Planning, Regeneration & Economy
Level 6, River Park House, 225 High Road, Wood Green, London N22 8HQ
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Haringey Council

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Tony | Surname: Lawes

Company name:

Street address: 38
Stapleton Hall Road
Hornsey
Town/City: London
County: London Borough of Haringey
Country: United Kingdom
Postcode: N4 3QD

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Daniel | Surname: Fennings

Company name: H and J Architecture

Street address: 32 Aqua Apartments
Goodchild Road
Town/City: Hackney
County: London
Country: United Kingdom
Postcode: N42BP

	Country Code	National Number	Extension Number
Telephone number:	44	7882676709	
Mobile number:			
Fax number:			

Email address: daniel@hjarchitecture.co.uk

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

The proposals are for a new-build two storey raised ground floor and semi-basement lower ground floor "Upside Down" House [bedrooms downstairs, living accommodation upstairs].
The proposals involve the demolition of an existing timber shed and the demolition and rebuilding of the existing boundary wall to the street frontage.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 38 Suffix:

House name:

Street address: Stapleton Hall Road

Hornsey

Town/City: London

County:

Postcode: N4 3QD

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 530800

Northing: 187482

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ◉ Yes ○ No

Is a new or altered pedestrian access proposed to or from the public highway? ◉ Yes ○ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Please refer to drawing numbers 1423-PA-PL-01 [existing] and 1423-PL-PA-11 [proposed]

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

A location for a bin store has been indicated on the plans. The size can be increased as required. Please refer to drawing number 1423-PA-PL-11

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

A location for a bin store has been indicated on the plans. The size can be increased as required. Please refer to drawing number 1423-PA-PL-11

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing timber shed stands on the site of the proposed house.
The existing boundary wall is currently a high brick wall that is intended to conceal the yard behind. The proposed boundary wall will be modelled to match the domestic frontages of the neighbouring properties.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

The external walls to the neighbouring properties and the existing boundary wall to the street are London Stock brickwork with rendered window surrounds and walls at lower ground floor level.

Description of *proposed* materials and finishes:

The external walls to the proposed house are to be reclaimed London Stock brickwork with rendered window surrounds and walls at lower ground floor level.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The roof is to be single-ply membrane roofing with an ornamental rendered parapet and cornice to the front elevation to match the existing parapet and cornice to No.38

Windows - description:

Description of *existing* materials and finishes:

The existing windows to No.38 Stapleton Hall Road are UPVC double glazed windows made to resemble original timber sash windows.

Description of *proposed* materials and finishes:

The windows to the proposed house will be high quality double glazed timber sash windows painted white.

Doors - description:

Description of *existing* materials and finishes:

The existing external door to No.38 is painted timber with glazed panels.

Description of *proposed* materials and finishes:

The external door to the proposed house is to be painted timber with glazed panels to match that of No.38

Boundary treatments - description:

Description of *existing* materials and finishes:

The existing boundary wall to the street is London Stock brickwork with painted concrete capping to piers. There is an old painted timber gate.

Description of *proposed* materials and finishes:

The proposed boundary wall to the street is to be reclaimed London Stock brickwork with painted concrete capping to piers and painted metal railing to match those of the neighbouring properties.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Rough cast concrete.

Description of *proposed* materials and finishes:

Omitted.

Lighting - add description

Description of *existing* materials and finishes:

None.

Description of *proposed* materials and finishes:

The proposed entrance door will be flanked by high quality stainless steel exterior wall mounted up/downlighters.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to drawing number 1423-PA-EL-11 [proposed elevations] and 1423-RP-DS-01 [Design and Access Statement].

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	0	-1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ( ) Yes ( ) No (•) Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☒ Main sewer
- ☐ Pond/lake
- ☐ Soakaway
- ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

A domestic yard with a timber outhouse covering most of the site and a concrete driveway covering the remainder.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area? 00.01 hectares

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable.

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: Daniel Surname: Fennings

Person role: Agent Declaration date: 22/01/2015 ☒ Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 22/01/2015