

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 16th October, 2023, 7.00 pm - George Meehan House, 294 High Road, Wood Green, London, N22 8JZ (watch the live meeting [here](#) , watch the recording [here](#))

Councillors: Barbara Blake (Chair), Reg Rice (Vice-Chair), Nicola Bartlett, John Bevan, Cathy Brennan, George Dunstall, Scott Emery, Emine Ibrahim, Sue Jameson, Sean O'Donovan and Alexandra Worrell

Co-optees/Non Voting Members:

Quorum: 3

1. **FILMING AT MEETINGS**

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. **PLANNING PROTOCOL**

The Planning Committee abides by the Council's Planning Protocol 2017. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate

change and overall seeks to create better public places for people to live, work and play. It is important that the public understand that the committee makes planning decisions in this context. These decisions are rarely simple and often involve balancing competing priorities. Councillors and officers have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

Neither the number of objectors or supporters nor the extent of their opposition or support are of themselves material planning considerations.

The Planning Committee is held as a meeting in public and not a public meeting. The right to speak from the floor is agreed beforehand in consultation with officers and the Chair. Any interruptions from the public may mean that the Chamber needs to be cleared.

3. APOLOGIES

To receive any apologies for absence.

4. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 11 below.

5. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

6. MINUTES (PAGES 1 - 10)

To confirm and sign the minutes of the Planning Sub Committee held on 11th September as a correct record.

7. PRE APPLICATION BRIEFINGS

The following items are pre-application presentations to the Planning Sub-Committee and discussion of proposals.

Notwithstanding that this is a formal meeting of the Sub-Committee, no decision will be taken on the following items and any subsequent applications will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

The provisions of the Localism Act 2011 specifically provide that a Councillor should not be regarded as having a closed mind simply because they previously did or said something that, directly or indirectly, indicated what view they might take in relation to any particular matter. Pre-application briefings provide the opportunity for Members to raise queries and identify any concerns about proposals.

The Members' Code of Conduct and the Planning Protocol 2016 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to c

8. PPA/2023/0007 - MECCA BINGO, 707-725 LORDSHIP LANE, N22 (PAGES 11 - 36)

Proposal: Redevelopment of the Mecca Bingo site to create a mixed-use development consisting of a Purpose Built Student Accommodation (PBSA) block on Lordship Lane with associated facilities/amenity space; commercial / Town Centre floorspace space at ground floor level; affordable purpose built housing block and town houses and; communal amenity space and public realm.

9. UPDATE ON MAJOR PROPOSALS (PAGES 37 - 52)

To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

10. NEW ITEMS OF URGENT BUSINESS

11. DATE OF NEXT MEETING

To note the date of the next meeting as 6th November.

Kodi Sprott, Principal Committee Coordinator

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Fiona Alderman

Head of Legal & Governance (Monitoring Officer)

George Meehan House, 294 High Road, Wood Green, N22 8JZ

Friday, 06 October 2023

MINUTES OF MEETING

Planning Sub Committee held on Monday 11th September 2023, 7.05 - 8.43 pm

PRESENT:

Councillors: Councillors: Councillors: Barbara Blake (Chair), Reg Rice (Vice-Chair), Nicola Bartlett, John Bevan, Cathy Brennan, Sue Jameson and Sean O'Donovan

1. **FILMING AT MEETINGS.**

The Chair referred to the notice of filming at meetings and this information was noted.

2. **PLANNING PROTOCOL**

The Chair referred to the planning protocol and this information was noted.

3. **APOLOGIES**

Apologies were received from Councillor Emery, Councillor Dunstall and Councillor Ibrahim, Councillor Worrell. Apologies for lateness were received from Councillor Brennan.

4. **URGENT BUSINESS**

There were no items of urgent business.

5. **DECLARATIONS OF INTEREST**

Cllr Brennan recused herself from item 8 as she had prejudicial interest, she sits on the members forum for the Civic Centre.

6. **MINUTES**

RESOLVED to approve the minutes of the Planning Sub Committee held on 18 July 2023 as a correct record.

7. **PLANNING APPLICATIONS**

The Chair referred to the note on planning applications and this information was noted.

8. **HGY/2023/1043 & 1044 - CIVIC CENTRE, HIGH ROAD, WOOD GREEN,LONDON, N22 9SB - PAGES 1-81 (PAGES 17 - 206)**

Samuel Uff, Planning Officer introduced the report for full planning application for the redevelopment of the existing rear car park for the erection of a three storey building (plus

roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; parking and landscaping; and refurbishment and external alterations of the existing Civic Centre and offices, including alterations to entrance facade and fenestration; and associated works for the continuation of mixed civic (Class F1) and office (Class E) uses. Listed Building Consent application for the refurbishment and extension of the Civic Centre including the replacement of elevational pre-cast concrete panels; replacement of windows and curtain walling; removal of entrance steps and replacement with a ramp; removal of part of the roof structure to create an open plant room; installation of photovoltaic panels at roof level; installation of thermal insulation; removal of internal partitions in the northwing; extension to the Civic Centre to provide three-storey building and 2x two-storey links; and associated works.

The following was noted in response to questions from the Committee:

- There would be offsite parking facilities at George Meehan House and in the Wood Green mall. The Town Centre also has an excessive car park. Staff could utilise any of these for parking.
- The parking scheme complies with the London Plan. Blue Badge holding staff could use this to park on any neighbouring street, in light of this, there was sufficient on street parking to accommodate staff with blue badges. This would be monitored, and modelling was based on current numbers.
- Officers can only consider what is in the red line boundary. In regard to the Woodland Garden, this area has been assessed but further discussion could be picked up in the Strategic Planning Committee/Local plan.
- There was not currently potential for having any memorial benches. However, the Applicant team has not finalised the design, residents and councillors could contribute to this final design.
- In terms of the design, the new annexe will have window reveals which would help to address any risks of overheating by reducing the amount of solar gain. The overheating risk in the existing building would be managed by a hybrid ventilation strategy with openable windows and mechanical ventilation, an open plan layout for more cross ventilation and improvements to insulation to the existing building would help regulate the temperatures.
- The glazing of the windows in the building design would be enhanced in terms of its G Value, that would mean less sunlight would beam into the building. This would also help with overheating risks.
- The entire building is protected by the listing due to its use of Scandinavian architecture.
- Officers would receive the detailed design of the double stacking cycle parking and ensure there are no safety issues. The double stacked cycle parking allows for a more generous cycle parking provision. There would be two cycle parking areas. Within the first storage area, there would be space for ground level parking for larger bikes. There is a condition which required it to be designed in line with the London Cycle design standard. Haringey Council have a number of residential developments, including Clarendon Square, that have double stackers that worked effectively and safely. This would continue to be monitored.
- In terms of how the risk of thermal bridging is modelled, the model includes assumptions on internal and external temperatures (these had been modelled as a constant, steady state condition), and shows at which point within the structure there may be a risk of condensation. How the existing building will be occupied may not necessarily be reflected in the thermal bridging modelling, unless different scenarios

of internal temperatures and humidity levels are modelled which could reflect different levels of occupation. Officers have recommended that monitoring takes place within the building so that they could understand how the building functions when it's occupied, doing this would allow the condensation and moisture risk to be assessed. In the addendum pack, condition 15 had been updated with some further detail that set out that analysis.

- The Conservation Officer advised that with this specific project, there was a lot of investigation, assessment and analysis. The main issues have been a matter of technical challenges, specifically in matching components to be replaced. The challenges would be very much in honing the detailed design stage with which officers would be able to control and steer at condition stage. In this sense, there were not many conservation concerns for this specific project.
- A balance should be struck between keeping the ability to access the building universally and retaining its design features. The architectural composition of the building has made it listable. It was important to consider the use of the building, its nature and the fact that it was a public building. Due to this, there was also a need to make it representative of best accessibility practise, not only best conservation practice.
- The building was designed with security concerns in mind, it would be secure and safe for use. The applicant has worked closely with design officers and the internal security team. No residual issues had been identified. Security passes would be required beyond the welcome area of the building.
- The proposal for parking would be 5 spaces for ordinary car use and 3 for accessible users. The scheme would be fully compliant with the London plan. The location has high public transport accessibility. Any extra car parking amendments would come at a cost of landscaping. The scheme also complies with the London plan in terms of the requirement for accessible car parking spaces. If necessary, officers could convert some of the existing car parking spaces to accessible car parking spaces. Blue Badge holders could also park on any neighbouring streets. There would be sufficient space within the area to accommodate any further accessible parking if the need arose.

Cllr lyngkaran attended the Committee and spoke in support of the application.

- Cllr lyngkaran noted this project as a once in a generation opportunity to restore an important building. As ward councillor for Woodside and custodian of this iconic building, Cllr lyngkaran was pleased that the Council would be investing in the building.

