LONDON BOROUGH OF HARINGEY

TOWN PLANNING APPLICATION

SITE 13, AVENUE ROAD N.6

REGISTER No. 23893

23893

P REF. NO. HGY/ 1049/13/3

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
Gerald Murphy Burles Newton & Partners 4-8 Highgate High Street London N6 5JL	R. Silverstone 13 Avenue Road, London N.6.

Site

13 Avenue Road, N.6.

Particulars of Development

Demolition of existing house and construction of new block of eight 2-bedroom 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 26 March 1981 and drawing(s) No.(s) HGY/1049/13/3 (Applicants nos. 2059/1) subject to the following conditions:

SEE ATTACHED SCHEDULE

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

Dated 23 June 1981

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.

SCHEDULE ATTACHED TO NOTICE NO. HGY/1049/13/3

Conditions:

1. This permission is granted in OUTLINE in accordance with the provisions of Article 5 of the Town and Country Planning General Development Order, 1977 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to full details of the siting, layout, design and external appearance of the proposed development, and any means of access thereto. Such details to show (a) the layout of the site including the means of access thereto (b) plans, sections and elevations of the proposed development indicating the materials to be used on external surfaces and full details of any boundary walls and fences, (c) the parking, loading and turning space for vehicles.

2. The development shall be carried out in accordance with the details required, in compliance with the conditions hereby imposed, which shall be submitted to and approved by the Local Planning Authority.

Reason 1.& 2.

To enable the Local Planning Authority to be satisfied that the design and layout of the proposed building will be satisfactory, and to comply with paragraph 5 of the Town and Country Planning General Development Order, 1977 which requires the submission to and approval by the Local Planning Authority of detailed plans in order that the Local Planning Authority may be satisfied that the design and layout of the proposed building will be satisfactory.

3. Application must be made to the Local Planning Authority for approval of any matters reserved in this OUTLINE planning permission not later than the expiration of three years from the date of this permission and the development hereby authorised must be begun not later than whichever is the later of the following dates failing which the permission shall be of no effect (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final date of approval of any of the reserved matters.
Reason: The Condition is imposed by virtue of Section 42 of the Town and Country Planning Act 1971 and to prevent the accumulation of unimplemented planning permissions.

4. That the garages and parking spaces 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 spaces are maintained.

5. That detailed drawings of the layout showing which trees are to be retained on the site and those to be removed, shall be submitted to and approved by the Local Planning Authority before any work is commenced and none of the trees to be retained shall be felled or lopped without the prior consent in writing of the Local Planning Authority.
Reason: The existing trees represent an important visual amenity which the Local Planning Authority consider should be substantially maintained.

23 June 1981

David Taylor

Borough Planning Officer

SCHEDULE ATTACHED TO NOTICE NO. HGY/1049/13/3

Conditions: (contd)

6. That a scheme for the treatment of the surroundings of the proposed building including the planting of trees and/or shrubs 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 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.

7. That no development shall take place within 10 metres from the rear boundary of the site abutting the Parkland Walk.
Reason: To protect the visual and natural amenities of the Parkland Walk.

23 June 1981

David Taylor

Borough Planning Officer

23893

1049/13
please file

David Moore
2 Challenors Close
East Molesey
Surrey
KT8 0DW

PS/JJ

12 January 1982

Dear Sir

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

I refer to your letter of 29th December 1981 received on 5th January 1982.

On the basis of the figures provided in your above mentioned letter and the discussion which took place on the telephone on 11th January 1982 between yourself and my assistant, Mr Paul Smith, I confirm that the proposed extension would fall within the scope of permitted development in accordance with Article 3 and Schedule 1 of the Town & Country Planning General Development Order 1977 as amended by the Town & Country Planning General Development (Amendment) Order 1981, provided you are are satisfied that no other additions have been made since 1948, or since the building was erected if the building was erected after that date, which together with the proposal now under consideration would exceed 70 cubic metres (or 15% of the cubic content of the original dwelling house, which ever is the greater, subject to a maximum of 115 cubic metres).

The foregoing is supplied in all good faith on the basis of the evidence you have provided and is not to be construed as a determination under Section 53 of the Town & Country Planning Act 1971.

Should you have any further questions in connection with this matter I would be grateful if you would contact my assistant, Mr Paul Smith, 340 3220 x 232.

Yours faithfully

D.B Lewis
Assistant Borough Planning Officer

David Moore

Dip Arch RIBA
Chartered Architect

2 Challoners Close
East Molesey
Surrey KT8 0DW
Telephone 01-979 4192

HARINGEY
TOWN PLANNING SERVICE
- 5 JAN 1982

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

29 December 1981.

Borough Planning Officer,
London Borough of Haringey,
Hornsey Town Hall,
The Broadway,
Crouch End,
London N.8.

Dear Sir,

PROPOSED EXTENSION TO 13 AVENUE ROAD, N.6.

Following my discussions with your assistant I enclose two copies of my drawing no. 108/04 A showing the side extension proposed by my clients, Mr. and Mrs. Silverstone. My calculations indicate that the existing detached house has a volume of approximately 1095 cubic metres, with the existing garage and sheds totalling some 68 cu. m. giving a total volume of approximately 1163 cubic metres. The proposed extension will have a volume of about 140 cu.m. which, with the demolition of the garage and sheds will bring the total building to some 1235 cubic metres. As these figures indicate that the increase is of only some 72 cubic metres or 6.2% of the volume of the existing buildings this extension can be considered to be permitted development. The house will remain as a single family dwelling.

115

I will make formal application for Building Regulation approval to the Borough Engineer.

Yours faithfully,

David Moore

David Moore.

Mr.D.Glyn Evans,~~22,xxxxxxxxxxxxxxxxx~~12 Kingsmead Court,15 Avenue Road,N.6

Michael Johnson,The Avenue Road N6 Resident Association,10 Avenue Road,N.6

JW/P.Smith

10th July 1981

Dear Sir or Madam

Town & Country Planning Act 1971
Site: 13,Avenue Road,N.6

Proposed Development: Demolition of existing house and construction of new block of eight 2-bedroom flats.

Ref: HGY/1049/13/3

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

D W FRITH
Borough Planning Officer

Encl:

1. This permission is granted in OUTLINE in accordance with the provisions of Article 5 of the Town and Country Planning General Development Order, 1977 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to full details of the siting, layout, design and external appearance of the proposed development, and any means of access thereto. Such details to show (a) the layout of the site including the means of access there (b) plans, sections and elevations of the proposed development indicating the materials to be used on external surfaces and full details of any boundary walls and fences, (c) the parking, loading and turning space for vehicles.

2. The development shall be carried out in accordance with the details required, in compliance with the conditions hereby imposed, which shall be submitted to and approved by the Local Planning Authority.

Reason 1.& 2.

To enable the Local Planning Authority to be satisfied that the design and layout of the proposed building will be satisfactory, and to comply with paragraph 5 of the Town and Country Planning General Development Order, 1977 which requires the submission to and approval by the Local Planning Authority of detailed plans in order that the Local Planning Authority may be satisfied that the design and layout of the proposed building will be satisfactory.

3. Application must be made to the Local Planning Authority for approval of any matters reserved in this OUTLINE planning permission not later than the expiration of three years from the date of this permission and the development hereby authorised must be begun not later than whichever is the later of the following dates failing which the permission shall be of no effect (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final date of approval of any of the reserved matters.
Reason: The Condition is imposed by virtue of Section 42 of the Town and Country Planning Act 1971 and to prevent the accumulation of unimplemented planning permissions.

4. That the garages and parking spaces 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 spaces are maintained.

5. That detailed drawings of the layout showing which trees are to be retained on the site and those to be removed, shall be submitted to and approved by the Local Planning Authority before any work is commenced and none of the trees to be retained shall be felled or lopped without the prior consent in writing of the Local Planning Authority.
Reason: The existing trees represent an important visual amenity which the Local Planning Authority consider should be substantially maintained.

6. That a scheme for the treatment of the surroundings of the proposed building including the planting of trees and/or shrubs 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 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.

7. That no development shall take place within 10 metres from the rear boundary of the site abutting the Parkland Walk.
Reason: To protect the visual and natural amenities of the Parkland Walk.

32. 13 AVENUE ROAD,N.6. (Appl.received 30.3.81) Ref.No.1049/13/3

CROUCH END

Proposal: Demolition of existing house and construction of new block of eight 2-bedroom flats. (Outline)

Present Use: Residential

I.D.P. Residential

23 JUN 1981

Adjoining occupiers/owners: 19 consulted, 2 objections

RECOMMENDATION: GRANT PERMISSION in accordance with drawings Regd.No. HGY/1049/13/3 (Applicants nos. 2059/1) 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 10metres from the rear boundary of the site abutting the Parkland Walk.

Reasons: 1.& 2. 2.

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

BOROUGH OF HARINGEY

TOWN PLANNING SERVICE

*delete as appropriate

REGISTER NO: 23893

GRID REF: EASTING 529595 NORTHING 187915

O.S. SHEET NO: 48 NW GII2

STREET REF. 18 | PROPERTY NO: 13 CR | APP. No:

1049 | 13 | 3

LOCATION: 13 Avenue Rd N6 7280

PROPOSAL: demolition of existing house and Construction of new block of ~~flats~~ eight 2-bedroom flats.

Type of Application: 01

AGENT: Gerald Murphy Burles Newton & Partners 4-8 Highgate High St N6 5JL

Type of Applicant: 00

APPLICANT: R. Silverstone 13 Avenue Rd N6

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

Council Proposals:

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

Conservation Areas * ~~YES~~/NO

T.P.O. * YES/NO

Passed to D.C. 1/4/81

Application Dated 26.3.81

Application Received 30.3.81

D.C. Officer: RK PS

CONSULTATIONS: *	Date Sent	Date Reply
BE & S HIGHWAYS	14/4	8/5
HCA TEAM		
CPHI		
BOROUGH ARCHITECT		
CLEANSING MANAGER	14/4	
PARKS		
PUBLIC CONTROL		
D of E HIGHWAYS		
ADJ. L.P.A.		
LVRPA		
TWA		
LONDON TRANSPORT		
GLC REGS.		
WARD COUNCILLORS		
LOCAL RESIDENTS		
11 Avenue Road	14/4	
Flats 1 to 16 (cons) at 15+17 Avenue Road	14/4	
LOCAL ORGANISATIONS		

Public Advert. Necessary: * ~~YES~~/NO

Date to BS & S:

Date Published:

IDP ZONING: See Page Two 001

TYPE OF DEVELOPMENT: PIPS CODE – 07

SITE AREA: NET ~~VREAD~~ 1100 RESIDENTIAL 1220 m^2

DENSITY: EXISTING & PROPOSED – See Page Three — 192

PARKING: EXISTING & PROPOSED – See Page Three — 9 ~~35~~

~~OVERLAP: * YES/NO~~

ENFORCEMENT: * ~~YES~~/NO

PASSED TO GROUP LEADER: PS. 8/5/81

DECISION MAKER: *~~Minister/Council/Cttee/DCP/BPO~~

PASSED TO BPO/DBPO 14/5/81

PANEL DATE

DATE OF DECISION: 23/6/81 | 03

DECISION NOTIFIED TO CORRESPONDENTS:

CONDITIONS: * ~~YES~~/NO

DISTRICT HO

PERMISSION ENDS: —

	1	2	3	4	5	6	
Existing Uses	RPS						
* Floor/Site Area	~~VREAD 1100~~						m^2
Proposed Uses	RPS						
* Floor/Site Area	~~VREAD 1100~~						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:

REPORT -- *Delete as appropriate

Present use: Residential *established/authorised/contravening	IDP: Residential 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 occupiers/owners: ~~Not consulted~~/ 19 consulted, 2 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/ 1049 | 13 | 3

(Applicants Nos. 2059 | 1

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

(1) STD COND 1 DETAIL DRAWINGS + SR 2

(2) STD COND 2 COMPLIANCE WITH DETAILS + SR 2

(3) STD COND 48 DETAILS WITHIN 3 YRS + SR 48

(4) STD COND 37 RETENTION OF GARAGES AND PARKING SPACES + SR 37

(5) STD COND 38 TREES TO BE RETAINED + SR 38

(6) STD COND 39 SURROUNDING PLANTING + SR 39

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

Reason: To protect the visual and natural amenities of the Parkland Walk.

RECOMMENDATION AGREED		
	BPO	DBPO
PANEL		
DELEGATION		

CHECK LIST – *Delete as appropriate

IDC Floor Space IDC No.	Existing Density hr/a Proposed Density 192 hrh ~~hr/a~~ Proposed rooms/dwing. 29	Parking Existing Parking Proposed Parking Standard
ODP Floor Space ODP No.	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
Appearance: Massing *Satisfactory/Unsatisfactory Elevations *Satisfactory/Unsatisfactory Materials *Satisfactory/Unsatisfactory Space about bldgs. *Satisfactory/Unsatisfactory Fencing *Satisfactory/Unsatisfactory Planting *Satisfactory/Unsatisfactory	Access	*Satisfactory/Unsatisfactory
	Overlooking	*Satisfactory/Unsatisfactory
	Refuse Collection	*Satisfactory/Unsatisfactory
	Aspect	*Satisfactory/Unsatisfactory
	Prospect	*Satisfactory/Unsatisfactory
	Childrens Playspace @ $2m^2$ Bedspace	*Adequate/Inadequate

INSPECTION REPORT – Date inspected

No objection in principle to the development of this site.

PROGRESS NOTES

4/8 Highgate High Street
London N6 5JL
Tel: 01-341-1307

Gerald Murphy Burles Newton & Partners

11th June 1981
VR

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

HARINGEY
TOWN PLANNING SERVICE
15 JUN 1981
DPO | DPSO | CAPO | SEC
DP/1 | DP/2 | DP/3 | DP/4
DP/A | DP/ | DC/A | PERS
RLS | LDS | TLC

Job No. 2059
13 Avenue Road
N6

For the attention of Mr Paul Smith

Your Ref: DRC

Dear Sirs,

Following today's telephone conversation we have, as requested, amended the scheme so that the car parking is 10M clear of the Southern boundary, as opposed to the 6M originally shown.

We enclose two copies of the amended drawing 2059/1A.

Yours faithfully

Ian Stutchbury
for Gerald Murphy Burles Newton & Partners

encs

Gerald Murphy ARIBA AADipl
Ronald Gillings ARIBA
John Newton ARIBA MRTPI
Jane Lind RIBA BA (Arch)

Associates:
George Gurmin RIBA
Leonard Greaves

Consultant:
Rodney Burles ARIBA AADipl

also
6 Nelson Street
Southend on Sea
Essex SS1 1HL

LONDON BOROUGH OF HARINGEY
TOWN PLANNING SERVICE

To:- The Borough Engineer & Surveyor
Hornsey Town Hall, The Broadway, N.8

Date 14th April 1981

My ref. No. 1049/13/3 JW/P.Smith

Site: 13 Avenue Road,N.6

Proposed Development : Demolition of existing house and construction of new block of flats.

