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09 October 2025

To: All Members of the Planning Sub Committee

Dear Member,

Planning Sub Committee - Thursday, 9th October, 2025

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

**7. PLANNING APPLICATIONS (PAGES 1 - 4)**

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

Yours sincerely

Kodi Sprott, Principal Committee Coordinator  
Principal Committee Co-Ordinator

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**Planning Sub Committee 9<sup>th</sup> October 2025****ADDENDUM REPORT**

Notice of meeting – page 3

**11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 325 - 344)’**

Replace ‘xxx’ with ‘01.08.2025 to 31.08.2025.’

**Item No. 8**

<b>Reference No:</b> HGY/2024/2168	<b>Ward:</b> Highgate
<b>Address:</b> Newstead, Denewood Road, Hornsey, London, N6 4AL	
<b>Proposal:</b> Erection of three buildings to provide 11 residential dwellings, amenity space, greening, cycle parking and associated works.	
<b>Applicant:</b> ACO Development Ltd	
<b>Ownership:</b> Private	

**Further written objection**

One (1) further objection has been received following the publication of the committee report from a neighbouring resident, raising concerns with regards to the following issues:

1. the location and size of the bin store
2. the noise likely to be caused by the play area
3. the loss of light that will affect 2 Denewood Road
4. the problems that will be caused by inadequate parking on site

Matters regarding issue 1 are addressed within the committee report at paragraphs 6.4.77 – 6.4.80, and paragraphs 6.9.1 – 6.9.5.

Matters with regards to issue 2 are addressed in paragraphs 6.4.77 – 6.4.80 of the committee report.

With regards to issue 3 this matter is addressed on page 20 in the first officer comment. 2 Denewood Road is situated further from the proposed site along the same aspect plane as 2A and therefore, on the basis that 2A windows W04, W12 and W14 are shown not to be impacted, it can be inferred that the windows on 2 Denewood will also

not be impacted. For completeness, in the updated daylight and sunlight assessment one window on 2 Denewood was assessed (W02) and the results determined that the reduction would be in the region of 1%, which is considered to be very minor and acceptable.

With regards to issue 4, this matter is addressed at paragraph 6.4.90 of the committee report.

**Amendments to Committee Report (amendments in bold):**

**Page 4, Point 9** - amend as follows:

Replace '£1,50' with '**£1,500**'.

**Page 11, Para 3.12** - amend as follows:

Line 1: 'The site has a Public Transport Accessibility Level (PTAL) rating of **1b**'

**Page 23, Para 6.1.2** - amend as follows:

Line 1: Replace '70' with '**73**'

**Page 42, Para 6.4.64** – re-word as follows:

An amendment was made to the positioning of Terrace C, to set the terrace an additional 1.5 metres off the boundary shared with neighbouring no. 2A Denewood Road. Following this amendment, all neighbouring ~~windows~~ properties would retain a satisfactory level of daylighting, with all **tested windows either** retaining at least 80% of their former value or a value of at least 27% when applying the VSC assessment **or passing the No Sky Line Assessment**.

**Page 47, Para 6.4.93** – amend as follows:

Line 8: replace '**pre-commencement**' with '**prior to occupation**'.

**Page 54, Para 6.7.3** – re-word as follows:

Line 5: 'In addition to this, ~~six~~ **four** other trees are proposed for removal, including a prominent Category B Norway Maple (tree 4) on the north-western boundary of the site.'

Line 10: report indicates that 3 of the ~~6~~ **7** trees that require removal are Category U trees, that need removal for reasons of sound management due to their condition.

**Appendix 1: Planning Conditions**

**Page 61, Condition 2** - amend Approved Plans and Documents list as follows:

Road Safety Audit by ~~Markides~~ **RKS** Associates April 2025

**Heritage Impact Assessment by KM Heritage July 2024**

Drainage and SUDS Strategy by Barrett Mahony 23727-BMC-XX-XX-RP-C-0001  
175.07.24

*(Heritage Statement included twice, Road Safety Audit completed by RKS not Markides, date of Drainage and SUDS Strategy was incorrect.)*

**Page 65, Condition 8** - Title of condition to be amended as follows:

Lighting (Prie **Pre**-occupation)

**Appendix 2: Images of the site and proposed scheme**

**Page 91** - The image indicates a previous iteration of the communal garden, and should be replaced with the following image:



## **Appendix 1: Planning Conditions**

### **Page 233:**

Add an additional condition - Condition 30 '(Restriction to telecommunication apparatus)' - as follows:

**'Notwithstanding any provisions to the contrary, no telecommunications apparatus shall be installed on the building without the prior written agreement of the Local Planning Authority.'**

**Reason: In order to control the visual appearance of the development and to comply with Policies DM1 and DM9 of the Development Management Development Plan Document 2017'**