LONDON BOROUGH OF HARINGEY

TOWN PLANNING APPLICATION

SITE 38 Queens Avenue N10

REGISTER No. 18449

RP/CM/44/1921/38

Borough Planning Officer

Controller of Parks
Mr J. Kelsey : Arboriculturist

24 December 1985

Tow and Country Planning (Tree Preservation Order)(Amendment) and (Trees in Conservation Areas)(Exempted Cases) Regulations 1975
38 Queens Avenue N10

I have received Notification of an Intention to fell tree marked No.1 on the enclosed diagram and to prune trees No.2. and No.3 on the enclosed diagram being trees in the rear garden of 38 Queens Avenue N10.

Would you please arrange to inspect the trees and let me have your report as to their condition as soon as possible.

RP

R. Pert
Senior Administrative and Special Projects Officer

Mrs Sally Vernon
94 Muswell Hill Road
London N10

RP/CM/447/1921/38

24 December 1985

Dear Mrs Vernon

Town and Country Planning (Tree Preservation Order)(Amendment) and (Trees in Conservation Areas)(Exempted Cases) Regulations 1975
38 Queens Avenue N10

Notification has been received of an Intention to fell one tree and prune two other trees situated in the rear garden of 38 Queens Avenue.

I enclose an extract from the Ordnance Survey showing the approximate location of the trees. I have indicated on the map the tree that it is proposed to fell as No.1 and the other two trees to which there is a proposal to prune I have marked No.2. and No.3. If you wish to comment on the proposal would you please do so within 10-days of receipt of this letter.

The Controller of Parks has been asked to arrange an inspection of the trees and he will report on their condition in due course.

You did state at the last Standing Group on Trees meeting that you were not going to be attending for the next 12-months, do you still wish to be consulted about the trees, if not could you please let me have the name and address of the person that has been nominated to receive letters from this Service relating to trees in your area as soon as possible.

Yours sincerely

R. Pert
Senior Administrative and Special Projects Officer

Mr A.J. Booth
Rookfield Owners & Tenants' Assoc.
6 Cranwell Way N10

Ms J. Bamber
9 Western Road N2

RP/CM/447/1921/38

24 December 1985

Town and Country Planning (Tree Preservation Order)(Amendment) and (Trees in Conservation AReas)(Exempted Cases) Regulations 1975
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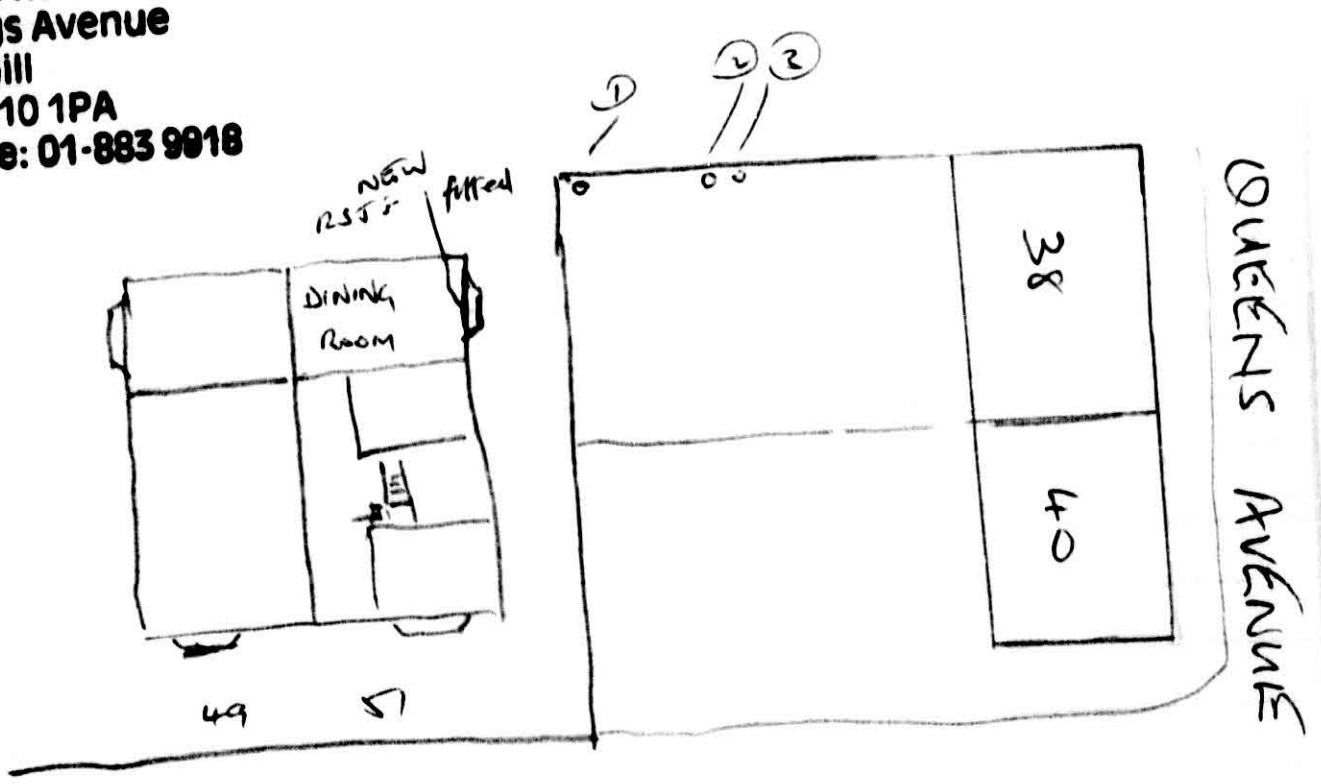
The Controller and Parks has been asked to arrange an inspection of the trees and he will report on their condition in due course.

