINT + 1 LIGHT FITTING + 1 SWITCH / GARAGE
1 COLD WATER STAND PIPE / BLOCK INSULATED
2 EXTERNAL SPOTLIGHTS / BLOCK
FOR DETAILS SEE SERVICE'S DRAWINGS

DUSTBIN ENCLOSURE SPECIFICATION

SLAB IN-SITU CONCRETE WITH FLOATED FINISH ON WELL COMPACTED HARD CORE TO ENG. SPEC. FINISH 2 COATS OF WATCO 'DUSTOP'

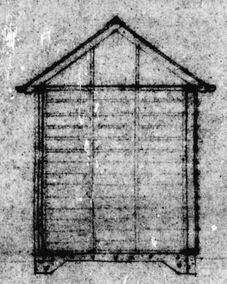
WALL 50 x 100 MM. S/W STUDWORK AT NOMINALLY 600 MM C/C CLAD WITH 75 x 150 MM. FEATHEREDGED S/W BOARDING MOUNTED WITH 6 MM. SPACERS BETEEN BOARDS TO ALLOW FOR VENTILATION

ROOF PYRAMID - SHAPED TO ENG. SPEC. CLAD WITH 9.5 MM. WBP PLY AND RUBERCLAD 405 SQUARE BUTT SLATES WELSH GRAY, WITH MATCHING TEIM ON HIPS

DOOR FRAMED LEDGED AND BRACED S/W DOOR ON BLACK IRON HOOK/BAND HINGES AND SUFFOLK LATCH

FITTINGS 1 No. REFUSE SACKHOLDER

SERVICES GUTTERS & DWP MATCH MAIN BUILDING
1 LIGHT FITTING & SWITCH
1 COLD WATER TAP, INSULATED



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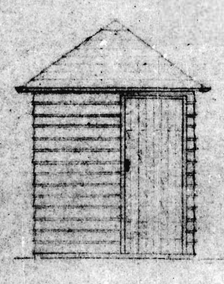
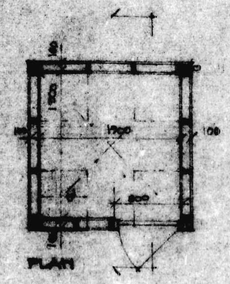


ENTRANCE ELEVATION



PLAN

PERGOLA, LETTERBOXES DELIVERY BOXES

PERGOLA SPECIFICATION

POSTS 100 x 100 MM. GREEN OAK, CHAMFERED AT THE TOP, BUILT INTO BRICKWALL TO ENG. SPEC

TRIMMERS 150 x 75 MM. GREEN OAK 2M° ONE TRIMMER BOLTED TO BRICKWORK WITH BOLTS TO ENG. SPEC ONE TRIMMER HALF-HOUSED INTO POSTS AND PEGGED

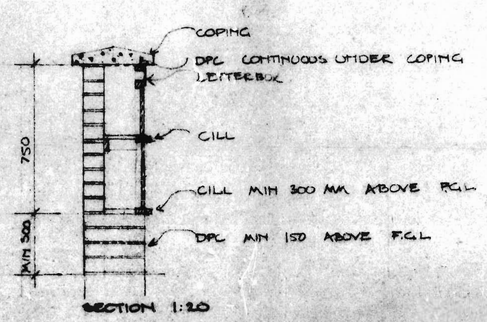
SLATTS 150 x 75 MM GREEN OAK NOTCHED OVER TRIMMERS

LETTER BOXES & DELIVERY BOXES ENCLOSURE SPECIFICATION

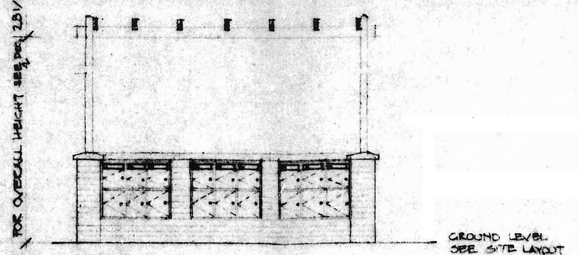
BRICK ENCLOSURE 328 MM. THICK WITH 990 MM. PIERS WITH OAK POSTS BUILT INTO THEM. PRECAST CONCRETE COPING 440 MM. WIDE WITH DRIPS. THE COPING WILL SPAN EACH SET OF BOXES AND BE MITRED ON THE CORNERS

