

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 6th November, 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 - 6)

To confirm and sign the minutes of the Planning Sub Committee held on 16th October as a correct record.

7. PLANNING APPLICATIONS

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.

8. HGY/2022/4552 & HGY/2023/0236 BRAEMAR AVENUE BAPTIST CHURCH, BRAEMAR AVENUE, WOOD GREEN, LONDON, N22 7BY (PAGES 7 - 176)

Planning application for the 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.

Listed building consent application for 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.

9. UPDATE ON MAJOR PROPOSALS (PAGES 177 - 192)

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. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 193 - 282)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 19/06/2023 – 20/10/2023.

11. NEW ITEMS OF URGENT BUSINESS

12. DATE OF NEXT MEETING

To note the date of the next meeting as 28th November.

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Fiona Alderman

Head of Legal & Governance (Monitoring Officer)

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

Friday, 27 October 2023

MINUTES OF THE PLANNING SUB COMMITTEE MEETING HELD ON MONDAY 16 OCTOBER 2023, 7:00PM - 8.20 PM

PRESENT:

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

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 for absence were received from Councillor Nicola Bartlett.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

Councillor Emine Ibrahim referred to item 8 and informed the Committee that she was a Ward Councillor for Noel Park where this redevelopment proposal was based. She expressed that she did not have a personal, prejudicial, or pecuniary interest. She was not biased in favour of a particular outcome and would be considering this item as a Committee Member with an open mind.

6. MINUTES

RESOLVED

To confirm and sign the minutes of the Planning Sub Committee held on 11th September 2023 as a correct record.

7. PRE-APPLICATION BRIEFINGS

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

8. PPA/2023/0007 - MECCA BINGO, 707-725 LORDSHIP LANE, N22

Valerie Okeiyi, Principal Planning Officer introduced the Pre-application report for the 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.

The Chair invited the applicant team to introduce the presentation.

The following was noted:

- The design of the building sought to provide a mix of student accommodation and new affordable housing on the site. This had progressed through discussions with both the planning officer and housing officers to ensure that the design had meet all the requirements.
- In terms of the height of the building, the building had been designed to ensure protection was provided where needed. There were also other buildings on Lordship Lane, which followed a similar height pattern.
- The Committee noted that the site was designated in the development plan as an area which was suitable for tall buildings.
- In terms of the pocket park, there were discussions with the landscape architects to design the park to create a more open and visible route, to ensure that safety was promoted throughout the park.
- The Purpose-Built Student Accommodation Operator would be responsible for the maintenance of the pocket park.
- The play area for children would be spread between the pocket park and private courtyards.
- In terms of the architectural design of the scheme, there would be an urban design on the Wood Green side, and as you followed the site through to the South towards Noel Park, you would see more of a historical design. The officers advised that this was a work in progress and the design would be refined further.
- In terms of dual aspect, this was one of the housing design requirements in London, to provide 100% dual aspect buildings. The proposed design had achieved 100% dual aspect across every residential unit onsite.
- The entire site would be designed with full accessibility to meet the needs of diverse types of users including people with disabilities.

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

- The Committee raised concerns about how the redevelopment of Mecca Bingo would affect the local people as the site provided hot food at discounted rates, as well as keep older people out of isolation by keeping them socially active.
- The Committee was advised that the lease of the Mecca Bingo was due to expire in September 2026. They had decided not to renew their lease as maintenance costs were high and their business model was not effective with the current changes in the demographics in the borough.
- The Council was in consultation with Mecca Bingo regarding relocation to another site in the borough, however the company declined the opportunity.
- The Committee raised concerns about the proposed design, as the social housing element would look different from the other housing. The Committee was advised that the reason for this was because the student accommodation and traditional residential housing had two different purposes. The difference in styles would be visible in the transition from the traditional residential housing to the larger accommodation blocks.
- The Committee was advised that there would be no compromise in quality for the differing styles. The intention would be to ensure high quality architecture throughout the building.
- The Committee raised concerns that the area was already busy and by introducing a new student accommodation, this would make the area more congested. Another concern regarding this was noted that two long bus routes (243 & 29) end their route at Wood Green bus garage, and this would contribute to the congestion further.
- The Committee was advised that from a student perspective, a residence management plan would be submitted as part of the planning application. There would also be a priority in reducing traffic and congestion, but also making it most operationally viable for the staff and students living in the area.
- Regarding the student accommodation, this would be based on the demand and the goal would be to appeal to the breadth of the student group with a blended approach.
- In terms of expected increase in the number of deliveries in the area, there would be discussions with the transport consultants and Swept Path analysis would be used to assess how delivery vehicles would come in and out of the area, so it would be as last invasive as possible to members of the community.
- In terms of the older community existing in the area, there would be further discussions around what opportunities could be developed to ensure that students and the elderly could come together on a community aspect. There had been previous projects where students did voluntary work in care homes and this had been successful.
- In terms of accommodation bookings, this would follow the academic year. Students would be expected to arrive in September with a contract of accommodation for around 44 to 51 weeks. Some students would rebook for

the following academic year, with around 25-30% of students rebooking every year.

- The Committee requested for a scale model and samples of the materials for the construction to be presented at the Planning Committee when the application would be brought forward for approval. The officers advised that a scale model would be presented. However, in terms of the building materials, this would only be considered by officers at a later stage. Procuring materials in the current market was also difficult and this would be considered by the Design and Planning Officers in due course.
- The Committee noted that the final scheme would be presented to the Quality Review Panel.

9. UPDATE ON MAJOR PROPOSALS

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

- The latest update on the Highgate School application was that there had been a community meeting, and the school was looking at addressing feedback received and had agreed to conduct a workshop for this.
- The Committee queried about timescales for the Omega Works application. The officers advised that the timescales were unclear, as concerns had been raised and a response had not been provided to the appropriate officers.
- In terms of the applications for Omega Works, there would be two separate applications to be considered together.
- Regarding Reynardson Court redevelopment, the Housing Team would be conducting engagement work with local residents as it was noted that some residents were concerned about this redevelopment.
- Regarding Osborne Grove Nursing Home, this application was currently on hold and a revised proposal had not been submitted to bring this forward.

RESOLVED

To note the report.

10. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

11. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 6 November 2023. There would be an additional meeting on 28 November 2023.

CHAIR: Councillor Barbara Blake

Signed by Chair

Date

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Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference Nos:** HGY/2022/4552 & HGY/2023/0236 **Ward:** Bounds Green**Address:** Braemar Avenue Baptist Church, Braemar Avenue, Wood Green, London, N22 7BY**Proposals**

Planning application for the 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.

Listed building consent application for 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.

Applicant: Braemar Avenue Baptist Church**Ownership:** Private**Case Officer Contact:** Valerie Okeiyi

1.1 These applications have been referred to the Planning Sub Committee for a decision as it is a major application that is also subject to a section 106 agreement.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATIONFull Planning Application

- The proposal to rationalise and improve the church hall which is a community facility is acceptable and will meet the operational requirements of the existing church use and the present and future needs of the local community.

- The development would introduce a high-quality residential development which responds appropriately to the local context and is supported by the Quality Review Panel.
- The development would provide 15 residential dwellings, contributing towards much needed housing stock in the borough.
- The works to the Grade II listed church are welcomed and will greatly improve and enhance the character of the church as a focal building within the conservation area and will have a positive impact on the character of the listed building.
- The proposed development will lead to very low, less than substantial harm to the significance of the conservation area and its assets, which would be outweighed by the public benefits of the development.
- The mix and quality of accommodation are acceptable and either meet or exceed relevant planning policy standards. The dwellings have private external amenity space and all dwellings are in close proximity to a substantial sized open space - Nightingale Gardens.
- The proposal provides good quality hard and soft landscaping.
- The proposal has been designed to avoid any material harm to neighbouring amenity in terms of a loss of sunlight and daylight, outlook, or privacy, and in terms of excessive, noise, light or air pollution.
- The development would be 'car free' and provide an appropriate quantity of cycle parking spaces for this location and would be further supported by sustainable transport initiatives. There would be no significant adverse impacts on the surrounding highway network or on car parking conditions in the area.
- The development would provide appropriate carbon reduction measures and a carbon off-setting payment to provide a zero carbon development, as well as site drainage and biodiversity improvements.
- The proposed development will secure several obligations including financial contributions to mitigate the residual impacts of the development.

2. RECOMMENDATION

- 2.1 That the Committee authorise the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability to **GRANT planning permission** subject to the conditions and informatives set out below and the completion of an agreement satisfactory to the Head of Development

Management or the Assistant Director of Planning, Building Standards & Sustainability that secures the obligations set out in the Heads of Terms below.

- 2.2 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.
- 2.3 That the agreement referred to in resolution (2.1) above is to be completed no later than 27/11/2023 within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in his sole discretion allow; and
- 2.4 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions/Informative Summary – Planning Application HGY/2022/4552 (the full text of recommended conditions/informative is contained in Appendix 2 of the report

Conditions

1. Three years
2. Drawings
3. Materials
4. Boundary treatment and access control
5. Landscaping
6. Arboricultural Method Statement
7. Tree protection Plan
8. Lighting
9. Site levels
10. Secure by design accreditation
11. Secure by design certification
12. Land Contamination
13. Unexpected Contamination
14. Air Quality Assessment
15. NRMM
16. Demolition/Construction Environmental Management Plan
17. Delivery and Servicing Plan
18. Cycle parking
19. Event Management Plan
20. Piling Method Statement
21. Satellite antenna

22. Restriction to telecommunications apparatus
23. Architect Retention
24. Wheelchair Accessible Dwellings
25. Noise Management Plans
26. Energy Strategy
27. Overheating
28. Living roof (s)
29. Biodiversity Measures
30. Water Butts
31. BREEAM Pre-Assessment
32. Building user guide for overheating
33. Basement Construction
34. Fire Safety Solutions
35. Replacement Tree
36. Tree aftercare programme
37. Basement sound insulation
38. Water use

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers
- 7) Water pressure
- 8) Thames Water Groundwater Risk Management Permit
- 9) Thames Water Underground Asset
- 10) Asbestos
- 11) Secure by design

2.5 That the Committee authorise the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to resolve to **GRANT Listed Building Consent** subject to conditions and informatives as set out below.

2.6 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 conditions 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/Informative Summary – Listed Building Consent application HGY/2023/0236 (the full text of recommended conditions/informative is contained in Appendix 2 of the report

Conditions

1. Three years
2. Drawings
3. Details of construction works
4. Method statement relating to demolition
5. Details of repairs works to the listed church
6. Detailed design
7. Details of services within the new church hall and entrance link
8. Details of the proposed lighting
9. Materials

Informatives

1. Co-operation
2. Materials

Section 106 Heads of Terms_- Planning Application HGY/2022/4552

1. Affordable housing Provision
 - Early/Late Stage Review
 - The Manse restricted to use linked to the church
 - Works to the church to be undertaken and completed before no more than 50% of the residential units are occupied
2. Section 278 Highway Agreement
 - Footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements
 - The removal of the crossover to the site to reinstate the footway and the creation of any on-street disabled car parking bays which will require electrification.
3. Sustainable Transport Initiatives

- £4,000 (four thousand pounds) towards the amendment of the Traffic Management Order- to exclude residents from seeking parking permits
- Car Club – Three years free membership for all residents and a credit of £50 per year/per unit for the first three years.
- £5,000 towards monitoring of the Construction Logistics and Management Plan, which should be submitted 6 months (six months) prior to the commencement of development
- Church Hall Travel Plan - Monitoring of the travel plan initiatives £2,000 (two thousand pounds) for five years
- Residential Travel Plan - Monitoring of the travel plan initiatives £2,000 (two thousand pounds) for five years £10,000 (ten thousand pounds) in total

4. Carbon Mitigation

- Be Seen commitment to uploading energy data
- Energy Plan
- Sustainability Review
- Estimated carbon offset contribution (and associated obligations) of £12,739.5 (indicative), plus a 10% management fee; carbon offset contribution to be re-calculated at £2,850 per tCO2 at the Energy Plan and Sustainability stages.

5. Child playspace off site provision

£2,660 towards off site child playspace provision

6. Employment Initiatives – participation and financial contribution towards Local Training and Employment Plan

- Provision of a named Employment Initiatives Co-Ordinator;
- Notify the Council of any on-site vacancies;
- 20% of the on-site workforce to be Haringey residents;
- 5% of the on-site workforce to be Haringey resident trainees;
- Provide apprenticeships at one per £3m development cost (max. 10% of total staff);
- Provide a support fee of £1,500 per apprenticeship towards recruitment costs.

7. Monitoring Contribution

- 5% of total value of contributions (not including monitoring);
- £500 per non-financial contribution;
- Total monitoring contribution to not exceed £50,000

2.5 In the event that members choose to make a decision contrary to officers' recommendations members will need to state their reasons.

- 2.6 In the absence of the agreement referred to in resolution (2.1) above not being completed within the time period provided for in resolution (2.3) above, the planning permission be refused for the following reasons:
1. The proposed development, in the absence of a legal agreement to secure early and late stage reviews, limitations of the use of the manse and funding for repairs to the church the proposal would fail to mitigate for the provision of on-site affordable housing. As such, the proposals would be contrary to London Plan Policies H4 and H5, Strategic Policy SP2, and DM DPD Policies DM 11 and DM 13.
 2. The proposed development, in the absence of a legal agreement securing 1) Section 278 Highway Agreement for the footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements and the removal of the crossover to the site to reinstate the footway and the creation of any on-street disabled car parking bays which will require electrification. 2) A contribution towards amendment of the local Traffic Management Order 3) Three years free membership for all residents and a credit of £50 per year/per unit for the first three years. 4) A contribution towards a Construction Logistics and Management Plan, 5) Implementation of a residential and church travel plan and monitoring fee would have an unacceptable impact on the safe operation of the highway network and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan policies T1, Development Management DPD Policies DM31, DM32 and DM48
 - 3.
 3. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Policy SP9 of Haringey's Local Plan 2017.
 4. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies SI 2 of the London Plan 2021, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.
- 2.7 In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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- 4. CONSULTATION RESPONSES
- 5. LOCAL REPRESENTATIONS
- 6. MATERIAL PLANNING CONSIDERATIONS
- 7. COMMUNITY INFRASTRUCTURE LEVY
- 8. RECOMMENDATION/PLANNING CONDITIONS & INFORMATIVES

APPENDICES:

- Appendix 1 Planning Conditions and Informatives
- Appendix 2 Listed Building Consent Conditions & Informatives
- Appendix 3 Plans and Images
- Appendix 4 Consultation Responses – Internal and External Consultees
- Appendix 5 QRP Report
- Appendix 6 Financial Viability Assessment (FVA)

3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Proposed development

3.1.1. The proposal consists of two applications for:

1) **Full planning permission** for the demolition of the existing Church Hall and 1950's brick addition to the rear of the main Church building and redevelopment of site to provide a new part 1, part 4 storey building including basement comprising a new church hall and associated facilities at ground and basement level and creation of 15 self-contained residential flats over basement, ground, first and second floor levels.