The Chair invited the Applicant Team – Jonathan Kirby – to respond to questions from the Committee. The following was NOTED:

- In terms of the wider design for the building, an open design for the community to be able use the space was important. The idea was very much about open access and flexibility. Buildings need to be suited for use as they evolve and as the needs of the community evolve as well. The restoration of the Council Chambers was a prime focus within the design phases. The Applicant has looked at various options for secondary uses for these chambers so that they could be enjoyed by the community as a secondary function.
- In terms of the opening accessibility, that is the primary design feature around the reception area. There weren't currently any plans to include Covid screens. There would be a combination of mechanical ventilation and with the removal of the internal

partitions in the north wing, windows could be opened to allow cross ventilation. In terms of taxi drop offs, there would not be a frontage which would allow this as it would be pedestrianised, encouraging safety and accessibility. However, the applicant would have a compliance scheme that would consider modes of transport and how people would be getting to the site.

Cllr Rice put forward a motion to amend the number of ordinary parking spaces to 10 within the scheme. There was no seconder so the motion was not carried.

Cllr Bevan put forward a motion seeking an amendment for the number of accessible parking bays, Cllr Rice seconded this motion. Following a vote with 4 against, the motion was not carried.

The Chair asked Robbie McNaugher, Head of Development Management and Enforcement Planning to sum up the recommendations as set out in the report. The changes to conditions and obligations in the addendum were noted to members. The Chair moved that the recommendation be granted and following a vote with 6 in favour, 0 against and 0 abstention.

RESOLVED

1. To GRANT planning permission and that the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to signing of a shadow Section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below and a section 278 Legal Agreement providing for the obligations set out in the Heads of Terms below.
2. That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended measures and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee
3. That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.
4. To GRANT Listed Building Consent and that the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the Listed Building Consent and impose conditions and informatives.
5. That delegated authority be granted to the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions (planning permission and/or Listed Building Consent) as set out in this report and to further delegate this power provided this authority shall be

exercised in consultation with the Chair (or in their absence the Vice Chair) of the Sub-Committee.

Conditions Summary – Planning Application HGY/2023/1043 (the full text of recommended conditions is contained in Appendix 01 of this report).

- 1) 3-year time limit
- 2) Approved Plans & Documents
- 3) External materials
- 4) No occupation until LBC substantially complete
- 5) Site levels
- 6) Detailed Fire Statement
- 7) Landscape Details – incl. boundary treatment
- 8) Art installation strategy
- 9) Community and Civic Use Plan
- 10) Trees protection plan
- 11) Arboricultural Method Statement
- 12) Biodiversity
- 13) Living roofs
- 14) Energy Strategy
- 15) Retrofit strategy and monitoring
- 16) Future DEN Connection
- 17) Overheating
- 18) BREEAM Outstanding (PRE-COMMENCEMENT)
- 19) PV Arrays
- 20) Secured by Design
- 21) Secure by Design Accreditation
- 22) Land Contamination – Part 1 (PRE-COMMENCEMENT)
- 23) Unexpected Contamination
- 24) Car Parking Design & Management Plan
- 25) Cycle Parking Details (PRE-COMMENCEMENT)
- 26) Vehicular Barriers
- 27) Refuse and other stores
- 28) Delivery and Servicing Plan
- 29) Management and Control of Dust (PRE-COMMENCEMENT)
- 30) Non-Road Mobile Machinery 1 (PRE-COMMENCEMENT)
- 31) Non-Road Mobile Machinery 2 (PRE-COMMENCEMENT)
- 32) Impact Piling Method Statement (PRE-COMMENCEMENT)
- 33) Telecommunications

Informatives Summary – Planning Application HGY/2023/1043 (the full text of Informatives is contained in Appendix 01 to this report).

- 1) Working with the applicant
- 2) Community Infrastructure Levy
- 3) Hours of Construction Work
- 4) Party Wall
- 5) Asbestos Survey prior to demolition
- 6) Dust
- 7) Disposal of Commercial Waste
- 8) Piling Method Statement Contact Details
- 9) Land Ownership
- 10) Site Preparation Works
- 11) Listed Building Consent

12) Early Purchase of Trees

Conditions Summary – Listed Building Consent Application HGY/2023/1044 (the full text of recommended conditions is contained in Appendix 02 of this report).

- 1) 3-year time limit.
- 2) Development to be in accordance with approved plans and documents.
- 3) Detailed external elevations
- 4) Roof level repairs and alterations
- 5) Interior plans and methodologies
- 6) Lobby reception area details and methodologies
- 7) Registrars wing area details and methodologies
- 8) North wing office area details and methodologies
- 9) Committee rooms area details and methodologies
- 10) Council Chambers area details and methodologies
- 11) Hidden historic features
- 12) Plumbing, mechanical & electrical services
- 13) Lighting
- 14) 5-10-year cycle of surveys
- 15) Installation of any fixtures to fabric of building

Informatives Summary – Listed Building Consent HGY/2023/1044 (the full text of Informatives is contained in Appendix 02 to this report).

Working with the applicant

Planning Obligations

- (ii) Planning obligations are usually secured through a S106 legal agreement. In this instance the Council is the landowner of the site and is also the local planning authority and so cannot legally provide enforceable planning obligations to itself.
- (iii) Several obligations which would ordinarily be secured through a S106 legal agreement will instead be imposed as conditions on the planning permission for the proposed development.
- (iv) It is recognised that the Council cannot commence to enforce against itself in respect of breaches of planning conditions and so prior to issuing any planning permission measures will be agreed between the Council's Housing service and the Planning service, including the resolution of non-compliances with planning conditions by the Chief Executive and the reporting of breaches to portfolio holders, to ensure compliance with any conditions imposed on the planning permission for the proposed development.
- (v) The Council cannot impose conditions on planning permission requiring the payment of monies and so the Director of Placemaking and Housing has confirmed in writing that the payment of contributions for the matters set out below will be made to the relevant departments before the proposed development is implemented.

Heads of Terms

1. Employment & Skills Plan

- a) Submission of an employment and skills plan
- b) No less than 20% of the peak construction workforce to be Haringey Residents;
- c) Provision of skills-based training to the 20% referenced above;
- d) 5% of the peak workforce to be provided with traineeships;
- e) Provision of a construction apprenticeships at one per £3m development construction cost up to a maximum of 10% of total construction workforce;
- f) Provision of a £1,500 support contribution per apprentice;
- g) Provision of no less than five STEM/career inspirational sessions per construction phase;
- h) Regular liaison with the Council to allow local businesses and suppliers to tender for works;
- i) Other requirements as agreed in discussions with the Council's Employment and Skills Officer.

2. Future connection to District Energy Network

- a) Submission of Energy Plan for approval by LPA;
- b) Ensure the scheme is designed to take heat supply from the proposed DEN (including submission of DEN Feasibility Study)
- c) Design of secondary and (on-site) primary District Heat Network (DEN) in accordance with LBH Generic Specification and approval of details at design, construction, and commissioning stages.
- d) Use all reasonable endeavours to negotiate a supply and connection agreement with the DHN within a 10-year window from the date of a planning permission.

3. Highways Agreement and Works Plan

- a) £366,000 for agreed highway works, including but not limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements;

4. Site Wide Workplace Travel Plans

Submission of a Travel Plan to maximise usage of public transport to also include:

- a) Provision of welcome workplace induction packs containing public transport and cycling/walking information, available bus/rail/tube services, map and timetables;
- b) Provision of showers lockers and changing room facilities for the workplace element of the development;
- c) Payment of £2,000 (two thousand pounds) per year per travel plan for monitoring of the travel plan for a period of 5 years.

5. Construction Logistics and Management

- a) Provide a contribution of £5,000 towards the assessment and monitoring of a detailed construction logistics and management plan (secured by condition)

6. Energy Statement and Carbon offsetting

- a. An amended energy statement is to be provided before building works commence of the development;
- b. Provision of a contribution to offset the carbon emissions of the development where not met on site against the zero-carbon target;
- c. Estimate of the carbon offset figure is £98,325 (+ 10% management fee) for the whole development which is to be reviewed once the amended energy statement has been reviewed

7. Monitoring

Provision of a financial contribution towards monitoring of the planning obligations in accordance with the Planning Obligations SPD.

- (vi) In the event that members choose to make a resolution contrary to officers' recommendation, members will need to state their reasons.

9. UPDATE ON MAJOR PROPOSALS (PAGES 207 - 222)

The following was noted in response to questions from the committee:

- Regarding Edmansons Close, the applicant was a charity so is not set up for development, which meant that it was taking longer than it normally would. Officers have also found several issues along the way that are being worked through.
- Regarding Arundel Court and Baldewyne Court, that is expected to be submitted before Christmas this year. There had been issues that the housing team have had to work through which have caused delays. They have now got that funding for the project to move it forward.