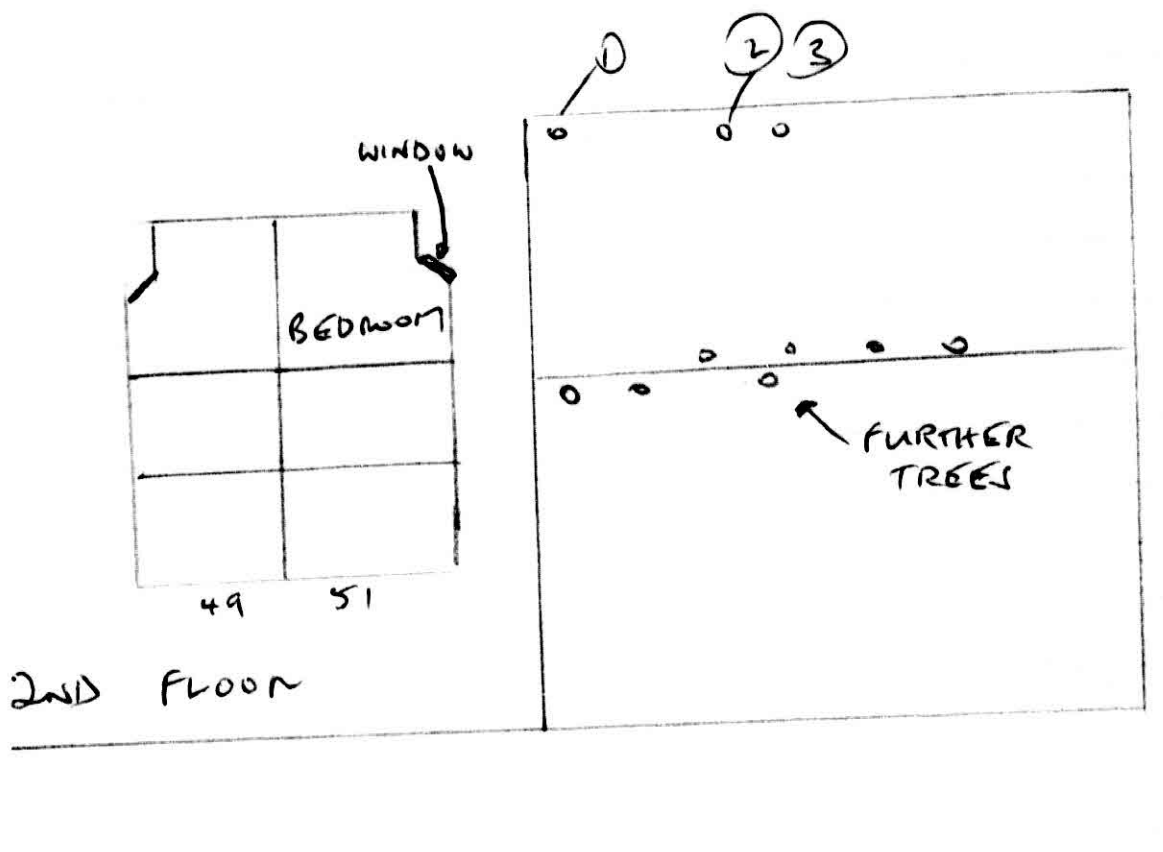
Yours sincerely

R. Pert
Senior Administrative and Special Projects Officer

Kingsleigh Rest Home
49/51 Kings Avenue
Muswell Hill
London N10 1PA
Telephone: 01-883 9918



GROUND FLOOR



2ND FLOOR

447/1921/38. letter on tape 23/12/85.

KINGSLEIGH
Rest Home

49/51 Kings Avenue
Muswell Hill
London N10 1PA
Telephone: 01-883 9918

HARINGEY
TOWN PLANNING SERVICE
16 DEC 1985

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

12th December 1985

The Borough Planning Officer
L.B.Haringey
Hornsey Town Hall
Crouch End Broadway
London N8

Dear Sir

Attention: Mr.Pert

You may recall that, some time ago, we discussed on the telephone a problem with trees in the garden of No.38 Queens Avenue, N10. At that time, we were talking about lopping the top 30 or so feet from the trees marked 2 and 3 on the enclosed rough sketch.

This we still need to do, in order to admit more light to the window of the Top Rear bedroom of No.51, which is quite dark, as is the room below it.

However, since first speaking to you, we have noticed a recurrence of subsidence, the walls of the Dining-Room of No.51. When we first bought this property in September 1982, it was found necessary then to do some work to the flank wall because of subsidence, including fitting new RSJs to the arch over the fireplace. Now this trouble is reappearing and our Architect assures us that the undoubted cause is tree Number 1.

As a result, we have to ask to be allowed to have this particular tree felled, and as soon as possible. We would add too that we have had a branch from this tree fall in to our garden recently so that it does not appear to be too safe and, certainly, it is leaning towards us quite noticeably.

So, in brief, we wish to fell No.1 and to prune Nos. 2 & 3. We should be quite pleased to demonstrate the problem to you, should you wish to inspect.

Finally, we have received the consent of the owner, Mr.Lenta, to this work.