BOXES VERTICAL & HORIZONTAL DIVISION TO BE 25 MM. BLOCKBOARD LIPPED WITH PLANED S/W. INTERMEDIATE SHELVES TO BE SUPPORTED ON 26 x 44 MM. S/W BEARERS

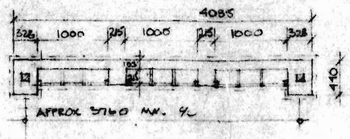
DOORS TO BE 25 MM. BLOCKBOARD LIPPED WITH PLANED S/W ALL AROUND
DOORSTOPS ON BOTH JAMBS TO BE 25 x 12.5 MM. PLANED S/W SCREWED AND GLUED TO VERTICAL DIVISION
PAIR OF 50 MM. BRASS HINGES / DOOR
DOOR TO LETTERBOX TO BE FITTED WITH LOCK C.4080 WITH STRIKING PLATE 63 x 38 MM
DOOR TO DELIVERY SHELVES DISH KNOB F.4160
LETTERBOX BUILT INTO S/W SURROUND TO BE F.4185 BRASS WITH ENGRAVED NUMERALS 1-9
CILLS TO BE H/W 94 x 32 MM. WITH DRIPS AND CONTIN. FOR EACH SET OF CPD



SECTION 1:20



ELEVATION



PLAN

NOTES

1 ALL TIMBERS TO BE GIVEN PRESERVATIVE TREATMENT, VAC-VAC OR PROTIM

2 TIMBER CLADDING, EAVES ETC. TO BE FINISHED WITH 3 COATS OF SADOLINS PX GS