10. NEW ITEMS OF URGENT BUSINESS

No new items of urgent business.

11. DATE OF NEXT MEETING

To note the date of the next meeting as 16 October 2023.

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Pre-application briefing to Committee Item No.

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2023/0007

Ward: Noel Park

Address: Mecca Bingo, 707-725 Lordship Lane, N22

Proposal: Redevelopment of the Mecca Bingo site to create a mixed-use development consisting of a Purpose Built Student Accommodation (PBSA) block on Lordship Lane with associated facilities/amenity space; commercial / Town Centre floorspace space at ground floor level; affordable purpose built housing block and town houses and; communal amenity space and public realm.

Agent: Mr. Taylar Holtham, DP9

Ownership: Private

Case Officer Contact: Valerie Okeiyi

2. BACKGROUND

- 2.1 The proposed development is being reported to the Planning Sub-Committee to enable members to view it ahead of the submission of the planning application. Any comments made now are of provisional nature only and will not prejudice the final outcome of any formally submitted planning application
- 2.2 It is anticipated that the planning application, once received, would be presented to the Planning Sub-Committee in early February 2024. The applicant is currently engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDS

- 3.1 The site is occupied by a large single storey Bingo Hall with a large open air car park to the south. To the east of the site is the Vincent Estate. Immediately to the west of the site is Omnibus House, a seven storey rising to nine storey building consisting of residential units with a gym on the ground floor. To the south of the site are the three storey white-rendered town houses on Wellesley Road and the rear gardens of the two storey properties on Moselle Avenue.
- 3.2 The site sits on the heavily trafficked A109 Lordship Lane immediately to the north. The seven storey Hollywood Green Vue Cinema complex sits further to the west.
- 3.3 The site is located in an Opportunity Area as identified in the London Plan 2021 and is located in the Wood Green Growth Area as identified in the Council's

Local Plan 2017. The site also forms part of a designated site allocation in the Council's Site Allocation DPD – SA9 known as Mecca Bingo which seeks the redevelopment of the bingo hall for town centre uses with residential above. The site is also included within the boundaries of the Draft Wood Green Area Action Plan (2018) although this is no longer being pursued as a development plan document itself and is instead being subsumed into the emerging New Local Plan. The site is also within the designated Wood Green Metropolitan Centre and is adjacent to the Noel Park Conservation Area.

- 3.4 The site has a public transport accessibility level (PTAL) of 6a, considered to have 'excellent' access to public transport, being close to Wood Green Tube Station and the numerous bus services running along Lordship Lane and Wood Green High Road.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal consists of:

- The demolition of the existing Mecca Bingo building;
- **Building A:**
7, 8 and 9 storey building containing 985 sqms. of flexible town centre uses on the ground floor and 629 apartments of Purpose Built Student Accommodation (PBSA) on the upper floors with 748 sqms of amenity space;
- **Building B:**
5 and 6 storey building consisting of 24 residential units for shared ownership;
- **Building C:**
6 storey building consisting of 45 residential units for social rent;
- **Building D:**
2 separate buildings of 3 storeys consisting of 7 terraced houses for social rent;
- Extending Wellesley Road to access the new housing (Buildings D), with a new north south pedestrian link connecting it to Lordship Lane through a new 1377 sqms 'Pocket Park'.

5. PLANNING HISTORY

- 5.1 There is nothing relevant to the scheme at pre-application stage.

6. CONSULTATION

6.1 Public Consultation

6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken as yet. However, the applicant has recently undertaken their own pre-application engagement with the local community which consisted of a wide scale leaflet drop to properties in the local area informing residents of the pre-application scheme together with an exhibition and a presentation of the scheme to local residents who attended.

6.3 Quality Review Panel

6.4 The proposal was presented to the Quality Review Panel (QRP) on 20th September 2023. A summary of the Panel's response is as follows:

6.5 The panel is broadly supportive of the proposals for student accommodation, housing, commercial space and new public green space on this edge of town centre site but thinks that more work is needed to improve its quality.

6.6 The scale of the development is generally acceptable. However, exceptional architecture is required to mitigate the sudden change in height along Lordship Lane in views towards the town centre, alongside further work to minimise impact on the Noel Park Conservation Area. Analysis and mitigation of the microclimate, including daylight and sunlight impacts on neighbours, is essential to justify the height.

6.7 A more coherent approach to the landscaping across the site is encouraged especially. The management regime for the pocket park will need to be carefully controlled, including the possibility of night-time closure to prevent antisocial behaviour.

6.8 Following the QRP meeting, Officers have met with the developer team to discuss revisions and set up design workshops with officers to concentrate on the detailed design of the development. The revised scheme will be presented to Panel Members on 15th November.

(The QRP's full written response is included under Appendix II)

6.9 Development Management Forum

6.10 The pre-application proposal was presented at a Development Management Forum on 13th September 2023.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The Council officers' initial views on the development proposals are outlined below:

Principle of the development

- 7.2 The London Plan 2021 designates Wood Green as an Opportunity Area. The Council's Local Plan 2017 identifies Wood Green as a Growth Area. The site is located within these designations.
- 7.3 Policy SD6 of the London Plan states that town centres should be enhanced by identifying locations for intensification in order to optimise a mix of residential and non-residential uses. It also states that developments should support wider regeneration objectives.
- 7.4 Policy SP1 of the Local Plan 2017 states that the Council will expect development in Growth Areas to provide a significant quantum of new residential and business floorspace, maximise development opportunities on site, provide appropriate community benefits and infrastructure. The supporting text for this policy identifies several aspirations for Wood Green which include increasing the capacity and variety of uses within the town centre, maximising the capacity for housing and employment growth provision and be in accordance with all of the relevant Council planning policies and objectives (including those of the site allocations).
- 7.5 The site is designated as Site Allocation SA9 in the Council's Site Allocation Development Plan Document (DPD) which identifies this site for mixed-use development, and specifically for 'town centre uses with residential above'.
- 7.6 The pre-application proposal, which consists of new homes and Town Centre commercial space also includes Purpose Built Student Accommodation (PBSA). Policy H15 of the London Plan (2021) relates to purpose built student accommodation, stating that Boroughs should seek to ensure that local and strategic need for purpose-built student accommodation is addressed, subject to matters including that the development contributes to a mixed and inclusive neighbourhood. Part B of the Policy states that Boroughs, are encouraged to develop student accommodation in locations well connected to local services by walking, cycling and public transport, as part of mixed-use regeneration and redevelopment schemes.
- 7.7 Policy DM15 (Specialist Housing) of the Council Local Plan 2017 states that student accommodation will be supported where it is required to meet a local and strategic need and is appropriately located within a Growth Area, such as Wood Green.
- 7.8 Proposals also need to demonstrate that they would not result in a loss of housing and that there is to be no adverse impact on local amenity, that the

accommodation is of a high quality design including consideration for unit size, daylight and sunlight, and provision is made for students with disabilities.

- 7.9 DM15 part D requires student accommodation schemes to demonstrate the need for the additional bedspaces and ensure the accommodation can be secured by agreement for occupation by members of a specified educational institution(s), or, subject to viability, the proposal will provide an element of affordable student accommodation in accordance with Policy DM13. The referenced Policy DM13 (Affordable Housing) states that onsite provision of affordable housing will be required and only in the following exceptional circumstances may an off-site provision be acceptable – where a development can a) Secure a higher level of affordable housing on an alternative site, b) Secure a more inclusive and mixed community and c) Better address priority needs.
- 7.10 The applicant is in discussions with several institutions to secure a nominations agreement and the affordable housing provision is discussed in more detail below.
- 7.11 The overall strategic requirement for Purpose-Built Student Accommodation (PBSA) in London has been established through the work of the Mayor's Academic Forum, and a requirement for 3,500 PBSA bed spaces to be provided annually over the Plan period has been identified. The Developer Team has submitted a Student Needs Assessment as part of the pre-application engagement process. The Assessment finds purpose built student accommodation is in demand in Zone 3 locations such as Wood Green.
- 7.12 The rooms for the proposed PBSA vary in size ranging from 13sqm – 25.6sqm and 748 sqm of external communal amenity space would be provided. There are no specific standards set out in the London Plan however the proposed accommodation is considered to be high quality.
- 7.13 Accordingly, given the above policy context, the principle of a comprehensive redevelopment of the designated site, with flexible Town Centre floor space and PBSA is considered acceptable.

Demolition of Mecca Bingo:

- 7.14 Policy S5 of the London Plan, Policies SP15 and SP16 of the Local Plan and Policy DM49 of the Council's Development Management Development Plan Document (DM DPD) seek to resist the loss of existing recreational and community facilities and the proposal would result in the loss of Mecca Bingo which is a leisure/community facility. These policies indicate that such facilities should only be removed if they no longer meet an identified need or are no longer in demand, or if a replacement facility can be adequately provided elsewhere (locally).