Yours faithfully

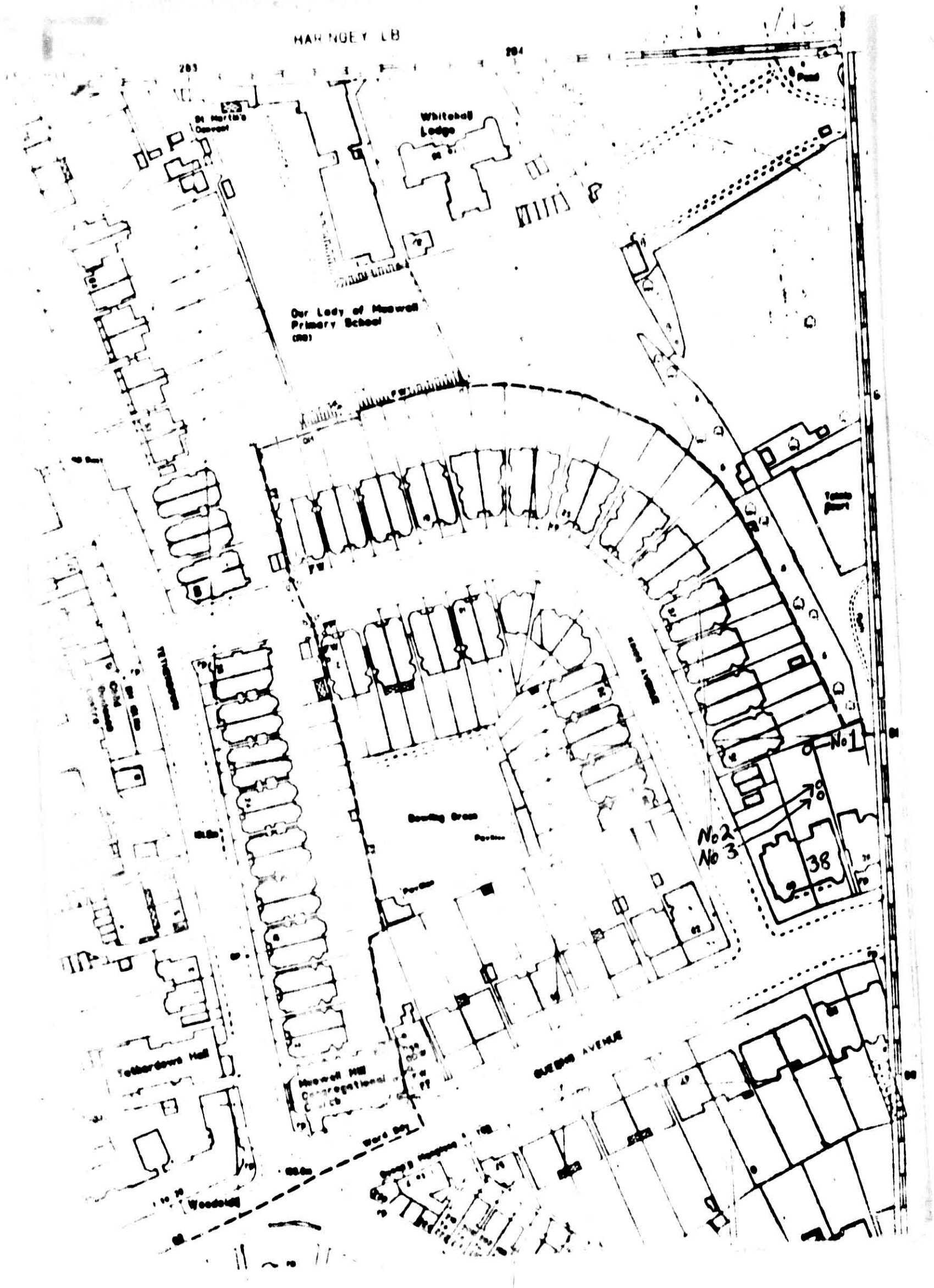
P. E. Goodhead

P.E.Goodhead

HARINGEY
TOWN PLANNING SERVICES
31 JAN 1986

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

3 JAN 1986
REFER TO Jkebby


HARROW LB
283
284
St Martin's Convent
Whitehall Lodge
Our Lady of Hawwell Primary School
(Mo)
Pond
No 1
No 2
No 3
38
QUEENS AVENUE
Woodside

BOROUGH OF HARINGEY

MEMORANDUM

Your reference NP/CA/447/1921/38

My reference JK/JAL/4/6545

FROM: Controller of Parks	TO: Borough Planning Officer

30 January 1986

Trees in Conservation Areas - 38, Queens Avenue, N10

With reference to your memorandum of 24 December, an inspection of the site has been made and details of the trees are set out below.

T1. Species. Ash
Location. As per attached plan.
Size. 10m + in height.
Condition. Healthy tree but of no particular merit. Indifferent shape and low amenity value.
Recommendation. Fell as requested.

T2 and 3. Species. Ash.
Location. As per attached plan.
Size. Mature trees up to 16m high.
Condition. Fairly good specimens with well formed crowns. One tree has some scarring near the trunk base and branches overhang neighbouring gardens.
Recommendation. Thin the crowns and remove all dead wood. Overhang could be cut back by judicious pruning to ensure that the balance and shape of the crown are retained.

Controller of Parks.

RP/JJ/447/1921/38

Mr P E Goodhead
Kingsleigh Rest Home
49-51 Kings Avenue
London N10

6 February 1986

Dear Sir

Town & Country Planning (Tree Preservation Order) (Amendment) and (Trees in Conservation Areas) (Exempted Cases) Regulations 1978 : 38 Queens Avenue, London N10.

I refer to previous correspondence regarding your notification of an intention to do work to trees situated at No. 38 Queens Avenue. Following an inspection of the trees by an officer of the Council, it has been agreed that the Ash tree marked No. 1 on the attached plan you may fell. The two Ash trees marked 2 and 3 on the attached plan may have all the dead wood removed, their crowns thinned and you may cut back all the branches that overhang No. 36.