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.H.FRITH
Borough Planning Officer.

London Borough of
HARINGEY
TOWN PLANNING SERVICE
12 MAY 1981

To:- The Borough Planning Officer,
Hornsey Town Hall,
Broadway Annexe
The Broadway, N.8

DPO	DPBO	CAPO	SEC
DP/1	DP/2	DP/3	DP/4
DP/5	DP/6	DC/1	PERS
	TPS	LUC	

Date 8.5.81

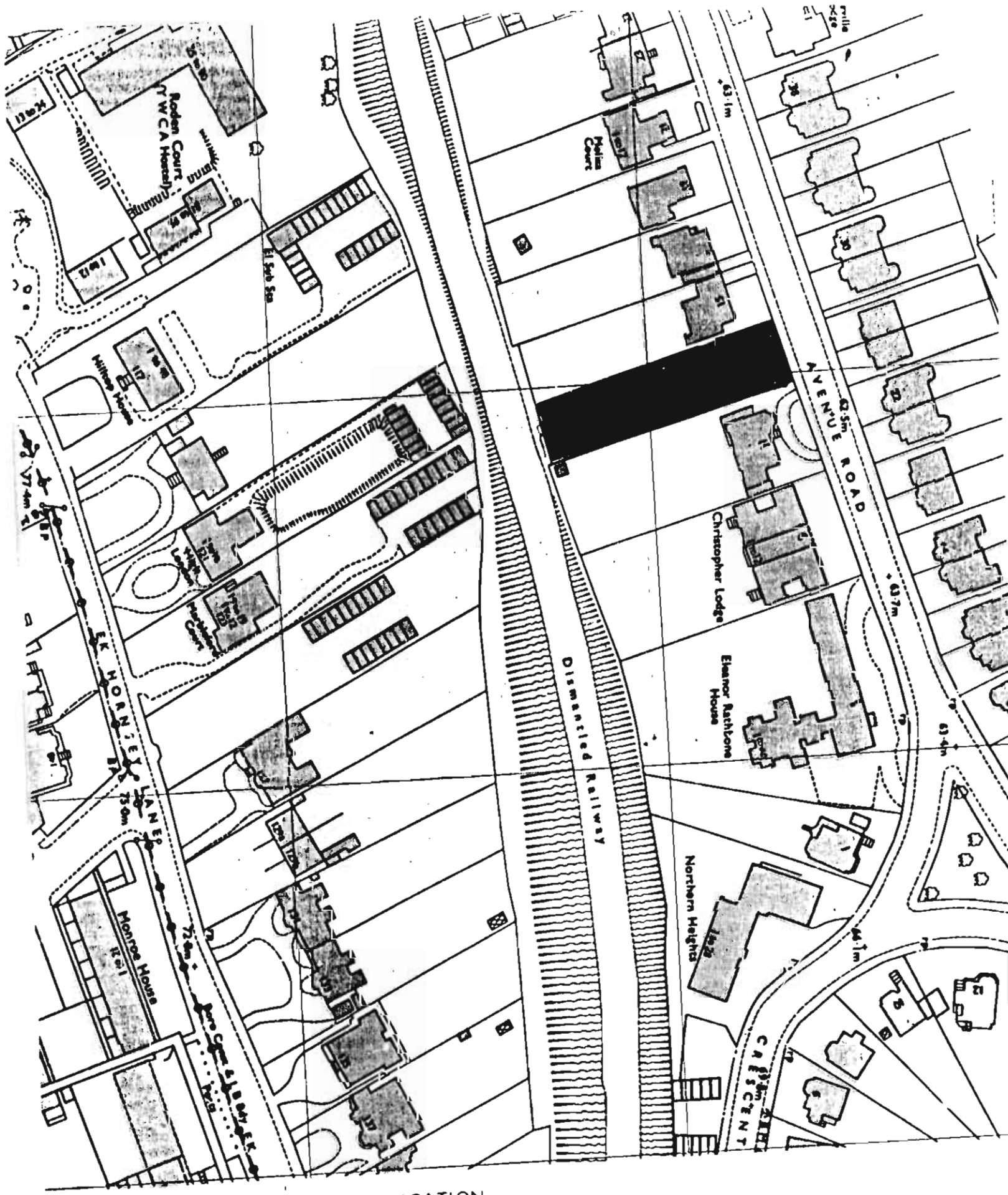
My Ref. No. DSC/SAH/796/2A

No adverse highway comments

No adverse drainage comments 6/5/81

Your plans are returned.

for Borough Engineer and Surveyor



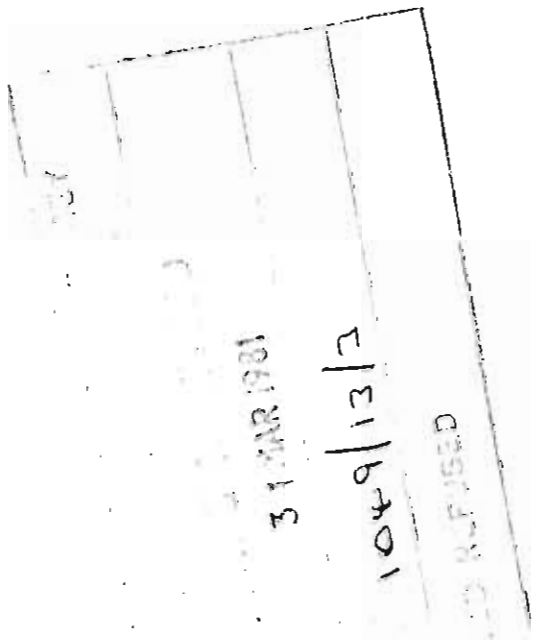
OUTLINE PLANNING APPLICATION

13 AVENUE ROAD LONDON N6

LOCATION PLAN 1:1250

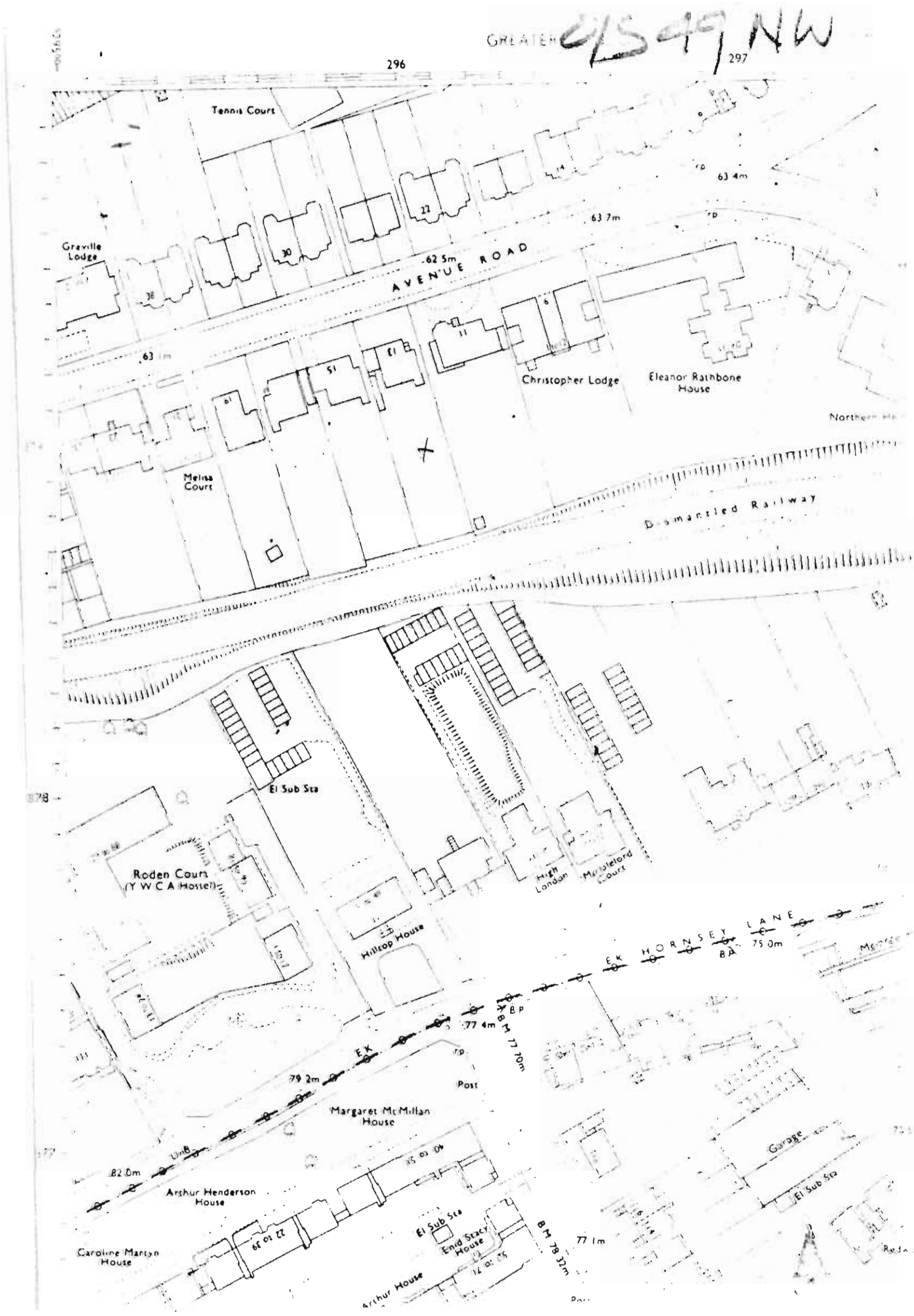
Gerald Murphy, Burles, Newton and Partners,
4-8 Highgate High Street, London N6 5JL.

N



BURNLEY BOROUGH PLANNING
INITIAL RECEIPT
27 MAR 1981

GREATER 615 49 NW



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

Gerald Murphy Burles Newton + Partners
4-8, Highgate High St
N.6

your reference
our reference DRC
please contact Mr. P. Smith
date 31.3.81

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971

Ref:

13, Avenue Rd N.6

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 26.3.81 was received on 30.3.81

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 26.5.81 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

PS.

4/8 Highgate High Street
London N6 5JL
Tel: 01-341-1307

Gerald Murphy Burles Newton & Partners

17 March 1981
PR

Planning Department
London Borough of Haringey
Hornsey Town Hall
The Broadway
Crouch End
London N 8

HARINGEY
TOWN PLANNING SERVICE
19 MAR 1981

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

Gerald Murphy ARIBA AADipl
Ronald Gillings ARIBA
John Newton ARIBA MRTPI
Jane Lind RIBA BA (Arch)

Associates
George Gurmin RIBA
Leonard Greaves

Consultant:
Rodney Burles ARIBA AADipl

For the attention of Mr D Lewis

re: 13 Avenue Road, N 6

Dear Mr Lewis

I would refer to our discussion regarding the above property and would confirm that I am instructed to act on behalf of Mr Roger Silverstone in connection with matters affecting the property due to the proposed redevelopment of no. 11 Avenue Road.

Although, as you are aware, my client believes that the redevelopment of no. 11 is against his interests as his own property was purchased with the intention of enjoying the continued occupation of the existing house and garden into the foreseeable future, he is nevertheless willing to discuss any matters affecting his site.

In particular, due to the previous experience at the time of the redevelopment of no. 15, I am instructed to request that we should be consulted regarding the final drawings submitted for approval, in order to ensure that any development which the Council considers shall be properly restricted and shall fully take into account the continued single residential use of my client's property.

In this connection, therefore, I would request that the architect acting on no. 13 should be put in direct contact with us.

Notwithstanding my client's basic objection to redevelopment on any terms, it may be necessary, in order to protect his future financial interests, to submit to you an outline planning application for the redevelopment of no. 13 and on this aspect I will take further instructions.

Yours sincerely

Ronald Gillings

also
10 Devonshire Row
London EC.2M 4RH
6 Nelson Street
Southend on Sea
Essex SS1 1HL
National House
36 St Ann Street
Manchester M2 7LJ

P3

9

MR. D. GLYN EVANS

01-487 4911.

21. DEVONSHIRE PLACE.
LONDON. WIN 1PD

from 12 Kingsmead Court, 15 Avenue Road, N6

27th April 1981



Mr D W Frith
Borough Planning Officer
Hornsey Town Hall
The Broadway
Crouch End
N 8

Dear Mr Frith

Thank you for your letter dated 14th April concerning the proposed development on site 13 Avenue Road, N6. Although you may consider it futile for me to say that the construction of a new block of flats on this plot would alter the environment of this road, I personally feel that the demolition of existing houses of architectural beauty and interest, and replacing them albeit gradually, with new blocks of flats or other dwellings irrevocobly changes the road. At present there is in Avenue Road, a mixture of old and new dwellings, and this should be retained. The house in question seems to be beautifully maintained.

I am led to believe that the house on plot 11 is shortly to be demolished and in its place a block of 12 flats to be constructed. The plot of number 13 is small and has a well tended mature garden whose beauty should also be retained. Development of this plot would not only look unsightly, but would cause added congestion of traffic in the road, which is evident at all times of the day.

I would strongly object to the proposal of demolishsing the house and construction of a block of flats on plot 13 Avenue Road.

Yours sincerely

D Glyn Evans MBE FRCS MRCOG

Michael Johnson
Tel: 01-340 5461

10 Avenue Road
London N6 5DW

CHAIRMAN, THE AVENUE ROAD, N6
RESIDENTS' ASSOCIATION

May 1, 1981

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

HARINGEY
TOWN PLANNING SERVICE
5 MAY 1981
DPO | DPSO | CAFO | SEC
DP/1 | DP/2 | DP/3 | DP/4
DP/A | DC | DC/A | PERS
RES | LIB | LLC

Dear Mr. Frith,

13, AVENUE ROAD, LONDON N6

I refer to the current application for planning consent for the replacement of the house at the above address by a block of flats.

The Committee of the Association has discussed this case, and regrets that such an application should have been made in respect of one of the few remaining detached Victorian houses in Avenue Road, particularly one which has recently been restored and is in such good condition. The present house has both quality and character, and its loss would detract seriously from the road. I should recall also that there is an application under consideration in respect of No. 11, Avenue Road, next door to No. 13, and that redevelopment of these two sites would be a heavy burden for the road and the local services to bear.

It is our understanding that the present owner of 13, Avenue Road does not in fact plan early redevelopment of his house, if at all, and that this application is made as a contingency. Nonetheless any permission granted would not be personal to him, and therefore our Association has no option but to oppose the application. We should be grateful if this objection could be made known to the Development Control Sub-Committee at the appropriate time.

Yours sincerely,

Michael Johnson

MICHAEL JOHNSON
Chairman, ~~ARRA~~

JW/P.Smith

14th April 1981

The Occupier,
11, XXXXX Avenue Road
Flats 1 to 16 at 15 & 17 Avenue Road,

Dear Sir/Madam

Town and Country Planning Act 1971
Site: **13 Avenue Road,N.6**
Proposed Development: **Demolition of existing house and construction of new block of flats.**

Ref.No.HGY/ 1049/13/3

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, N.8, between the hours of 09.00 and 16.30 Monday to Friday or telephone 01-340-3220 extension 225. 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.