- 7.15 The Developer Team has been in discussions with representatives of Mecca Bingo who have confirmed that there is no longer an adequate demand by the local community for the leisure facility - this will need to be fully evidenced. However, given that Site Allocation (SA) 9 does not require the retention of the existing community/leisure facility (Mecca Bingo) on the site, officers consider that the loss of the leisure facility, to be replaced with a comprehensive mixed use development that would bring forward considerable regeneration benefits, new homes and employment opportunities for the town centre and Wood Green, is acceptable and welcomed.

Design and Appearance

- 7.16 The existing building on site is a single storey 1980s building which occupies a substantial amount of the site, with a large surface car park taking up the majority of the site. The building has no particular architectural merit and the demolition of the building is considered acceptable.
- 7.17 The pre-application proposal comprises of four building components on the site, as follows:

Building A - PBSA: 7, 8 and 9 storey building;

Building B: 5 and 6 storey building;

Building C: 6 storey building and;

Building D: 2 separate buildings of 3 storeys

(**NB:** All buildings 18 metres and above will require a second staircase for fire safety reasons. The Applicant has confirmed that they are aware of this requirement and are designing the relevant buildings, triggering this requirement with a second staircase.)

- 7.18 The existing Wellesley Road will be extended to access the new housing (Buildings D), with a new north south pedestrian link connecting it to Lordship Lane through a new Pocket Park, onto which the commercial units below the PBSA will face.
- 7.19 Policy SP11 of the Councils Local Plan and Policy DM6 of the Local Plan states that development proposals should be of an appropriate height and a scale which responds positively to the site's surroundings. Proposals for taller buildings that project above the prevailing height of the surrounding area must be justified in urban design terms. Figure 2.2 of Policy DM6 identifies parts of Wood Green, including this site as being a 'Location Appropriate for Tall Buildings' and defines 'Tall Buildings' as being 10-storeys and over. The highest part of all the buildings proposed in this pre-application scheme is 'Building A' at 9 storeys. Therefore,

although this site is identified as a site appropriate for a 'Tall Building', the pre-application scheme, at 9 storeys (Building A) is not considered to be a 'Tall Building' in policy terms.

- 7.20 The location of the site and the existing surrounding townscape provides an opportunity for a high density and substantial redevelopment and Officers consider that the height, massing and scale of the proposals are acceptable within the site's context and surrounding existing built form. The pre-application scheme would represent a step up from the two to four storey residential context to the north, east and south of the site, albeit that the transition to the highest proposed height is made in steps. This is considered acceptable (subject to heritage considerations as discussed below) given the aspirations of the site allocations for the area.
- 7.21 The proposed layout, including the legible street and paths network and new "Pocket Park", are welcomed by Officers, albeit that design is not yet detailed; the park will provide a useful and much needed amenity and public park, bringing students, new and existing residents and town centre visitors together, as well as improving the setting of proposed and neighbouring buildings. Details of layout, use and management of the Pocket Park, and in particular how it relates to the proposed commercial uses and student accommodation are subject to ongoing discussion, as are design details and access arrangements to the eastern boundary, where no access or connections are proposed to the neighbouring existing Vincent Square council estate.
- 7.22 The detailed design and a brick-based materials palette which would take cues from the surrounding context, in particular of the Noel Park Estate immediately to the south which will assist in integrating the building into its surroundings. Regularly spaced windows will distinguish between base, middle and top of building A, to provide human scale and active frontage at street level, including vibrant town centre frontage along Lordship Lane and to the Pocket Park, and regularly spaced front doors to ground floor maisonettes and townhouses in the residential southern part of the site. The pre-application scheme proposes a comprehensive set of detailed, convincing and appealing house and flat layouts. However, detailed design, including elevational composition and detailed layout of both the student housing and apartment blocks, is still subject to ongoing discussion.

Heritage Impact

- 7.23 The site is located adjacent to the Noel Park Conservation Area and from the heritage conservation perspective it is important to understand how the proposed development will impact on the appreciation of the consistent historic character of the well-preserved Noel Park Conservation Area located immediately to the south of the development site.

- 7.24 The gradual decrease in height of the proposed development, which will step down from the 9 storey frontage on Lordship lane to the 6 storey residential buildings to the south of the site is welcomed to complement and mitigate potential heritage impact by transitioning towards the two storey townscape of the Conservation Area. The views that have been presented to date, to illustrate the building's potential impact on the heritage settings, have not raised any significant concerns.
- 7.25 However, in accordance with Policy SP12 Of the Council's Local Plan and Policies, DM5 and DM9 of the Councils DM DPD, local verified views are required in order to assess the visual impact of the pre-application scheme, especially in those key views that best unveil the historic character and townscape quality of the area including its landmark buildings such as the listed St Mark's Church. Relevant views include views looking across and into the Conservation Area towards the development site from Russell Avenue / Lymington Avenue and encompassing the listed St Mark's Church, also views along Moselle Avenue and views along Gladstone Avenue. A comprehensive heritage impact assessment will form part of future pre-application discussions.

Residential Unit Mix and Affordable Housing

- 7.26 The proposals seek to provide a mix of student accommodation and new affordable homes on the site. The proposal would provide 629 PBSA units and 76 new homes consisting of 21 x one bed, 39 x two bed, 9 x three bed units and 7 x five bed houses.
- 7.27 The breakdown of new homes in relation to each building is as follows:

Building	A	B	C	D
Student bedroom	629			
Shared Ownership				
1 bed		8		
2 bed		13		
3 bed		3		
Social Rent				
1 bed			13	
2 bed			26	
3 bed			6	
5 bed				7
Total				
	629	24	45	7

- 7.28 Policy H1 of the London Plan, in the supporting text clarifies that non-self-contained accommodation for students should count towards meeting housing

targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home.

- 7.29 Taking into consideration the London Plan ratio, the number of new homes proposed as part of the pre-application for this site equates to 328 new homes. Of these new homes, 76 homes will be affordable which equates to 35% by habitable room, which complies the fast-track route set out in Policy H5 of the London Plan.
- 7.30 However, this does not meet the requirement of 40% affordable housing as required by Policy SP2 of the Council's Local Plan and DM13 of the DM DPD. Further discussions around this requirement with Officers and the Developer Team is ongoing as part of the pre-application engagement. The Developer Team has stated that there would be affordable units provided as part of the PBSA to make up the balance, but that number is not yet known.
- 7.31 Policy DM13 of the Local Plan states that 60% of homes should be provided as social/affordable rent and 40% as intermediate housing. The pre-application scheme proposes a split of tenures, which exceeds the requirements of Policy DM 13 policy, with 72% / 28% provided in favour of social rented homes.
- 7.32 This range of unit sizes, including the PBSA is considered appropriate and welcomed in this location as the proposal optimises the use of the site and will contribute to meeting local housing needs and supporting student housing needs.
- 7.33 The split of affordable housing in favour of social rent is welcomed – however further discussions as part of the pre-application engagement process regarding the level of affordable housing is ongoing and yet to be concluded.

Transportation and Parking

- 7.34 This site has a public transport accessibility level (PTAL) of 6a, which is considered to have 'excellent' access to public transport services. Several bus services are extremely accessible and Wood Green Tube Station is a 1 minute walk from the site.
- 7.35 The proposed scheme would be a car free development. For a public transport accessibility level of 6a the proposal does meet the criteria of T6.1 of the London Plan and Policy DM32 of the Development Management DPD for formal designation as a car free/permit free development. Blue badge spaces for the accessible units would be provided which will need to be policy compliant (10% of the overall number of residential units).
- 7.36 Policy T5 of the London Plan sets out the relevant cycle parking standards, which are reinforced in Policy DM32 of the Local Plan. The applicant has confirmed that the development will comply with these relevant standards.

- 7.37 Discussions are ongoing with the Council's Transport Planning team who require a parking stress survey to be carried out for the existing arrangements to provide details on the existing parking conditions and provision. In addition to this the developer will likely be required to provide mitigation measures to reduce potential parking impacts and promote the use of sustainable and active modes of travel.
- 7.38 Furthermore a servicing and management plan will be required setting out how the PBSA will be serviced and crucially how managing the arrival of new students to the PBSA will be undertaken, i.e. staggering drop off times in order to ensure all new students arriving by vehicles at the PBSA to take up residence are not all arriving at the same time as this would cause significant traffic safety concerns and also adversely impact on the amenity of local residents.

Impact on residential amenity

- 7.39 The positioning of windows will need to be designed to mitigate overlooking and loss of privacy to the rear garden and windows of the surrounding properties.
- 7.40 Further assessment will be required in relation to existing and newly published BRE guidelines in relation to daylight / sunlight requirements to ensure that the amenity of neighbouring residents with regards to daylight / sunlight and overshadowing is not materially affected. A noise assessment and if necessary, mitigation measures will also be required.