Yours faithfully

RP

R. Pert
Senior Administrative & Special Projects Officer

CC. 2.5.78. 18449

TREES IN CONSERVATION AREAS

Date received: 16/12/85

Statutory (6 week) Decision Date: ~~28~~/1/86

Site: 38 Queens Avenue, N.10. Case Ref: 447/1921/38

Applicant and Interest: P.E. Goodhead, Kingsleigh Rest Home

Address: ~~as above~~ 49/51 Kings Avenue

Species of Tree(s): 3 Ash Trees

Proposed Works: Fell tree close to 51 Kings Avenue on 38 Queen's Avenue land (T1) Reduce by 30ft or more the other remain trees

Acknowledged & Plan sent:

Parks Dept. Advised: ~~24/12/85~~ 6

Local Interest Groups Advised: 24/12/85

Passed To: V.T. 3/2/86
(D.C. Officer)

Confirmation & Plan returned:

Report Required by:

Comments Required by:

Summary of Parks Dept. Report (Dated 30/1/86):

T1 — Tree of Low Amenity Value fell

T2 Mature trees fairly good specimens — Thin crown remove all dead wood — Cut back over hang

T3 ditto.

Summary of Planning Service Site Visit: agree with Parks. Pruning appears to be less than what applicant originally requested

RECOMMENDATION: Send letter setting out Parks Dept. recommendations

Submitted by: [signature] Date: 3.2.86

Agreed by Principal Planning Officer

Signature: [signature] Date: 4/2/86.

Agreed by Borough Planning Officer

Signature: [signature] Date: 4/2

T.P.1
PART I

For office use only
Borough Ref. 1921/38/1
Registered No. 18449
Date received 18 OCT 1977

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

1. APPLICANT	AGENT (if any) to whom correspondence should be sent
Name R. LENTA	Name M. BUSINELLI & Co.
Address 108 PALACE ROAD, LONDON S.W.9	Address 228 EARLSFIELD ROAD LONDON S.W.18
Tel. No.	Tel. No. 870 - 4693

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) Full address or location of the land to which this application relates and site area (if known). 38 QUEENS AVENUE LONDON N10

(b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used. conversion of existing dwelling house into 7 No self contained flats.

(c) State whether applicant owns or controls any adjoining land and if so, give its location. NO.

(d) State whether the proposal involves:–

	State Yes or No	
(i) New building(s)	NO	If "Yes" state gross floor area of proposed building(s). / m²/sq ft*
		If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats. /
(ii) Alterations	YES	
(iii) Change of use	[illegible]	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	NO	
(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	NO	If "Yes" delete any of the following which are not reserved for subsequent approval: 1 siting / 2 design / 3 external appearance / 4 means of access
(ii) Full planning permission	YES	
(iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	NO	If "Yes", state the date and number of previous permission and identify the particular condition (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

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

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) existing

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

6. PLANS

List of drawings and plans submitted with the application 7526.3, 4, 5 and 6

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

I/We hereby apply for

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

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

*Delete whichever inapplicable

Signed.....on behalf of P. LENTA Date 26th September 77.

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

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

Certificate A *

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

I hereby certify that:–

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

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

*2. *I have / The applicant has given the requisite notice to every person other than *myself / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:–

Name of Tenant	Address	Date of service of notice

Signed.....
*On behalf of MR. R. LENTA.
Date 6th October 1977.

**Delete where inappropriate*

OJL/AR

N Rosinelli & Co
220 Ruxlefield Road
London
SW18

29 September 1977

Dear Sirs,

Town & Country Planning Act 1971
[redacted]

I refer to your application dated 26 September 1977 for planning permission for the conversion of the above property into seven self-contained flats. I note that you have not completed or signed Certificate 'A' on your application form and therefore return these forms for completion and signature. In case your client is not the owner of the land I also enclose application form 7P1 Part II in which the appropriate certificates and notices appear for completion and signature and service on the Council and on the owner as appropriate. I look forward to hearing from you in due course.

Yours faithfully

D G W Smith
Chief Administrative & Programme Officer

Enc.

RB/AR/1921/38/1

M Bucinelli & Company
228 Earlsfield Road
London
SW18

14 December 1977

Dear Sirs,

On Friday, 18 November discussion took place between one of my assistants and yourself with regard to your application for planning permission (Ref. 1921/38/1).

On looking at your submitted plans a stacking anomaly was noticed i.e. living room above a bedroom. My officer who spoke to you suggested an alternative arrangement to the lower flat. As you will recall, this involved omitting part of the back extension leaving the existing bay in its place. The back room could then be used as a bedroom and the front room as a lounge/diner with the kitchen built to one side of this room.

