

Haringey Council Planning Department
Haringey Civic Centre
255 High Road
Wood Green
London N22 8LE



21.07.2020

Subject: Planning Application – RO 29 Haringey Park

Dear Haringey Planning Department

We are writing to you on behalf of our clients, Ally and Pierre Carboni to let you know that we are submitting a new planning application today 21.07.2020. The revised application has significant differences with the previous scheme HGY/2018/3670 which was refused.

The key differences can be described as follows:

- A lighting proposal for Abbots Terrace is included as part of the application. This has been reviewed and agreed with Ken Weeks (Chief Lighting Engineer Haringey Council). Please see the report by DPA lighting consultants which outlines the proposals in more detail. The Metropolitan Police have also commented that this will improve the surveillance and security of the local area (see note as appendix to this letter).
- The whole of Abbots Terrace from the applicant site to Crouch Hill will be resurfaced. This has been agreed as being acceptable with Maurice Richard (Principle Transportation Planner) in terms of accessibility. Please see the new pre-application report. It is worth noting from the traffic study that there are already a total of 135 pedestrians recorded using the lane during a 24-hour period, with 16 pedestrians during the AM peak and 23 during the afternoon (school) peak and a total of 20 vehicle movements recorded along the lane during a 12-hour period, without incidents. The proposal does not add significantly to pedestrian or car movements.
- The owners of the lane where 'suregreen' is proposed (30, 31 and 32 Haringey Park) are in agreement that the resurfacing is acceptable. (see appendixes to this letter).
- The owners of the lane where concrete resurfacing is proposed (1-6 Abbots Terrace) will have the choice of our clients bearing the cost of making good the surface once the works are complete or alternatively the complete resurfacing of the Terrace in front of their houses.
- A Construction Traffic Management Plan is provided in support of this application by Lime Transport Consultants.
- Our clients have canvassed the neighbors about the proposed enhancements to Abbots Terrace. 30 local residents are in support of the resurfacing and lighting proposals. Please see appendixes with the neighbors who are in support.

Yours Sincerely,

Tom Lacey
Director

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NW1 3AD
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Pre-Application Planning Advice Note

Ref: PRE/2019/0205

Date of meeting: 01/11/2019

Thank you for attending the recent Pre-Application Planning advice meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site Address: Rear of 29 Haringey Park N8 9JD

Proposal: Resurfacing work to Abbots Terrace and new access ramp to Ivy gardens. See HGY/2017/1431 for details of original application.

Submitted Documents: Pre-Application Report dated 20/09/2019

Meeting Date: 01/11/2019

Attendees:

Laurence Ackrill (Senior Planning Officer)

Matthew Gunning (Area Planning Manager)

Maurice Richards (Transport Officer)

Development Management, 6th Floor, River Park House, 225 High Road, N22 8HQ
preapp@haringey.gov.uk

www.haringey.gov.uk

Summary of Council's response

Overall RAG Rating	Reason for rating
	The principle of creating a dwelling unit here has been considered acceptable previously, with the only outstanding issues in relation to the means of access and pedestrian safety, where further detail and clarity are required to demonstrate that the works to create an acceptable means of access are of appropriate design quality, sensitive to the specific nature and character of this lane and neighbouring residential amenity and most importantly are deliverable in planning terms.

Review of submitted proposal

The assessment of the proposal submitted uses a RAG rating system (see below). Comments are provided on the reasons for the rating given.

Red = This element of the element is not currently considered to be acceptable.

Amber = This element of the proposal has not been adequately addressed within the submission.

Green = This element of the proposal is considered to be acceptable by officers.

NOTE: The rating assigned is a result of the officer's consideration of the proposal against the current planning policy (see below) and all other material planning considerations insofar as they are known at this stage (i.e before consultation with the neighbours has taken place).