A OMIT DETAILS OF GARAGES	18.07.86
REVISION	DATE

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

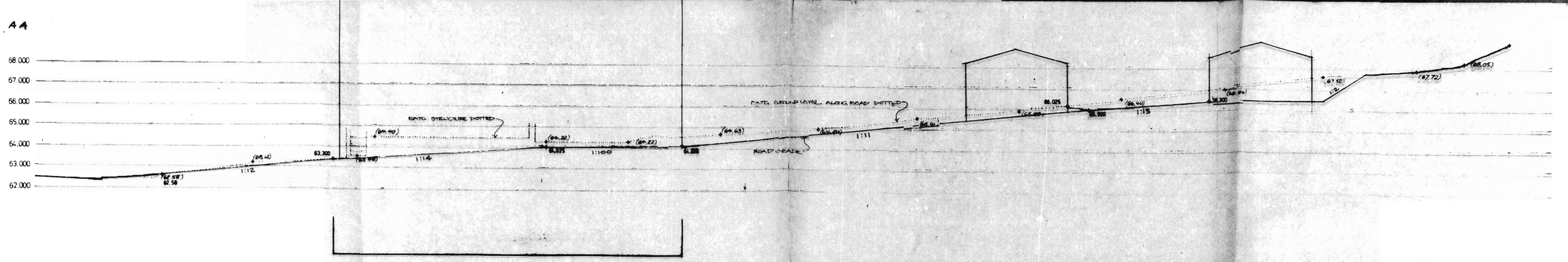
15 AVENUE ROAD LONDON N6

DETAILS OF GARAGES, DUSTBIN ENC. PERGOLA, ENC FOR LETTERS, DELIV. BOXES

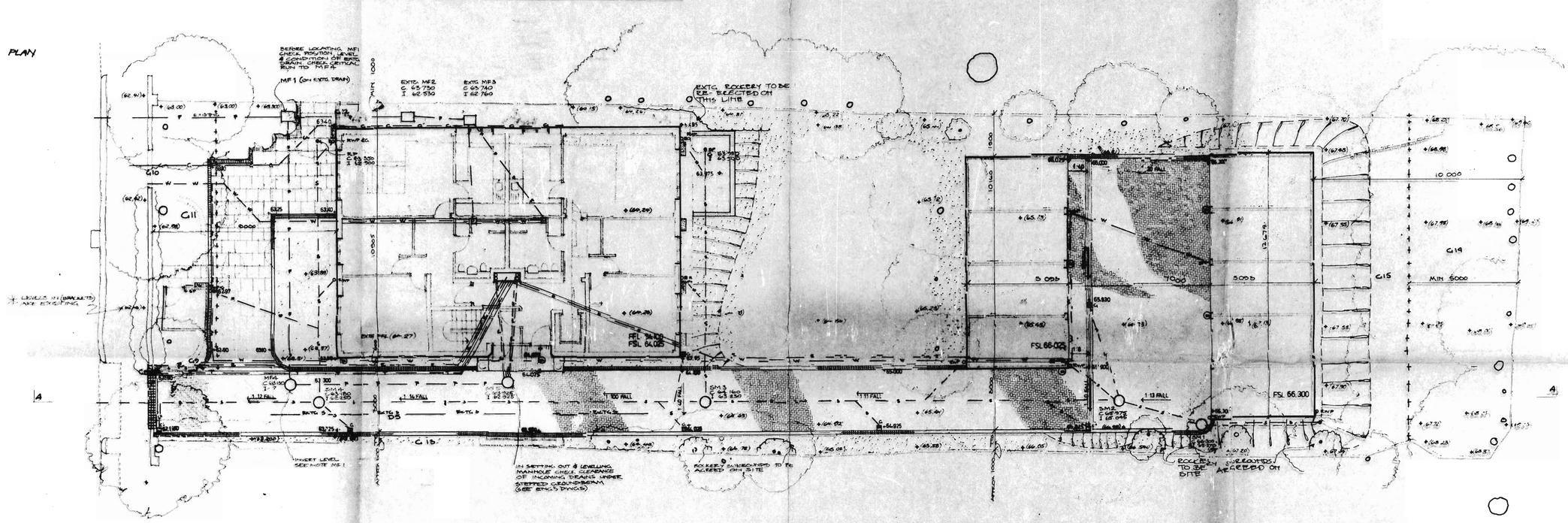
1:50 1:20 16 MAY 1986

281/07 A

A4



PLAN


BEFORE LOCATING MF1 CHECK POSITION LEVEL & CONDITION OF EXTG. DRAIN. CHECK CRITICAL RUN TO MF1
MF1 (ON EXTG. DRAIN)
EXTG. MF2 C 63.750 I 62.530
EXTG. MF3 C 63.740 I 62.760
EXTG. ROCKERY TO BE RE-ERECTED ON THIS LINE
C10
C11
C12
C13
C14
C15
C16
C17
C18
C19
MIN 5000
10 000
FFL 64.100
FSL 64.025
FSL 66.025
FSL 66.300
1:12 FALL
1:14 FALL
1:100 FALL
1:11 FALL
1:13 FALL
EXTG. B
EXTG. D
EXTG. S
EXTG. W
INVERT LEVEL SEE NOTE M5
IN SETTING OUT & LEVELLING MANHOLE CHECK CLEARANCE OF INCOMING DRAINS UNDER GRASSED GROUNDWORK (SEE STUDY DWGS)