I would be grateful if you could inform me shortly whether you have decided to adopt this idea and will be submitting revised drawings accordingly.

Should you require any further information could you please contact my assistant, Mr R Bull.

Yours faithfully

Principal Planning Officer

RB

Borough of Haringey.
Borough Planning Officer
MR. D.W. FRITH DipTP. (Lond) FRTP I
Hornsey Town Hall
The Broadway Crouch End
London N8 9JJ.

HARINGEY
TOWN PLANNING SERVICE
FRICS · 10 FEB 1978
SEC
LLC | A | CDU

MICHAEL BUSINELLI
(Dip. Italy) F.I.P.H.E.

6th February 1978.

Dear Sir,

Re: 38, Queens Avenue London N.10 –

With reference to our application for Planning approval for the conversion of the above Premises into seven self contained Flats, and our meeting on site.

We have now revised the drawings in order to comply with the room regulations and we enclose herewith four copies for your attention.

With reference to the rear extension we apologise for the delay in dealing with this matter but our Client was abroad for a long period. We have now had a meeting with him and we have been advise that they would like to retain the rear extension since this would produce better quality flats.

We would be obliged to obtain Council approval to this matter.

Yours faithfully.

PLANNING and BUILDING and CIVIL ENGINEERING CONSULTANTS
6 PORTMAN MEWS SOUTH LONDON W1.
228, Earlsfield Road London SW18

Tel. Office ~~493 7342 · 493 5220~~ 870-4693.
Private 679 2642

RICHARD BULL/JM

28 October 1977

Ground Floor 40 Queens Ave.
First Floor, 40 Queens Ave.
2nd Floor, 40 Queens Ave.
36 and 38 Queens Avenue N10

Dear Sir/Madam

Town & Country Planning Act 1971
Ref. No: HGY 1921/38/1

I have received an application for planning permission for the conversion of No. 38 Queens Avenue N10 into seven self-contained flats and the erection of a single storey extension at the rear.

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 application 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 of course still be taken into account wherever possible, but if you anticipate a delay in providing your observations please notify me, in order that the decision can be delayed a few days.

If you do not own your property will you please pass this letter to the owner, however, your comments in respect of the proposal would also be welcomed.

If you have questions regarding this proposal or wish to see a copy of the application, please call at Hornsey Town Hall, Broadway Annexe, The Broadway, Crouch End, N8 between the hours of 09.00 and 16.30 Monday to Friday or telephone 01-340-3220 Ext. 225.

Yours faithfully

D W FRITH
Borough Planning Officer


Whitehall Lodge
1921/35/1
Our Lady of Maxwell R C Church
Hall
Presbytery
El Sub Sta
Pavilion
Tennis Courts
HEADOW DRIVE
WOODBERRY
The Meadow
KINGS AVENUE
Bowling Green
QUEENS AVENUE
QUEEN
Hotel
Based upon the Ordnance Survey Map with the permi
of the Controller of H.M. Stationery Office.
SCALE: 1/1250

Borough of Haringey
Technical Services
Borough Planning Officer
D.W. Frith DipTP(Lond) FRTPI FRICS

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

18.10.77

M Brewis - Co
228 Earlsfield Rd
SW18

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971
Ref: 19721/38/1

38 Queens Ave. N10

In accordance with the Town and Country Planning General Development Orders 1973-1976 I am required to send to you the form of acknowledgement set out below.

Your application dated 6.10.77 was received on 18.10.77

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 13.12.77 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

SUBDIVISION OF HOUSES

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

1. FACTORS RE PRINCIPLE OF SUBDIVISION

		Minimum for Subdivision
1.1 Frontage between party walls	37.5 ft	4.9m/16'0"
1.2 Back Addition (Internal dimensions)		
Length Ground Floor		5.54m/18'0"
Length 1st floor		5.54m/18'0"
Width		2.77m/ 9'0"
1.3 Floor Space (gross internal)		
Ground floor	2268	
1st floor	1598	
2nd floor	1598	
Total	5,464 ft²	507m² 110m²/1180 sq. ft.
1.4 No. of rooms (specify kitchens, bathroom, sculleries)	K.1, B.R.7, Bed R.10 L/D. b	
1.5 Proposed Floor space per unit (net of common parts)		(1 person – 32m²/350 sq. ft.)
Unit 1 (.....3..... person)	A - 725 ft²	(2 person – 47m²/520 sq. ft.)
Unit 2 (.....2..... person)	B - 621 ft²	(3 person – 59m²/655 sq. ft.)
Unit 3 (.....3..... person)	C - 752 ft²	(4 person – 73m²/800 sq. ft.)
Unit 4 (.....3..... person)	D - 645 ft²	
1 person	E - 423	
2 person	F 550	
2 person	G - 630.	