D.W.Frith
Borough Planning Officer.

JW/P.Smith

Cleansing Manager

Borough Planning Officer

14th April 1981

Town and Country Planning Act 1971
Site: 15 Avenue Road,N.6

Proposed Development: **Demolition of existing house and construction of new block of flats.**

Ref. No. HGY/ 1049/13/3

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.

LONDON BOROUGH OF HARINGEY
TOWN PLANNING SERVICE

To:- The Borough Engineer & Surveyor
Hornsey Town Hall, The Broadway, N.8

Date 14th April 1981

My ref. No. 1049/13/3 JW/P.Smith

Site: 13 Avenue Road,N.6

Proposed Development : Demolition of existing house and construction of new block of flats.

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.M.SMITH
Borough Planning Officer.

To:- The Borough Planning Officer
Hornsey Town Hall,
Broadway Annexe
The Broadway, N.8

Date _____

My Ref. No. .....

for Borough Engineer and Surveyor

7280

T.P.1
PART I

TOWN AND COUNTRY PLANNING ACT, 1971
APPLICATION FOR PERMISSION TO DEVELOP LAND IN GREATER LONDON

For office use only
Borough Ref. 1049/13/3
Registered No. 23893
Date received 30.3.87

1. APPLICANT	AGENT (if any) to whom correspondence should be sent
Name R Silverstone	Name Gerald Murphy Burles Newton & Ptnrs
Address 13 Avenue Road London N6	Address 4/8 Highgate High Street London N6 5JL
Tel. No.	Tel. No. 341 1307

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) **Full address or location of the land to which this application relates and site area (if known).** — 13 Avenue Road, London N6

(b) **Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used.** — Demolition of existing house and construction of new block of flats.

(c) **State whether applicant owns or controls any adjoining land and if so, give its location.** — N/A

(d) State whether the proposal involves:–

	State Yes or No		
(i) New building(s)	Yes	If "Yes" state gross floor area of proposed building(s).	725 m²/~~sq ft~~*
		If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	8 no. flats
(ii) Alterations	No		
(iii) Change of use	No	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	No		
(iv) Construction of a new access to a highway — pedestrian	No		
(v) Alteration of an existing access to a highway — vehicular	Yes		
(v) Alteration of an existing access to a highway — pedestrian	No		

*Please delete whichever inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for:–

	State Yes or No	
(i) Outline planning permission	Yes	If "Yes" delete any of the following which are not reserved for subsequent approval 1 ~~xxxxxx~~ 3 external appearance 2 design 4 ~~xxxxxxxx~~ 5 landscaping
(ii) Full planning permission	No	
(iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	No	If "Yes", state the date and number of previous permission and identify the particular condition (see General Notes) Date Number The condition
(iv) Consideration under Section 72 only (Industry)	No	

P.T.O.

T.P.1
PART I

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND
State:–

(i) Present use of buildings/land. — Residential (single family house)

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

5. ADDITIONAL INFORMATION

(a) Is the application for industrial, office, warehousing, 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) To Board's sewer

(ii) How will foul sewage be dealt with? — (ii) To Board's sewer

6. PLANS

List of drawings and plans submitted with the application — 4 copies of drawing no. 1
4 copies of location plan

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) [illegible]

*Delete whichever inapplicable

Signed [signature] on behalf of R Silverstone Date 26 March 1981

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 you are the owner or have a tenancy of all the land. Only one copy need be completed.*

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

Certificate A* I hereby certify that:–

1. At the beginning of the period of 21 days ending with the date of the application, no person (other than the applicant) was the owner of any of the land to which the application relates.

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

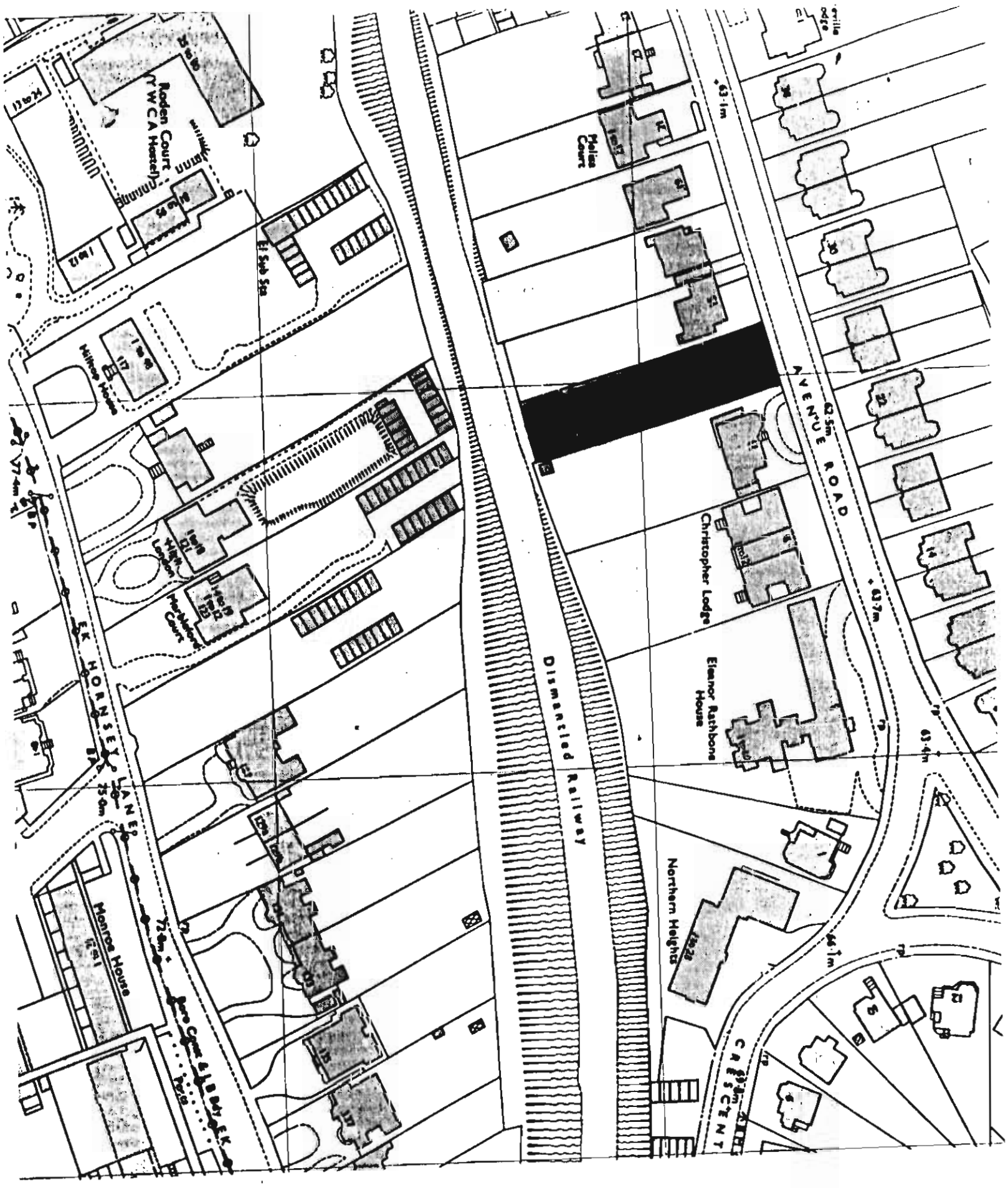
*2. [illegible]

Name of Tenant	Address	Date of service of notice

RECEIVED TOWN PLANNING
INITIAL RECEIPT
27 MAR 1981

Signed [signature]
*On behalf of R Silverstone
Date 26 March 1981

*Delete where inappropriate



OUTLINE PLANNING APPLICATION

13 AVENUE ROAD LONDON N6

LOCATION PLAN 1:1250

N

Gerald Murphy, Burles, Newton and Partners,
4-8 Highgate High Street, London N6 5JL.

31 MAR 131
1049/13/3

INITIAL
27 MAR 1981

P REF. NO. HGY/ 1049/13/3

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
Gerald Murphy Burles Newton & Partners 4-8 Highgate High Street London N6 5JL	R. Silverstone 13 Avenue Road, London N.6.

Site

13 Avenue Road, N.6.

Particulars of Development

Demolition of existing house and construction of new block of eight 2-bedroom 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 26 March 1981 and drawing(s) No.(s) HGY/1049/13/3 (Applicants nos. 2059/1) subject to the following conditions:

SEE ATTACHED SCHEDULE

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

Dated 23 June 1981

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.

SCHEDULE ATTACHED TO NOTICE NO. HGY/1049/13/3

Conditions:

1. This permission is granted in OUTLINE in accordance with the provisions of Article 5 of the Town and Country Planning General Development Order, 1977 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to full details of the siting, layout, design and external appearance of the proposed development, and any means of access thereto. Such details to show (a) the layout of the site including the means of access thereto, (b) plans, sections and elevations of the proposed development indicating the materials to be used on external surfaces and full details of any boundary walls and fences, (c) the parking, loading and turning space for vehicles.

2. The development shall be carried out in accordance with the details required, in compliance with the conditions hereby imposed, which shall be submitted to and approved by the Local Planning Authority.

Reason 1.& 2.

To enable the Local Planning Authority to be satisfied that the design and layout of the proposed building will be satisfactory, and to comply with paragraph 5 of the Town and Country Planning General Development Order, 1977 which requires the submission to and approval by the Local Planning Authority of detailed plans in order that the Local Planning Authority may be satisfied that the design and layout of the proposed building will be satisfactory.

3. Application must be made to the Local Planning Authority for approval of any matters reserved in this OUTLINE planning permission not later than the expiration of three years from the date of this permission and the development hereby authorised must be begun not later than whichever is the later of the following dates failing which the permission shall be of no effect (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final date of approval of any of the reserved matters.
Reason: The Condition is imposed by virtue of Section 42 of the Town and Country Planning Act 1971 and to prevent the accumulation f unimplemented planning permissions.

4. That the garages and parking spaces 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 spaces are maintained.

5. That detailed drawings of the layout showing which trees are to be retained on the site and those to be removed, shall be submitted to and approved by the Local Planning Authority before any work is commenced and none of the trees to be retained shall be felled or lopped without the prior consent in writing of the Local Planning Authority.
Reason: The existing trees represent an important visual amenity which the Local Planning Authority consider should be substantially maintained.

23 June 1981

Borough Planning Officer

condt....

SCHEDULE ATTACHED TO NOTICE NO. HGY/1049/13/3

Conditions: (contd)

6. That a scheme for the treatment of the surroundings of the proposed building including the planting of trees and/or shrubs 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 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.

7. That no development shall take place within 10 metres from the rear boundary of the site abutting the Parkland Walk.
Reason: To protect the visual and natural amenities of the Parkland Walk.

23 June 1981

Borough Planning Officer

1049/13

cc. 23.6.81.

23893

Ps. 30.6.

Audrey

File missing worked out to me but DBPO had it and I haven't seen it since.

Paul S. 9/9/83

File please PS

RGD Architectural and Planning Consultants
Building and Development Surveyors 23893

01-449 3232 **Ronald G Doe & Associates** 21 Heddon Court Parade Cockfosters Herts

P. Smith Esq.,
Planning Department,
London Borough of Haringey,
Hornsey Town Hall,
The Broadway,
Crouch End,
London N8 9JJ.

Your Ref:

Our Ref: RGD/KAB

9th August 1983

Dear Mr. Smith,

Re: PROPOSED RE-DEVELOPMENT OF 13 AVENUE ROAD N6

I enclose a copy of my 8th August letter to Mr. Gardner, which is self explanatory.

I am frankly amazed by all this hassle over a very minor and reasonable modification to an existing consent for a quite modest proposal at the above - Is it really going to be necessary to waste public and private money and time to prove our point at Appeal?!

Yours sincerely

Ronald G. Doe
RONALD G. DOE & ASSOCIATES

Enc.

HARINGEY
TOWN PLANNING SERVICE
10 AUG 1983
DPO | DPBO | CAPO | SEC
DP/1 | DP/2 | DP/3 | DP/4
DP/A | DC | DC/A | PERS
RES | LIB | LLC

COPY

K.S. Gardner Esq.,
Deputy Borough Planning Officer,
London Borough of Haringey,
Hornsey Town Hall,
The Broadway,
Crouch End,
London N8 9JJ.

DBPO/MG

RGD/KAB

8th August 1983

Dear Mr. Gardner,

Re: 13 AVENUE ROAD, HIGHGATE, N6

Thank you for your letter of 29th July and we note your further comments.

Whilst the articulation of your comments was rather ambiguous, I do not think that we misunderstood the main thrust of your approach, which apparently seeks to impose your personal opinions upon the architectural solution for the above proposal.

May we remind you that the sketch drawing discussed and left with Paul Smith was simply to substantiate that the additional building frontage available to our Client could satisfactorily accommodate the additional four habitable rooms, whilst still leaving the proposal within an acceptable density, and you have agreed this point.

Contrary to your assumption, we are only concerned with establishing the main principles at this stage in preparation for an outline planning consent, not a detailed application. We naturally assume that all the proposed accommodation can be arranged in four full storeys, being as established by the existing outline consent for the site and the prededent of all other new developments neighbouring No.13.

With respect, there is no valid logic in your opinion that a four storey arrangement at No.13 is undesirable. As you have also acknowledged each nearby new development and that proposed is varied in elevational and roof treatment. None are exactly the same height, and the free space between each is greater than that of the buildings they replaced. Thus there is no continuous 'cliff effect' as you put it. In fact the proposal for No.13 has greater free space to both its flanks than any other in the location.

cont'd/...

K.S. Gardner Esq.,
Deputy Borough Planning Officer,
London Borough of Haringey.

8th August 1983

I am quite prepared to meet and discuss this proposal as evidenced by my initial and usual procedure, providing of course that you do not expect a compliance with your personal opinions upon matters of architectural design. There is no need for confrontation, the planning system adequately caters for any fundamental differencies between Applicant and Planning Authority.

In the circumstances it seems appropriate that my firm makes an outline planning application as the sketch proposed, which from your present comments is likely to be refused, and then lodge an Appeal to rectify, for I am certain that all as we propose at this stage is entirely reasonable.

I await your or Paul Smith's call if you think a meeting would assist.

Yours sincerely

Ronald G. Doe
RONALD G. DOE & ASSOCIATES

Borough of Haringey

Borough Planning Officer
D.W. Frith DipTP(Lond) FRTPI FRICS

Received
- 2 AUG 1983

Hornsey Town Hall
The Broadway Crouch End N8 9JJ
01-340 3220 ext

Please quote DBPO/MG

Mr.R.G.Doe,
Ronald G Doe & Associates,
21 Heddon Court Parade,
Cockfosters, Herts

29 July 1983

Dear Mr.Doe,

Proposed re-development of 13 Avenue Road, Highgate N6.