2) **Listed building consent** for demolition of the existing Church Hall and 1950's brick addition to the rear of the main Church building including restoration works to the existing Grade II Listed church building

Full planning application

3.1.2. Planning permission is sought for the demolition of the existing Church Hall and 1950's brick addition to the rear of the main Church building and redevelopment of site to provide a new church hall and new 4 storey building. The new church hall would comprise of a single storey glass link between the main church and new residential block. The proposed glass link would provide an informal lobby/ meeting area, storage facility, toilet and lift access to the basement. The basement level of the new church hall will comprise a seating capacity for 97 people, toilet facilities, plant room and court yard.

3.1.3 The proposal residential development would include 7 one-bedroom units (46.6%), 5 x two-bedroom units (33.3%) and 3 x three-bedroom units (20%). One of the new dwellings would be wheelchair-accessible and located at ground floor level. The new residential block will be contemporary in style and finished in red brick and include powder coated window frames, pink metal cladding for the recessed top floor and light metal balustrades for the balconies. The link would be glazed and of contemporary style with black metal framing.

3.1.4 The proposed scheme would be 'car-free' whilst providing two on-street 'blue badge' parking spaces, with residents/occupiers applying for a designated on street blue badge bay. The development would include 26 long-stay and 2 short-stay cycle parking spaces for the new residential development located in a communal cycle parking storage facility at basement level, within the gardens at ground floor level and in the entrance courtyard. Four long-stay and 7 short-stay cycle parking spaces for the church are proposed within a cycle parking storage facility in the entrance courtyard of the church hall.

3.1.5 There will be no change to the church access from Bounds Green Road. A new secondary access is proposed on Braemar Avenue to the new church hall and the main church. The development would include a separate communal refuse store for the residential flats accessed via the entrance courtyard. The refuse store for the church is located at basement level.

3.1.6 Soft and hard landscaping is proposed around the boundaries of the site, within the landscaped entrance courtyard, private gardens, church amenity space and at roof level. The landscaping would comprise of new tree planting, hedge planting, a bio-diverse roof, grassland, permeable stone paving.

Demolition and works to existing church

3.1.7 Listed building consent and planning permission are sought for refurbishment/restoration works to the existing Church. The proposed works include the following:

- Demolition of the existing 1950s extension and church hall
- Repairs to the existing roof of the church where needed
- Stone/brickwork restorations where needed
- Cleaning of the existing elevation
- Repairs to the railings and dwarf plinth
- Upgrade to existing hard and soft landscaping where required
-

Fig 1 - The church in relation to the proposed development and repairs to the existing church

Church Works
1. Repairs to the existing roof where required including leak repairs and replacing missing terracota crestings
2. Cleaning of external elevations
3. Hard and soft landscaping
4. Stone/ Brickwork restoration where required. Like for like brickwork would be laid to match the surrounding bond, using mortar with flush joints



3.1.9 The planning application has been amended since initial submission and includes the following changes:

- The 2 on-street car parking bays have been omitted
- One additional on street disabled parking bay is proposed
- The cycle parking space to unit 0.4 has been relocated to the main external cycle store along the site frontage
- The south facing windows to units 1.3 and 2.3 have been replaced with high level windows

3.2 Site and Surroundings

3.2.1 This site is located at the top of Braemar Avenue to the eastern side, at the junction with Bounds Green Road. The main church building is built in a late Gothic Revival style in contrasting flintwork and dark red brickwork with terracotta dressings. To the north-western corner is a prominent tower that extends higher than the steeply pitched, gabled roof of the main church. On the southern elevation is the main entrance and extensions to the rear and southern elevation. To the south of the church is the original single storey, corrugated iron Church Hall, built as a temporary structure albeit older than the church itself.

3.2.2 The residential properties to the south are late-Victorian/Edwardian in age and of typical appearance of that time, comprising long terraces of two storey red brick dwellings with two storey bay windows.

3.2.3 Immediately east of the site is the New River Path and public park known as Nightingale Gardens. This linear park connects Bounds Green Road and Trinity Gardens with Station Road and Avenue Gardens to the south-west, close to Alexandra Palace Station. The wider surrounding area is predominantly residential in character, but with a number of institutional and community buildings along Bounds Green Road and Trinity Gardens.

3.2.4 The site has a public transport accessibility level (PTAL) of 6a, which is ranked as 'very good' access to public transport services.

- 3.2.5 The main church building is Grade II statutory listed and is located within the Trinity Gardens Conservation Area. The site is also located within a 'Critical Drainage Area'.

Fig 2 – Aerial View



3.3 Relevant Planning and Enforcement history

- 3.3.1 The site has no previous planning history

4. CONSULTATION RESPONSES

4.1 Quality Review Panel

- 4.2.1 The scheme has been presented to Haringey's Quality Review panel on one occasion.
- 4.2.2 Following the Quality Review Panel meeting December 2021, Appendix 5, the Panel offered their 'warm support' for the scheme, with the summary from the report below;

The panel thanks the design team for their comprehensive presentation and feels that the scheme offers a number of benefits, not least the improvements to the listed church and the provision of a valuable community facility. However, it is unconvinced by the case for the basement-level church hall and would like to see options explored for providing this at ground level to allow for a positive relationship with Nightingale Gardens.

The panel is comfortable with the proposed height and massing, and finds much that is positive in the architectural treatment. It does feel that the architecture could

be more assertive and would like to see some of the earlier materials proposed reconsidered for inclusion in the façades. The approach to landscape is positive and the panel would like to see indigenous species selected, as well as a green roof that provides the most biodiverse solution possible. It feels that the ambitions as regards sustainability are good, and the challenge now is to bring them to life and integrate the approach into the design of the scheme. In particular, the panel feels that the embodied carbon of the proposals should be formally assessed and should guide the design and selection of materials.

4.3 Application Consultation

4.4.1 The following were consulted regarding the application:

(Comments are in summary – full comments from consultees are included in appendix 4)

INTERNAL:

Design Officer

Comments provided are in support of the development

Conservation Officer

Comments provided and supports the proposal

Transportation

No objections raised, subject to conditions and relevant obligations

Waste Management

No objections

Building Control

No objection

Trees

No objection

Public Health

No objection

Surface and flood water

No objections

Carbon Management

No objections, subject to conditions and S106 legal clause

Pollution

No objection, subject to conditions

EXTERNAL

Thames Water

No objection subject to conditions and informatives

Designing out crime

No objections, subject to conditions

Environment Agency

No objections

Transport for London

No objection

London Fire Brigade

No objection

Historic England

No objection

The Ancient Monument Society

No comments

Council for British Archaeology

No comments

Georgian Group

No comments

The Victorian Society

Objection

Twentieth Century Society

No comments

Society for the Protection of Ancient Buildings

No comments

5. LOCAL REPRESENTATIONS

5.1 On January 2023, notification was sent to the following regarding planning application HGY/2022/4552: :

- 254 letters to neighbouring properties
- Site notices erected in the vicinity of the site

5.2 The number of representations received from neighbours, local groups etc have been collated for the planning application and listed building consent application HGY/2023/0236 are as follows:

No of individual responses: 109
Objecting: 109
Supporting: 0
Others: 0

5.3 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

Land Use and housing

- No affordable housing provision
- Excessive number of dwellings proposed
- Concerns with the viability of the scheme
- An independent review of the viability should be undertaken
- The new community hall would not benefit the local community
- A community needs assessment is required
- Poor residential accommodation at basement level
- Housing is not ancillary to the existing use as a Church Hall

Impact on Heritage Assets

- Demolition of a listed building;
- Demolition in a Conservation Area;
- Inappropriate development within the curtilage of the listed building
- Consideration should be given to the retention and restoration of the existing church hall
- Design and scale not in keeping with the Conservation Area
- Any proposal should be lower than the ridge of the listed building
- Harm to the Conservation Area
- The design and scale is harmful to the setting of the listed building
- The NPPF on listed buildings and heritage assets has not been adequately addressed
- The development fails the public benefit test in the NPPF
- Heritage statement flawed
- The listed buildings should be protected
- The proposal would fail to preserve or enhance the historic character of the Conservation

Size, Scale and Design

- The architectural form does not respond to the context
- The design is not in keeping with surrounding properties
- The design is not in keeping with the church
- Poor quality design
- The scheme should be redesigned
- The development should be significantly reduced in scale
- Excessive height, bulk, massing and scale
- Overbearing in relation to neighbouring buildings
- Overdevelopment of site
- The skyline will be obscured by the development
- Balconies out of character with the street
- Visual impact
- Poor basement layout
- Obtrusive

Impact on neighbours

- Loss of privacy/overlooking/overshadowing
- Loss of daylight and sunlight
- Noise and disturbance
- Increased sense of enclosure
- Overbearing

Parking, Transport and Highways

- Pressure on parking

- Road safety concerns
- Parking should be provided
- Traffic congestion
- Concerns with emergency vehicle access
- Increased delivery vehicles
- Concerns with the 2 new car parking spaces
- Access concerns
- Construction logistics plan is misleading
- Transport statement flawed
- More electric car charging facilities are needed

Environment and Public Health

- Significant increase in pollution
- Noise pollution
- Noise report flawed.
- Major disruption to the local community
- Impact on the quality of life of local residents
- Pressure on existing infrastructure
- Insufficient refuse provision
- Impact on the bat colony
- Impact on biodiversity
- Impact on wildlife
- Impact on Nightingale Gardens
- Loss of garden land and open space
- Loss of mature trees
- Concerns the basement development would result in structural damage to neighbouring buildings, damage to trees
- Excessive basement
- Public health concerns
- Impact on the water system
- Open space should be preserved

Sustainability

- No mention of low carbon energy resources
- Concerns how a green roof with solar panels can coexist

Others

- Fire Safety and Building Regulations should be adhered to

5.4 The following issues raised are not material planning considerations:

- Profit generating development (**Officers Comments:** This is not a material planning consideration)
- There is no evidence the church cannot fund the repairs (**Officer comments:** This is not a material planning consideration)
- Consultation process not adequate / Public engagement was poor (**Officer comments:** the applicants undertook their own consultation exercise)

through a public exhibition. The Council sent out 254 individual letters to surrounding residents informing occupiers of the proposals and site notices were erected around the vicinity of the site and the proposal was also included in the local press)

- Lack of transparency to the businesses that were engaged (**Officer comments:** The applicant has provided a statement of community involvement which sets out the engagement that took place Officers are satisfied that this meets the requirements for an application of this scale)
- The planning application needs to be referred to the planning sub committee (**Officer comments:** The planning application is being reported to Members for a decision)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 Statutory Framework

6.1.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan unless material considerations indicate otherwise.

6.1.3 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Affordable Housing and Housing Mix
3. Heritage Impact
4. Design and appearance
5. Residential Quality
6. Impact on Neighbouring Amenity
7. Parking and Highways
8. Basement development
9. Sustainability, Energy and Climate Change
10. Urban Greening, Trees and Ecology
11. Flood Risk and Drainage
12. Air Quality and Land Contamination
13. Fire Safety
14. Employment
15. Conclusion

6.2 Principle of the development

National Policy

6.2.1 The National Planning Policy Framework 2023 (hereafter referred to as the NPPF) establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process. It advocates policy that seeks to significantly boost the

supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.

- 6.2.2 Paragraph 93 of the NPPF (2023) states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

Regional Policy

- 6.2.3 The London Plan (2021) Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 - 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum.

- 6.2.4 London Plan Policy H1 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, including through the redevelopment of surplus public sector sites.

- 6.2.5 London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation.

- 6.2.6 London Plan Policy S1 states that development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported. New facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres.

Local Policy

- 6.2.7 The Haringey Local Plan Strategic Policies DPD (hereafter referred to as Local Plan), 2017, sets out the long-term vision of the development of Haringey by 2026 and sets out the Council's spatial strategy for achieving that vision.

- 6.2.8 Local Plan Policy SP1 states that the Council will maximise the supply of additional housing by supporting development within areas identified as suitable for growth.

- 6.2.9 Local Plan Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the stated minimum target, including securing the provision of affordable housing. The supporting text to Policy SP2 of the Local Plan specifically acknowledges the role these 'small sites' play towards housing delivery.

- 6.2.10 Local Plan Policy SP16 states that the Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey communities.
- 6.2.11 The Development Management Development Plan Document 2017 (referred to as DM DPD from here on in) supports proposals that contribute to the delivery of the planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed.
- 6.2.12 Policy DM10 of the DM DPD seeks to increase housing supply and seeks to optimise housing capacity on individual sites.
- 6.2.13 Policy DM49 of the DM DPD seeks to protect existing social and community facilities, and proposals for new and extended social and community facilities and the sharing of facilities will be supported by the Council provided such schemes meet specific criteria as set out in the DPD.

5 Year Housing Land Supply

- 6.2.14 6.2.14 The Council at the present time is unable to fully evidence its five-year supply of housing land. The 'presumption in favour of sustainable development' and paragraph 11(d) of the NPPF should be treated as a material consideration when determining this application, which for decision-taking means granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole. Nevertheless, decisions must still be made in accordance with the development plan (relevant policies summarised in this report) unless material considerations indicate otherwise (of which the NPPF is a significant material consideration).

Land Use Principles

- 6.2.15 The proposed development would introduce new build residential units on the site and includes demolition of the existing church hall and 1950s extension to the main church building and its replacement with a new church hall and church entrance. The new church hall is assessed in land use policy terms as follows;

Re-provision of community facility

- 6.2.16 The site is currently occupied by a derelict corrugated iron church hall, which is located immediately south of the main church building and the 1950s brick link between the church hall and the main church. The proposal seeks to demolish the existing church hall and the 'link' and erect a part 1 to 4 storey building with a basement. The new church hall would occupy the basement and ground floor of

the new building, with a newly built glazed 'entrance link' that provides internal access between the existing church and the proposed church hall and an external access to both buildings.

6.2.17 Policy DM49 of the DM DPD - Managing the Provision and Quality of Community Infrastructure states that:

- A) The Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community.

- E) Proposals for new and extended social and community facilities and the sharing of facilities will be supported by the Council provided they:
 - a) Are accessible by public transport, walking and cycling, preferably in town centres or local centres, Growth Areas or Areas of Change;
 - b) Are located within the community that they are intended to serve;
 - c) Provide flexible, multifunctional and adaptable space, where practicable;
 - d) Do not have significant adverse impact on road safety or traffic generation; and
 - e) Protect the amenity of residential properties.

6.2.18 Within the planning statement the applicant states that the new hall would replace the derelict hall building, which the church has been unable to maintain for a number of years due to lack of funds. The proposal seeks to provide a replacement church hall to serve the operational and functional needs of the church. The facility will serve the needs of the church including its Sunday school which currently takes place in the extension building, and other church related activities.

6.2.19 The applicant has confirmed that there would also be the opportunity for the new church hall to be used by the local community. The new hall will have a seating capacity for 97 people. It will also be flexible to accommodate other activities such as a creche, coffee mornings, meeting space, 'kids' club and polling station. The new church hall may also be hired for other appropriate events, which can be a vital small income stream for the church. Further consultation with the local community will take place to determine other potential uses that are desired

6.2.20 In terms of the quality of the space for community use, the new church facilities will be inclusive for all users, providing much more visible, welcoming, level access to the church, its hall and toilets. The new entrance and breakout area will be light and visible from both the street and the park, whilst the hall will be in the basement where noisy activities will be insulated from causing disturbance to the main church space and existing and proposed residential neighbours. The proposal is considered to improve and rationalise the existing church facility providing the church with a new hall that would meet the continued and future needs of the local community in a highly accessible location.