Sustainability

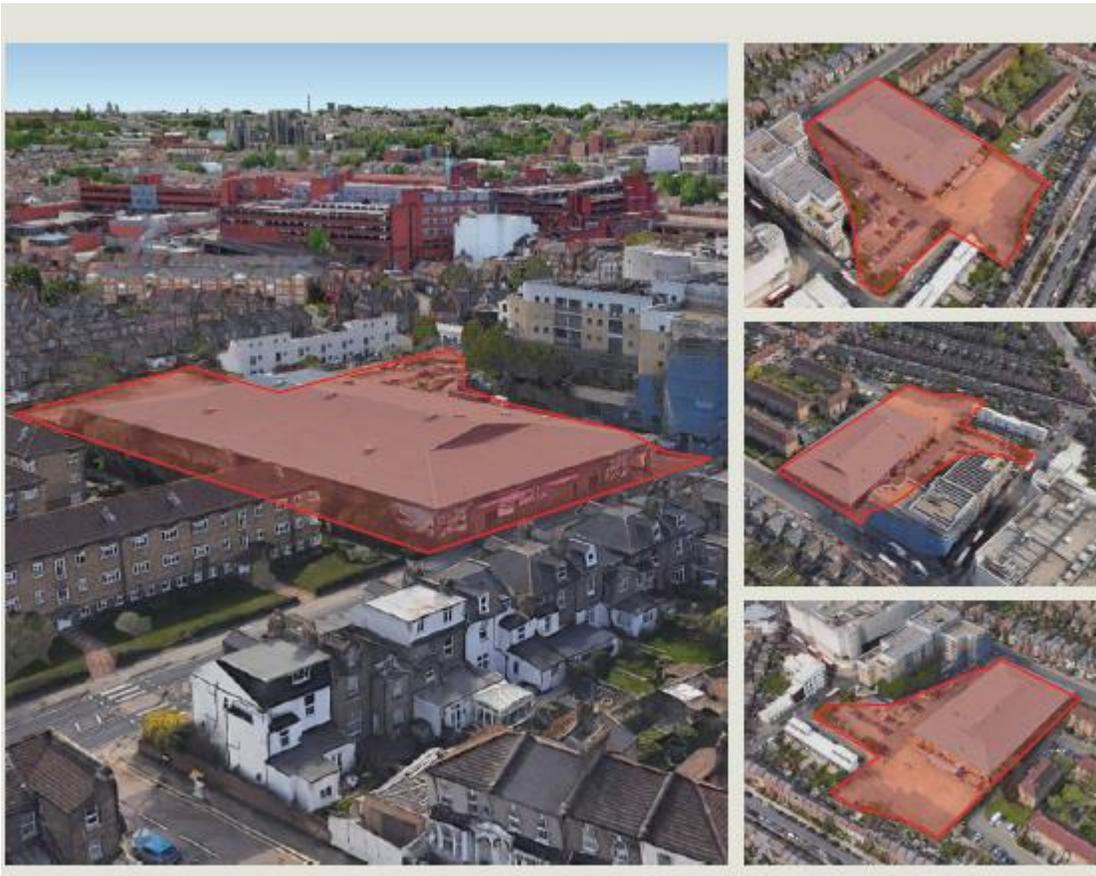
- 7.41 In accordance with the London Plan Policy S12 all major development should be 'zero carbon' by minimising operational emissions and energy demand in accordance with the Mayor of London's energy hierarchy and discussions are ongoing on the overall energy strategy for the development. The Site Allocation SA9 states that the site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 7.42 A whole raft of sustainability and carbon measures, including Urban Greening proposals will be required and these discussions are at early stages but will be thoroughly addressed.

Appendix I – Plans

Site Location:



Mecca Bingo Site



Proposed Site Plan



- **Building A:**
7, 8 and 9 storey building containing 985 sqms. of flexible town centre uses on the ground floor and 629 PBSA on upper floors
- **Building B:**
5 and 6 storey building consisting of 24 residential units for shared ownership;
- **Building C:**
6 storey building consisting of 45 residential units for social rent;
- **Building D:**
2 separate buildings of 3 storeys consisting of 7 terraced houses for social rent;

Image on Wellesley Road



North South View from Lordship Lane



View Down Lordship Lane



Appendix II – QRP Response

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FRAME PROJECTS

London Borough of Haringey Quality Review Panel**Report of Formal Review Meeting: Mecca Bingo**

Wednesday 20 September 2023

Room 5M1, Clockwise Wood Green, Greenside House, 50 Station Road,
London N22 7DE**Panel**

Peter Studdert (chair)
 Yemí Aládérún
 Alberto Campagnoli
 Ann Sawyer
 Alan Shingler

Attendees

John McRory	London Borough of Haringey
Valerie Okeiyi	London Borough of Haringey
Biplav Pagéni	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Kirsty McMullan	Frame Projects
Abigail Joseph	Frame Projects
Bonnie Russell	Frame Projects
Aretha Ahunanya	Frame Projects (observing)

Apologies / copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Tasnima Ahmed	Frame Projects (observing)

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

CONFIDENTIAL**1. Project name and site address**

Mecca Bingo, 707-725 Lordship Lane, Wood Green, London N22 5JY

2. Presenting team

Julian Evans	Fusion Group
André Ferdinand	Fusion Group
Laura Kurt	Fusion Group
Ameya Bhusari	Corstorphine & Wright
Spencer John	Corstorphine & Wright
Ailish Killilea	The Townscape Consultancy
Megan Townsend	The Townscape Consultancy
Taylor Vernon	DP9

3. Planning authority briefing

The site is currently occupied by a large single-storey bingo hall and by surface car parking to the south. To the west of the site is a residential estate. Immediately to the east is Omnibus House, a seven-storey building rising to nine-storeys, consisting of residential units and a ground floor gym. To the south on Wellesley Road there are three-storey town houses and the rear gardens of the two-storey properties on Moselle Avenue, part of the Noel Park Conservation Area.

The site is identified as a strategic area for regeneration in the London Plan 2021 and is in the Wood Green Growth Area (Local Plan 2017). The site forms part of designated Site Allocation 9, known as Mecca Bingo, which seeks the redevelopment of the bingo hall for town centre uses at ground level and residential above. It is also within the boundaries of the Draft Wood Green Area Action Plan (2018) and the Wood Green Metropolitan Centre.

The scheme aims to create a mixed-use development consisting of 985 square metres of flexible commercial floorspace (town centre use), 629 purpose-built student accommodation, 748 square metres of student amenity space at ground floor level, 24 shared ownership dwellings, 45 social rent dwellings, seven social rent houses, and 1,377 square metres urban pocket park.

Haringey officers find the principle of a mixed-use development on this site to be acceptable. Officers have explored the proposal for student accommodation with the developer team and are generally supportive. The level of employment floorspace is considered less than what should be delivered on this site – the site allocation indicates a development capacity of 1,484 square metres.

Planning officers asked for the panel's comments on the scheme's contribution to the public realm, the impact of its scale on neighbouring buildings, the layout of student housing, the approach to sustainability, and the scheme's functionality.



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4. Quality Review Panel's views

Summary

The panel is pleased to have the opportunity to review the scheme at an early stage. It is broadly supportive of the proposals for student accommodation, housing, commercial space and new public green space on this edge of town centre site but thinks that more work is needed to improve its quality.

The scale of the development is ambitious, but generally acceptable. However, exceptional architecture is required to mitigate the sudden change in height along Lordship Lane in views towards the town centre, alongside further work to minimise impact on the Noel Park Conservation Area. Analysis and mitigation of the microclimate, including daylight and sunlight impacts on neighbours, is essential to justify the height.

A more coherent approach to the landscaping across the site is encouraged, including providing a direct visual link between the internal courtyard of Building A1 and the pocket park. The shared ownership Building A2-1 blocks views of the pocket park from Redvers Road and significantly reduces its attractiveness by limiting its visibility from the surrounding area. One response could be to remove this block entirely to create a more substantial park and give a better sense of welcome to the site. Alternatively, if block A2-1 is to remain, the management regime for the pocket park will need to be carefully controlled, including the possibility of night-time closure to prevent antisocial behaviour.

The panel suggests relocating the student accommodation and commercial entrances so that they respond better to typical footfall from the tube station. The internal layouts should allow wheelchair access to more parts of the building. The sustainability strategy needs further work and greater embedding into the scheme. The panel would also like to see more integration of the architecture of Wood Green into the character of the scheme to help it feel more of its place, and more welcoming from the street. It encourages meaningful co-creation with the community to ensure that the scheme responds to local needs. A stewardship plan covering the public realm maintenance throughout the site would help to guarantee the site's safety and long-term success.