ROCKERY TO BE RE-ERECTED ON SITE
ROCKERY TO BE RE-ERECTED ON SITE
SHRUBS/TOPS ACCESSED ON
EXTG. TREE (DIA. 27)
EXTG. TREE (DIA. 22)
EXTG. TREE (DIA. 20)
EXTG. TREE (DIA. 18)
EXTG. TREE (DIA. 16)
EXTG. TREE (DIA. 14)
EXTG. TREE (DIA. 12)
EXTG. TREE (DIA. 10)
EXTG. TREE (DIA. 8)
EXTG. TREE (DIA. 6)
EXTG. TREE (DIA. 4)
EXTG. TREE (DIA. 2)
EXTG. TREE (DIA. 1)
EXTG. TREE (DIA. 0.5)
EXTG. TREE (DIA. 0.25)
EXTG. TREE (DIA. 0.125)
EXTG. TREE (DIA. 0.0625)
EXTG. TREE (DIA. 0.03125)
EXTG. TREE (DIA. 0.015625)
EXTG. TREE (DIA. 0.0078125)
EXTG. TREE (DIA. 0.00390625)
EXTG. TREE (DIA. 0.001953125)
EXTG. TREE (DIA. 0.0009765625)
EXTG. TREE (DIA. 0.00048828125)
EXTG. TREE (DIA. 0.000244140625)
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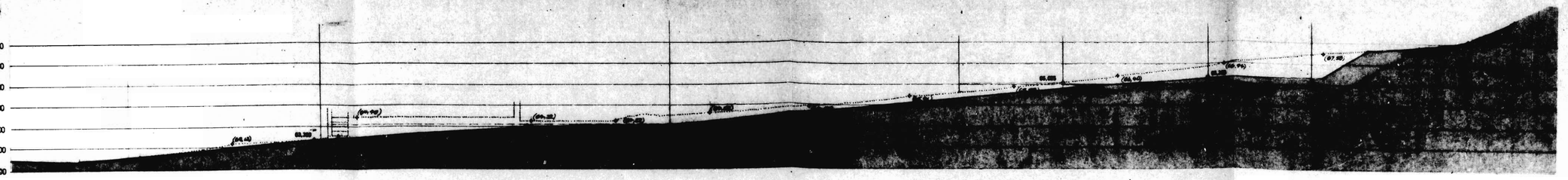
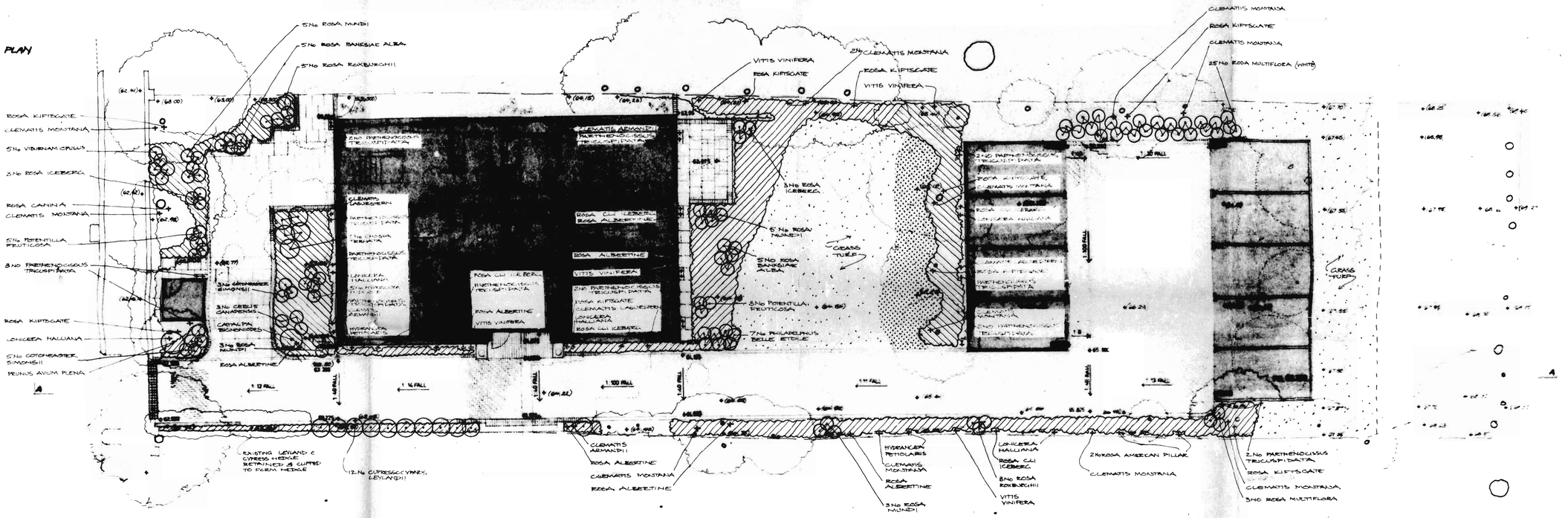