6.2.21 The proposed development for the new church hall is therefore supported by the above policies.

Residential Use

6.2.21 The proposal also seeks to create 15 residential units on the site, which would be located on lower ground, ground, first, second and third floor level. The new homes would contribute to meeting the identified housing targets for the borough. The site is a brownfield location, close to sustainable transport connections in an established residential area and the principle of residential use on the site and in this location is supported by national, regional and local policy, which identify housing as a strategic need subject to all other relevant considerations.

Conclusion

6.2.22 Given the above considerations, the proposal to provide a new hall for the church with the introduction of new homes on the site is welcomed and strongly supported by planning policies subject to all other policies and material considerations.

6.3 Affordable Housing and Housing Mix

Housing and Affordable Housing Provision

6.3.1 The NPPF 2021 states that where it is identified that affordable housing is needed, planning policies should expect this to be provided on site in the first instance. The London Plan also states that boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low-cost rented units.

6.3.2 Local Plan Policy SP2 states that subject to viability, sites capable of delivering 10 units or more will be required to meet a Borough wide affordable housing target of 40%, based on habitable rooms, with tenures split at 60:40 for affordable rent and intermediate housing respectively. Policy DM13 of the DM DPD reflects this approach and sets out that the Council will seek the maximum reasonable amount of affordable housing provision when negotiating on schemes with site capacity to accommodate more than 10 dwellings, having regard to Policy SP2 and the achievement of the Borough-wide target of 40% affordable housing provision, the individual circumstances of the site Development viability; and other planning benefits that may be achieved.

6.3.3 The Mayor of London's Affordable Housing and Viability (AHV) SPG states that all developments not meeting a 35% affordable housing threshold should be assessed for financial viability through the assessment of an appropriate financial appraisal, with early and late-stage viability reviews applied where appropriate.

Viability assessment and review

- 6.3.4 The proposal is supported by a viability appraisal showing affordable housing is not viable on this site. The original viability assessment was based on 15 residential units within the development. One residential unit will be assigned as a manse to be used only by the Church and will not be income generating. The viability report also sets out that the development will provide funds to enable the required restoration works to the listed church to be carried out.
- 6.3.5 The viability appraisal has been reviewed by the Council's independent assessor who found that the proposal with 100% private housing generates a residual land value (RLV) of -£377,616 providing a deficit against the viability benchmark. The viability appraisal also takes into account that the church already own the land therefore there is no purchase cost. A S106 obligation has been imposed preventing the unit to be used as a manse (Unit 1.2) from being sold or rented on the open market and it must remain as living accommodation associated with the church. This has been accepted by the applicant and will be secured by a legal agreement.
- 6.3.6 Early and late-stage viability review mechanisms have been secured by legal agreement in order to capture any uplift in values on completion of the units. The applicant has agreed to a mechanism whereby no more than 50% of the residential units can be occupied until the restoration works to the Grade II listed church are completed. The proposal therefore would be acceptable in this instance.

Overall Housing Mix

- 6.3.7 London Plan (2021) Policy H10 states that schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, it advises that regard is made to several factors. These include robust evidence of local need, the requirement to deliver mixed and inclusive neighbourhoods, the nature and location of the site (with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity), and the aim to optimise housing potential on sites.
- 6.3.8 The London Plan (2021) states that Boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low cost rented units of particular sizes.
- 6.3.9 Policy SP2 of the Local Plan and Policy DM11 of the DM DPD adopts a similar approach.
- 6.3.10 Policy DM11 of the DM DPD states that the Council will not support proposals which result in an over concentration of 1 or 2 bed units overall unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes.

6.3.11 The overall mix of housing within the proposed development is as follows:

| Unit type | Accommodation mix | | |
|-----------|-------------------|-------|------------------------------|
| | Total units | % | Wheelchair accessible (M4 3) |
| 1-bed | 7 | 46.6% | 1 |
| 2 bed | 5 | 33.3% | |
| 3 bed | 3 | 20% | |
| Total | 15 | 100% | 1 (7%) |

6.3.12 Officers consider the scheme provides a good mix of units which would deliver a range of unit sizes and includes 3 family sized units to meet local housing requirements.

6.3.13 As such, it is considered that the proposed tenure and mix of housing provided within this development and location is wholly acceptable.

6.4 Heritage Impact

Policy Context

6.4.1 Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting

6.4.2 Paragraph 202 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'

6.4.3 Policy HC1 of the London Plan seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Policy SP12 of the Local Plan and Policy DM9 of the DM DPD set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment, including the requirement to conserve the historic significance of Haringey's heritage assets and their settings.

6.4.4 Policy DM9 of the DM DPD further states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. It also states that buildings projecting above the prevailing height of the surrounding area should conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that should be sensitive to their impact.

Legal Context

- 6.4.5 There is a legal requirement for the protection of Conservation Areas. The legal position on the impact on these heritage assets is as follows, Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.4.6 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
- 6.4.7 The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case states that "Parliament in enacting section 66(1) intended that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.4.8 The judgment in the case of the Queen (on the application of *The Forge Field Society*) v *Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight.
- 6.4.9 The Authority's assessment of likely harm to the setting of a listed building or to a conservation area remains a matter for its own planning judgment but subject to giving such harm the appropriate level of weight and consideration. As the Court of Appeal emphasised in *Barnwell*, a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious

of the strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

6.4.10 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

6.4.11 The Conservation Officer has reviewed the proposal and its impact on heritage assets and notes that the site sits in the setting of the Grade II listed, late Gothic Revival style, dark red brickwork and contrasting flintwork Braemar Avenue Baptist Church which is characterised by its prominent north corner tower fronting Bounds Green Road. To the immediate south of the church stands a corrugated iron church hall in derelict condition. The church hall was built at approximately the same time as the church and is clad with corrugated metal with blue painted windows, which has a rustic appearance having limited contribution to the street scene. Both the listed church and the development site are located on the western edge of Trinity Gardens Conservation Area, a predominantly Victorian residential area that includes three distinctive church buildings, which along with the Nightingale Primary School, form the local landmarks. The conservation area is characterised by the landscaped openness of the Trinity Gardens and Nightingale Gardens which is a narrow-elongated park located to the immediate east of the development site and which extends south towards Wood Green Common and creates a green corridor by connecting Trinity Gardens with Avenue Gardens to the south. Trinity Gardens and Nightingale Gardens are included on the local list of Historic Parks and Gardens. The listed Braemar Avenue Baptist church and St Michael's church are defining landmarks in east and west views across and into the conservation area along Bounds Green Road. The Conservation Officer notes that only the northern section of Braemar Avenue is located within the Conservation Area concluded by the striking Baptist Church with its prominent tower a positive contributor and large, red-brick Edwardian house located on the opposite side of the street.

6.4.12 The Conservation Officer advises that the proposed design has benefitted from extensive pre-application discussion and a formal design review that have sought to address both the heritage sensitivity of the development site and the opportunity to manage change within the heritage setting through informed and context-sensitive design. The Conservation Officer further advises that the architectural and visual primacy of the listed church with its distinctive roofline and tower as a landmark of the Trinity Garden Conservation Area have been at the forefront of pre-application discussions.

6.4.13 The Conservation Officer advises that the tin tabernacle is 'curtilage listed', as it pre-dates the listed church and was ancillary to its construction and subsequent church functions and has been standing on the site in the same ownership as the church. However, the intrinsic design value of the tin tabernacle is low, as its fabric is in a decayed state, suffers from evident structural issues (*"Structurally the building is in a significant state of disrepair, with visible bulging of the elevations, timber window degradation, iron corrosion and broken windowpanes."*). and all the architectural features that contributed to the architectural quality of the former church hall have been lost (*"the building has lost much of its detailing over time. Lost detailing includes timber finials to the gabled roof apex on the front elevation, arched ecclesiastical panes to the upper section of each window, small gabled dormers in the roof slope and marginally more shaped bargeboards."*). This is articulated both in the heritage statement quoted above and in the planning statement. As per the heritage statement the Conservation Officers concur with its findings: *"The predominant significance of the hall lies in its historical value and former historical relationship with the church, through its demolition there would be harm to this relatively minor aspect of the significance of the listed building."*

6.4.14 The unsightly 1950's extension and the modest contribution of the dilapidated church hall to the significance of the listed church and its conservation area, all carefully debated upfront, confirmed and expanded on in the adopted conservation area appraisal and in the submitted heritage statement, which have shown that there is an opportunity for repairing and decluttering the listed church from insensitive past alterations and to accommodate the evolving and expanding community use needs of the church together with the opportunity to create much needed new residential development. The Conservation Officer advises that once the principle of decluttering and redevelopment had been accepted from the planning and heritage conservation perspective, the development ambitions were scaled down by embedding the necessary heritage impact testing throughout the design exploration process, by developing the proposed design not only on the context of the listed church, its immediate built and landscaped conservation area setting and related views of the listed building and views across and into this stretch of conservation area, but also considered how the proposed development could respond and complement the urban character of Braemar Avenue defined by its historic terraces adjoining the southern elevation of the site.

6.4.15 The Conservation Officer considers both the proposed plan form, scale, proportions, height, roofline, façade composition, pattern of fenestration, facade treatment and materials of the proposed development have been designed within the context, progressively drawing upon the established and distinctive geometries and features of the historic terraced houses on Braemar Avenue while aiming to design an honestly contemporary new building that has been visually tested for impact throughout its design evolution. The proposed repairs to the main church

and removal of the unsightly 1950's extension to the south elevation is a positive element of the proposed scheme.

Figure 3 – 1950s extension



Figure 4 – Iron church hall



6.4.16 The Conservation Officer advises that the impact of the new building and the need to link it to the listed church has been explored and mitigated by design at pre-application stage in full light of the planning and heritage constraints and opportunities posed by the existing site configuration, whose southern part is already developed with the 1950s extension and the church hall. The proposed footprint and scale of the proposed building would exceed the footprint of the existing buildings but stepping back the above ground plan form to be subordinate to the building line of the listed church and by breaking down and stepping back the above ground height and mass so to mediate between the scale and height of the listed church and the adjacent two storey terraced houses south of the church, just outside the conservation area boundary. The top floor of the proposed building has undergone various design testing and configurations and has been finally set back from all elevations further consistent visual testing in the setting of the listed building and its conservation area views aiming to successfully respect and retain both the full legibility, architectural and visual primacy of the listed building. The proposed building's western elevation has been brought forward and aligned to the building line of the terraced houses south of the listed building to respond to the different relationship with and heritage importance of the built context. The ground floor link between the church and the new development has been sensitively designed as a lightweight, transparent, contemporary structure that is well set back from the main elevation of the church.

6.4.17 The Conservation Officer considers that all of the above design measures, and accompanying visual testing, have successfully mitigated the potentially negative impact of the proposed development on the setting of the listed church and its conservation area character. The scheme would achieve a context-led, well-considered, carefully designed, low impact response to a challenging heritage site.

The Conservation Officer advises that further design refinements at detailed design stage can add to the design quality and contribute to raise the architectural quality of the area.

6.4.18 The Conservation Officer considers that the proposed repairs to the main church and demolition of the 1950's extension will enhance the character of the church as a focal building within the conservation area and will have a positive impact on the character of the listed building. The loss of the corrugated iron church hall is considered to have a very low negative impact on the character and appearance of the conservation area however promises to deliver substantial public benefits as discussed below. The proposed new building and related link will undoubtedly introduce unprecedented built form, scale, height and architectural language in the setting of the listed building and on this edge of the Conservation Area and will obscure the original scale and spatial relationship between the historic buildings on the listed site. However, by virtue of its careful design, forms, articulation of masses and heights the new building will preserve the architectural quality and visual primacy of the listed church in views of the conservation area, and whilst the built and visual setting of the listed building will change, the intrinsic qualities and the ability to appreciate the repaired and enhanced listed church within its conservation area environment will stay.

6.4.19 The Conservation Officer has advised that the harm would be 'less than substantial', (making Paragraph 202 of the NPPF relevant), and concludes that the proposed scheme is acceptable from a conservation perspective as it will lead to a very low, less than substantial harm to the significance of the conservation area and its assets. Officers consider this low level of harm would be more than outweighed by the public benefits of the proposed development namely repairing the listed church building, the provision of new church facilities which meet the current and future needs of the church and the local community, the provision of high-quality housing which will contribute to the Boroughs housing stock and targets, meet the Council's sustainability objectives and will provide an increase in urban greening and biodiversity. Conditions have been imposed on any planning permission granted requiring further details of the design, material specification and method statements related to demolition, repair works to the listed church and construction of the proposed basement level and ground floor link to ensure that the character and appearance of the conservation area are effectively enhanced.

6.4.20 Given the above and the support from the design officer and the QRP, the proposed development in conservation and heritage terms is therefore acceptable.

6.5 Design and Appearance

National Policy

- 6.5.1 Chapter 12 of the NPPF (2021) states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.5.2 Chapter 12 also states that, amongst other things, planning decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and be visually attractive due to good architecture, layouts, and appropriate and effective landscaping.

Regional Policy – London Plan

- 6.5.3 The London Plan (2021) policies emphasise the importance of high-quality design and seek to optimise site capacity through a design-led approach. Policy D4 of the London Plan notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers (where relevant). It emphasises the use of the design review process to assess and inform design options early in the planning process (as taken place here).
- 6.5.4 Policy D6 of the London Plan seeks to ensure high housing quality and standards and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increases due the increased pressures that arise. It includes qualitative measures such as minimum housing standards.

Local Policy

- 6.5.5 Policy SP11 of the Haringey Local Plan requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 6.5.6 Policy DM1 of the DM DPD requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 6.5.7 Policy DM6 of the DM DPD expects all development proposals to include heights of an appropriate scale, responding positively to local context and achieving a high standard of design in accordance with Policy DM1 of the DM DPD. For buildings projecting above the prevailing height of the surrounding area it will be necessary to justify them in in urban design terms, including being of a high design quality.

Assessment

Quality Review Panel (QRP) Comments:

6.5.8 The Quality Review Panel (QRP) has assessed the scheme in full at pre-application stage once (on 15 December 2021). The panel on the whole supported the scheme.

6.5.9 The full Quality Review Panel (QRP) report is attached in Appendix 4. The Quality Review Panel's summary of comments is provided below;

The panel thanks the design team for their comprehensive presentation and feels that the scheme offers a number of benefits, not least the improvements to the listed church and the provision of a valuable community facility. However, it is unconvinced by the case for the basement-level church hall and would like to see options explored for providing this at ground level to allow for a positive relationship with Nightingale Gardens.

The panel is comfortable with the proposed height and massing and finds much that is positive in the architectural treatment. It does feel that the architecture could be more assertive and would like to see some of the earlier materials proposed reconsidered for inclusion in the façades. The approach to landscape is positive and the panel would like to see indigenous species selected, as well as a green roof that provides the most biodiverse solution possible. It feels that the ambitions as regards sustainability are good, and the challenge now is to bring them to life and integrate the approach into the design of the scheme. In particular, the panel feels that the embodied carbon of the proposals should be formally assessed and should guide the design and selection of materials.

6.5.10 Detailed QRP comments from the most recent review together with the officer comments are set out below in Table 1.