2. FACTORS RE FORM OF SUBDIVISION

2.1 Stacking anomalies (e.g. living rooms/kitchens over bedrooms)	NONE
2.2 Prospect/Aspect of Living Rooms and Dining Kitchens	N / S / E / W
2.3 Self containment	YES / ~~NO~~
2.4 Room access off circulation areas	YES / ~~NO~~
2.5 Garden Access from upper floors	~~Internal/External/None~~
2.6 No. of bed sitting room units	1
2.7 No. of "2 bedroom plus" units above ground floor	0
2.8 Muswell Hill Special Control Area	~~Outside/Inside 1, 2 or 3 unit section~~ MAINLY INSTITUTIONAL USES.
2.9 Bed Sitting Room Special Control Area	Outside/~~Inside~~

CHECK LIST – * Delete as appropriate

IDC Floor Space IDC No.	Existing density hrh Proposed density hrh Proposed rooms/dwlng.	Parking Existing Parking Proposed Parking Standard
ODP Floor Space ODP No.	IDP Plot Ratio : 1 Proposed Plot Ratio : 1	Loading space standard Loading 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 21 Feb 1978.

Typical semi detached house found in Queens Avenue. Previously used for bedsits without permission but currently vacant. The work is in progress to a reasonable standard and in accordance with revised details particularly for the ground floor flat. The original proposals included the removal of the attractive bay at the rear, this is now to be retained.

~~PROGRESS NOTE~~ No comments received following the consultation letters.

REPORT – *Delete as appropriate

Present use: Residential - Vacant.
*established/authorised/contravening

IDP: Residential.

Other Plans: Muswell Hill Conservation Area

Site area: 1650 sq. m.

Floor space proposed: 507 sq. m.

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

*Adjoining occupiers/owners: ~~Not consulted~~/5 consulted, 0 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/ 1921/38/1.

(Applicants Nos. 7526 – 3, 4a, 5a, 7, & 8

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

1. S.C. 49 Commence within 5 years – SR 49

2. S.C. 50 Dustbin Enclosures
--- 7 dustbins – –
– – 7 S/C Communal flats – SR 50.

3. S.C. 20 Materials to Match. SR 19(b)
Note deletes (and detailing)

RECOMMENDATION AGREED		
	BPO	DBPO
~~PANEL~~	[illegible]	
DELEGATION	21/4/78	27/4/78

BOROUGH OF HARINGEY

TOWN PLANNING SERVICE

Delete as appropriate

REGISTER NO: 18449

GRID REF.	EASTING	NORTHING
	528481	187700

O.S. SHEET NO: 21/22

STREET REF.	PROPERTY NO:	APP. No:
19	2	
1921	38	1

1647

LOCATION: 38 Queens Ave, N10

PROPOSAL: Conversion into 7 slc flats and the erection of a single storey extension at the rear.

Type of Application: 03

Type of Applicant: 00

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

AGENT: M. Busuelli & Co
228 Earlsfield Rd
SW18.

APPLICANT: R Venta
108 Palace Rd
SW9.

Passed to D.C.: 26.10.77

Council Proposals: /

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

Conservation Areas * YES/NO

T.P.O.* YES/NO

Application Dated: 6.10.77

Application Received: 18.10.77

D.C. Officer: RB

CONSULTATIONS: *	Date Sent	Date Reply
BE & S HIGHWAYS		
HCA TEAM		
CPHI		
BOROUGH ARCHITECT		
CLEANSING MANAGER		
PARKS		
PUBLIC CONTROL		
D of E HIGHWAYS		
ADJ. L.P.A.		
LVRPA		
TWA		
LONDON TRANSPORT		
GLC REGS.		
WARD COUNCILLORS		
LOCAL RESIDENTS	13/10	
38 Queens Avenue 36, 44, 44, + 5. 40 Queens Avenue		
LOCAL ORGANISATIONS		