PLAN



NOTES

KEY		SPECIES	SIZE	QNT VOL	M²	No.	COST	TOTAL
⊙	TREES & LARGE SHRUBS	CATALPA BIGNONIOIDES	2.0-2.5M	45L		1		
		CERCIS CANADENSIS	1.2-1.5M	25L		3		
		CUPRESSOCYPARIS LEYLANDII	1.5-1.8M	25L		7		
		CHOISYA TERNATA	1.2-1.5M	20L		7		
		PRUNUS AVIUM PLENA		90L		1		
		PHILADELPHUS 'BELLE ETOILE'		15L		7		
⊙⊙	SMALL SHRUBS	COTONEASTER SIMONSII	600-900	3L		8		
		HYPERICUM HIDCOTE	"	"		5		
		POTENTILLA FRUTICOSA	"	"		8		
		VIBURNUM OPULUS	"	"		5		
		ROSA BANKSIAE ALBA	"	"		10		
		R. " ICEBERG	"	"		6		
		" MUNDI	"	"		16		
		" RENEBURGHII	"	"		8		
		" MULTIFLORA	"	"		27		
+ +	CLIMBERS	CLEMATIS ARMANDII	"	"		3		
		" LASUESTEEN	"	"		3		
		" MONTANA	"	"		13		
		HYDRANGEA PETIOLARIS	"	"		3		
		LONICERA HALLIANA	"	"		5		
		PARTHENOCISSUS TRICUSPIDATA	"	"		20		
		ROSA ALBERTINE	"	"		9		
		" AMERICAN PILLAR	"	"		2		
		" CANINA	"	"		1		
		" CLI. ICEBERG	"	"		6		
		" KIFTSGATE	"	"		10		
		VITIS VINIFERA	"	"		6		
▨	GROUNDCOVER IN SHADE	PACHYSANDRA TERMINALIS		2L	60M²	60		
		PRUNUS LAUROCERASUS 'ZABELIANA'		"		60		
		VINCA MAJOR		"		60		
		VINCA MINOR		"		60		
▨	GROUNDCOVER IN SUN	HYPERICUM CALYCINUM		"	80M²	80		
		HEDERA HELIX HIBERNICA		"		80		
		STACHYS LANATA		"		80		
		VINCA MINOR		"		80		
⋯	TURF	TO BS 3969 AS SPECIFICATION			200M²			
▨	BULBS	NARCISSUS PSEUDONARCISSUS			20M²	1000		

NOTE
THE NEW PLANTING SHOWN REPRESENTS A MINIMUM.
THE SCHEME WILL BE REASSESSED BEFORE LANDSCAPING BEGINS.
ANY TREES WHICH DO NOT SURVIVE WILL BE REPLACED.
ALL TREES TO BE RETAINED TO BE ADEQUATELY PROTECTED & GIVEN APPROPRIATE TREE SURGERY.

A 20 OCT86 MODIFICATIONS IN LETTER TO PLANNERS OF 3 OCT 86 ADDED.

Hutton Nichols Partnership
Architects and Landscape Planners

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

Pond House Northfield Henley on Thames Oxon RG9 6LG
Telephone Turville Heath (0491) 638536

15 AVENUE ROAD LONDON NW6

SOFT LANDSCAPING

1:100 18 JULY 1986

2.81 / 02 A

A1 A2 A2 A1