Table 1

| Panel Comment | Officer Response |
|--|---|
| Height, massing and architectural treatment | |
| <p>The panel is comfortable with the proposed height and massing of the building and feels that it achieves a successful transition from the housing along Braemar Avenue to the church.</p> <p>The proportions and verticality of the architecture are successful, although the panel feels that the elevations lack some confidence. A more assertive architectural language that relates more positively to its context, while recognising the supportive role the building plays in relation to the church, might be more appropriate.</p> | <p>QRP support noted</p> <p>QRP comment noted however the project team have explored the panel's comments and it was felt the architectural language although contemporary has a complimentary appearance, picking up on neighbouring existing heights, proportions and materials in a modest contemporary interpretation. This is further supported by the Design Officer who notes that the rhythm and proportions of the proposed fenestration will complement the residential terraced houses, with a predominantly vertical emphasis and larger windows matching those of the residential bay windows. The Conservation Officer advises that the plan form, proportions, roofline, façade composition and pattern of fenestration of the proposed development have been designed within context, progressively drawing upon the established and distinctive geometries and features of the historic terraced houses on Braemar Avenue while aiming to design an honestly contemporary new building that has been visually tested for impact throughout its design evolution.</p> |
| <p>The panel questions whether the stepping back of the building to reveal the church is necessary and feels that</p> | <p>The project team have explored the panel's comments however it was felt the setting back of the façade to reveal the church was considered a positive</p> |

this is detrimental to the building's design; it would like to see further visualisations to explore this. It also feels that the additional break in the left-hand bay unbalances the composition.

The panel welcomes the design development of the architecture. However, it feels that the earlier materials, and particularly the metals, were more successful and had more potential than the red brick ultimately selected. The potential for integrating the metal into the façade, possibly replacing the proposed cladding material on the top floor, should be explored.

The use of MVHR within the building is positive, but the panel would like to see

step having due regard to the setting of the listed building. This is further supported by the Design Officer who notes that the building with its 'step backs' is designed to be complimentary to and act as a transition between the existing neighbouring housing and church. The Conservation Officer advises that the stepping back of the building mediates between the scale and height of the listed church and the adjacent two storey terraced houses south of the church, just outside the conservation area boundary

QRP comment noted however the project team have explored the panel's comments and it was felt the material proposed is appropriate complimenting and providing a transition between both the houses and church. The metal panels to the sides of windows and to the set-back top floor, picks up on the contrasting knapped flint panels of the church and acts as a lighter, more roof and sky-like material for the set-back top floor, picking up on the slate of the residential roofs. This is further supported by the Design Officer who notes that the brick, in a carefully chosen variegated pink compliments and provides a transition between both the houses and church. This will be complimented by metal panels to the sides of windows and to the set-back top floor, picking up on the contrasting knapped flint panels of the church and acting as a lighter, more roof and sky-like material for that set-back top floor, picking up on the slate of the residential roofs. This is also supported by the Conservation Officer.

QRP comment noted, the project team has located the MVHR units within the dwellings. The only minimal impact to the facade will be the air bricks termination

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| <p>the visual impact this will have on the elevations.</p> | <p>to the MVHR ductwork. The Project team has provided a plan identifying where the MVHR units will be located within the dwellings.</p> |
| <p>The church hall</p> <p>The panel questions the viability assumptions that underpin the decision to locate the church hall at basement level. It is similarly unconvinced by the acoustic argument, and feels that the opportunity to create a light, airy community space with a positive relationship to Nightingale Gardens outweighs the case for a basement solution.</p> <p>The view through the glass annex has the potential to contribute significantly to its setting, and the panel feels that a ground-level church hall would allow for more to be made of this.</p> | <p>QRP comment noted however the project team have explored the panel's comments and it was felt that relocating the community hall to the ground floor would result in a space that becomes unworkable as a 'hall' and would not facilitate the activities the church wish to accommodate in this space. The space required is quite utilitarian in order to serve a number of different activities and would not require windows onto the park as the brief is for a hard wearing, functional space which will wear well and not be damaged by balls and activities which may cause impact and markings. The project team has confirmed that other church sites that they have completed (Homerton and West Ham which are referenced in the submission documents), both feature the hall spaces at basement level. This has been supported over the course of pre-application discussions with officers, that views into and out of the church hall are not required, and therefore officers agree that a basement location is entirely suitable and appropriate in this instance.</p> <p>QRP comment noted however the project team have explored the panel's comments and it was felt that views into and out of the church hall are not what is envisaged for the church, and the basement location is suitable and appropriate in this instance – as noted above, this is a view supported by officers.</p> |

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| <p>It questions whether there is scope for locating a ground-level hall at the back of the building, facing the park. The consequent loss of the residential units here could be offset by avoiding the need to excavate, to install a lift, and to provide a second kitchen.</p> <p>The panel would accept the additional public benefit of a ground-level hall as justification for not providing affordable housing on the site.</p> <p>As currently proposed, the ventilation of the basement hall requires further attention, and the panel questions where sufficient allowance has been made for ceiling height to accommodate the necessary plant.</p> | <p>QRP comment noted however the project team have explored the panel's comments and it was felt that locating the hall at ground floor level would make the space very odd shaped due to the retained tree to the rear of the site, the layout of the flats above and the core. The impact of the layouts would mean the bike store would need to move to the ground floor, which, with the bins also being relocated, would lead to a unactive, blank façade at ground level. This has been supported by officers as noted above.</p> <p>QRP comment noted however the project team have explored the panel's comments and it was felt that even with the hall at basement level the proposal would still not be able to viably provide affordable housing.</p> <p>QRP comment noted however the project team have confirmed that there is sufficient floor to ceiling height. The proposed location of the ceiling mounted plant will be positioned away from any main useful space within the basement hall.</p> |
| <p>The dwellings on the southeast corner of the building may be overshadowed by trees and this should be rigorously tested. The ratio of glazing on the west elevation should be optimised for heat gain and daylighting.</p> <p>The single aspect dwellings, particularly on the ground floor, may be dark and lack sufficient ventilation.</p> | <p>The project team has provided details of daylight/sunlight on the proposed dwellings and the results confirm that they will receive good daylight and sunlight in accordance with BRE guidelines. This is also supported by the Design officer.</p> <p>The project team has provided details to demonstrate that the single aspect dwellings will receive good daylight and sunlight in accordance with BRE</p> |

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| <p>The panel notes that the location of the bin store, at the heart of the building, may well have a negative impact on the quality of the environment of the circulation around the core</p> <p>The basement-level private amenity space may be at risk of flooding and this should be tested and appropriate drainage put in place.</p> <p>The arrangement of the fire escape routes, in relation to the stairs, ground floor dwellings and exits, should be assessed to ensure they comply with the fire regulations.</p> | <p>guidelines and sufficient ventilation. This is also supported by the Design officer.</p> <p>The design officer is satisfied that the layout provides a good quality design.</p> <p>The project team has provided a comprehensive drainage strategy which confirms that the basement level amenity space will be served with appropriate drainage and will not be at risk from flooding.</p> <p>Details of a more detailed fire strategy/fire engineered design is secured via condition. The plans and details will be subject to a full check under the Building Regulations when the application is submitted to Building Control</p> |
| <p>Sustainable design</p> | |
| <p>The sustainability ambitions for the scheme are positive, and the challenge will be in integrating this approach within the design process as a whole.</p> <p>The embodied carbon of the scheme should be properly and formally assessed, and this assessment should inform the development of the design and materials selected.</p> <p>The panel understands the reasons for choosing to avoid heat pumps but suggests that the need for an upgraded electricity supply be properly considered.</p> | <p>QRP comment noted</p> <p>The project team has provided further details of the embodied carbon of the scheme to inform the development of the design and materials selected. Embodied carbon has been minimised with very low demand for heating</p> <p>The project team has provided further details of the heating strategy to ensure the development reduces its impact on</p> |

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| | climate change by reducing carbon emissions on site. |
| Landscape design and biodiversity | |
| <p>The approach to landscape design is generally positive.</p> <p>The panel notes that the removal of the mature tree at the boundary with Nightingale Gardens may cause ground heave, and this will need to be properly considered, in consultation with the tree officer at Haringey.</p> <p>The panel would like to see it replaced with one, or potentially two, indigenous trees, and would prefer this to be the case for all trees introduced to the site.</p> <p>The panel would like to see the proposed green roof composed of indigenous species that provide an extensive, biodiverse living roof, rather than simply using sedum.</p> | <p>QRP support noted</p> <p>The arboricultural report submitted has concluded that the tree being referred to (T13) has significant deadwood throughout and symptoms of ash dieback. The Councils Park's team confirmed at the pre-application stage that they can accommodate a replacement tree on the park side of the boundary to compensate its loss. Further details of the replacement tree will be resolved at a later stage, and as such this matter can be secured by the imposition of a condition.</p> <p>QRP comment noted. A condition will be imposed that requires details of the extensive, biodiverse living roof</p> |

Figure 5 – 3D view from Braemar Avenue



Figure 6 – 3D view from Nightingale Gardens



Height, Bulk and Massing

6.5.11 The Council's Design Officer has been consulted and notes that the height, massing and scale of the proposed 'new build' part of the development which is four storeys in height successfully responds to the site's context and existing built form of surrounding buildings in that it will appear as a three-storey building with a gentle step up of one floor over the two storey houses adjacent and opposite, transitioning in height towards the taller church towers. The set back third floor will appear as a subsidiary roof structure, and its overall height will remain below the ridge height of the main church roof. This height therefore represents an acceptable transition from the low-rise residential hinterland towards the greater height of more monumental buildings on the main Bounds Green Road frontage and is also appropriate for and compatible with the wider open space of Nightingale Gardens.

Form, Rhythm and Fenestration

- 6.5.12 The Design officer advises that the building line of the proposed building steps back (as its height increases), in a series of gradual steps from the residential building line close to the pavement towards the much greater set-back of the main body of the church. The three distinct bays created in the three set-backs also match the rhythm of the terraced houses, expressed in their forward projecting bays. To the rear, the new building line steps forward in four gradual steps from the well-set back rear building line of the neighbouring houses, with their relatively long back gardens, to align with the building line of the side wing of the church to the park side, giving the new flats a greater presence on, visibility from and views of Nightingale Gardens, whilst maintaining privacy to ground floor private gardens, with the new, more elegant, fence stepping up where the boundary of the church to the park becomes the residential boundary.
- 6.5.13 The Design officer advises that the rhythm and proportions of the proposed fenestration will compliment and echo that of the residential terraced houses, with a predominantly vertical emphasis and larger windows matching those of the residential bay windows. There are modest balconies on the street frontage, recessed on the right side closest to the houses, semi-recessed corner balconies to the left side closest to the church, similarly transitioning on the park side from recessed close to the houses, through corner balconies, to fully projecting where the building is closest to the park, making full use of the open public space and providing animation to the park. Their balustrades are to be in a predominantly solid perforated metal providing privacy to residents and hiding any clutter.

Site Layout, Streetscape Character

- 6.5.14 The church hall entrance would be in a single storey, glazed link, attached to the church in place of the 20th century extensions, that is well set-back from Braemar Avenue via an attractively landscaped entrance courtyard. The Design Officer advises that the new church facilities will improve its inclusivity for all users, providing much more visible, more welcoming, level access to the church, its hall and toilets. The new entrance and breakout area will be light and visible from both the street and the park, whilst the hall will be in the basement where noisy activities will be insulated from causing disturbance to the main church space and existing and proposed residential neighbours. The applicants have made it very clear that views into and out of the church hall are not wanted, and therefore Officers consider the basement location entirely suitable and appropriate in this instance.
- 6.5.15 The Design officers advises that the proposals have been carefully designed to minimize the impact on the existing trees. However, due to the density of trees along the park boundary, some impact is unavoidable. To permit the development and provide greater visibility and views of the park, one mature tree and four smaller trees will be removed from the boundary. These trees will be replaced with new ones within the park, which will improve landscaping and give the park greater animation and passive surveillance from the development. The development also includes repairs to the original listed church building.

Materials and Detailing

6.5.16 The Design officer advises that the materials and detailing have been carefully considered. The main proposed materials are to be brick, in a carefully chosen variegated pink to compliment and provide a transition between both the houses and church. This will be complimented by metal panels to the sides of the windows and to the set-back top floor, picking up on the contrasting knapped flint panels of the church and acting as a lighter, more roof and sky-like material for that set-back top floor, picking up on the slate of the residential roofs. The use of high-quality materials is considered to be key to the success of the design standard. As such, a condition will be imposed that requires details physical samples of the materials.

Design Summary

6.5.17 The proposal will be a modest but elegant new residential building, providing much needed new housing, as well as new, improved facilities for the church at ground and basement level. It is designed to be complimentary to and act as a transition between the existing neighbouring housing and church, as well as improving its animation of the neighbouring park. Height, proportions, fenestration and materials are appropriate, elegant, promise to be durable, and give the proposals a confident, contemporary, yet complimentary appearance, picking up on neighbouring existing heights, proportions and materials in a modest contemporary interpretation. The proposal promises to be of excellent quality and greatly improve their relationship to the street and its neighbourhood, whilst being sensitive to the heritage and parkland settings.

6.5.18 Therefore, the proposed design of the development is considered to be a high quality design and in line with the policies set out above.

