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16 Wolseley road, London N8 8RP

Haringey council borough council's reference HGY/2016/1406

WRITTEN REPRESENTATION; GROUND FOR APPEAL

December 2016

APPENDIXES C

Supporting information, copies of emails:_

1. Copy of email sent to Ms Emma Williamson, Head of Development Management Planning Service, sent on 11.12.2016.
2. Copy of email received from Case officer on 9.12.2016

To Ms Emma Williamson
Apologies for contacting you direct, but I was otherwise unsure who the case officer's managers were, so I have taken your name from the issued Decision Notice.
I am writing seeking for advice on how to proceed in reference to a planning application that was stated on your website as having been approved but now transpires was not.
If you are not the person I should be addressing this email too, please advise to whom I should and I will redirect.

The Issue:-
The application number is HGY/ 2016/1406, and the address is 16 Wolseley road N8 8RP.
The Case Officer is Ms Valerie Okeiyi
The issue about which I am writing to is that the Haringey listing page stated in the public domain that the application was "Approved" and that last week in reviewing the attached conditions, when the actual listing was opened the decision notice stated that the application was "Refused".
"Published" information:-
Our client saw on council website that application had been approved and contacted us to continue to the next stage. Originally we had been engaged to undertake the design development and planning dwgs and submit a scheme to planning.
We looked at the website and saw that the listing said it was approved.
We continued on with developing the design into the building control package and tender packages.
We submitted the information to PWC, as independent Approved Inspectors, as part of their process they also looked on the council website and saw that the application had been approved.

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They then registered the Building Control Notice with Haringey Council, no response other than acceptance of the registration was received from Haringey Council building control department, nothing was brought up in regards to the application being refused planning.
The contractor was appointed, they also looked at the website and saw it listed the application as being approved before continuing on with confirming construction program, terms and conditions etc.

The refusal notice itself and the issues it raised;-

Overlooking of neighbouring properties, number 14 for cited.
Clauses referred to in the refusal notice
London Plan 2015 policies 7.4 and 7.6, Local Plan policy SP11 (as supported by SPG 1a), and the specific conservation aims set out in London Plan policy 7.8, Local Plan policy SP12, saved UDP policy CSV5 and Supplementary Planning Guidance SPG2.

"The proposed development would be likely to have a significant adverse effect on the amenity of local residents in particular the adjoining occupier of no. 14 Wolseley Road through the creation of overlooking and a resulting loss of privacy contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006."

The 2015 London Plan (FLHP) was consulted on through the previous months and published in March 2015, therefore the cases that apply to number 16 Wolseley will have also have applied to number 22.Wolseley road (see below for reference to 22 Wolseley road). The judgement of both applications comes under the same planning guidance and they would have been judged equally and that both applicants would have the same and equal rights.
Clause 7.4 the London Plan. ….."The natural and built environment of the neighbourhood should reinforce a strong, unique local history and character that is easy to relate to."
There are other Zinc Clad roof conversions in the conservation area, as well as the approved number 22 Wolseley rd. There are two rear roof dormers clad in Zinc believed to be numbers 60 and 62 Coolhurst road N8 8ET. These are clearly visible from Wolseley road and are within the same Haringey Conservation area 5C as Wolseley rd. Zinc is a high quality material and one which is being used frequently, so much so that it is plausible to say that it assists in creating the area's visual vocabulary.
Haringey SP11 (Architecture) and SP12 (Conservation)are kept on file and referred to in the design development of projects within conservation areas. Recent approved development are also reviewed as guidance of what the council's view of applications is. The application for number 16 was judged by this practice in conjunction with nearby and recently approved schemes as being within the councils Architectural and Conservation guidelines.
As regards overlooking :-
Please note that the property is on a hill, which falls in two direction, one down the actual road and two from the road through the property, so that the front as two stories and the rear currently has three. Therefore it is very difficult to see the gardens below from standing naturally and safely on the proposed terrace.
For the approved scheme for number 22 Wolseley road (which is the same in size, mass and most detailing) – application number HGY/2015/0961.
That glass balustrades appeared to have been drawn and shown in the application though the materials are not noted on the drawing. In reviewing this matter during the development of the proposal for number 16 and after calculating sight lines from the proposed terrace to the

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neighboring gardens three floors below we advised that timber slat balustrade should be installed to prevent any overlooking of the gardens below.
Application precedent and nearby recently approved scheme, no 16 has been designed to be the same size, bulk and materials as number 22 Wolseley rd.
Wolseley road 22 Wolseley road planning application number HGY/2015/0961 was submitted on 31/03/2015 and approved on 17/07/2015, the decision notice lists out dwg numbers 1468/1, 1468/2, 1468/23A, 1468/4E.
This approved scheme was used as a precedent for developing the design for number 16 Wolseley road. It was noted that the design had been amended to drop down the height of the proposed rear dormer from the ridge in the approved elevation drawing 1468/4E The rear elevation's proposed sliding sash window and bi-fold doors were used as guidance for the new proposal for number 16 Wolseley road.
It was noted on the submitted dwgs that the rear balcony was o be a match in depth as number 24 and also 2.3 meters deep from the rear face of the rear wall of the existing outrigger extension, this was also used as guidance on the acceptable step back of the new proposed dormer and shown in the application for number 16.
Apologies again for this long email but I have tried to demonstrate that there has been an error in publication on your website , whereby individuals outside of your organisation have acted in good faith based on this information and have proceeded on the basis of this published information. I have also sought to point out how the application is so similar to another that why it was refused permission is not clear.
Perhaps as in all organisations, clerical errors happen both in the listing and possibly in the issued decision notice. We seek advice on how to proceed so as to be able to achieve a "granted permission" decision.
Yours sincerely

Owen Jenkins BA Hons, Dip Arch,
Director
Deverill Jenkins Architectural Design Services LTD, a registered RIBA Chartered Practice

owen@deverilljenkins.co.uk
0203 076 1384
07710590835

-------- Original Message --------

Subject:RE: 16 Wolseley Road N8 - HGY/2016/1406
Date:09.12.2016 15:03
From: Okeiyi Valerie <Valerie.Okeiyi@haringey.gov.uk>
To:"owen@deverilljenkins.co.uk" <owen@deverilljenkins.co.uk>

Dear Owen

RE: Create a new 2 bedroom flat out of the existing loft space, two Velux type roof lights and rear elevation box dormer and an external terrace

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I called and left a voicemail.

I can confirm that the planning application was refused on 23rd June 2016 as per the decision notice. My apologies for the confusion. This has now been corrected on the system

Kind Regards

Valerie Okeiyi | Principal Planning Officer

Development Management | Planning, Regeneration and Economy | Haringey Council

River Park House 225 High Road | London | N22 8HQ

Tel: 020 8489 5120 | Mobile: 07896 934 846

Email: valerie.okeiyi@haringey.gov.uk

Please help to save paper by not printing this email unless absolutely necessary.

Please note that the above is an officer's opinion only and does not prejudice any decisions that the Council may take.