Thank you for your letter of 26 July 1983 setting out your approach to the redevelopment of this site.

Although I would be very willing to discuss the issues with you face to face, I do not propose to reiterate the reasoning in my letter of 20 July. I fear you have misunderstood much of it but I doubt clarification would result from extended correspondence.

I must make it perfectly clear however that I am not prepared to support a proposal which rises four storeys sheer over the bulk of the frontage on the building line. This is not a question of density but a question of building form and building context. The Council is not committed to anything other than as contained in the outline permission. On the other hand and as I said before an increase in the amount of accommodation is physically possible. It is up to you to demonstrate a building form which merits planning permission. I am not committed to any particular solution and a discussion of options might avoid a confrontation. If you think likewise, no doubt you will contact me.

Yours sincerely

K S Gardner
Deputy Borough Planning Officer

cc. 23.6.81. 23893

DC filing

DBPO/MG

Mr.R.G.Doe,
Ronald G Doe & Associates,
21 Heddon Court Parade,
Cockfosters, Herts

29 July 1983

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Like

Yours sincerely

K S Gardner
Deputy Borough Planning Officer

RGD Architectural and Planning Consultants
Building and Development Surveyors

01-449 3232 **Ronald G Doe & Associates** 21 Heddon Court Parade Cockfosters Herts

HARINGEY
TOWN PLANN
2

K.S. Gardner Esq.,
Deputy Borough Planning Officer,
London Borough of Haringey,
Hornsey Town Hall,
The Broadway,
Crouch End,
London N8 9JJ.

Your Ref: DBPO/MG

Our Ref: RGD/KAB

26th July 1983

Replied 29/7

Dear Mr. Gardner,

Re: PROPOSED RE-DEVELOPMENT OF 13 AVENUE ROAD, HIGHGATE, N6

Thank you for your letter of 20th July confirming your opinions upon our sketch proposal for the above and upon matters architectural in general.

Yes except "being as ---

Dealing firstly with the aspects upon which we agree. You acknowledge that the re-development of No.13 in conjunction with No.11 and shared use of the access road there increases the physical development potential of No.13, being as shown in our proposal.

Yes except inclusion of Park Walk 2 6.

Also the density of the proposal is within the 70-100 HRA parameter you confirm, namely the proposal on its individual site produces 92 HRA if the Parkland Walk area is excluded, or 84 HRA if included, which in part of whole should be allowed in my opinion, for such is a permanent public amenity area immediately adjoining the rear of the site.

When No.13 is purchased, that and the completed developments of No.11 and 15/17 Avenue Road will be in single freehold ownership, thus producing an overall density of only 83 HRA (112 HRs total on 1.35 acre excluding the Parkland Walk).

As you are aware our proposal is contained within four full storeys, being exactly as would derive from implementation of the existing outline consent for No.13 as substantiated by the drawings approved with that consent. Thus it is unreasonable to expect that we and our Client would accept less than previously established, and any attempt to reduce that entitlement would surely be recovered if it was necessary to take the matter to Appeal.

No

In any event it is clear that the present proposal would be an improvement upon that previously possible and approved for the site, which would produce a very narrow frontage with an inferior side main entrance and the necessity of a further vehicular access road in very close proximity to the two other such roads at No.11 and No.15/17 Avenue Road.

cont'd/...

K.S. Gardner Esq.,
London Borough of Haringey.

26th July 1983

No — With respect, your opinions upon the architectural aspects of our proposal and its effect in Avenue Road are rather contradictory and illogical.

No — On the one hand you suggest that the proposal and the completed new buildings down the south side of Avenue Road are repetitive, but you then refer to and acknowledge their wide variety!

But not heights — As evidenced by the three new estates of flats designed by my firm, out of the seven on that side of Avenue Road each is different in size, proportion and particularly elevational treatment, similarly our further proposal for No.13.

No — I and no doubt the other designers of the new and fairly new buildings in Avenue Road could take exception to your remarks that all are mediocre in appearance, mitigated only by the foil of trees! However, it is appreciated that you are commenting upon matters outside the precept of your professional discipline and activity.

No — Also, and contrary to your further comments, there is no logic in your assumption/statement to effect that the success of contemporary architectural design depends upon 'the common use of facing materials or a particular building vernacular'.

No — Each of the new and relatively new buildings in Avenue Road simply and validly reflect the variety (as you acknowledge) of contemporary architectural solutions available, and in all cases it is reasonable to say that the new buildings

No — are a very considerable improvement upon the old and very dilapidated and rather nondescript properties they replace.

As is apparent, there is greater than usual free space between the flanks of the proposal and the neighbouring buildings, providing adequate and more daylight and prospect from the flank kitchen windows. However, we remain prepared to consider a variation along the lines discussed, but see no valid reason why we should make any fundamental changes in the proposal, which is in accord with all good planning and architectural principles and furthermore does properly and sensitively consider its location in Avenue Road.

Including the above referred variation we will soon be submitting a formal outline planning application for the proposal, which we trust will receive straightforward approval without the mutually time consuming necessity of taking the matter to Appeal.

Yours sincerely

Ronald G. Doe
RONALD G. DOE & ASSOCIATES

DBP/GD/MG.

R.G.Doe Esq.,
RG Doe & Associates,
21 Haddon Court Parade,
Cockfosters, Herts.

20 July 1983

Dear Sir,

13 Avenue Road, Highgate, N6

Thank you for your letter dated 1 July.

Development of this site in conjunction with Nos. 9 to 11 with shared use of the garage access clearly increases its physical development potential but I am concerned to avoid an unrelieved, vertical cliff of flats along this section of Avenue Road.

Paul Smith's approach was an attempt to secure your support for a solution more sensitive to the street picture than would result from the reptition of the mass of the adjoining buildings.

It cannot be said that the proposed building would complete the architectural whole which would demand or deven justify a repetetion of the same mass. The new buildings on the south side of Avenue Road generally are a wide variety of shapes and sizes lacking even the homogeneity which disparate buildings derive from the common use of facing materials or a particular building vernacular. This variety and the foil of trees are perhaps the only features which mitigate their overall mediocre appearance.

In the Department's opinion therefore, it is important for the effective height of the eaves to be limited to three storeys on the frontage of No.13 particularly if as you propose, the building is to occupy practicallly the whole width of the site. This limitation will also produce a front elevation of better proportion and more akin to adjoining developments. There is no reason why penthouse flats should not be added as a fourth storey provided they are set well back from the frontage and provided with a hipped roof. Paul Smith may have shown you a thumbnail sketch of how this may be achieved and the problems of lack of privacy etc. between flanks be overcome. I will be happy to discuss other ways of achieving the same objectives.

I am approaching this matter in a constructive manner but feel bound to reply to the points you raise:-

Density

Density is not the determining factor regarding the amount of accommodation the Council will permit. The building's design and suitability to its context are far more important. True, the Council will expect to see redevelopment within 7770-100 HRA (70-85 HRA if 2 bedroomed units are included) but I do not think this is a matter of difference between us, even though an allowance for the country walk (we call in the Parkland Walk) is not admissable.

contd over/-

Storeys

I hope I have covered this point adequately earlier in this letter.

Appearance

I agree your points regarding access and amenity space. The relative architectural merit of the existing and proposed buildings are however, a matter of opinion and I fear our opinions differ. The building which would derive from the outline permission may not rise above the level achieved by post war designers in Avenue Road, but would have a better basic proportion than the building you propose and would produce less of a continuous cliff. I am pleased you are prepared to vary the kitchen window arrangements because kitchen users deserve adequate privacy, prospect, daylighting and ventilation which are not achieved by direct facing flank windows. I believe you feel that the alterations I seek produce dark kitchens but the reason for this is the choice of flank walls for such windows. I would see no objection to supplementary, fixed, obscure, glazed windows in the flanks if you desire them. The provision of the necessary site extensions, together with hipped roofs to the penthouses, would in my opinion satisfactorily complement the elevational treatment you already propose.

I look forward to seeing your revised proposals.

Yours faithfully,

K S Gardner
Deputy Borough Planning Officer.

RGD

Architectural and Planning Consultants

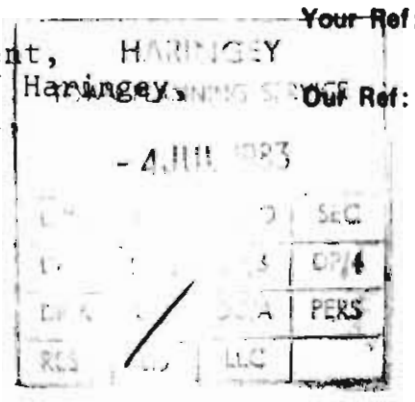
Building and Development Surveyors

01-449 3232 **Ronald G Doe & Associates** 21 Heddon Court Parade Cockfosters Herts

P. Smith Esq.,
Planning Department,
London Borough of Haringey,
Hornsey Town Hall,
The Broadway,
Crouch End,
London N8 9JJ.

Your Ref:

Our Ref: RGD/KAB



1st July 1983

Dear Mr. Smith,

Re: PROPOSED 12 FLATS, 13 AVENUE ROAD, HIGHGATE, N6

Further to our recent meeting, discussion upon the sketch proposal for the above and our telephone conversation today, I would confirm as follows regarding the various points discussed in response to your conveyed opinions of Mr. Gardner.

DENSITY - With or without the inclusion of part of the rear 'country walk' land in the gross area for planning purposes, it remains that the habitable rooms per acre density of the proposal is within the density parameters recommended and previously allowed in the address area of the proposal - namely between 70 and 100 habitable rooms to the acre.

Having said as above, I think it fair to say that the mentioned rear 'country walk' area should legitimately be included in the gross area, for, like the front road area, it is a permanent 'open space', and such type of inclusion has been established as valid by precedent.

NUMBER OF STOREYS - The four storeys of the present proposal is exactly as approved within the previous outline consent for the site, and also commensurate with other redevelopment approved and built along the South side of Avenue Road. Again it is surely fair to say that any attempt to reduce that entitlement must/would be recovered if it was necessary to take the matter to Appeal.

APPEARANCE OF PROPOSAL ETC. - Contrary to the suggestion conveyed, I would opinion that the present proposal would be an improvement upon that previously possible and approved for the site. Such previous proposal would produce a very narrow frontage, mean looking building with an inferior side main entrance and the necessity of a further vehicle access road in very close proximity to the two other such roads at No.'1 and No.15/17 Avenue Road.

cont'd/...

P. Smith Esq.,
London Borough of Haringey

1st July 1983

As evident at our other schemes at 11, 15/17 and 23 Avenue Road, the design of such and of that proposed at No.13 is varied and surely of at least, but hopefully better, architectural merit than the properties and generally dilapidated buildings they replace. The new schemes as built, under construction and now proposed, also provide adequate and more,visual and physical amenity space to their rear and front garden spaces.

However, and if thought necessary, we are quite prepared to consider the replanning of the flank kitchens in the present proposal to provide rear front views, and to redesign the massing of the proposal to provide a more sculptured/variegated elevational appearance. However, and with respect, we feel that sufficient variety of and interest is already provided by the present proposal.

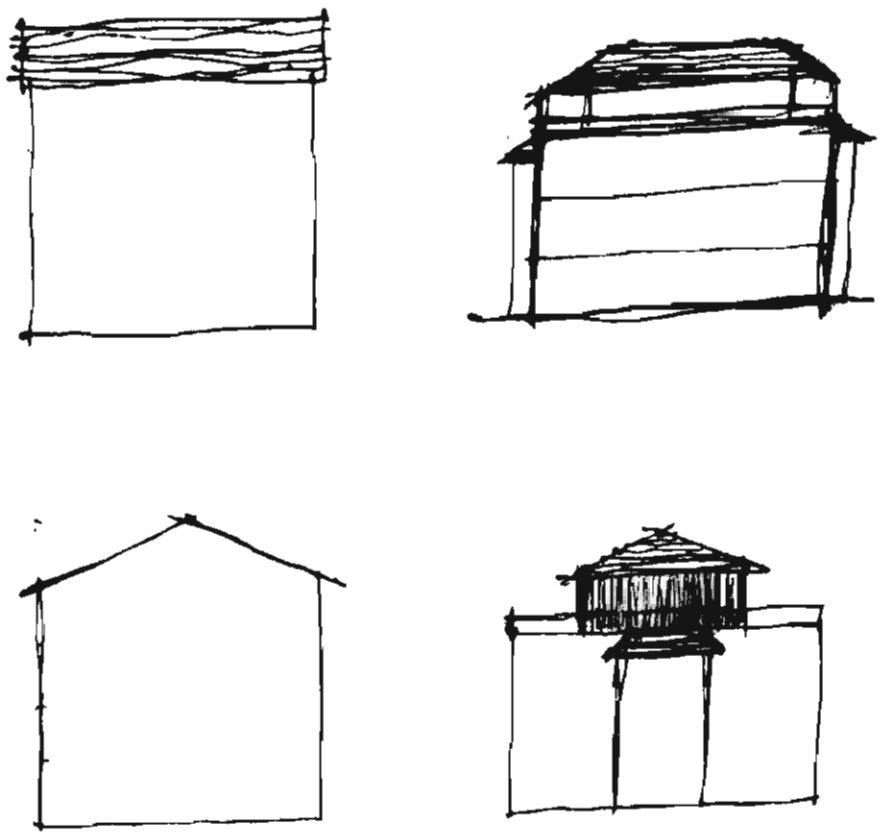
SUMMARY - In consideration of the foregoing, the density and features of previous schemes approved and built in the location, together with the main principles established by the previous scheme approved in outline for this site - I think it fair to say that the present proposal for the redevelopment of No.13 is entirely reasonable, would look good and complete the 'road picture' of properties available and suitable for redevelopment in Avenue Road.

For the same reasons I would also suggest that if it was necessary to take the proposal to Appeal, then such would surely be allowed. However, I sincerely trust it will be possible to resolve a mutually satisfactory solution by amicable negotiation.

I await your further advice and comments, in the hope that we can soon proceed to making a formal application that will acquire the favourable consideration of your goodself, Mr. Gardner and the Planning Committee.

Yours sincerely

Ronald G. Doe
RONALD G. DOE & ASSOCIATES



24

45 x 25 = 1125.

10764
1345
12:09

| 0·27 | 2400

= 88 hrs

213 hrh.

1125 | 24

① outline pp for 4 storey block.
② Density recommended area.
③ Variety of schemes + different unit mix.
④ Physically fit on the site comfortably.
⑤ Compare this scheme greater with the existing provision. (Plot of amenity space)
⑥ Also how does the elsewhere, ~~make~~ makes room dark, outward longest. In practice doesn't provide much advantage — blinkered view etc. would do better level — kitchen under windows.

NB desirable to have written schemes with no access.

(Append) 1 site entrance.

1 Proposed scheme more satisfactory

two roads on either side greater width.

1 existing could not visible

1 extra value created by this proposal.