6.6 Residential Quality

General Layout

Figure 7 - Proposed lower ground floor plan

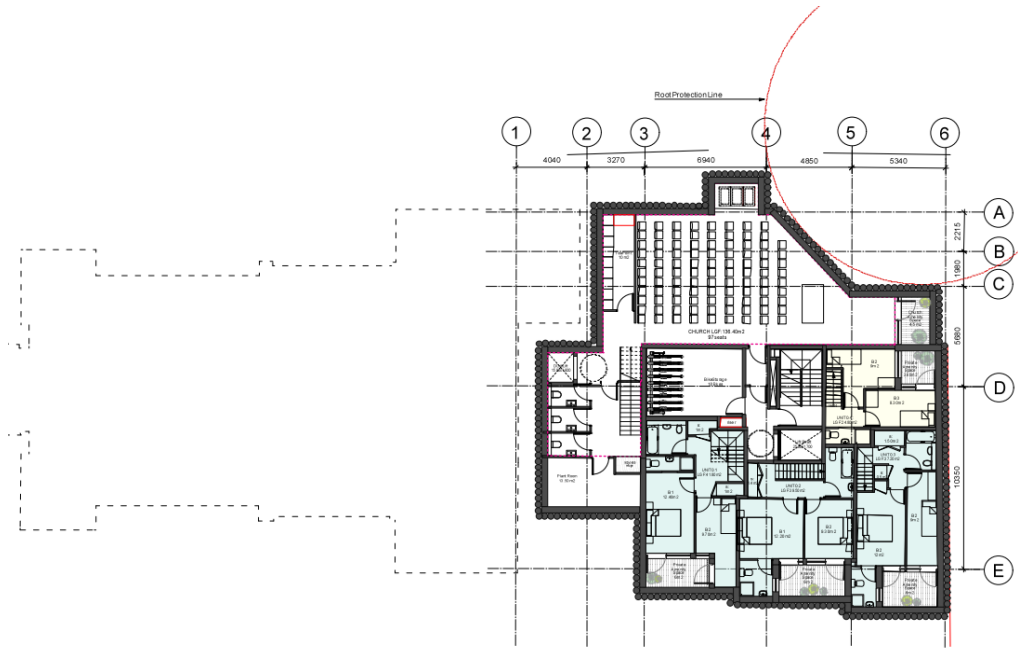


Figure 8 - Proposed ground floor plan

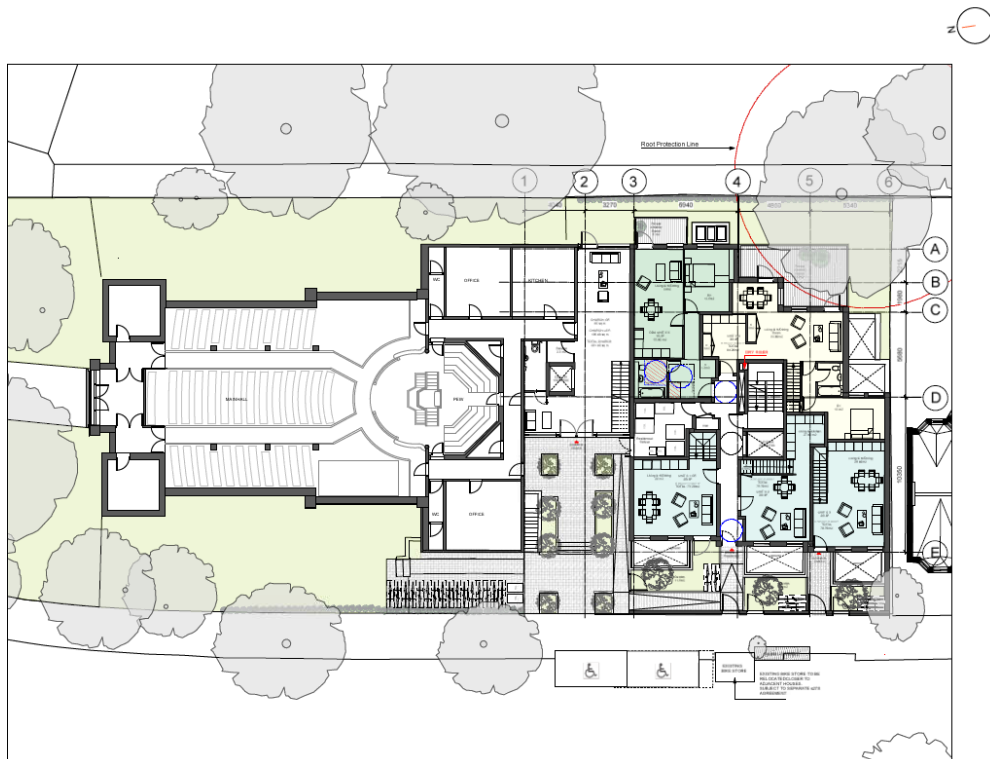
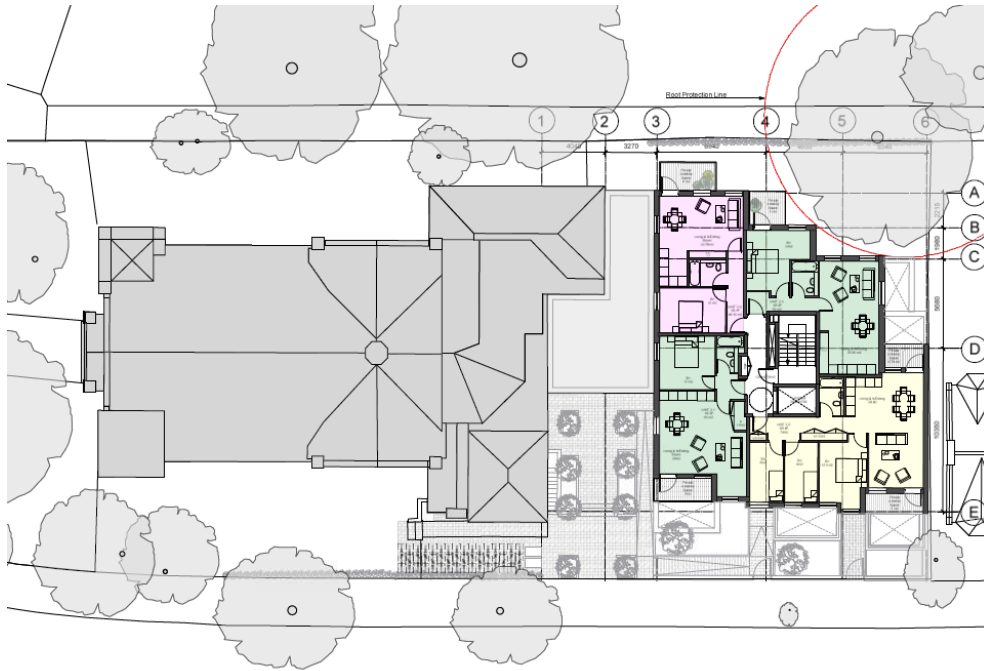


Figure 9 - Proposed first floor plan



- 6.6.1 The Nationally Described Space Standards set out the minimum space requirements for new housing. The London Plan 2021 standards are consistent with these. London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible outdoor amenity space. It provides qualitative design aspects that should be addressed in housing developments.
- 6.6.2 The Mayor of London's Housing SPG seeks to ensure that the layout and design of residential and mixed-use development should ensure a coherent, legible, inclusive and secure environment is achieved.

Indoor and outdoor space/accommodation standards

- 6.6.3 All proposed dwellings exceed minimum space standards including bedroom sizes. All homes would have private amenity space in the form of private gardens, terraces and balconies that meets the requirements of the Mayor's Housing SPG Standard 26. Notwithstanding this, the site is located immediately adjacent to a public park to the east known as Nightingale Gardens. All dwellings have a minimum floor to ceiling height of 2.5m. All dwellings are well laid out to provide useable living spaces and sufficient internal storage space. The units are acceptable in this regard. None of the balconies/private gardens would be north facing. The four flats which are single aspect are either east or west facing, the

upper floor flats on the first and second floor level are dual aspect with the flats on the third floor being triple aspect.

Accessible Housing

- 6.6.4 London Plan Policy D5 seeks to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children. To achieve this, it requires that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. Local Plan Policy SP2 is consistent with this as is Policy DM2 of the DM DPD which requires new developments to be designed so that they can be used safely, easily and with dignity by all.
- 6.6.5 All dwellings achieve compliance with Building Regulations M4 (2), and 7% of the units achieve M4(3) (7%). Whilst this is marginally lower than 10% the opportunities for further M4(3) compliant flats is limited and the rest of the dwellings achieve compliance with Building Regulations M4 (2). The applicant has confirmed that the maisonettes (Units 0.1-0.4) will be able to achieve Building Regulations M4(2) compliance with an internal chair lift. The proposed building provides step free access throughout and incorporate a passenger lift suitable for a wheelchair user. Two accessible car parking spaces are provided on street.

Child Play Space provision

- 6.6.6 London Plan Policy S4 seeks to ensure that development proposals include suitable provision for play and recreation. Local Plan Policy SP2 requires residential development proposals to adopt the GLA Child Play Space Standards and Policy SP13 underlines the need to make provision for children's informal or formal play space.
- 6.6.7 The applicant has provided a child yield calculation for the proposed development based on the mix and tenure of units in accordance with the current GLA population yield calculator. The proposed development requires 27.9 square metres of play space based on the latest GLA child playspace calculator. Due to the scale of the development and the site constraints, play space on site is not provided. However, in this instance the site is immediately adjacent to Nightingale Gardens to the east. The child yield for this development will be very low (2.8 children) and as well as Nightingale Gardens play area, there are large play areas for older children at Alexandra Park (494 metres walk from the site), Trinity Gardens (142 metres walk from the site) and Wood Green Common Fairland Park (441 metres walk from the site). These play areas are located within the distance requirements of the Mayor's Play and Informal Recreation SPG which sets out that play space for older children should be located within 800 metres walk from the site, them. However, notwithstanding GLA policy, there is still a shortfall in required onsite playspace and the applicant has agreed to a financial contribution of £2,660 for off-site child

play space provision which accords with the requirements set out in paragraph 9.20 of the Planning Obligation SPD. This can be secured by legal agreement.

Outlook and Privacy

- 6.6.8 The flats/maisonettes with an east facing aspect would benefit from the pleasant green outlook of the adjacent park with screening to mitigate overlooking whilst also allowing passive surveillance and animation to the park. The flats with a northern aspect will have an outlook onto the new inaccessible green roof of the single storey glazed link and new landscaped entrance courtyard and the flats with a western aspect will have an outlook onto the street frontage. Both outlooks provide passive surveillance on these areas
- 6.6.9 The proposed basement accommodation which serves bedrooms for four of the flats (Units 0.1-0.4) would be served by a good sized lightwell to enable sufficient outlook from the rooms. Units 0.1-0.3 will have a western aspect and unit 0.4 will have an eastern aspect. It should also be noted again that the units all benefit from double and triple aspects with the single aspect units being east or west facing.
- 6.6.10 In terms of privacy, the balconies have been carefully designed to ensure there is no overlooking/loss of privacy issues within the proposed development.
- 6.6.11 As such, it is considered that appropriate levels of outlook and privacy would be achieved for the proposed units.

Sunlight/Daylight /overshadowing – Future Occupiers

- 6.6.12 Daylight and sunlight studies have been undertaken to assess the levels of daylight within the proposed development. The study is based on the numerical tests in the new updated 2022 Building Research Establishment (BRE) guidance. Computer modelling software was used to carry out the assessments of the proposed habitable rooms at ground and first floor level where access to daylight will be most restricted.
- 6.6.13 It concludes that the proposals would achieve good levels of daylight to the proposed dwellings. The whole development will achieve or exceed the recommended level of daylight with 35 (83%) of the 42 rooms achieving or exceeding the recommended level of daylight. The 7 rooms which fall short of the guidelines include the kitchen/diner at first floor level and 6 bedrooms at basement level. It is worth noting that all 6 of these bedrooms are located within apartments which have main living rooms which exceed the guideline values. Taking into account that the BRE guidelines acknowledges that bedrooms are less important and considering the urban location of the site, it is considered that the analysis demonstrates that the scheme will provide accommodation with good access to daylight and the BRE guidelines are achieved.

6.6.14 It concludes that the proposals would achieve good levels of sunlight to the proposed dwellings. The sunlight exposure results demonstrate that 30 (71%) of the 42 rooms achieving or exceeding the recommended level of sunlight. All of the rooms which fall short of the guideline value are bedrooms which the BRE suggest are less important than main habitable rooms in terms of sunlight. Of the rooms which do meet the guideline values, 9 meet the BRE's high levels and 7 meet the BRE's medium levels.

6.6.15 Overall it is considered the units would benefit from adequate levels of daylight and sunlight.

Other Amenity Considerations – Future Occupiers

6.6.16 As set out below, further details of air quality will be adequately addressed at a later stage, and as such this matter can be secured by the imposition of a condition (This is covered in more detail under paragraph 6.13 of the report).

6.6.17 With regards to noise, the planning application is accompanied by a noise assessment which concludes that the background noise climate was dominated by road traffic noise from the surrounding roads. Furthermore, the applicant has confirmed that the new church hall located in the basement will be fully sound proofed. Further details of sound insulation will be adequately addressed at a later stage, and as such this matter can be secured by the imposition of a condition.

6.6.18 Lighting throughout the site is proposed, details of which will be submitted by the imposition of a condition so to ensure there is no material adverse impacts on future occupiers of the development.

6.6.19 With regards to noise, the application is accompanied by a noise assessment which sets out the glazing requirements to ensure suitable internal noise levels are achieved.

6.6.20 The development would include a separate refuse store for the residential flats accessed via the entrance courtyard, which is located 11m into the development. This exceeds the maximum drag distance requirement of 10m that is allowed for larger refuse bins from the collection point to the highway as such this issue can be adequately addressed at a later stage, and as such this matter can be secured by the imposition of a service and delivery condition. The Council's Waste Management Officer is satisfied with the proposed arrangements for the refuse/recycling bin.

Security

- 6.6.21 The adjacent park will be overlooked by residents of the proposed development, which will help to prevent any anti-social behaviour. To further deter any anti-social behaviour the following measures are proposed, CCTV, video entry system for all flats, and resident-only fob controlled access.
- 6.6.22 The Secured by Design Officer does not object to the proposed development subject to conditions requiring details of and compliance with the principles and practices of the Secured by Design Award Scheme. It is also recommended that a condition be imposed requiring provision and approval of lighting details in the interests of security.

6.7 Impact on Neighbouring Amenity

- 6.7.1 London Plan Policy D6 outlines that design of new development proposals must not be detrimental to the amenity of surrounding housing, specifically stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 6.7.2 Policy DM1 'Delivering High Quality Design' of the DM DPD states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents. These issues are considered below.

Daylight and sunlight Impact

- 6.7.3 The applicant has submitted a Daylight and Sunlight Assessment that assesses daylight and sunlight to the windows of existing neighbouring residential properties.
- 6.7.4 The assessment finds that overall the impact of the development on existing neighbouring residential properties at 1-3 Braemar Avenue located immediately south of the development is favourable for daylight. The results show that 19 (79%) of the 24 windows will fully comply with the BRE guidelines. Some (five) windows to the immediate neighbour, no. 1 Braemar Avenue, would lose a noticeable amount of daylight, but these rooms would still also be lit by other windows that are unaffected, such that their room's daylight distribution is unaffected. The impact on existing neighbouring residential properties is very favourable for sunlight in that the sunlight assessment has considered eight rooms within the neighbouring properties. The test shows that all 8 rooms (100%) will achieve the BRE guidelines.

Privacy/Overlooking and Outlook

- 6.7.5 Concerns have been raised that the proposed development would result in a loss of privacy/overlooking issues, particularly with regards to the terrace immediately south of the site on Braemar Avenue. The design measures to address this concern, includes the use of high level windows to the south facing living/dining/kitchen windows at first and second floor level of units 1.3 and 2.3 and non-accessible areas of the roof terrace which serves unit 3.2 on the third floor to minimise loss of privacy and overlooking into the neighbouring gardens. Such measures would serve to preserve privacy levels of neighbouring properties to a satisfactory degree. With regards to the properties on Park Avenue to the east of the site, given the 105 metre distance between the main rear wall of the properties on Park Avenue and that of the proposal, the proposed development would not cause an unacceptable loss of privacy to these neighbouring occupants. With regards to the properties immediately opposite on Braemar Avenue, the closest separation distance of 20m would ensure privacy is maintained and notwithstanding that there is less expectation of privacy to street facing windows.
- 6.7.6 In terms of outlook, existing surrounding residents would experience both actual and perceived changes in their amenity as a result of the depth of the development beyond the rear wall and height of 8.85 metres on the boundary shared with No. 1 Braemar Avenue. Nevertheless, taking account of the urban setting of the site and the established pattern and form of the neighbouring development the proposal is not considered to result in an unacceptable material impact on local amenity in this respect.
- 6.7.7 Therefore, it is considered that residents of nearby residential properties would not be materially affected by the proposal in terms of loss of outlook or privacy.