IDP ZONING: See Page Two 001

TYPE OF DEVELOPMENT: PIPS CODE – 03

SITE AREA: [NET / RESIDENTIAL 1650] m^2

DENSITY: EXISTING & PROPOSED – See Page Three /

PARKING: EXISTING & PROPOSED – See Page Three /

OVERLAP: * YES/NO

ENFORCEMENT: * YES/NO

PASSED TO GROUP LEADER: 14/4/78 RMB

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

PASSED TO BPO/DBPO 14/4/78

PANEL DATE:

DATE OF DECISION: 20578 – 03

DECISION NOTIFIED TO CORRESPONDENTS:

CONDITIONS: * Yes

DISTRICT MH

Public Advert. Necessary: * YES/NO

Date to BS & S:

Date Published:

PERMISSION ENDS:

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

EXISTING HOUSES BY NO. OF ROOMS:

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

PROPOSED 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 FLATS BY NO. OF ROOMS:

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

DATE COMMENCED:

DATE COMPLETED:

D

REF. NO. HGY/1921/38/1

LONDON BOROUGH OF HARINGEY

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

NOTICE OF PLANNING PERMISSION

Name and Address of Applicant	On behalf of
M.Businelli & Co. 228 Earlsfield Road London S.W.18.	R. Lenta 108 Palace Road London S.W.9

Site
38 Queens Avenue, N.10.

Particulars of Development
Conversion into 7 self-contained flats and the erection of a single storey extension at the rear.

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 October 1977 and drawing(s) No.(s) HGY/1921/38/1 (Appl.nos.7526-3, 4a,5a,7 & 8) subject to the following conditions:

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

2) That an enclosure for 7 dustbins be provided prior to the occupation of the building as 7 self-contained flats, and full details of the enclosure indicating the design and materials to be used, shall be submitted to and approved by the Local Planning Authority before any work is commenced. Reason: To ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

3) That the external surfaces of the extension hereby permitted shall be only of materials, the details of which shall be submitted to and approved by the Local Planning Authority before any work is commenced, such materials to match those of the existing building. Reason: To ensure a satisfactory appearance of the building and to safeguard the appearance of the locality.

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

Dated 2 May 1978

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 conser : which may be required under The Building Regulations 1976, any byelaws or any enactment other than Town and Country Planning Act 1971.

cc. 2578 18449.

LW/JJ

Baden Barnes Grove & Co
37 Harley Street
London W1N 1DB

7 October 1987

Dear Sir/Madam

Town & Country Planning Act 1971
Flat 5, 38 Queens Avenue, London N10.

I refer to your letter of the 13th August 1987 concerning the above property.

Our records indicate that planning permission was granted in 1978 for the conversion of this property into seven self-contained flats (our reference HGY/18449).

There are at present, no schemes of which I am aware that will adversely effect this property. I have, however passed a copy of your letter onto the Borough Engineer and Surveyor (Highways Division) for their comments.

Yours faithfully

Lesley Westphal
for Borough Planning Officer

BADEN BARNES GROVES & CO

SOLICITORS
COMMISSIONERS FOR OATHS

LLOYD M. GROVES

37 HARLEY STREET
LONDON
W1N 1DB
TELEPHONE: 01-580 8835/6/7

DX 8042 WEST END

OUR REF PL.AB.C.371

YOUR REF

August 13th, 1987

The Planning Department
London Borough of Haringey,
35 Station Road,
London N22 6UX

'78 - 7 s.c. flats 18449

Dear Sirs,

Flat 5, 38 Queens Avenue, Muswell Hill N.10

We act on behalf of proposed purchasers of the above Leasehold premises and write to ascertain the authorised use of the same for the purposes of the Planning Acts.

We would also be grateful if you would let us know whether the property is in an area schedule for re-development or is to be subject to any road widening or road traffice schemes.

Your early reply would be greatly appreciated as we require this information prior to exchange of contracts which is imminent.

Yours faithfully,

Baden Barnes Groves & Co.

HARINGEY
TOWN PLANNING SERVICE
17 AUG 1987

BPO		CAPO	SEC
West			UD
DC/N	DC/S	DC/E	GD
RES	LIB	Gen Ad	Stud Ad
DC Ad.	PERS	LLC	

URGENT