Height and massing

- The height of the student accommodation building jumps abruptly in scale in comparison to the nearby two and three-storey housing, especially in views westwards along Lordship Lane. To justify the scale, the panel asks for exceptional architecture with high quality materials. This will also set a new precedent of quality for the whole immediate neighbourhood.
- The panel is concerned about how the scheme is visible above the parapet line from the Noel Park Conservation Area. It suggests exploring whether the upper floor could be stepped back to avoid impacting this view.



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- It advises that more work be done to refine the massing, informed by both town centre and conservation area views. Eight storeys may be justifiable for a marker element signifying the gateway to the town centre, but not for the rest of the block.
- The panel recommends technical studies on the overshadowing and microclimate impact of the scheme on nearby buildings, especially as the height of the Lordship Lane gateway building could block winter sunlight reaching the houses opposite and the adjacent estate's gardens.
- The panel suggests exploring the possibility of varying heights across the scheme, perhaps further adding more height on the town centre side and stepping down to east. Some units may need to be sacrificed to ensure that the height and massing is successful.

Masterplan layout

- The panel is happy with the treatment of the eastern end of Wellesley Road, as the masterplan completes the street.
- The panel understands the Council's policy ensuring no loss of employment space but thinks that the needs of students should be prioritised to ensure the success of the scheme, given the extremely high numbers of student rooms that are being proposed. As it is not convinced by the access along the eastern alley to the duplexes, the panel suggests that this area could provide an alternative location for the employment space meaning it does not need to occupy a key frontage.
- The panel suggests that the project team thinks about how it can facilitate and maximise social interaction among students. Students from a range of universities across London will be living on the site, so it will not feel like a campus, and more needs to be done to create a sense of student community.
- The panel thinks that more consideration is needed of amenity provision on the upper floors. Amenity here could be used by students, other residents, and users of the workspace. The panel encourages the use of unconventional spaces, such as corners, for amenity provision. It would also be beneficial to include some smaller spaces for studying and socialising to give students more options.
- The panel encourages the project team to prioritise student health and wellbeing as the design develops. It wants to see more detailed examples of this, such as avoiding long, narrow corridors, bringing natural light into the communal spaces, and creating informal meeting spaces.
- It also suggests peppering student clusters across the plan rather than concentrating them all in the same area to improve the legibility of the scheme and students' wayfinding.



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Landscape and public realm

- The panel is concerned about the location and design of the urban pocket park. Its proposed location behind Building A2-1 means that it would not be overlooked, which will inevitably encourage antisocial behaviour, particularly after dark. Its design is further compromised by the fact that it will need to be kept open to meet the scheme's servicing needs.
- If the park is being offered as a community benefit to mitigate the scale of development being proposed, then consideration should be given to removing Building A2-1 altogether, making a more substantial and useful park with greater visibility from the surrounding area. The panel recommends that the project team carry out an analysis of the demographics of the wider area, and of existing green spaces, to help ensure that the public realm offer here will meet the needs of the community.
- An alternative, but possibly controversial, response would be to accept that the pocket park in its current form would be more successful if it was primarily managed as an amenity linked to the student accommodation, with a direct visual connection made between it and the internal courtyard of Building A1.
- Whatever strategy is adopted, the panel would like to see a comprehensive management plan for the pocket park covering security and use, alongside a lighting strategy.
- The panel suggests developing the character of the landscaped spaces across the scheme. This could include exploration of the use of planting, with multi-sensory aspects across the scheme, which would be particularly beneficial for users with disabilities.
- The internal courtyard of Building A1 needs further analysis to ensure that it provides adequate light and visual amenity. The panel also suggests including terraces on upper floors so that students have accessible outdoor space at different levels of the site. These terraces could perhaps act as winter gardens and help to break up the frontages.
- The panel would like to see a detailed stewardship plan which outlines how the scheme will be managed on a long-term basis and which actor(s) will be involved. This is important for the scheme's safety and successful longevity.

Community engagement

- The panel would like to see deeper engagement with the local community to identify which town centre uses would be beneficial, for example a launderette or medical centre. It suggests creating an area-wide ground floor plan of use types to determine how the scheme can best contribute.



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- Further, as the height and massing of the development may be controversial, it would be good to address any community concerns through engagement at an early stage in the process.

Sustainability

- The panel would like to see detailed information on the proportion of solid to glazing that will be needed to mitigate overheating and allow ventilation.
- The panel recommends consideration of how the rooftop areas can be used to provide photovoltaic panels, as well as increasing biodiversity.

Entrances and frontages

- The panel suggests reconfiguring the ground floor plan to place the town centre uses on the Lordship Lane frontage with the ground floor student facilities overlooking and animating the pocket park, as suggested above. This would mean locating the main entrance to the student accommodation on the north-west corner of Building A1 where it would be closest to Wood Green Station, and locating the town centre uses where there is greatest footfall along Lordship Lane.
- The arrival space for the student accommodation should be lively and welcoming, with a café and social spaces that could also be open to the wider community, helping to activate the ground floor.

Accessibility

- The panel is pleased that the scheme is car-free but would like more consideration of possible tensions the scheme may cause with parking provision on surrounding streets. It may be helpful to include parking provision for larger families.
- The panel recommends extending wheelchair access throughout the student accommodation, beyond the 10 per cent of rooms proposed. This will ensure that wheelchair users are able to visit their friends in other parts of the building, as well as fully navigating and experiencing the area.

Quality of residential housing

- The panel is pleased that the project team is working with Haringey Council to ensure the housing mix, tenure and amount of wheelchair accessible homes will meet local needs. It also welcomes the provision of some larger family-sized social rented homes.

Architectural language

- The height of the Lordship Lane building could be justified as a gateway to the town centre if it demonstrates high-quality, exciting architecture. The panel



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suggests that this could include references to the traditionally playful use of corners in architecture in local Wood Green buildings such as corner pubs.

- The panel advises the project team to draw from the character of the Noel Park Conservation Area for the southern side of the scheme, and from the town centre for the student accommodation block.
- The panel would like to see more integration of the character of the High Road into this scheme. Building A1 has no articulation, nor does it include a parapet line, and the panel would like to both these areas addressed.
- The panel recommends more external expression of internal functions. For example, the addition of social spaces would help break up the façade and create more visual interest.

Next steps

The panel would welcome the opportunity to review the proposals again once the applicant has had the opportunity to respond to its comments.



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Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.





Report for:	Planning Sub Committee Date: 16th October 2023	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Robbie McNaugher		
Lead Officer:	John McRory		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage. A list of current appeals is also included.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2019 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information



on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

4. Local Government (Access to Information) Act 1985

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
109 Fortis Green, N2 HGY/2021/2151	Full planning application for the demolition of all existing structures and redevelopment of the site to provide 10 residential units (use class C3) comprising of 6 x residential flats and 4 mews houses and 131m2 flexible commercial space in ground/lower ground floor unit, basement car parking and other associated works.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory
573-575 Lordship Lane, N22 HGY/2022/0011	Demolition of existing buildings and redevelopment of site to provide 17 affordable residential units (Use Class C3) with landscaping and other associated works.	Members resolved to grant planning permission subject to the signing of legal agreement. Finalising legal agreement.	John Kaimakamis	John McRory
15-19 Garman Road, N17 HGY/2022/0081	Demolition of the existing industrial buildings and redevelopment to provide a new building for manufacturing, warehouse or distribution with ancillary offices on ground, first and second floor frontage together with 10No. Self-contained design studio offices on the third floor. (Full Planning Application).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on legal agreement are ongoing.	Kwaku Bossman-Gyamera	Kevin Tohill
HGY/2021/1909 Cross House, 7, Cross Lane, London, N8 7SA	Demolition of existing building; redevelopment to provide business (Class E(g)(iii)(light industrial) use at the ground, first and second floors, residential (Class C3) use on the upper	Members resolved to grant planning permission subject to the signing of legal agreement.	Valerie Okeiyi	John McRory

	floors, within a building of six storeys plus basement,	Negotiations on legal agreement are ongoing.		
44 Hampstead Lane, N6 HGY/2022/2731	Demolition of existing dwellings and redevelopment to provide a care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 8 no. trees; amended boundary treatment; and associated works.	Members resolved to grant planning permission subject to the signing of legal agreement. Finalising legal agreement.	Samuel Uff	John McRory
30-36, Clarendon Road N8 HGY/2022/3846	Demolition of the existing buildings and construction of a part two, six, eight and eleven storey building plus basement mixed use development comprising 51 residential units and 560 sqm of commercial floorspace, with access, parking and landscaping	Members resolved to grant planning permission subject to the signing of legal agreement Negotiations on legal agreement are ongoing. Once agreed in draft the stage 2 referral will be sent to The Mayor of London	Valerie Okeiyi	John McRory
Hornsey Police Station, 94-98 Tottenham Lane, N8 HGY/2022/2116	Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works.	Members resolved to grant planning permission subject to the signing of legal agreement Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory

<p>The Goods Yard and The Depot 36 & 44-52 White Hart Lane (and land to the rear), and 867-879 High Road, N17</p> <p>HGY/2022/0563</p>	<p>Full planning application for (i) the demolition of existing buildings and structures, site clearance and the redevelopment of the site for a residential-led, mixed-use development comprising residential units (C3); flexible commercial, business, community, retail and service uses (Class E); hard and soft landscaping; associated parking; and associated works. (ii) Change of use of No. 52 White Hart Lane from residential (C3) to a flexible retail (Class E) (iii) Change of use of No. 867-869 High Road to residential (C3) use.</p>	<p>Members resolved to grant planning permission subject to the signing of legal agreement.</p> <p>Negotiations on legal agreement are ongoing.</p>	<p>Philip Elliott</p>	<p>John McRory</p>
<p>Berol Quarter Berol Yard, Ashley Road, N17</p> <p>HGY/2023/0261</p>	<p><u>Berol House</u> Refurbishment of Berol House for a mix of flexible commercial and retail floorspace with additional floors on the roof. Comprising refurbishment of c. 3,800sqm of existing commercial floorspace and addition of c. 2,000sqm new additional accommodation at roof level. Targeting net zero.</p> <p><u>2 Berol Yard</u> 2 Berol Yard will comprise circa 200 new Build to Rent (BTR) homes with a mix of flexible retail and commercial space at ground floor level. The BTR accommodation will include 35% Discount Market Rent affordable housing. Tallest element 33 storeys.</p> <p>And associated public realm and landscaping within the quarter.</p>	<p>Members resolved to grant planning permission subject to the signing of legal agreement.</p> <p>Negotiations on legal agreement are ongoing.</p>	<p>Phil Elliott</p>	<p>John McRory</p>

Civic Centre, High Road, Wood Green, London, N22 8ZW HGY/2023/1043	Redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; parking and landscaping; and refurbishment and external alterations of the existing Civic Centre and offices, including alterations to entrance facade and fenestration; and associated works (Listed Building Consent Ref: HGY/2023/1044)	Members resolved to grant on 11th September. Finalising the legal letter.	Samuel Uff	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
Former Car Wash, Land on the East Side of Broad Lane, London N15 4DE HGY/2023/0464	Construction of a new office block, including covered bin and cycle stores.	Application submitted and under assessment.	Sarah Madondo	Kevin Tohill
312, High Road, London, N15 4BN HGY/2022/2594	Proposed addition of 42 emergency new short-term self-contained residential units, 6 residential flat units and refurbishment of commercial space.	Application submitted and under assessment.	Kwaku Bossman-Gyamera	Kevin Tohill
Former Petrol Filling Station 76 Mayes road, N22 HGY/2022/2452	Section 73 Application to vary planning condition 2 (approved drawings/documents) associated with Consent (Planning Ref: HGY/2020/0795) and the updated condition following approval of a NMA (Planning Ref: HGY/2022/2344) to reflect a revised layout that includes 8 additional units, revised unit mix and tenure and reconfiguration of the commercial floorspace.	Application submitted and under assessment.	Valerie Okeiyi	John McRory

<p>Tottenham Hotspur Football Club, 748, High Road</p> <p>HGY/2022/4504</p>	<p>Reserved matters approval is sought in respect of 'landscaping' associated with Plot 5 (residential and B1/D1) associated with planning permission HGY/2015/3000</p>	<p>All agreed - reports being finalised.</p>	<p>Samuel Uff</p>	<p>John McRory</p>
<p>Drapers Almshouses, Edmansons Close, Bruce Grove, N17</p> <p>HGY/2022/4320</p>	<p>Redevelopment consisting of the amalgamation, extension and adaptation of the existing Almshouses to provide family dwellings; and creation of additional units on site to consist of a mix of 1, 2 and 3 bedroom units.</p>	<p>Application submitted and under assessment.</p>	<p>Gareth Prosser</p>	<p>John McRory</p>
<p>Baptist Church, Braemar Avenue, N22</p> <p>HGY/2022/4552</p>	<p>Demolition of existing Church Hall and 1950's brick addition to rear of main Church building and redevelopment of site to provide new part 1, part 4 storey building (plus basement), comprising a new church hall and associated facilities at ground and basement level and self-contained residential units at ground to fourth floor level with associated refuse, recycling storage, cycle parking facilities including landscaping improvements.</p>	<p>Application submitted and under assessment.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>
<p>The Grove Lawn Tennis Club, Cascade Avenue, Hornsey, N10</p> <p>HGY/2023/0733</p>	<p>Redevelopment of site including conversion of existing pavilion into 1.no residential dwelling and erection of 8.no residential dwellings, associated landscaping and cycle storage</p>	<p>Application submitted and under assessment.</p>	<p>Josh Parker</p>	<p>Matthew Gunning</p>
<p>Highgate School, North Road, N6</p>		<p>Applications submitted and under assessment.</p>	<p>Tania Skelli</p>	<p>John McRory</p>

<p>HGY/2023/0328 HGY/2023/0315 HGY/2023/0338 HGY/2023/0313 HGY/2023/0317 HGY/2023/0316</p>	<p>1. Dyne House & Island Site 2. Richards Music Centre (RMC) 3. Mallinson Sport Centre (MSC) 4. Science Block 5. Decant Facility 6. Farfield Playing Fields</p>			
<p>Berol Yard, Ashley Road, London, N17 9LJ HGY/2023/0241</p>	<p>Section 73 application for minor material amendments to the permitted scheme at Berol Yard, Ashley Road, London, N17 9LJ (planning permission ref: HGY/2017/2044). This application seeks to delete and amend existing conditions and add a condition to ensure that phases 3, 4, and 5 will be severed from HGY/2017/2044 upon implementation of any new planning permission being granted in respect of these phases.</p>	<p>Application submitted and under assessment.</p>	<p>Philip Elliott</p>	<p>John McRory</p>
<p>Berol Yard, Ashley Road, London, N17 9LJ HGY/2023/2505</p>	<p>Section 73 application for minor material amendments to the permitted scheme at Berol Yard, Ashley Road, London, N17 9LJ (planning permission ref: HGY/2017/2044). This application seeks to amend Condition 7 (Approved Drawings) and Condition 13 (Land use (Retail)) to allow for the ground floor commercial space and associated mezzanine at 1 Berol Yard (now named The Gessner) to become Use Class E flexible commercial space.</p>	<p>Application submitted and under assessment.</p>	<p>Philip Elliott</p>	<p>John McRory</p>
<p>Warehouse living proposal – Omega Works B, Hermitage Road, Warehouse District, N4</p>	<p>Demolition with façade retention and erection of buildings of 4 to 9 storeys with part basement to provide redevelopment of the site for a mixed-use scheme comprising employment use (use Class E) and 36 residential units (use</p>	<p>Application submitted and under assessment.</p>	<p>Phil Elliott</p>	<p>John McRory</p>

<p>HGY/2022/4310</p>	<p>class C3). Together with associated landscaping, new courtyard, children's play space, cycle storage, new shared access route, 2x accessible car parking spaces and waste and refuse areas.</p>			
<p>Warehouse living proposal – Omega Works A, Hermitage Road, Warehouse District, N4</p> <p>HGY/2023/0570</p>	<p>Redevelopment of the site for a mixed-use scheme comprising employment use (use Class E), 8 warehouse living units (sui-generis use class) and 76 residential units (use class C3). Together with associated landscaping, cycle storage, 9x accessible car parking spaces, children's play space and waste and refuse areas.</p>	<p>Application submitted and under assessment.</p>	<p>Phil Elliott</p>	<p>John McRory</p>
<p>Warehouse Living proposal – 341A Seven Sisters Road / Eade Rd N15</p> <p>HGY/2023/0728</p>	<p>Construction of two new buildings to provide new warehouse living accommodation (Sui Generis (warehouse living)), ground floor café/ workspace (Use Class E) and associated waste collection and cycle parking. Erection of 10 stacked shipping containers (two storeys) to provide workspace/ artist studios (Use Class E), toilet facilities and associated waste collection and cycle parking. Landscape and public realm enhancements including the widening of and works to an existing alleyway that connects Seven Sisters and Tewkesbury Road, works to Tewkesbury Road, the creation of rain gardens, greening, seating, signage and artworks and all other associated infrastructure works, including the removal of an existing and the provision of a new substation to service the new development.</p>	<p>Application submitted and under assessment.</p>	<p>Phil Elliott</p>	<p>John McRory</p>