Other Amenity Considerations

- 6.7.8 Policy DM23 of the DM DPD states that new developments should not have a detrimental impact on air quality, noise or light pollution.
- 6.7.9 The submitted Air Quality Assessment (AQA) concludes that the development is not considered to be contrary to any of the national and local planning policies regarding air quality.
- 6.7.10 It is anticipated that light emitted from internal rooms would not have a significant impact on neighbouring occupiers in the context of this urban area.
- 6.7.11 Construction impacts are largely controlled by non-planning legislation. Nevertheless, conditions have been imposed requiring details and control over the demolition and construction methodology.
- 6.7.12 The increase in noise from occupants of the proposed development would not be significant to neighbouring occupants given the current use of the site as a church

and the current urbanised nature of the surroundings. A condition will be imposed ensuring a noise management strategy is provided.

6.7.13 Therefore, it is considered that the proposal would not have a material adverse impact on the amenity of residents and occupiers of neighbouring and surrounding properties.

6.8 Parking and Highways

6.8.1 Local Plan Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling. This approach is continued in Policies DM31 and DM32 of the DM DPD.

6.8.2 London Plan Policy T1 sets out the Mayor's strategic target for 80% of all trips in London to be made by foot, cycle or public transport by 2041. This policy also promotes development that makes the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport. Policy T6 sets out cycle parking requirements for developments, including minimum standards. T7 concerns car parking and sets out that 'car-free' development should be the starting point for all development proposals in places that are well-connected by public transport. Policy T6.1 sets out requirements for residential car parking spaces.

6.8.3 This site has a Public Transport Accessibility Level (PTAL) of 6a, which is considered 'very good' access to public transport services. The site has convenient access to local shops, services, facilities and transport links. Alexandra Palace Station is only a 6min walk and 2min bicycle ride from the development. Furthermore, Wood Green Underground station is easily accessible from the site with it only being approximately: 10min bus ride, 10min walk, and 4min bike ride. The site is located within the Wood Green Outer Controlled Parking Zones, which has operating hours of 0800 – 1830 Monday to Saturday.

6.8.4 The Transport officer has been consulted and notes that in terms of trip generation for both the church and residential use classes, the proposed church hall will have seating capacity for 97 and it is envisaged that the hall will be used for both Sunday school and occasional events. They consider that with the measures identified in the Travel Plan, the site's excellent PTAL, and extensive parking control measures no impacts are likely to be experienced. Also, considering the car free nature of the development and that residents would not be permitted from gaining a parking permit, the Highway Authority consider that no impact will be experienced, and that existing public transport infrastructure should be able to absorb any additional trips.

Parking

- 6.8.5 The Transport officer notes that the proposal would be a car free development with the residents not being able to attain a parking permit, therefore there would be no need to increase on-street parking bays as no new demand will be generated from the development. This is further supported by the local CPZ, which restricts parking to permit holders only for 6 days of the week and for the majority of the day. The proposal provides two on street blue badge car parking spaces for the residential which would meet the 10% blue badge parking requirement. Additionally, all disabled bays associated with the development must be for resident use only.

Car Free

- 6.8.6 A 'car-free' development is proposed and permits would not be allocated to the new properties for on-street parking. Due to the site's public transport accessibility level (PTAL) (6a - 'very good' access to public transport services) the proposed development would therefore be acceptable as a car free development, in accordance with Policy DM32 of the DM DPD. The applicant will need to enter into a legal agreement to secure future parking control.

Cycle parking

- 6.8.7 In terms of the residential component of the proposal, 26 long stay and 2 short stay cycle spaces are proposed. The long stay cycle parking spaces are proposed in an internal cycle store at basement level with an access lift provided and within the private gardens of the dwellings at ground floor. The secure shelters for the garden cycle parking will comprise of domestic secure boxes and the basement cycle store will only be accessible by a fob system. The short stay cycle spaces are proposed in the secure cycle shelter fronting the street. In terms of the church, 4 long-stay and 7 short-stay cycle parking spaces are proposed in the same secure cycle shelter fronting the street. The details of cycle parking in line with the London Plan and the London Cycle Design Standards (LCDS) can be adequately addressed at a later stage, and as such this matter can be secured by the imposition of a condition.
- 6.8.8 The design and arrangement of all cycle parking will need to meet the requirements of TfL's London Cycle Design Standards.
- 6.8.9 As such, the cycle parking is acceptable subject to the relevant condition/legal agreement being imposed in respect of proposed cycle parking arrangements

Highways Works

- 6.8.10 The Transport officer notes that the development will see the reinstatement of the footway where the vehicle crossover has now become redundant on Braemar Avenue. This will enable safer crossing and traversal by pedestrians, especially for those with mobility issues. This is to be in accordance with the published London Plan 2021 Policy T4 Assessing and mitigating transport impacts, which states that

'development proposals should not include increase road danger'. This is further supported by the Haringey Council's Development Management DPD Policy DM33 which states that the council will only support proposal for a new crossover where it does not result in a *'reduction in pedestrian or highway safety'*. The applicant will need to enter into the appropriate Highways Act Agreement to facilitate improvements to the highway. This can be secured by legal agreement.

Deliveries and Servicing

6.8.11 The Transport officer notes that deliveries for the church will remain as present and up to 2 deliveries per day would be expected for the residential development. Although, a much higher number of deliveries could be expected over a day for the residential development given a lot of shopping is currently done online. Therefore, the Highway Authority would require the applicant to submit a Service and Delivery Plan. This can be secured by the imposition of a separate condition. The applicant will also need to enter into a legal agreement to make any alterations to the highway. In addition, an enhanced delivery and servicing plan to address the issues above will be required. This can be secured by the imposition of a separate condition.

6.8.12 In terms of refuse and recycling collection, the residential refuse and recycling can be accessed via a courtyard, which is located 11m into the development. This exceeds the maximum walking distance of 10m that is allowed for larger refuse bins from the collection point to the highway by the council's refuse operatives. This issue can be addressed as part of the service and delivery plan that will be secured by the imposition of a condition.

6.8.13 The proposed arrangements are considered to be satisfactory and this has been confirmed by the Waste Collection team.

Construction Logistics and Management

6.8.14 The outline Construction and Logistics Plan submitted makes reference to 4.3m of parking bays needing to be suspended for deliveries to the site and further entails the relocation of the on-street cycle hanger. For any changes to the Traffic Order or the suspension of any parking bays, the applicant will need to liaise with Haringey Council's Highways Team. The applicant will need to enter into a legal agreement to monitor the development proposal. A detailed Construction Logistics Management Plan is also required. This can be secured by a legal agreement.

6.8.15 Overall it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway.

6.9 Basement Development

- 6.9.1 London Plan policy D10 states Boroughs should establish policies in their Development Plans to address the negative impacts of large-scale development beneath existing buildings, where this is identified as an issue locally.
- 6.9.2 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.
- 6.9.3 A Basement Impact Assessment (BIA) has been submitted with this application, which seeks to demonstrate that the impacts of the basement works would be acceptable, as required by Policy DM18 of the Council's DM DPD 2017. This policy requires proposals for basement development to demonstrate that the works will not adversely affect the structural stability of the application building and neighbouring buildings, does not increase flood risk to the property and nearby properties, avoids harm to the established character of the surrounding area, and will not adversely impact the amenity of adjoining properties or the local natural and historic environment.
- 6.9.4 The proposal seeks to create a basement level to facilitate cycle parking spaces, residential accommodation with lightwells and the new church hall with toilet facilities, plant room and a courtyard. The applicant has submitted a detailed Basement Impact Assessment which has been reviewed by the Council's Building Control and meets the above policy requirement. It will be the responsibility of the structural engineer and the applicant to ensure that the basement construction is sound.
- 6.9.5 While certain aspects of the works cannot be determined at this stage (i.e. structural works to the party walls) a detailed construction management plan is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by condition.
- 6.9.6 Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works here would need to satisfy modern day building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In conclusion, the proposal is considered acceptable in this regard.

6.10 Sustainability, Energy and Climate Change

- 6.10.1 The NPPF requires development to contribute to the transition to a low carbon future, reduce energy consumption and contribute to and conserve the natural environment.
- 6.10.2 London Plan Policy SI2 - Minimising greenhouse gas emissions, states that major developments should be zero carbon, and in meeting the zero-carbon target, a

minimum on-site reduction of at least 35 per cent beyond Building Regulations is expected. Local Plan Policy SP4 requires all new developments to introduce measures that reduce energy use and carbon emissions. Residential development is required to achieve a reduction in CO₂ emissions. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.

6.10.3 Policy DM1 of the DM DPD states that the Council will support design-led proposals that incorporate sustainable design and construction principles and Policy DM21 of the DM DPD expects new development to consider and implement sustainable design, layout and construction techniques.

Carbon Reduction

6.10.4 Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon. The London Plan 2021 further confirms this in Policy SI2

6.10.5 The development now achieves a site-wide reduction of 58% in on-site carbon dioxide emissions calculated with Part L 2021. Electric boilers are proposed for heating the new build dwellings which will require a quality-assured construction method and design to deliver the low space heating demand in later stage as currently modelled. LBH Carbon Management raises no objection to the proposal

6.10.6 The revised overall predicted reduction in CO₂ emissions for the development shows an improvement of approximately 58% in carbon emissions with SAP10.2 carbon factors, from the Baseline development model (which is Part L 2021 compliant). This represents an annual saving of approximately 8.06 tonnes of CO₂ from a baseline of 13.09 tCO₂/year.

6.10.7 The applicant has proposed a saving of 1.41 tCO₂ in carbon emissions (10%) through improved energy efficiency standards in key elements of the build, based on SAP10.2 carbon factors. The residential part of the development achieves 10% carbon reduction which marginally complies with the minimum 10% reduction set in London Plan Policy SI2. The non-residential part of the development achieves 14% carbon reduction which is below the 15% reduction set in London Plan Policy SI2. It is recommended to further improve the building fabric following the fabric first approach of the energy hierarchy. The Council's Carbon Officer is satisfied this can be adequately addressed at a later stage, and as such this matter can be secured by condition.

6.10.8 In terms of the installation of various renewable technologies, the report concludes that electric boiler are the most viable option. This is further supported by the reduced running costs with low space heating demand than the GLA benchmark. Whilst the space heating demand for the residential dwellings is fairly low, using an electric heating solution should only be progressed where a quality-assured construction method and design delivers the low space heating demand as modelled

6.10.9 The applicant is not proposing any Be Clean measures as the site is not within reasonable distance of a proposed Decentralised Energy Network (DEN). A Combined Heat and Power (CHP) plant would not be appropriate for this site.

6.10.10 The applicant confirms ASHP strategy is not feasible and viable option due to space, visual and noise impact on the adjacent residential buildings. The cost comparison between the use of electric boiler and ASHP presented in the report focuses on the capital costs, and embodied carbon concluding electric boiler to be viable option to deliver the Be Green requirement. This is further supported by the reduced running costs with low space heating demand than the GLA benchmark. Whilst the space heating demand for the residential dwellings is fairly low, using an electric heating solution should only be progressed where a quality-assured construction method and design delivers the low space heating demand as modelled. The Council's Carbon Officer is satisfied this can be adequately addressed at a later stage, and as such this matter can be secured by condition.

6.10.11 The applicant confirms sub-metering to be implemented for the residential and non-residential units.

6.10.12 The applicant submitted a BREEAM Pre-Assessment Report for the non-residential units. Based on this report, a score of 61.53 % is expected to be achieved, equivalent to 'Very Good' rating. A potential score of 79.37 % could be achieved which should be aimed.

6.10.13 The shortfall will need to be offset to achieve zero-carbon, in line with Policy SP4 (1). The estimated carbon offset contribution (£12,739 (indicative) inclusive of 10% monitoring fee) will be subject to the detailed design stage.

Circular Economy

6.10.14 In terms of Circular Economy the principles used for this development are as follows;

- 100% reuse of demolition waste on site,
- 95% construction waste to be diverted from landfill for reuse, recycling or recovery,
- 95% excavation waste to be diverted from landfill for beneficial use,
- 85% municipal waste rate by 2030,
- 50% building materials to incorporate recycled content.

Overheating

6.10.15 The applicant has undertaken a dynamic thermal modelling assessment in line with CIBSE TM59 weather files for predominantly mechanically ventilated dwellings have been applied to the duplex ground/lower ground floor flats due to potential security risks associated with openable windows.

6.10.16 The applicant has also undertaken a dynamic thermal modelling assessment in line with CIBSE TM52 weather files for the proposed non-domestic church building and the cooling hierarchy has been followed in the design.

6.10.17 The development would not overheat based on the London weather centre files this is based on a series of mitigating measures being built into the development including;

- Natural ventilation, with openable areas restricted to opening angle of 15° due to noise impacts.
- Glazing g-value of 0.4
- External shading for a number of dwellings utilising balcony
- External shading devices/buildups and external louvres to all windows facing the main road and rooms facing south.
- MVHR with summer overpass
- A water-cooled split cooling system for spaces at high risk of overheating without the requirement of an external unit i.e. ground floor flats.

6.10.18 An updated overheating report will need to be submitted to confirm the overheating mitigation strategy in the Overheating Assessment as well as future mitigation measures however the Council's Carbon Officer is satisfied this can be adequately addressed at a later stage, and as such this matter can be secured by condition.

Summary

6.10.19 The proposal satisfies development plan policies and the Council's Climate Change Officer supports this application subject to the conditions as this scheme will be build a new community hall and new residential dwellings around this, at a high standard. As such, the application is considered acceptable in terms of its sustainability.

6.11 Urban Greening, Trees and Ecology

6.11.1 Policy G5 of The London Plan 2021 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design. London Plan Policy G6 seeks to manage impacts on biodiversity and aims to secure biodiversity net gain.

6.11.2 Policy SP11 of the Local Plan promotes high quality landscaping on and off-site and Policy SP13 seeks to protect and improve open space and providing opportunities for biodiversity and nature conservation.

6.11.3 Policy DM1 of the DM DPD requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals

to respond to trees on or close to a site. Policy DM21 of the DM DPD expects proposals to maximise opportunities to enhance biodiversity on-site.

- 6.11.4 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals. Policy SP13 of the Local Plan recognises, “trees play a significant role in improving environmental conditions and people’s quality of life”, where the policy in general seeks the protection, management and maintenance of existing trees.

Urban Greening Factor

- 6.11.5 The urban greening factor (UGF) identifies the appropriate amount of urban ‘greening’ required in new developments. The UGF is based on factors set out in the London Plan such as the amount of vegetation, permeable paving, tree planting, or green roof cover, tailored to local conditions. The London Plan recommends a target score of 0.4 for developments which are predominately residential. An assessment of the Urban Greening Factor (UGF) has been provided by the applicant based on the surface cover types. The existing site currently comprises of trees, grassland, hedging and shrubs and impermeable hardstanding. The proposed development would include permeable paving, amenity grassland, shrubs, planting, hedges, trees, and an intensive green roof. The site currently has an urban greening factor of 0.54 and the proposed development achieves an urban greening factor of 0.42. Whilst there is a reduction in the urban greening factor the proposed development would still exceed the minimum target set out in the London Plan. The final details of landscaping can be secured by the imposition of a condition to secure a high-quality scheme with effective long-term management.