Policy aspect				Comments
The principle of the proposal		✓		The principle of a proposed dwelling has been established through a previous planning decision, although with different access arrangements. No issues were raised regarding the proposed basement as per the most recently decided application for the site

Means of access and pedestrian safety		✓		The Planning Inspector in considering the previously dismissed appeal ref: APP/Y5420/W/19/3226826 outlined concerns relating to the 'poor quality of the unsurfaced section of the lane which would remain (beyond Ivy Gardens), which by virtue of its unmade surface would be difficult for pedestrians users, especially those with mobility issues such as wheelchair and pushchair users. The Inspector viewed the route between Abbots Terrace and Ivy Gardens by virtue of its steps would be difficult forcing users to take this longer route along Abbots Terrace onto Crouch Hill Road. This longer route was also viewed as being prejudicial to pedestrian safety by reason of its lack of street lighting and lack of a designated pedestrian footway. It is noted in the pre-application submission that the previously unsurfaced section of the lane up to Abbots Terrace would now be re-surfaced to provide a better quality route. However, it was outlined that the Abbots Terrace section would not form part of the re-surfacing works coming forward with such an application. Officers anticipate that the Abbots Terrace section of the route would likely need to be re-surfaced as well, as such needing the agreement of the occupiers to these properties. The entirety of the lane is viewed as needing re-surfacing works given its current condition and the likelihood of damage in connection with construction vehicles. Officers recommend that this is discussed and agreed with the relevant parties. As outlined the proposed surface for the lane is likely to be a 'grasscrete' type surface, details of which should be included in the submission. The circumstances of the new house here and the nature of access route, i.e. there being different legal interest/ rights of way over, would require entry into a bond obligation as secured via a S106 planning agreement to provide certainty that the obligation to improve the surface and quality of the lane is realised. A bond with a contractor with funds set aside for such works is likely to be the only practical means to provide certainty that such works are carried out prior to first occupation of the new residential unit proposed.
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				Drainage details would also need to be provided, along with an appropriate lighting solution as discussed at the pre-application meeting. The proposed floor lights were not viewed to be an appropriate design solution given the previous concerns raised about pedestrian safety and comments from the Met Police. Bollard lighting is expected to be a more appropriate solution. Details of the existing condition and temporary works to the access lane, including the Abbots Terrace section, should be provided in the submission mindful of its weak road' status. The Council's Highway's team can very likely review and comment on the works proposed for the lane before the application is submitted (note: such Highways advice would be subject to different charging scheme, typically site visits or meeting requests will be charged at an hourly rate). Subject to a good quality surface with appropriate lighting achieved along the lane Officers accepts that alterations to the Ivy Gardens access point would not be required.
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Next steps

If you decide to proceed with applying for Planning Permission, the following information will be required when you submit your application:

The following information will be required for registration of the planning application in respect of this site.

1. Standard application form
2. Location plan on an up to date map at an identified standard metric scale (typically 1:1250 or 1:2500 to fit onto A4 or A3 paper) with the red line including all land necessary to carry out the proposed development and blue line for any other land owned by the applicant
3. Site plan – direction of North, proposed development in relation to the site boundaries with written dimensions (and public rights of way, trees, hard surfacing and boundary treatment where relevant) typically 1:500 or 1:200
4. Ownership certificate and notices
- 5.

Fee

6. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections and a 'streetscene elevation' showing the relationship with the neighbouring buildings. Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.
7. Design & Access/ Heritage Statement
8. CIL Liability Form
9. Aboricultural Impact Assessment and Method Statement
10. Basement Impact Assessment
11. Construction Management Plan

The planning application process

Once you have submitted your planning application, it goes through a number of steps:

1. **Validation/Checking**

Applications are checked to make sure all required documents and fees are there, and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an officer is available so there can be a number of weeks before an application is validated and checked.

2. **Registration**

The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.

3. **Consultation** (a minimum of 21 days following registration)

Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.

4. **Decision** (Usually as soon as the consultation has ended).

The planning service can deal with most minor applications under delegated powers and will issue a decision notice to stating whether the application has been approved or refused, and if there are any conditions that must be met.

