Planning, Regeneration & Economy
Level 6, River Park House, 225 High Road, Wood Green, London N22 8HQ
Tel: 020 8489 1000 **Email:** planningcustomercare@haringey.gov.uk
www.haringey.gov.uk

Haringey Council

Application for Planning Permission.
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: Bruno | Surname: Monteyne

Company name:

Street address: 1E Bloomfield Road
Highgate

Town/City: Highgate
County: London
Country: United Kingdom
Postcode: N6 4ET

	Country Code	National Number	Extension Number
Telephone number:		07780997369	
Mobile number:		07780997369	
Fax number:			

Email address: bmonteyne@hotmail.com

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Redevelopment of the garden around the building on the corner of The Park and Bloomfield road, by 1. returning the garden more to its green state, 2. returning windows to more typical original design, 3. moving the garden shed deeper into the garden, 4. adding a glass cover over part of the terrace and 5. lowering level of front garden to allow for better light entry.

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: 1 | Suffix: E
House name:
Street address: Bloomfield Road
Hornsey
Town/City: London
County:
Postcode: N6 4ET

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

Easting: 528399
Northing: 188060

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Robbie Surname: McNaugher

Reference:

Date (DD/MM/YYYY): 27/01/2015 (Must be pre-application submission)

Details of the pre-application advice received:

Bruno,
Thank you for your email. On the basis that your property is a flat and not a dwellinghouse I can advise that all the proposed changes would require planning permission. The photographs you refer to were not attached to the email I received but I have reviewed the PDFs and the proposed changes do not appear to present any significant concerns provided that high quality materials are used. Any planning application in the Highgate Conservation must preserve or enhance the character and appearance. I trust this is of assistance, please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures.
Kind regards
Robbie
Robbie McNaugher | Planning Officer
Development Management | Regeneration, Planning and Development | Haringey Council
River Park House 225 High Road | London | N22 8HQ
Tel: 020 8489 8233 | Mobile: 07891809477
www.haringey.gov.uk

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

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. Materials

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

Walls - description:

Description of *existing* materials and finishes:

current garden shed has timber walls.

Description of *proposed* materials and finishes:

new garden shed will have timber walls

Roof - description:

Description of *existing* materials and finishes:

current garden shed has plastic sheet as cover

Description of *proposed* materials and finishes:

new garden shed will have felt shingles as cover

Windows - description:

Description of *existing* materials and finishes:

current windows are white-painted timber

Description of *proposed* materials and finishes:

new windows will be white-painted timber

9. (Materials continued)

Others - description:

Type of other material: glass cover

Description of *existing* materials and finishes:

no glass cover currently existing

Description of *proposed* materials and finishes:

new glass cover will be made off glass within a timber frame, supported by 2 timber batons holding up the glass cover.

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:

Design and Access Statement 20150301.pdf
Site Location Plan - Redevelopment Gardnes 1E Bloomfield Road.pdf
AS-IS and TO-BE Block Plan - Redevelopment Gardens 1E Bloomfield Road.pdf
AS-IS Front Garden Pictures - Redevelopment Gardens 1E Bloomfield Road.pdf
TO-BE Front Garden Drawing - Redevelopment Gardens 1E Bloomfield Road.pdf
AS-IS Back Garden Pictures - Redevelopment Garden 1E Bloomfield Road.pdf
TO-Be Back Garden Drawing - Redevelopment Gardens 1E Bloomfield Road.pdf
TO-BE Garden Shed - Redevelopment Gardens 1E Bloomfield Road.pdf
TO-BE Glass Cover - Redevelopment Gardens 1E Bloomfield Road.pdf
AS-IS Windows Backwall - Redevelopment Gardens 1E Bloomfield Road.pdf
TO-BE Windows Backwall and Glass cover - Redevelopment Gardens 1E Bloomfield Road.pdf

10. 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	0	0	0
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			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [X] Package treatment plant [ ] Unknown [ ]

Septic tank [ ] Cess pit [ ]

Other

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

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

Currently the front and the back of the house are already a garden used for recreational use (play area for the children).

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

15. 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'.

16. Trade Effluent

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

17. Residential Units

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

18. All Types of Development: Non-residential Floorspace

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

19. 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

20. 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	

21. Site Area

What is the site area? 420 sq.metres

22. 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:

NO industrial or commercial processes

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

23. Hazardous Substances

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

24. 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

25. 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: Bruno Surname: Monteyne

Person role: Applicant Declaration date: 06/03/2015 ☒ Declaration made

26. 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 06/03/2015