Trees

- 6.11.6 Eleven trees will be retained within the church boundaries, the boundaries of the church and immediately adjacent to the site within Nightingale Gardens. A total of 5 trees have been identified for removal (T14, T12, G8 and T16) and one large mature Ash tree (T13). Of these trees 4 are Category C (T14, T12, G8 and T16). Trees classed as category C are defined as being trees of low quality or small specimens with a relatively low amenity value. One of the trees is Category B (T13) classed as moderate quality. Three of the trees to be removed (T13, T14 and T16) have either significant deadwood throughout or show the symptoms of the terminal disease chalara ash dieback and two of the trees to be removed (G8 and T12) are classed as a low quality trees. Although the removal of these trees is regrettable, it is proposed that ten new trees which comprise of 8 trees along the courtyard entrance and two in front of the new residential building are provided. The applicant has also agreed to fund a new replacement semi mature/mature tree on the

Nightingale Gardens boundary immediately east of the site to compensate the loss of T13. This can be secured by legal agreement.

6.11.7 The Council's Tree Officer has been consulted on the proposal and notes that encroachments within the Root Protection Areas are minimal and non-existent. The Council's Tree Officer advises that the loss of T13 will not have a significant impact on the line of mature trees. The Tree officer therefore raises no objection subject to the planting of three mature replacement trees and adherence with the Arboricultural Method Statement and the Tree Protection plan, and as such this matter can be secured by condition.

Ecology and Biodiversity

6.11.8 Within the site, amenity grassland, hedges, trees, and an intensive green roof is proposed to maximise the number of native species assisting with achieving the highest ecological value.

6.11.9 Whilst these measures are acceptable in principle, further information is required in respect of proposed mitigation and enhancement measures. This can be secured by the imposition of a condition.

6.11.10 Therefore, subject to conditions the proposal is acceptable in terms of its impact on trees, ecology and biodiversity, and its provision of urban greening.

6.12 Flood Risk and Drainage

6.12.1 Policy SP5 of the Local Plan and Policy DM24 of the DM DPD seek to ensure that new development reduces the risk of flooding and provides suitable measures for drainage. The site is located within Flood Zone 1 which has the lowest risk of flooding from tidal and fluvial sources and a Critical Drainage Area.

6.12.2 The applicant has submitted a Flood Risk Assessment and Drainage Strategy report. These have been reviewed by the LBH Flood and Water Management officer who has confirmed that they are satisfied that the impacts of surface water drainage will be addressed adequately. A number of mitigation measures are recommended to address the risk of flooding from surface water, in the form of blue roofs, permeable paving and a below ground tank. The below ground tank is to serve all external amenity areas located at lower ground floor level, external hardstanding areas which lie over the basement footprint and all rainwater downpipes serving the building terraces. The outlet from the blue roofs and permeable paving will discharge to the sewer by gravity; the outlet from the below ground tank will be pumped. It is proposed that runoff from the small external hardstanding area which is to be served by the permeable paving be restricted via an orifice plate to control the runoff rate to 0.4l/s. It is proposed that the pump rate from the below ground attenuation tank be set at 1.0l/s. Runoff rates from the blue

roof areas have been calculated by a blue roof manufacturer; it should be noted that the runoff rate, storage depth and number of outlets for each blue roof area may be subject to alteration if another blue roof manufacturer is approached at a later design stage.

6.12.3 Thames Water raises no objection with regards to water network infrastructure capacity and surface water drainage if the developer follows the sequential approach to the disposal of surface water. Thames Water recommends imposing a condition regarding piling and an informative regarding groundwater discharge, underground water assets and water pressure.

6.13 Air Quality and Land Contamination

6.13.1 Policy DM23 of the DM DPD requires all development to consider air quality and improve or mitigate the impact on air quality in the borough and users of the development. An Air Quality Assessment ('AQA') was prepared to support the planning application and concluded that the site is suitable for residential use and that the proposed development would not expose existing residents or future occupants to unacceptable air quality. It also highlighted that the air quality impacts from the proposed development during its construction phase would not be significant and that in air quality terms it would adhere with national or local planning policies.

6.13.2 The proposed development is considered to be air quality neutral however the applicant is required to provide an updated Air Quality Assessment of the proposed development in order to determine the actual existing baseline concentration in order to know the level of mitigation that will be required for the various floors of the development. The Council's Pollution Officer is satisfied this can be adequately addressed at a later stage, and as such this matter can be secured by the imposition of a condition.

6.13.3 Concerns have been raised about construction works however, these are temporary impact and can be mitigated through provision of the construction management plan which will include air quality control measures such as dust suppression. The proposal is not considered an air quality risk or harm to nearby residents, or future occupiers. The proposal is acceptable in this regard.

Land Contamination

6.13.4 Policy DM23 (Part G) of the DM DPD requires proposals to demonstrate that any risks associated with land contamination can be adequately addressed to make the development safe.

6.13.5 A Basement Impact Assessment assess the potential of contamination on the residential development and concludes from a review of the relevant findings, that the proposed site is likely to be suitable for a residential development, subject to

further detailed investigation and any subsequent recommended remedial works that may be required for the proposed end use secured by condition, the Council's Pollution Officer raises no objections.

6.14 Fire Safety

6.14.1 London Plan Policy D12 states that all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. The applicant has submitted a fire safety strategy report alongside updated plans which confirms that that fire safety details are sufficient for the purpose of planning. A formal detailed assessment will be undertaken for fire safety at the building control stage.

6.15 Employment

6.15.1 Local Plan Policies SP8 and SP9 aim to support local employment, improve skills and training, and support access to jobs. The Council's Planning Obligations Supplementary Planning Document (SPD) requires all major developments to contribute towards local employment and training.

6.15.2 There would be opportunities for borough residents to be trained and employed as part of the development's construction process. The Council requires the developer (and its contractors and sub-contractors) to notify it of job vacancies, to employ a minimum of 20% of the on-site workforce from local residents (including trainees nominated by the Council). These requirements would be secured by legal agreement.

6.15.3 As such, the development would have a positive impact in terms of employment provision.

6.16 Conclusion

- The proposal to rationalise and improve the church hall which is a community facility is acceptable and will meet the operational requirements of the existing church use and the present and future needs of the local community.
- The development would introduce a high-quality residential development which responds appropriately to the local context and is supported by the Quality Review Panel.
- The development would provide 15 residential dwellings, contributing towards much needed housing stock in the borough.

- The works to the Grade II listed church are welcomed and will greatly improve and enhance the character of the church as a focal building within the conservation area and will have a positive impact on the character of the listed building.
- The proposed development will lead to very low, less than substantial harm to the significance of the conservation area and its assets, which would be outweighed by the public benefits of the development.
- The mix and quality of accommodation are acceptable and either meet or exceed relevant planning policy standards. The dwellings have private external amenity space and all dwellings are in close proximity to a substantial sized open space - Nightingale Gardens.
- The proposal provides good quality hard and soft landscaping.
- The proposal has been designed to avoid any material harm to neighbouring amenity in terms of a loss of sunlight and daylight, outlook, or privacy, and in terms of excessive, noise, light or air pollution.
- The development would be 'car free' and provide an appropriate quantity of cycle parking spaces for this location and would be further supported by sustainable transport initiatives. There would be no significant adverse impacts on the surrounding highway network or on car parking conditions in the area.
- The development would provide appropriate carbon reduction measures and a carbon off-setting payment to provide a zero carbon development, as well as site drainage and biodiversity improvements.
- The proposed development will secure several obligations including financial contributions to mitigate the residual impacts of the development.

7.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Based on the information given on the plans, the Mayoral CIL charge will be £59,295.63 (918.6 sqm x £64.55) and the Haringey CIL charge will be £225,139.67 (918.6sqm x £245.09). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8.0 RECOMMENDATIONS

GRANT planning permission and listed building consent for the reasons set out in Section 2 above.

Appendix 1: Full Planning Permission Conditions & Informatives

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
3. Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof and parapet treatment;
- c) Details of windows, which shall include a recess of at least 115mm and obscuring of the flank windows;
- d) Details of entrances, which shall include a recess of at least 115mm;
- e) Details and locations of rain water pipes; and
- f) Details of key junctions including cills, jambs and heads of windows, balconies and roof parapet shall be submitted to and approved in writing by the Local Planning Authority. Samples of cladding, windows, roof, glazing, should also be provided. The development shall thereafter be carried out solely in accordance with the approved details (or such alternative details the Local Planning Authority may approve).

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 of the Development Management Development Plan Document 2017.

4. Prior to occupation of the development details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its written approval. Once approved the details shall be provided as agreed and implemented in accordance with the approval.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policy D4 of the London Plan 2021, Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017

5. Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in

writing by the Local Planning Authority, and these works shall thereafter be carried out as approved.

Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and

Soft landscape works shall be supported by:

- e) Planting plans;
- f) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- g) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- h) Implementation and long-term management programmes (including a five-year irrigation plan for all new trees). The soft landscaping scheme shall include detailed drawings of:
 - i) Existing trees to be retained;
 - j) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
 - k) Any new trees and shrubs, including street trees, to be planted together with a schedule of species which shall provide 7 new trees.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

6. The development hereby approved shall be constructed in accordance with the Arboricultural Method Statement Assessment prepared by Crown Tree Consultancy dated August 2022

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed in accordance with Policy G7 of the London Plan 2021 and Policy SP13 of Haringey's Local Plan Strategic Policies 2017

7. The development hereby approved shall be constructed in accordance with the Tree Protection Plan dated May 2023 prepared by Crown Tree Consultancy dated August

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed in accordance with Policy G7 of the London Plan 2021 and Policy SP13 of Haringey's Local Plan Strategic Policies 2017

8. Prior to first occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Met Police. The agreed lighting scheme shall be installed as approved and retained as such thereafter

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

9. No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site in accordance with Policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

10. Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guide lines at the time of above grade works of each building or phase of said development. The development shall only be carried out in accordance with the approved detail

Reason: In the interest of creating safer, sustainable communities.

11. Prior to the first occupation of each building or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.

Reason: In the interest of creating safer, sustainable communities.

12. Before development commences other than for investigative work:
 - a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
 - b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources,

pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
- d. The risk assessment and refined Conceptual Model, along with the site investigation report shall be submitted to, and approved in writing by, the Local Planning Authority.
- e. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- f. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

14. Before any works hereby approved commence, the following information shall be submitted to and approved by the Council:
- a. An updated AQ assessment will need to be conducted so as to determine the actual existing baseline concentration in order to know the level of

mitigation that will be required for the various floors of the development. The revised AQ Neutral Assessment shall provide sufficient detail and calculations to support that the development is neutral in regards to transport emissions – including trip lengths and vehicle emission rates for the road transport emissions.

- b. Actual baseline monitoring undertaken at or within the close proximity of the site itself.
- c. A revised Air Quality Neutral Assessment, that demonstrates the development is neutral in regards to transport emissions including trip lengths and vehicle emission rates for the road transport emissions must be undertaken and submitted for approval.

Thereafter, the details shall be implemented in accordance with the approval.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

- 15 A No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
- B An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

- 16 A Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst B Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts a and b above:

a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements, where appropriate;
- ii. Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the Plot;
- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

- 17 The owner shall be required to submit a Delivery and Servicing Plan (DSP) for the local authority's approval. The DSP must be in place prior to occupation of the development. The service and deliver plan must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

- 18 The applicant will be required to submit to the Highway Authority plans showing accessible; sheltered, and secure cycle parking for 26 long-stay residential cycle spaces, with 2 residential long-stay spaces being located in a more accessible location for approval.

Reason: to be in accordance with the published London Plan 2021 Policy T5, the cycle parking must be in line with the London Cycle Design Standards (LCDS). Reason: To ensure that cycle parking is provided in line with the London Plan 2021 and the London Cycle Design Standard (LCDS).

- 19 The applicant will be required to provide an event management plan/ local area management plan which includes the following information: a) Crowd management and dispersal including Stewarding. b) Travel Demand Management Plan in line with the Travel Plan which promotes travel by sustainable modes of transport to reducing travel by car and local car parking demand. c) Signage strategy to local transport interchange d) Taxi collection strategy including drop off and collection.

Reason: To enable visitors to consider sustainable transport options, as part of the measures to limit any net increase in travel movements by car.

- 20 No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to

and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact/cause failure of local underground sewerage utility infrastructure.

- 21 The placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality in accordance with Policies DM1 and DM3 of the Development Management Development Plan Document 2017

- 22 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 in accordance with Policies DM1 and DM3 of the Development Management Development Plan Document 2017

- 23 The applicant must ensure that the project architect (Spacelab) continues to be employed as the project architect through the whole of the construction phase for the development except where the architect has ceased trading. The applicant shall not submit any drawings relating to details of the exterior design of the development that are required to be submitted pursuant to conditions of the planning permission unless such drawings have been prepared or overseen and agreed by the project architect.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Local Plan 2017.

- 24 All the residential units will be built to Part M4(2) accessible and adaptable dwellings of the Building Regulations 2010 (as amended), unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision for accessible and adaptable dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D5

- 25 The development hereby approved shall not commence until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:
- i. External walls of extension acoustic performance details;
 - ii. Glazing acoustic performance details; and
 - iii. Exit doors acoustic performance; The development shall be built in full accordance with the approved details and shall be maintained thereafter.

Reason: To safeguard residential amenity.

- 26 The development hereby approved shall be constructed in accordance with the Energy statement – Issue 4 prepared by Energylab Consulting Ltd. (dated 19 Oct 2023) delivering a minimum 58% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, and a minimum 12.7 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction with SAP10.2 carbon factors
- Details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions;
- Confirmation of the quality assured method to ensure the energy efficiency of the fabric is delivered as approved;
- A metering strategy

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays and ASHPs must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

27

Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This assessment shall be based on the Overheating Risk Assessment Issue 3 – prepared by Energylab Consulting Ltd. (dated 20 Oct 2023).

This report shall include:

- Revised modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;
- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;
- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for

the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.

(c) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- Natural ventilation, with openable areas restricted to opening angle of 15°;
- Glazing g-value of 0.4;
- External shading for a number of dwellings utilising balcony;
- External shading devices/buildups and external louvres to all windows facing the main road and rooms facing south;
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

28

(a) Prior to the above ground commencement of development, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. Living roof must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roof will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);

vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
vii) Management and maintenance plan, including frequency of watering arrangements.

viii) A section showing the build-up of the blue roof and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(b) Prior to the occupation of 90% of the dwellings, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

29

(a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 30 No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

- 31 (a) Prior to commencement on site, a design stage accreditation certificate for non-residential category must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM “Very Good” outcome (or equivalent), aiming for “Excellent”. This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.

The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

(b) Prior to occupation, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Authority’s approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

- 32 Prior to occupation, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy SI4 with passive measures being considered ahead of cooling systems for different heatwave scenarios. The Building User Guide should be easy to understand and will be issued to any residential occupants before they move in and should be kept online for residents to refer to easily. The building user guide should clearly mention the windows can be opened 15° if there are any noise issues during occupation, and opened further when there are no noise issues.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21

33 No development shall place, including any works of demolition, until a detailed construction management plan is submitted to and approved in writing by the Local Planning Authority to demonstrate how the contractor will mitigate the following:

- i) No affects beyond category 1 impacts of the Burland Scale to ensure that the basement construction does not cause damage to adjacent properties

Reason: In the interest of residential amenity and safety in compliance Policy DM18 of the Development Management Development Plan Document 2017

34 The proposed development should include appropriate fire safety solutions and represent best practice in fire safety planning in both design and management and should include a more detailed fire strategy/fire engineered design in order to satisfy Part B of the Building Regulations - Fire Safety. This will be subject to a more detailed check by Building Control and the Fire Authority.