BOROUGH OF HARINGEY

MEMORANDUM

Your reference

My reference

FROM: [illegible]

TO: Paul Smith

B Avenue Road N.6.

I am not at all sure on the design — the proportions are given — the street pattern will be very poor. Side facing kitchens are highly dubious.

If the density calculations are genuine (if!) I have no objection to the number of rooms but would like to pursue a different block with the knowledge of the mixed arrangement of the two adjoining. —

Please see me with files. 27-6-83.

TO: DBPD (DC Coarchitect) (Photo Copy of plans attached)

13, Avenue R.A. No.

Proposal: Erection of a block of 12 flats on site adjoining last house on N/s side between two newly completed blocks by the same Architect.

Notes:

Outline planning permission exists for the erection of a block of 8 flats on the site. The developer in this case is able to make use of existing access road to end of adjoining block at No 11 and has thus been able to increase the size of the block proposed for No 13 and increase the no of units to be accommodated.

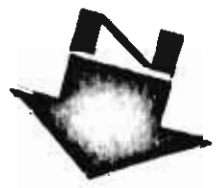
The density is claimed to be 84 hrm, with an increase of 41 dwellings on the previous proposal (not declared).

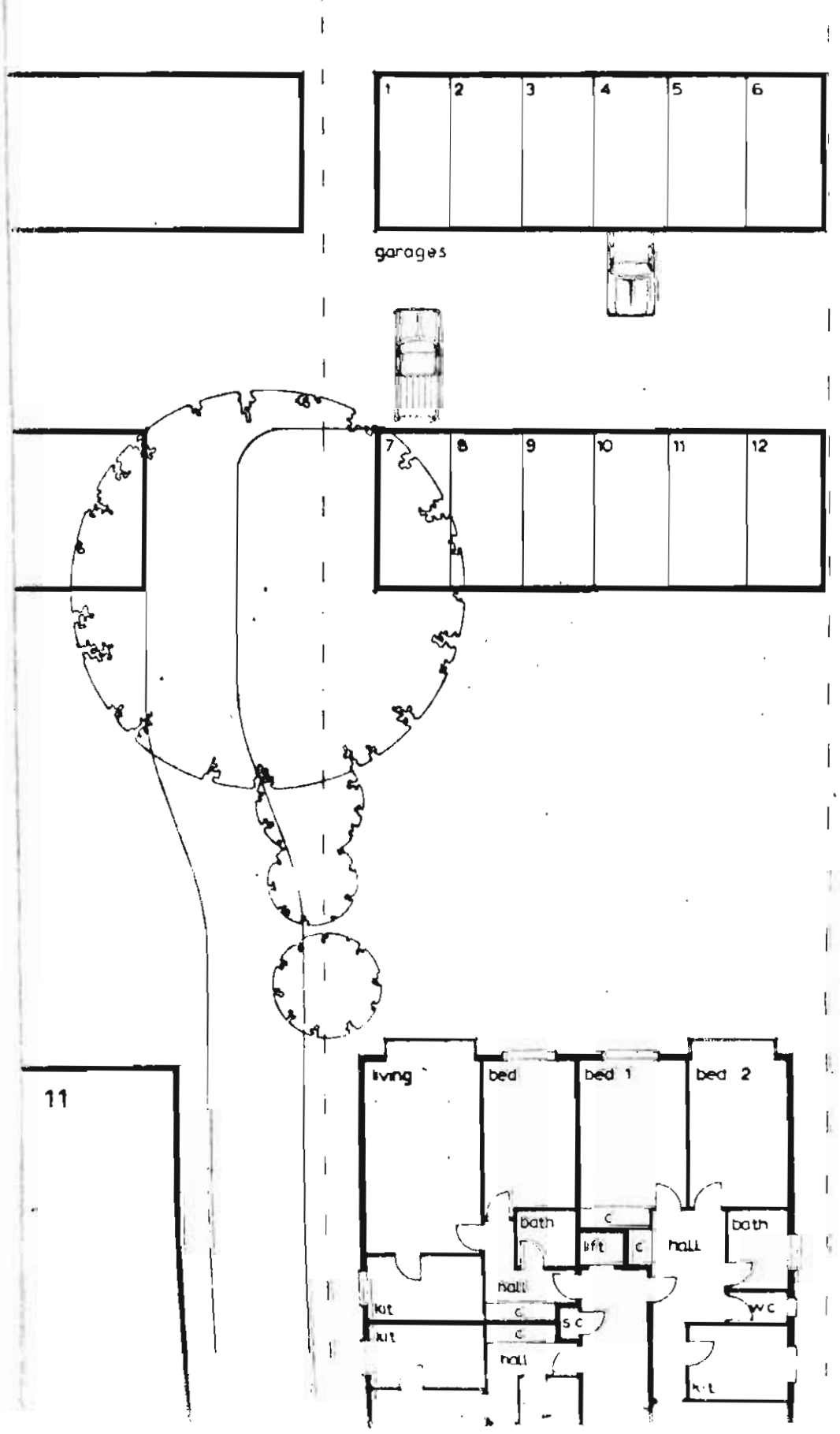
I would be grateful for your comments. Perhaps we could discuss at next weeks meeting if not before. Thanks. Paul S. 23/6.

Country Walk

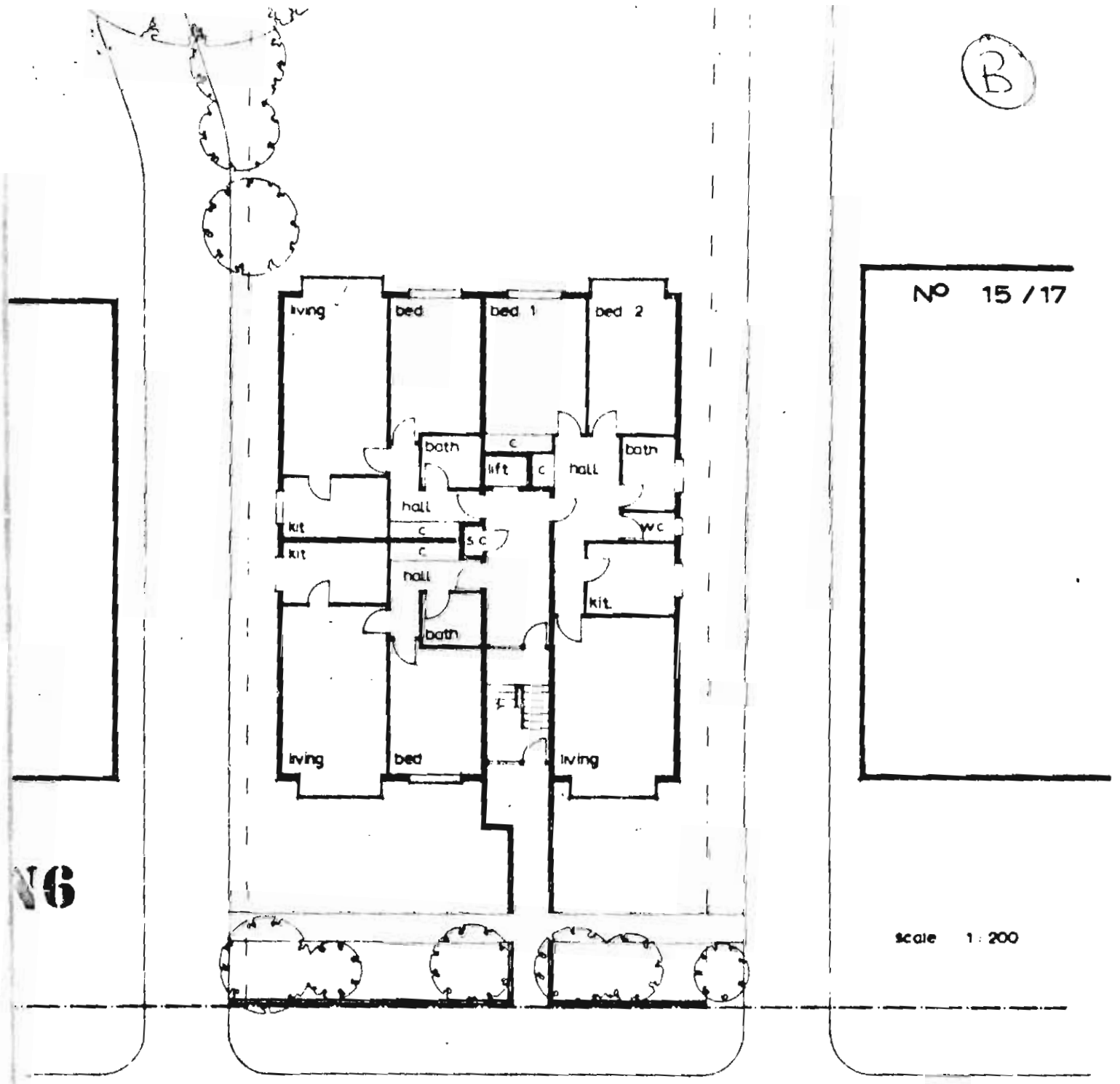
(A)

Slide (A) over (B) for full site plan.





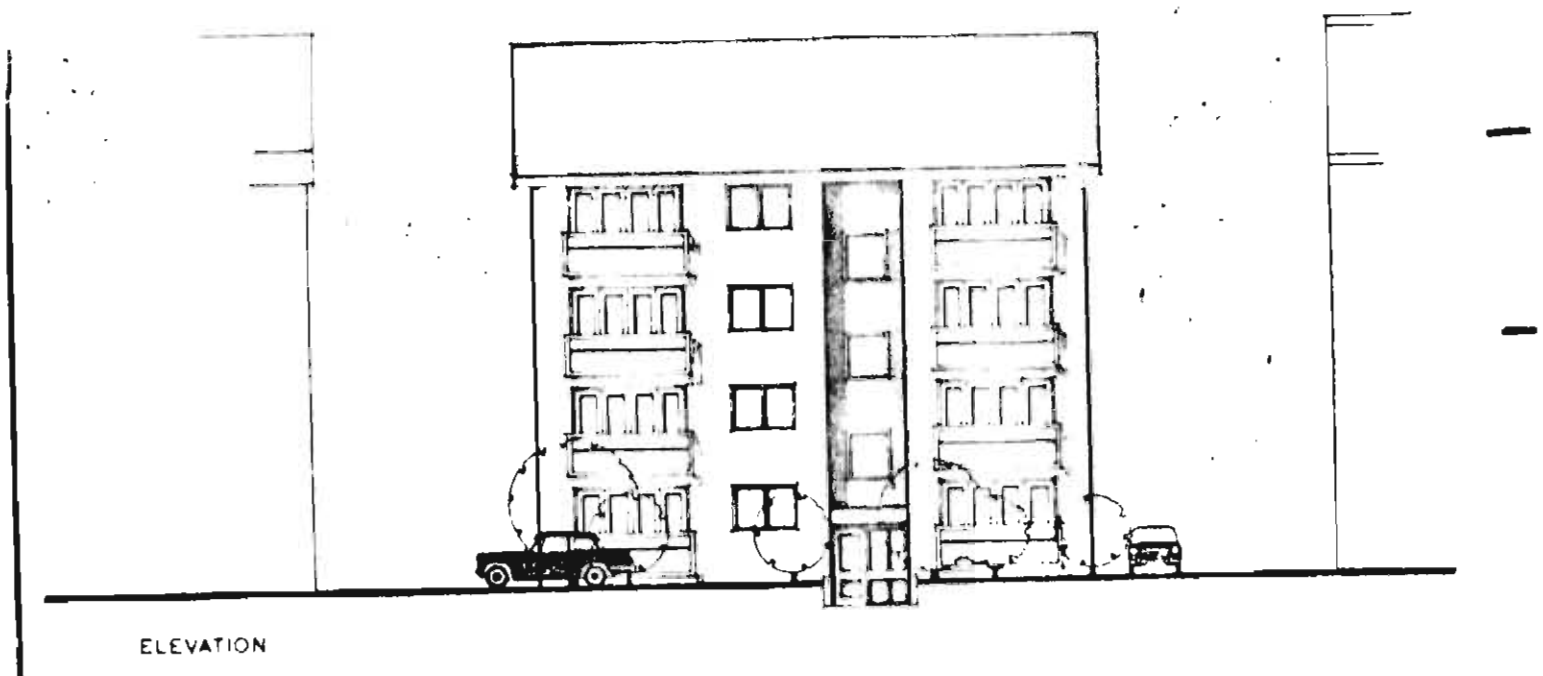
No 15 / 17



N6

v e n u e R o a d

dwg no 441/1 June 83

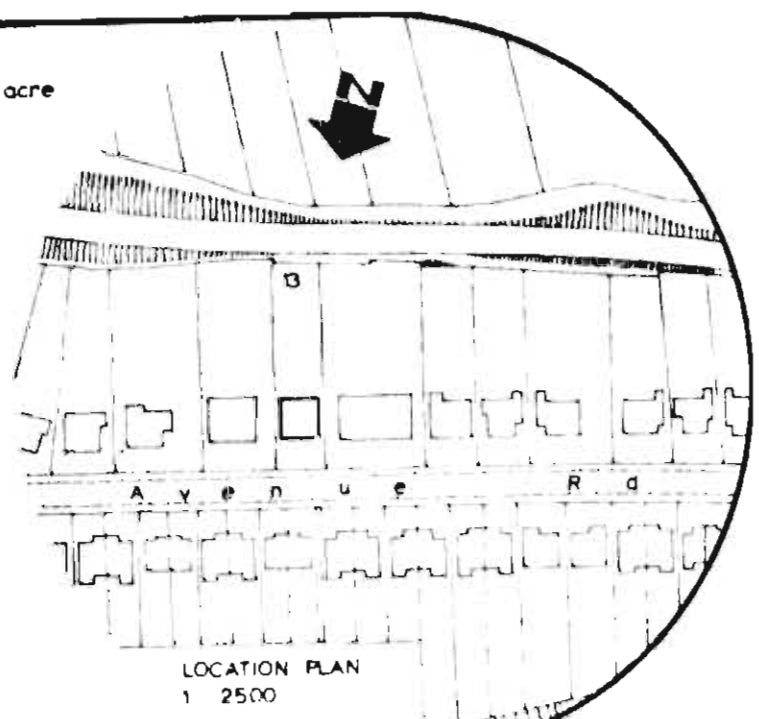


ELEVATION

Gross area of site = · 331 acre

8 x 1 bedroomed flats plus
4 x 2 bedroomed flats

total no. habitable rooms
= 28
equivalent to 84 rooms
per acre



LOCATION PLAN
1 2500

PROPOSED 12 FLATS

13 Avenue Road, Highgat

With Compliments
from the
General Manager

C out.