Carrying out building works

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

List of relevant contacts

Planning Officer: Laurence Ackrill

Phone: 2009

Building Control Officer: Bob McIver

Phone: 020 8489 5500

INFORMATIVE

Please be advised that this response is given at officer level and does not form a formal response or decision of the Council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the Council.



Homes for Haringey

Ms Ally Carboni
Plan C
500 Muswell Hill Broadway
London
N10 1BT

Tenancy Services

Level 2
48 Station Road
London N22 7TY
Tel: 020 8489 5611

www.homesforharingey.org

5th September 2019

Dear Ms Carboni,

Re: Re-surfacing of Abbotts Terrace

Further to recent correspondents, this letter is to confirm that; Homes for Haringey have approved the re-surfacing of Abbotts Terrace at the rear of 30 Haringey Park, London N8 9JD.

If you require more information regarding this letter, please do not hesitate to contact the tenancy caseworker – Kola Okusanya on 0208 489 5611.

Yours sincerely,

Parese Allen
Housing Liaison Officer

32 Haringey Park
Crouch End
London
N8 9JD
Mob: 07710231072
Email: nicola@ngpmltd.co.uk
30th January 2019

Mr Ian Martin
Martin Surveying Associates
Chartered Building Surveyors
Ground Floor, Oliver House
23 Windmill Hill
Enfield EN2 7AB

Dear Mr Martin

Planning Application HGY/2018/3670 – Proposed development at the rear of 29 Haringey Park, London N8 9JD and re-surfacing the lane at the rear of 32 Haringey Park London N8 9JD

We write with reference to your recent correspondence regarding the above. We understand that the proposed development will require that the lane at the rear of our property (32 Haringey Park) be re-surfaced. The lane is currently in bad repair, with many pot holes and is generally in need of some maintenance and upkeep, or re-surfacing.

Our current understanding is that the lane is also known as Abbott's Terrace and that it is a privately owned road, with ownership and rights of way shared amongst a number of property owners, ourselves included.

You have provided us with some information on the intended new lane surface, Grasscrete, a form of environmentally friendly road re-surfacing product, which is designed to provide structural reinforcement, but also to allow for grass to be grown within the road surface area.

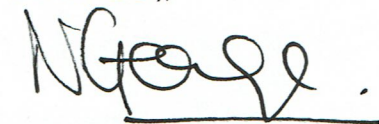
There are a number of details regarding the road re-surfacing that we would like to discuss with you, at a later, more appropriate time, after planning decision has been made.

However, in principle, we think that Grasscrete would be an ideal and acceptable solution, based on the following:-

1. It appears to be a reliable solution to providing an improved road surface.
2. The appearance of a Grasscrete installation is aesthetically attractive.
3. The grass element of the proposed surface appearance is in-keeping with the general feel of the lane, and the wider conservation area.
4. A number of local objections raised concerns about the speed of cars driving down the lane on a new road surface. We think that the shape and form of Grasscrete will require and encourage slow driving, and therefore should help to allay these valid concerns.

Kind regards.

Yours sincerely,



Nicola and David George



Crouch End Safer Neighbourhood Team
Tel (020) 8649 3515
Crouchend.SNT@met.police.uk
In an emergency please call 999
Non emergency please call 101

Dear Ally,

It was nice meeting with you yesterday.
Abbots Terrace has suffered from some anti-social behaviour in the recent past and it was good to speak with you about your proposals.

The residents have fairly recently formed a Neighbourhood Watch scheme in the road and working with them has already seen improvements.

Any lighting along the road that you might be able to provide would be from our perspective a positive feature, as at the moment it can be quite a dark at night and lighting would improve security and safety for users.

Also from a crime prevention angle, once your property is built, it would be worth considering CCTV and an alarm as these are good deterrents.

Please do not need to contact us in the future, should you need any further crime prevention advice.

Best Regards

**PC Assane M'BAYE 1680NA
Crouch End Dedicated Ward Officer**