26 Lynton Road, N8 HGY/2023/0218	Demolition of existing building and erection of a new part four part five storey building to create a high quality, mixed-use development. The proposed development will comprise 1,200 sqm GIA of commercial floorspace (Class E), and 9 new homes (Class E)	Application submitted and under assessment.	Gareth Prosser	John McRory
HGY/2023/1816 Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA	Minor material amendment of planning permission ref. HGY/2021/2727 granted on 10/10/2022 to amend affordable housing tenure to London Affordable Rent.	Application submitted and under assessment.	Tania Skelli	John McRory
Council Depot, Ashley Road, London N17 9DP HGY/2023/1924	S73 Minor Material Amendment to planning permission ref. HGY/2022/0752 to amend affordable housing tenure to London Affordable Rent.	Application submitted and under assessment.	John Kaimakamis	John McRory
HGY/2023/1835 Wat Tyler House, Boyton Road, Hornsey, London, N8 7AU	Application to vary condition 3 of planning permission ref. HGY/2022/3858 granted on 01/06/2023 to amend affordable housing tenure to London Affordable Rent.	Application submitted and under assessment.	Nathan Keyte	John McRory
THFC NDP Hotel	S.73 Minor Material Amendment to add 27m height, reconfigure footprint and internal layout.	Application submitted and under assessment.	Samuel Uff	John McRory
Printworks 819-829 High Road, opposite the junction with Northumberland Park and just east of the Peacock Industrial Estate, N17	Full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To	Application submitted and under assessment.	Phil Elliott	John McRory

HGY/2023/2306	<p>include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.</p> <p>Submitted alongside HGY/2023/2307 – Application for Listed Building Consent for internal and external alterations to 819/821 High Road (Grade II), including reinstatement of hipped roof, demolition works to the rear, façade and related external works, internal alterations and associated works.</p>			
IN PRE-APPLICATION DISCUSSIONS				
Tottenham Green Campus (now known as Capital City College Group, Tottenham Centre) N15	<p>Demolition of the 1,050 sq m existing gym/lecture theatre; Construction of new 3,300 sq m building extending over 6 storeys (approximately 26.5 metres in height); Double height workshops on the ground and first floor accommodating bespoke construction trades – plumbing, plastering, electrical, brickwork; Cantilevered upper floors providing classrooms and breakout areas for student collaboration</p>	<p>Pre-application discussions ongoing.</p> <p>QRP on October 18th.</p>	John Kaimakamis	John McRory
679 Green Lanes, N8	<p>Redevelopment of the site to comprise a 9 storey mixed use building with replacement commercial uses at ground floor level (Class E and Sui Generis) and 43 residential (C3) units on the upper floors.</p>	<p>Pre-application meeting was held 18/11/2022 and advice note issued.</p>	Samuel Uff	John McRory
505-511 Archway Road, N6	<p>Council House scheme 16 units</p>	<p>PPA in place with ongoing meetings</p>	Mark Chan	Matthew Gunning

Mecca Bingo, 707-725 Lordship Lane, N22	Student accommodation, homes for rent and commercial uses	PPA in place with ongoing meetings	Valerie Okeiyi/Martin Cowie	John McRory
30-48 Lawrence Road	83 residential units and workspace	PPA in place with ongoing meetings	Gareth Prosser	John McRory
Arundel Court & Baldewyne Court, Lansdowne Road, N1 Council Housing led project	Residential units	Initial pre-app meeting to be held	Kwaku Bossman-Gyamera	John McRory
50 Tottenham Lane, Hornsey, N8 Council Housing led project	Council House scheme	Initial pre-app meeting held	Gareth Prosser	Matthew Gunning
Sir Frederick Messer Estate, South Tottenham, N15 Council Housing led project	Two new blocks of up to 16 storeys including 99 units and new landscaping. Mix of social rent and market.	Initial pre-app meetings and QRP held. Discussions ongoing.	TBC	John McRory
Reynardson Court, High Road, N17 Council Housing led project	Refurbishment and /or redevelopment of site for residential led scheme – 10 units.	Pre-application discussions taking place	TBC	John McRory

Arundel Court and Baldewyne Court, Lansdowne Road, N17 Council Housing led project	Redevelopment of land to the front of Arundel Court and Baldewyne Court, along Lansdowne Road including an existing car parking and pram shed area and the erection of 3, 3 storey buildings, (3 at Arundel Court and 2 at Baldewyne Court) to provide 30 new residential units with associated improvements to the surrounding area.	Pre-application discussions taking place	Kwaku Bossman-Gyamera	Kevin Tohill
Gourley Triangle, Seven Sisters Road, N15	Masterplan for site allocation SS4 for up to 350 units and approx. 12,000sqm of commercial space.	Pre-app meetings held. QRP review held. Greater London Authority (GLA) meeting held. Discussions ongoing.	TBC	John McRory
25-27 Clarendon Road, N22	Residential-led redevelopment of site, including demolition of existing buildings.	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory
Selby Centre, Selby Road, N17	Replacement community centre, housing including council housing with improved sports facilities and connectivity.	Talks ongoing with Officers and Enfield Council.	Phil Elliott	John McRory
Ashley House and Cannon Factory, Ashley Road, N17	Amendment of tenure mix of buildings to enable market housing to cross subsidise affordable due to funding challenges.	Agreed PPA – talks ongoing.	Phil Elliott	John McRory
142-147 Station Road, N22	Demolition of existing buildings on the site and erection of buildings containing 28 one-bedroom modular homes, office, and the re-provision of existing café. Associated hard and soft landscaping works.	Pre-application discussions ongoing	Tania Skelli	

Osborne Grove Nursing Home/ Stroud Green Clinic 14-16 Upper Tollington Park N4	Demolition of a 32 bed respite home and clinic building. Erection of a new 70 bed care home and 10 studio rooms for semi-independent living, managed by the care home. Separate independent residential component comprising a mix of twenty self-contained 1 and 2 bedroom flats for older adults, planned on Happi principles. Day Centre for use of residents and the wider community as part of a facility to promote ageing wellness.	Discussions ongoing	Tania Skelli	John McRory
(Part Site Allocation SA49) Lynton Road, N8	Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space.	Pre-app discussions ongoing.	Gareth Prosser	John McRory
157-159 Hornsey Park Road, N8	Erection of 2 buildings ranging from 3 to 6 storeys in height and a detached 2-storey house, to provide for 34 residential units and circa 100m2 of commercial floorspace, together with associated landscaping with delivery of a new pedestrian route, car and cycle parking, and refuse and recycling facilities.	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory
139 - 143 Crouch Hill, N8	Demolition of existing Oddbins building and retail and residential parade of nos.141-143 and construction of 5 storey building with 26 flats; 207sqm commercial floorspace; and 11 car park spaces in basement	3 previous preapps. Meeting was held on 20 Feb 2023.	Samuel Uff	John McRory

Former Clarendon Gasworks, Mary Neuner Road, N8	Reserved Matters Phase 4 (H blocks).	Reserved matter discussions taking place	Valerie Okeiyi	John McRory
Parma House Clarendon Road (Off Coburg Road), N22	14 units to the rear of block B that was granted under the Chocolate Factory development (HGY/2017/3020).	Pre-app advice issued.	Valerie Okeiyi	John McRory
36-38 Turnpike Lane, N8	Erection of 9 residential flats and commercial space at ground floor. (Major as over 1000 square metres). (The Demolition of the existing structure and the erection of four-storey building with part commercial/residential on the ground floor and self-contained flats on the upper floors.)	Pre-application report issued.	Tania Skelli	John McRory
1 Farrer Mews, N8	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats).	Discussions ongoing as part of PPA	Tania Skelli	John McRory
Wood Green Corner Masterplan, N22	Masterplan for Wood Green Corner, as defined in draft Wood Green AAP as WG SA2 (Green Ridings House), SA3 (Wood Green Bus Garage) and SA4 (Station Road Offices).	Pre-app advice issued. Discussions to continue.	Samuel Uff	John McRory
13 Bedford Road, N22	Demolition of existing building and the erection of a part five part six storey building to provide 257 sq. m retail space on the ground floor with 18 flats with associated amenity space in the	Pre-app advice note issued.	Valerie Okeiyi	John McRory

	upper floors together with cycle and refuse storage at ground floor level.			
Land to the rear of 7-8 Bruce Grove, N17	Redevelopment of the site to provide new residential accommodation	Pre-app advice note issued.	Valerie Okeiyi	John McRory
Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15	Reserved Matters Phase 1B and Phase 2.	Reserved matter discussions taking place. QRP held in June.	John Kaimakamis	John McRory
Lock Keepers Cottages, Ferry Lane, Tottenham, London, N17	Erection of a part twenty and part twenty five storey building containing seventy-seven apartments above a café and office following demolition of the existing buildings.	Pre-application meeting held. Pre-app advice note to be issued.	John Kaimakamis	John McRory

Major Application Appeals