Borough of Haringey
Cleansing and Transport
Park View Road
Tottenham N17 9AY
01–801 7111

23893

HARINGEY
TOWN PLANNING SERVICE
-2 JUL 1981
BOROUGH PLANNING OFFICER

DPO	DPBO	CAPO	SEC
DP/1	DP/2	DP/3	DP/4
DP/A	D/	DC/A	P/S
EES	LO	LLC	

cc. Borough Planning Officer ✓

DS

To be filed 1049/13
please

GJH/HCP/T0375/599

Gerald Murphy Charles Newton & Partners
4/8 Highgate High Street
LONDON
N6 5JL

30 June 1981

Dear Sirs

13 Avenue Road N6 - Refuse Storage Arrangements

Thank you for your letter dated 1st June 1981 and the attached drawing No 1 2059 1. 2 No.1136 0.9m³ (Paladin) containers will be required for storage of refuse.

The proposed chamber must comply with BS 5906: 1980 and chute and hoppers with BS 1703: 1977. A store should also be provided for bulky items of refuse awaiting special collection.

Vehicle Access

The maximum travelling distance for Paladins is 10 metres. The proposed chamber is located 25 metres from the kerb of Avenue Road. The refuse vehicle must therefore be reversed into the site to within 10 metres of the chamber. The access road should be of minimum width 3.5 metres with at least one corner of 6m radius. The access must be constructed to withstand an axle weight of 11 tonnes and the maximum permissible gradient is 1 in 12 falling away from the chamber.

Could you please ensure that I receive detailed drawings of the proposals in due course.

In the meantime, should you receive further information on this or any other scheme, please do not hesitate to contact my Technical Officer, Mr Rowland.

Yours faithfully

R C Jennes

Cleansing Manager

WMT/JM

19 October 1976

J. Fiore Esq.
41 Chiddingfold
Woodside Park
London N12

Dear Sir

Town and Country Planning Act 1971 Section 23
13 Avenue Road, London N6
Reference: 1049/13

I refer to your recent application, dated 16 September 1976, to the Borough Engineer and Surveyor under the Building Regulations 1972, concerning the conversion of 13 Avenue Road, N6, into self-contained bedsitting rooms, which is receiving attention.

This development requires planning permission by virtue of Section 23(3)(a) Town and Country Planning Act 1971 which states "the use as two or more separate dwelling houses of any building previously used as a single dwelling house involve a material change in the use of the building and of each part thereof which is so used".

A material change in the use of any building requires planning permission. I, therefore, enclose the necessary forms to enable you to make application for planning permission.

Yours faithfully

DO NOT DESTROY

Principal Planning Officer

HARINGEY

To ... 'NNT

... Department

RECORD OF INTERVIEW/TELEPHONE CONVERSATION

Date 18/10/76 Time

Caller's Name

Address 13 AVENUE RD N6

Telephone No.

Subject Mr John Kelly - Bldg Surveyors has said that work is being carried out at the above property. The works include the conversion of the property, which is in multiple occupation, into SIX bedsits. There is no current planning permission in connection with this work.

Signature of Officer Could you please investigate - with a view to planning application etc. Department

Action taken Paul S. 18/10/76.

This form to be completed, on duplicate, original to person accepting responsibility for action copy to Section Head (or Group Leader) for progress action

J FIORE 435-5967

41 Ridding Rd

Uxbridge Bnd.

N1 ~~20~~ 17

~~27 Lyttleton Rd Ald~~

231

PES/AR

Mr G A Williams
77 Dale Park Avenue
Carshalton
Surrey

10 November 1976

Dear Sir,

Town & Country Planning Act 1971
13 Avenue Road, London, N8
Ref. No. [illegible]

I refer to your letter of 25 October 1976 and attached drawings.

I confirm that the works contained in drawing No. JF/1A do not require planning permission. I am retaining your drawings for record purposes.

Should you have any further questions in connection with this matter I would be grateful if you would contact my assistant, Mr P E Smith, 340 3220 ext. 231.

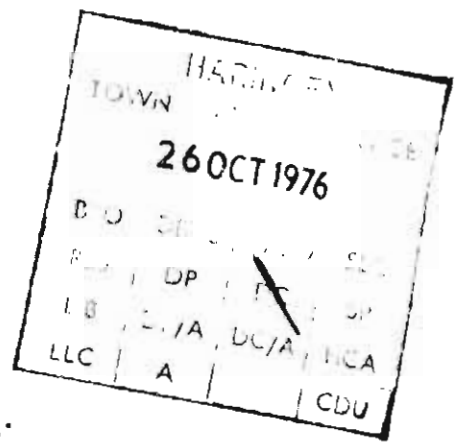
Yours faithfully

Principal Planning Officer

77 Dale Park Avenue,
Carshalton,
Surrey.

25th October, 1976.

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



For the attention of Mr. Smith

Dear Sirs,

13 Avenue Road, London, N.6.

Please find enclosed a copy of drawing No. JF/1A for your information.

As far as I am aware, the established use of the above premises is that of multiple occupation, the works contained in the proposed plan do not involve the self containing of any of he existing units or accommodation.

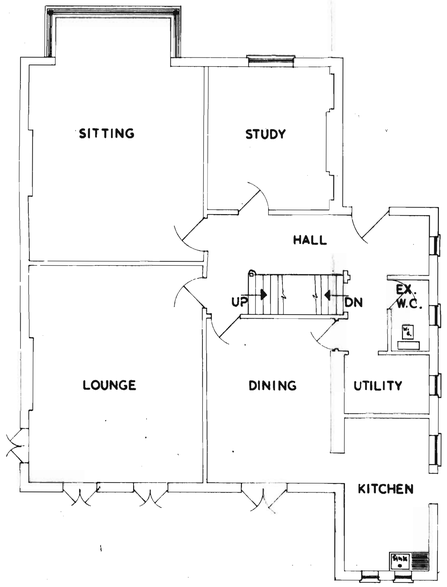
I would therefore, be grateful if you would confirm that Planning Permission is not required in these ciroumstances.

Yours faithfully,

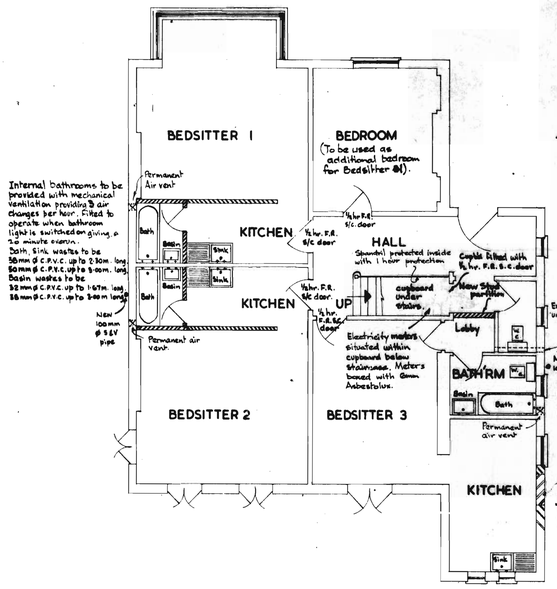
G.A. Williams

G.A. Williams

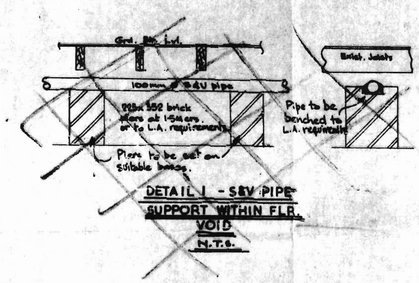
c.c. Building Control Dept.
Technical Services - Borough of Haringey.



GROUND FLOOR PLAN (EXISTING)



GROUND FLOOR PLAN (PROPOSED)



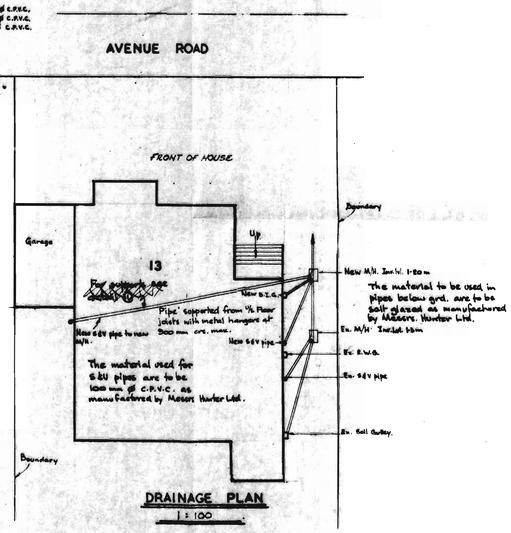
DETAIL 1 - S&V PIPE SUPPORT WITHIN FLR. VOID
N.T.S.

NOTES

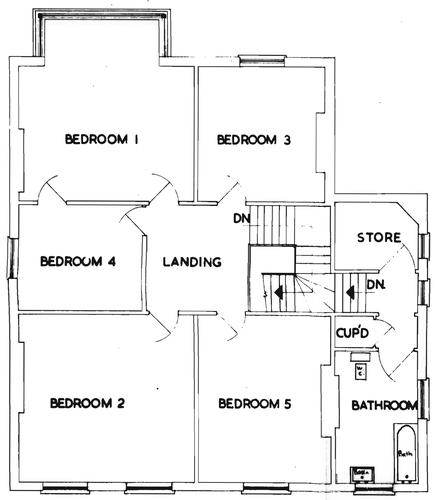
1/ Plumbing & Drainage.
(a) All waste pipes to be C.P.V.C. - see notes on plans.
(b) All drainage pipes below grd. to be 100 mm ø salt glazed ware to a fall of 1:40.
(c) All plumbing to be in accordance with Code of Practice 304.
(d) All drainage to be in accordance with Code of Practice 301.
(e) A min. seal of 25mm is to be retained under working conditions to Local Authority requirements.
(f) Single stack plumbing is to comply in all respects with the requirements of Building Research Station Digest 41 80.
(g) All wastes are to be fitted with deep seal traps.
(h) All wastes are to be provided with swept tees with access.

2/ Means of Escape Requirements.
(a) All doors leading to the common escape route ie Landing, Stairs and Hall are to be Fire resisting and self closing onto 38mm stops. Existing doors are to be renewed Fire resisting to the requirements of the Building Inspector ie panels filled with suitable material to bring door flush, and whole door covered with Asbestos Board or similar, to suit existing door thickness.
(b) Main front door to be fitted with Simple fastenings only.

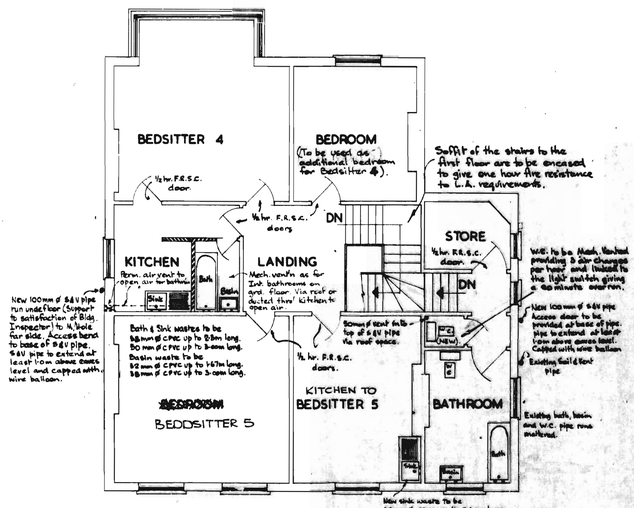
3/ New Stud walling
(a) 100 x 50 studs at 400mm crs with cross noggins at 900 mm vert. crs. Faced both sides with 12mm plasterboard.
(b) Bathroom and Lobby studs to run from floor to ceiling level.
(c) Kitchen Studs to run from floor to a height of 1·80 metres above floor level.
(d) Floor to Ceiling Studs shown thus :-
(e) 1·8m height studs shown thus :- Vertical studs to be taken up to ceiling height to give adequate stability these are to be at 16cm ie every 4th vertical, or to B.Ins requirements
(f) Adequate fixing to floor and ceiling to be provided into joists not floorboards or ceilings only.



DRAINAGE PLAN
1 : 100



FIRST FLOOR PLAN (EXISTING)



FIRST FLOOR PLAN (PROPOSED)

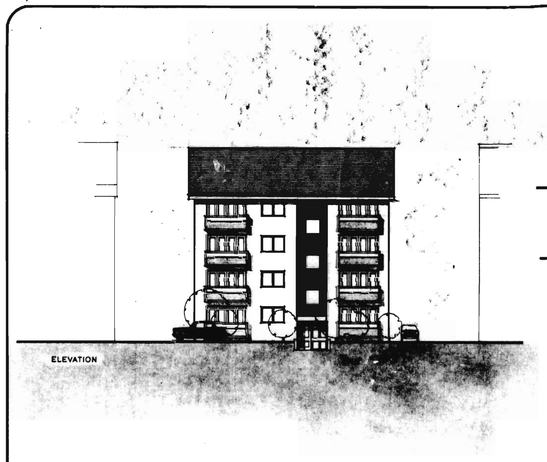
PROPOSED ALTERATIONS TO PROVIDE FIVE BEDSITTING ROOMS AT NUMBER 13, AVENUE ROAD, HIGHGATE, LONDON.

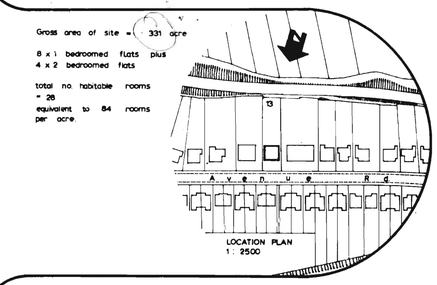
PROPOSER:
J. FIORE, ESQ.,
41, CHIDDINGFOLD,
WOODSIDE PARK,
LONDON, N.20.

REVISIONS :-
1. Alterations to suit L.A. letter dated 7·10·76.

DO NOT SCALE THIS DRAWING

DRAWN G.A.W.
SIGNED J. Williams
DATE SEPT. 1976.
SCALE 1:100UON
DRAWING No. JF/1A





Gross area of site = .331 acre

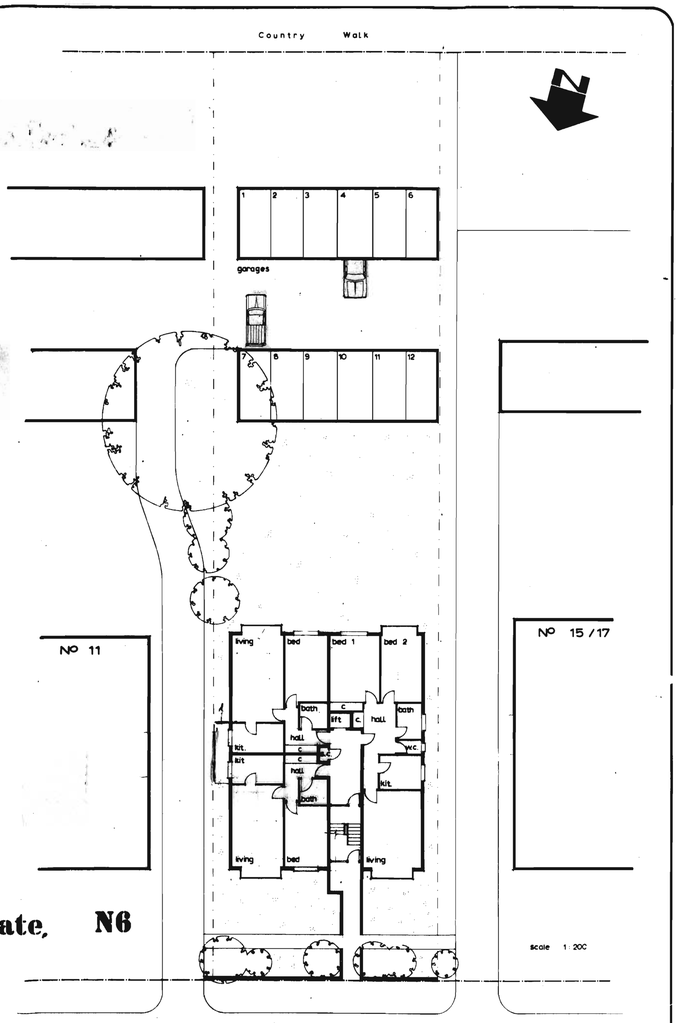
8 x 1 bedroomed flats plus
4 x 2 bedroomed flats

total no. habitable rooms = 28
equivalent to 84 rooms per acre.

PROPOSED 12 FLATS

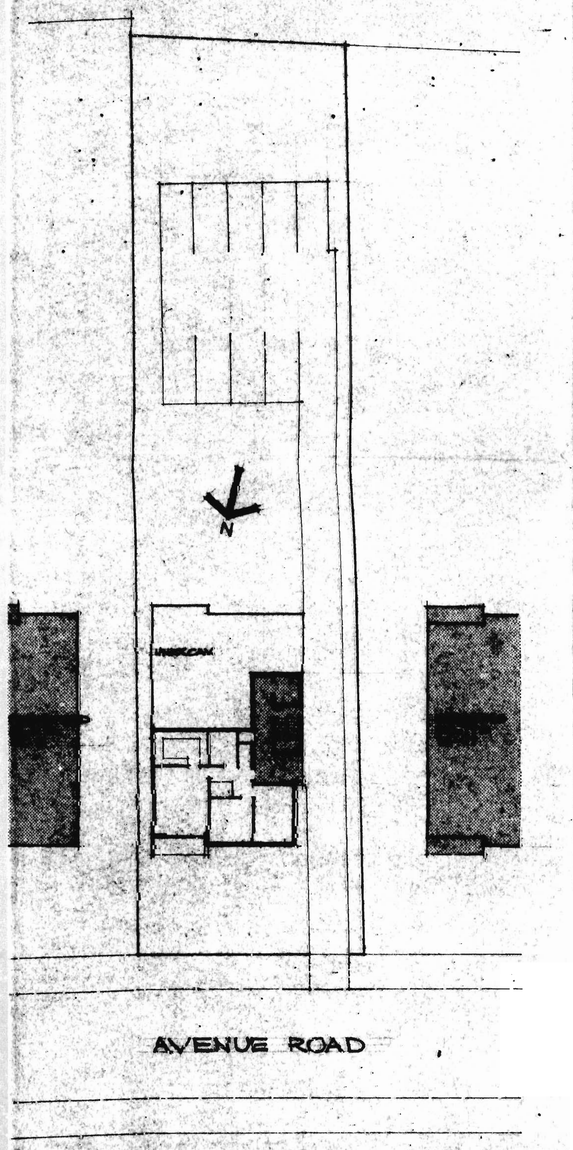
13 Avenue Road, Highgate, N6

Ronald G. Doe and Associates
21 Heddon Court Parade, Cockfosters, Herts.
Tel. 01 449 3232

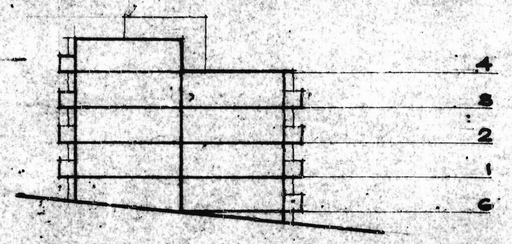


dwg no. 441/1 june 83

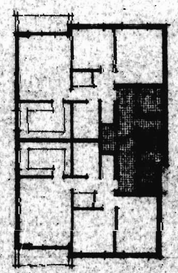
A1 A2 A3



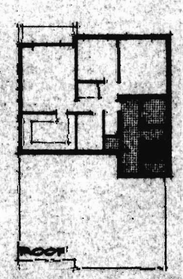
BLOCK PLAN AND GROUND FLOOR PLAN



SECTION



PLANS
FLOORS 1-3



PLAN
4TH FLOOR

AREA OF SITE: 0.1113 HA
AREA DUE TO HALF ROAD WIDTH: 0.0107 HA
AREA OF SITE FOR DEVELOPMENT: 0.1220 HA

PROPOSED DEVELOPMENT:
8/NO. 2-BEDROOM FLATS
24/NO. HABITABLE ROOMS

DENSITY OF PROPOSED DEVELOPMENT:
198 HABITABLE ROOMS/HECTARE

REVISIONS

A 1.6.81 [illegible] BOUNDARY [illegible]

Do not scale, this drawing to be read in conjunction with all relevant consultants, sub-contractors and specialists drawings.

TITLE
13 AVENUE ROAD N6
OUTLINE PLANNING APPLICATION

CLIENT
R. SILVERSTONE

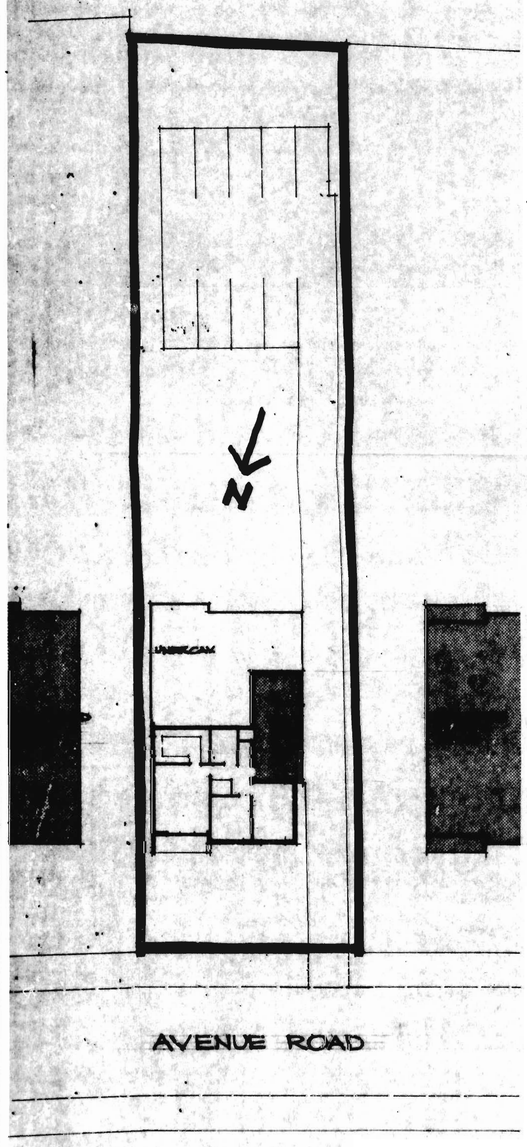
SCALE 1:200

DRAWN IS DATE MAR 1981

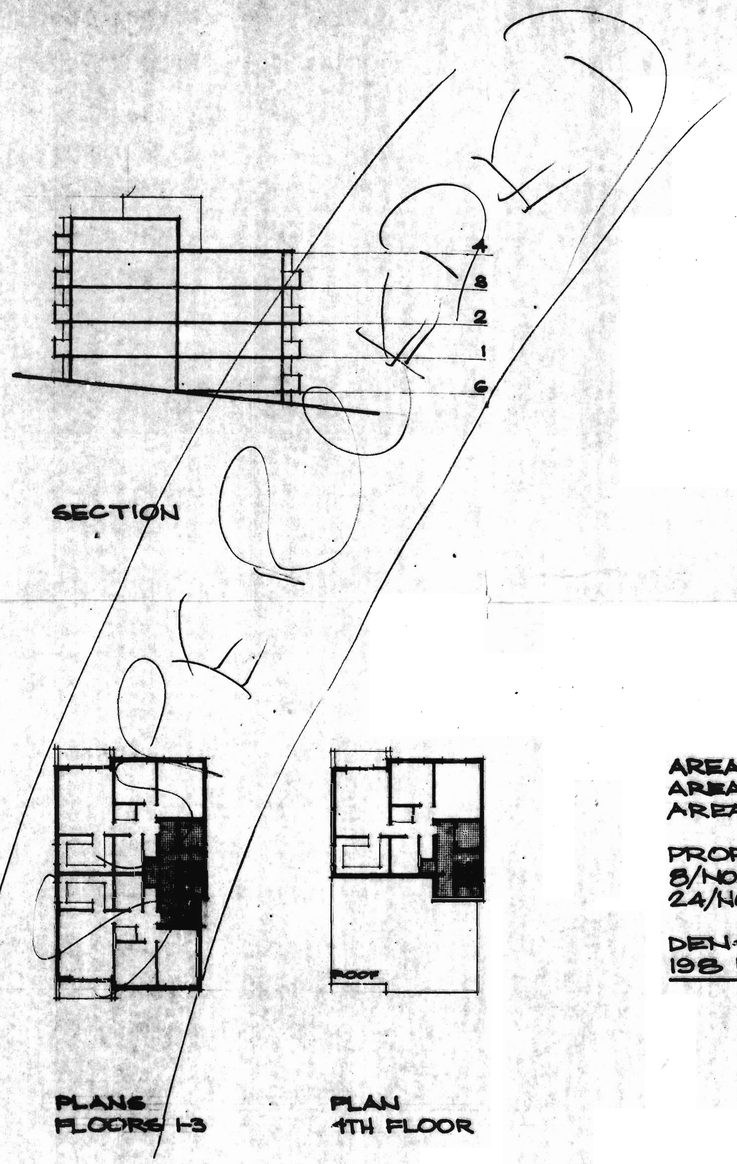
JOB 1 2059 DRAWING 1A

Gerald Murphy Burles Newton & Partners

4/8 Highgate High Street London N6 5JL
10 Devonshire Row London EC2M 4RH
6 Nelson Street Southend on Sea Essex SS1 1NL
National House 36 St Ann Street Manchester M2 7NJ



BLOCK PLAN AND GROUND FLOOR PLAN



PLANS FLOORS 1-3

PLAN 4TH FLOOR

AREA OF SITE: 0.1113 HA
AREA DUE TO HALF ROAD WIDTH: 0.0107 HA
AREA OF SITE FOR DEVELOPMENT: 0.1220 HA

PROPOSED DEVELOPMENT:
8/NO. 2-BEDROOM FLATS
24/NO. HABITABLE ROOMS

DENSITY OF PROPOSED DEVELOPMENT:
198 HABITABLE ROOMS/HECTARE

REVISIONS

Do not scale, this drawing to be read in conjunction with all relevant consultants, sub-contractors and specialists drawings.

TITLE
15 AVENUE ROAD N6

OUTLINE PLANNING APPLICATION

CLIENT
R. SILVERSTONE

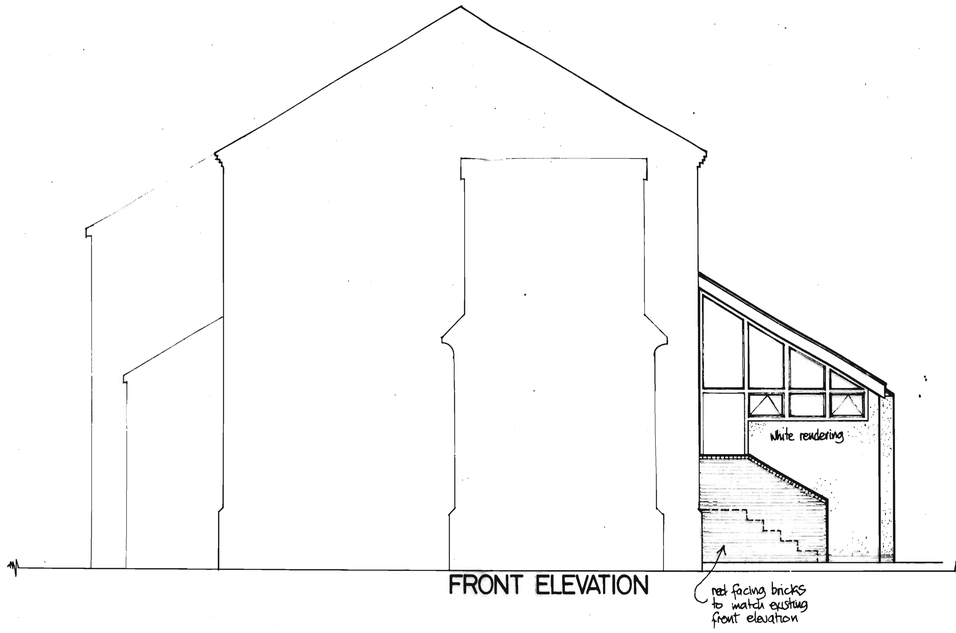
SCALE 1:200

DRAWN IG DATE MAR 1981

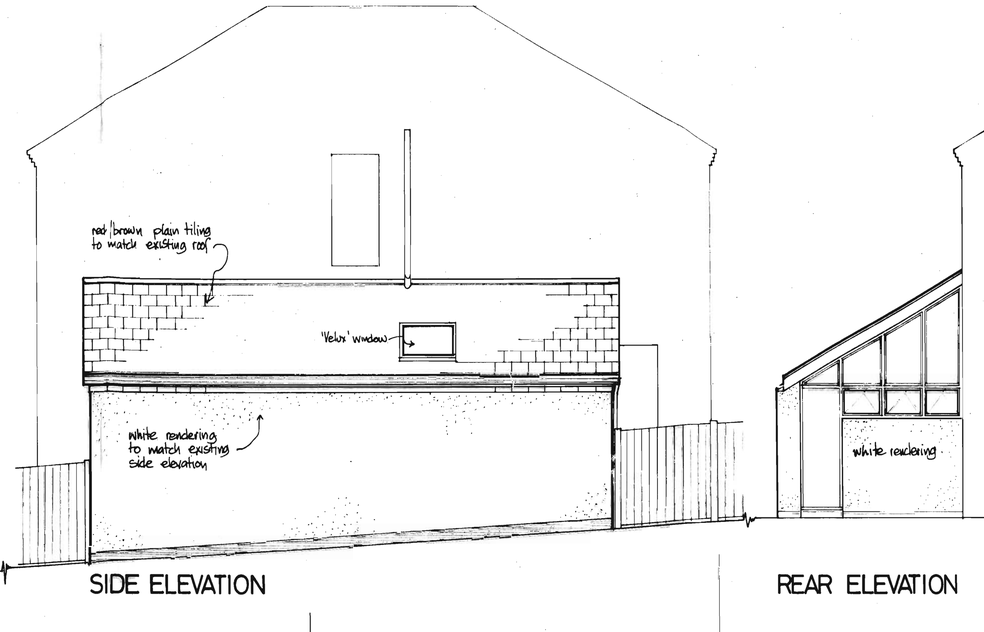
JOB 1 2059 DRAWING 1

Gerald Murphy Burlee Newton & Partners

4/8 Highgate High Street London N6 5JL
10 Devonshire Row London EC2M 4RH
6 Nelson Street Southend on Sea Essex SS1 1HL
National House 36 St Ann Street Manchester M2 7LJ

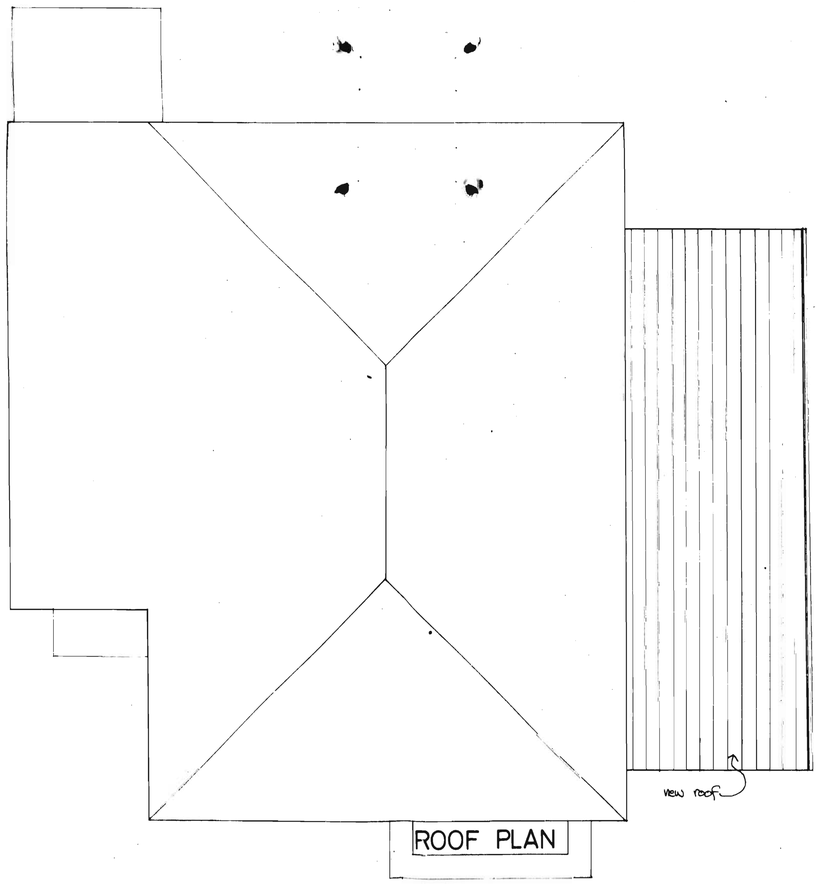


FRONT ELEVATION

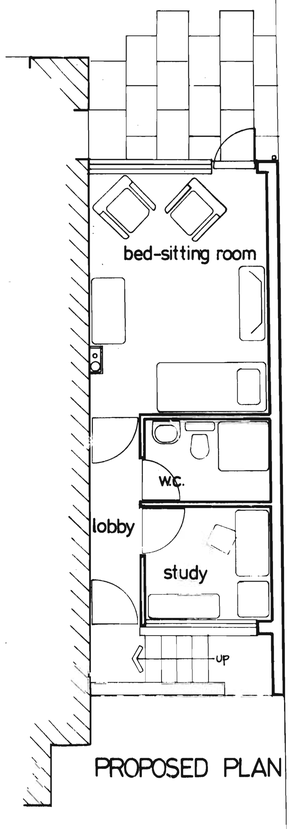


SIDE ELEVATION

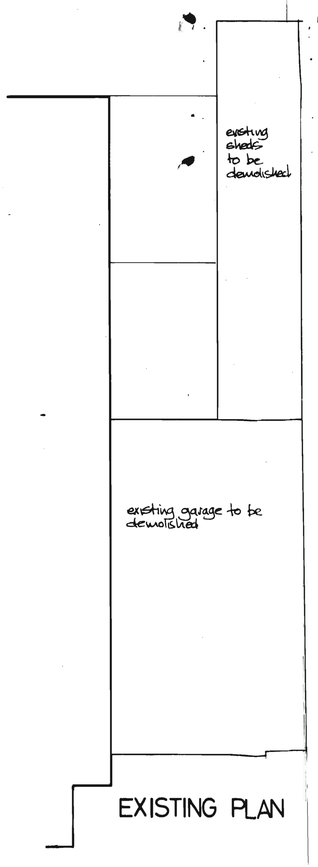
REAR ELEVATION



ROOF PLAN

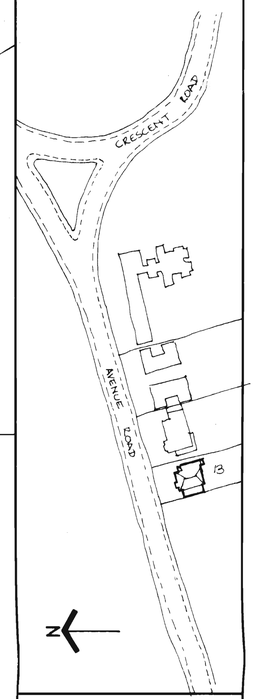


PROPOSED PLAN



EXISTING PLAN

Site Location 1:1250



Revisions

A Window sizes, rendering December 1981

David Moore

Dip Arch RIBA
Chartered Architect

2 Challoners Close
East Molesey
Surrey KT8 0DW
Telephone 01-979 4192

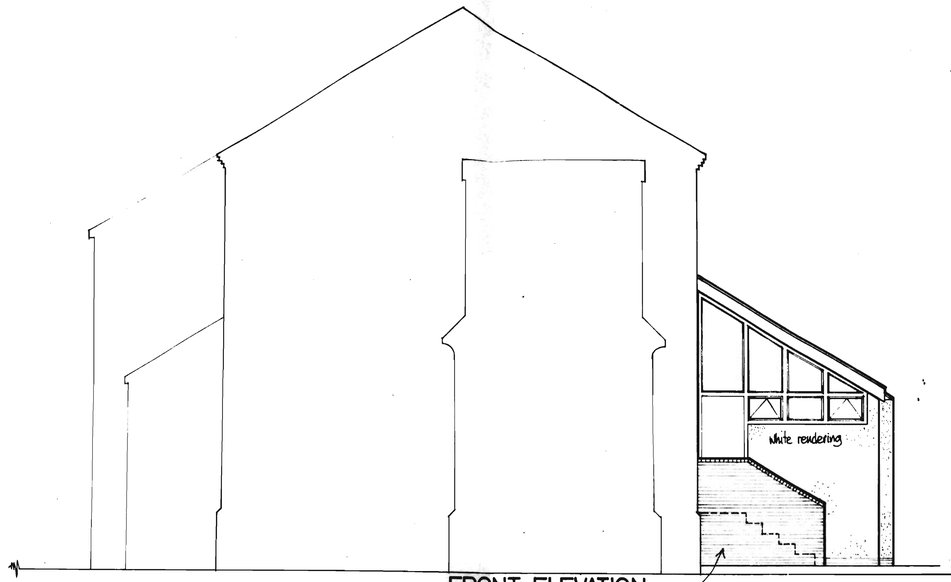
Project

PROPOSED EXTENSION
13AVENUE ROAD N.6

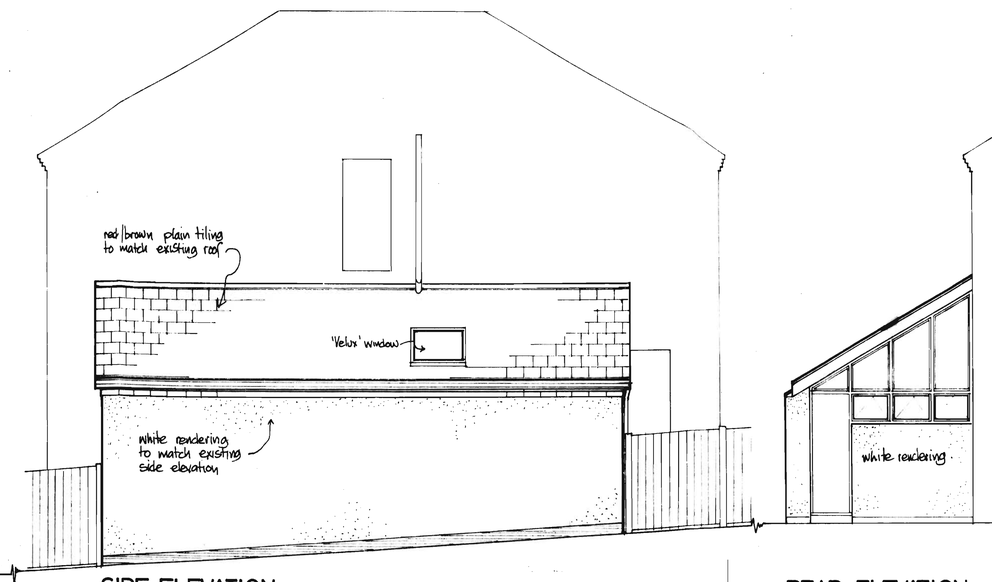
Drawing

PLANS & ELEVATIONS

Scale	Drawn	Date
1:50	DM	NOV81
Job No	Drawing No	Revisions
108	04	A

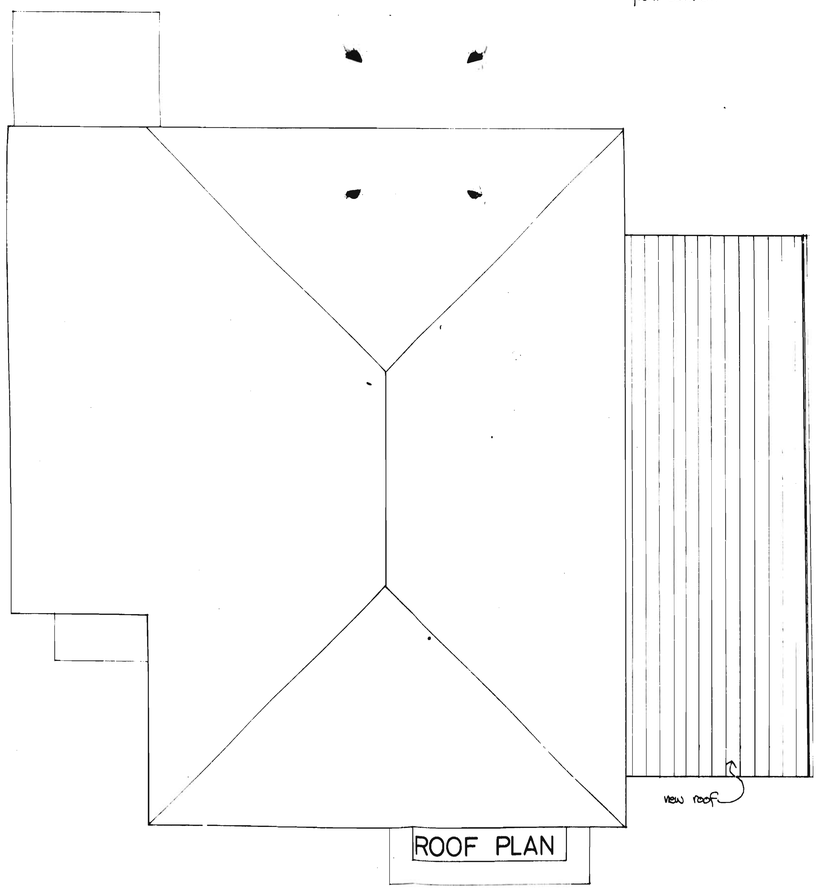


FRONT ELEVATION

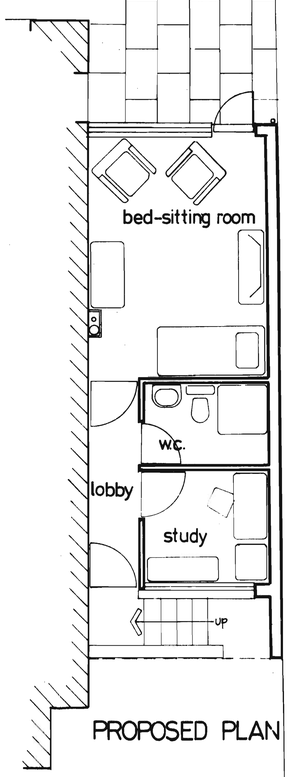


SIDE ELEVATION

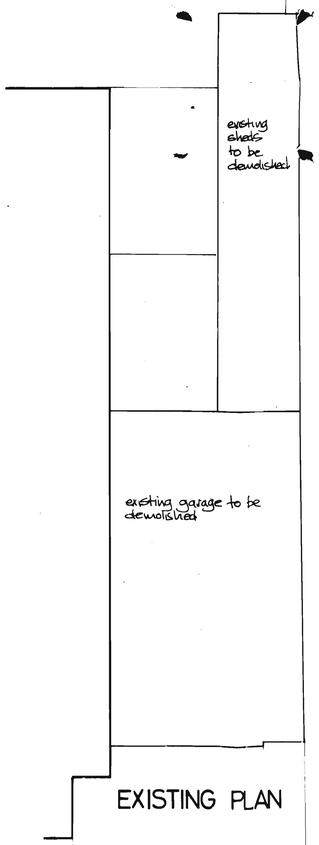
REAR ELEVATION



ROOF PLAN

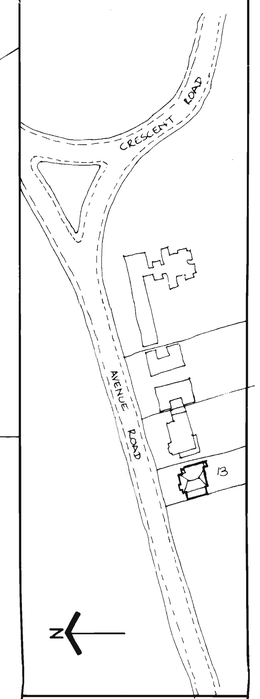


PROPOSED PLAN



EXISTING PLAN

Site Location 1:1250



Revisions

A Window sizes, rendering December 1981

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2 Challoners Close
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Telephone 01-979 4192

Project

PROPOSED EXTENSION
13AVENUE ROAD N.6

Drawing

PLANS & ELEVATIONS

Scale	Drawn	Date
1:50	DM	NOV81
Job No	Drawing No	Revisions
108	04	A