Reason: In the interest of fire safety to comply with Policy D12 of the London Plan 2021.

35 Prior to the commencement of above ground works full details of three new replacement semi mature/mature trees on the Nightingale Gardens boundary to be submitted to and approved in writing by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval. The replacement trees should be either of the Corsican or Black Pine grouped species and reach 20- 40m at maturity and have all round year interest.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policies D4 and G1 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017

36 Prior to the commencement of above ground works an aftercare programme of the three new replacement trees shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policies D4 and G1 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017

- 37 The development hereby approved shall not commence until a scheme for sound insulation for the basement extension has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

i) External walls of basement acoustic performance details

The development shall be built in full accordance with the approved details and shall be maintained thereafter.

Reason: To safeguard residential amenity.

38. The dwelling(s) shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

INFORMATIVES:

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner

INFORMATIVE : CIL Based on the information given on the plans, the Mayoral CIL charge will be £59,295.63 (918.6 sqm x £64.55) and the Haringey CIL charge will be £225,139.67 (918.6sqm x £245.09). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday

- and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development

INFORMATIVE: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

INFORMATIVE: The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes>
Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

INFORMATIVE: Prior to demolition of existing buildings where applicable, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be

removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk.

INFORMATIVE: This planning permission must be read in conjunction with the Listed Building Consent (HGY/2023/0236)

Appendix 2: Listed Building Consent Conditions & Informatives

- 1) The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

REASON: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

- 2) The Listed Building Works shall be completed in accordance with the following approved plans and specifications:

Reason: In order to ensure the development is carried out in accordance with the approved details and to protect the historic environment.

- 3) Prior to commencement of any demolition work of both existing Church Hall, 1950's brick extension to rear of the listed Church and any alteration or extension works to the listed Church, the following information shall be submitted in writing to and for approval by the Local Planning Authority:
 - a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or
 - b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building
 - c) a phased programme for carrying out the approved works The programme shall take into account the delivery of the new build elements of the scheme alongside the delivery of the new church extension, related repairs to the listed church and fit out of the new church extension.

The development shall be constructed in accordance with the approved programme, unless agreed in writing with the Local Planning Authority.

Reason: to ensure the development is carried out in accordance with the approved details and to protect the historic environment consistent with NPPF policy 202

- 4) No development shall take place, including any works of demolition, until the following details are submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before any work is begun:
 - a) Heritage method statement for demolition works and subsequent making good of the listed church fabric.
 - b) Plan, elevation, and cross section demolition drawings to scale 1:50 contextually showing both the relevant portion of the listed church where directly impacted by the proposed works, the existing corrugated iron assembly hall and the 1950's extension.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017

- 5) Prior to commencement of construction works of new Community Hall to lower ground level and new entrance link to ground level, details of repair works to the listed church further to demolitions, and related material specifications shall be submitted to and approved in writing by the Council as a local planning authority in consultation with Historic England.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017

- 6) Prior to commencement of the relevant works, the following details of the proposed new Community Hall at lower ground level and details of the new entrance link to ground level shall be submitted to and approved in writing by the Council as a local planning authority in consultation with Historic England:
 - a) Plan and cross section drawings of the proposed basement level and ground level new entrance link to scale 1:50 contextually showing the listed church
 - b) Plan, section and elevation drawings to scale 1:10 showing the interfaces between the historic fabric of the church and the new lower ground extension and between the church fabric and the new entrance link

- c) Heritage method statements and material specification for construction of both new Community Hall, entrance link and interfaces of the new buildings with the historic church fabric.
- d) Material samples of proposed finishes of new entrance hall and new community hall

Works shall be carried out in accordance with such approved details and maintained as such thereafter

Reason: In order to safeguard the special architectural or historic interest of the listed building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017

- 7) Prior to installation of the proposed services within the new church hall and entrance link, details of such works including plumbing, mechanical, electrical, data services, shall be submitted to and approved in writing by the Council as Local Planning Authority in consultation with Historic England before such work is begun. Details should include schematic plan, section and elevation drawings to scale 1:50 as a minimum showing position, and type, of services, as well as any associated risers, conduits, vents, fittings and method of installation.

The services shall be installed in accordance with such approved details and maintained as such thereafter

Reason: To safeguard the special architectural or historic interest of the listed building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

- 8) Prior to the installation of the proposed lighting, details of the proposed lighting shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun.

The proposed lighting shall be installed in accordance with such approved details and maintained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017

- 9) Prior to installation of new facing materials, finishes, windows, doors to the new mixed use development and the proposed new landscaping, samples of the proposed facing materials and finishes shall be submitted to and approved in

writing by the Council as local planning authority in consultation with Historic England before that specific material is installed.

The facing materials shall be installed in accordance with such approved details and maintained as such thereafter.

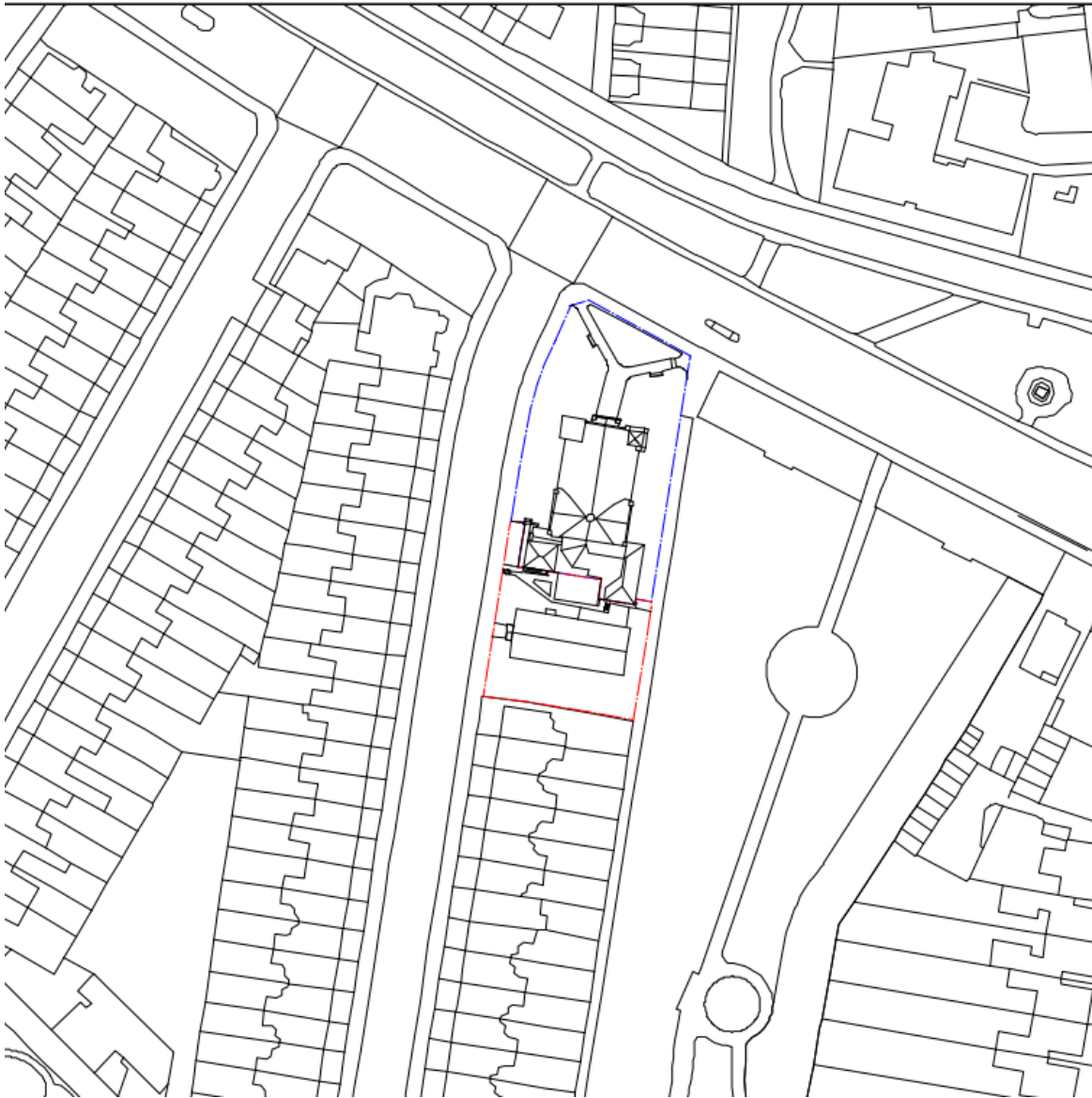
Reason: In order to safeguard the special architectural or historic interest of the building and the conservation area character consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017

INFORMATIVE(S)

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner

INFORMATIVE: Details of external materials are required to be submitted to and approved in writing by the Local Planning Authority pursuant to Planning Permission HGY/2022/4552.

Site location plan



Birds eye view



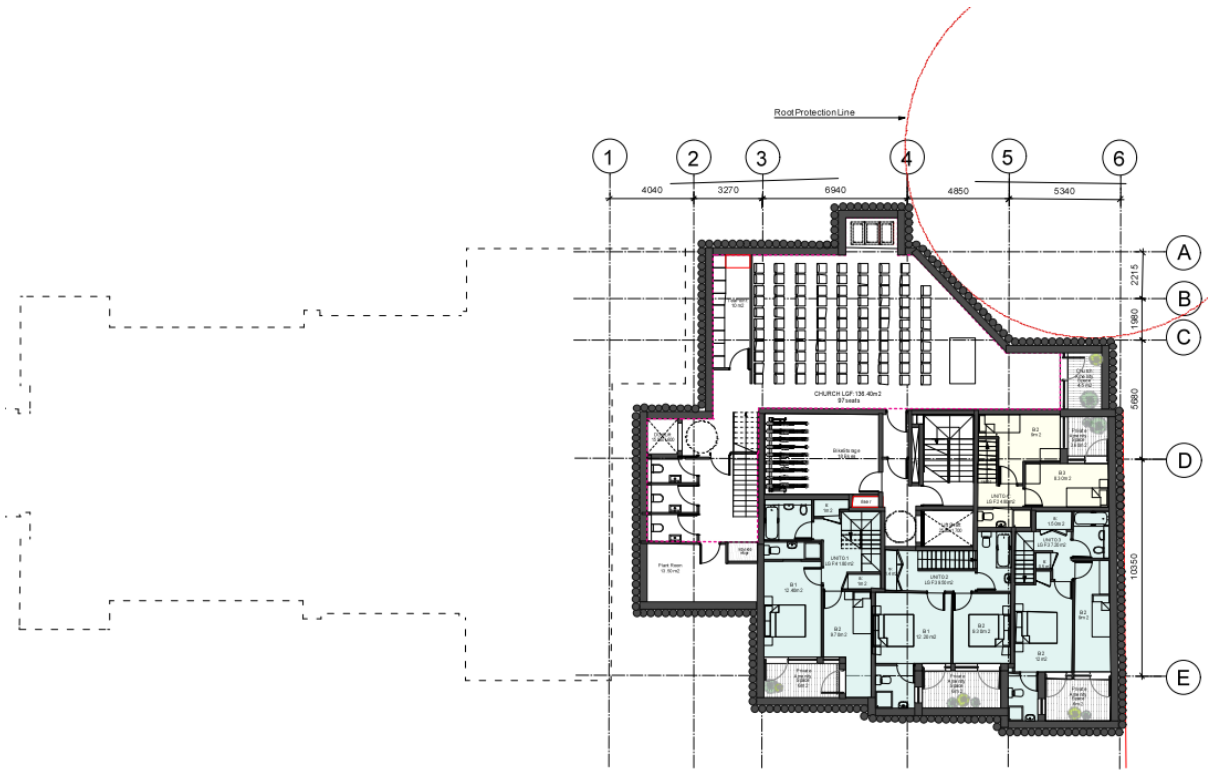
Site photos



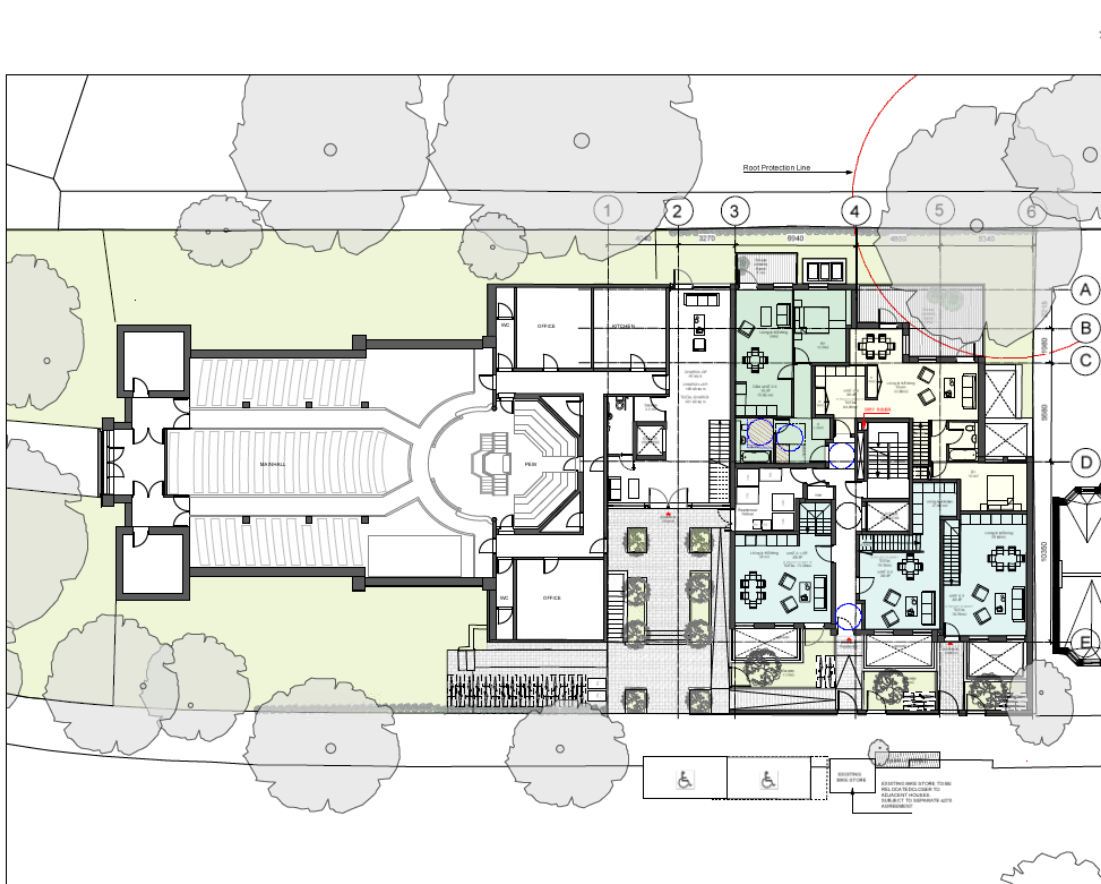
Site photos



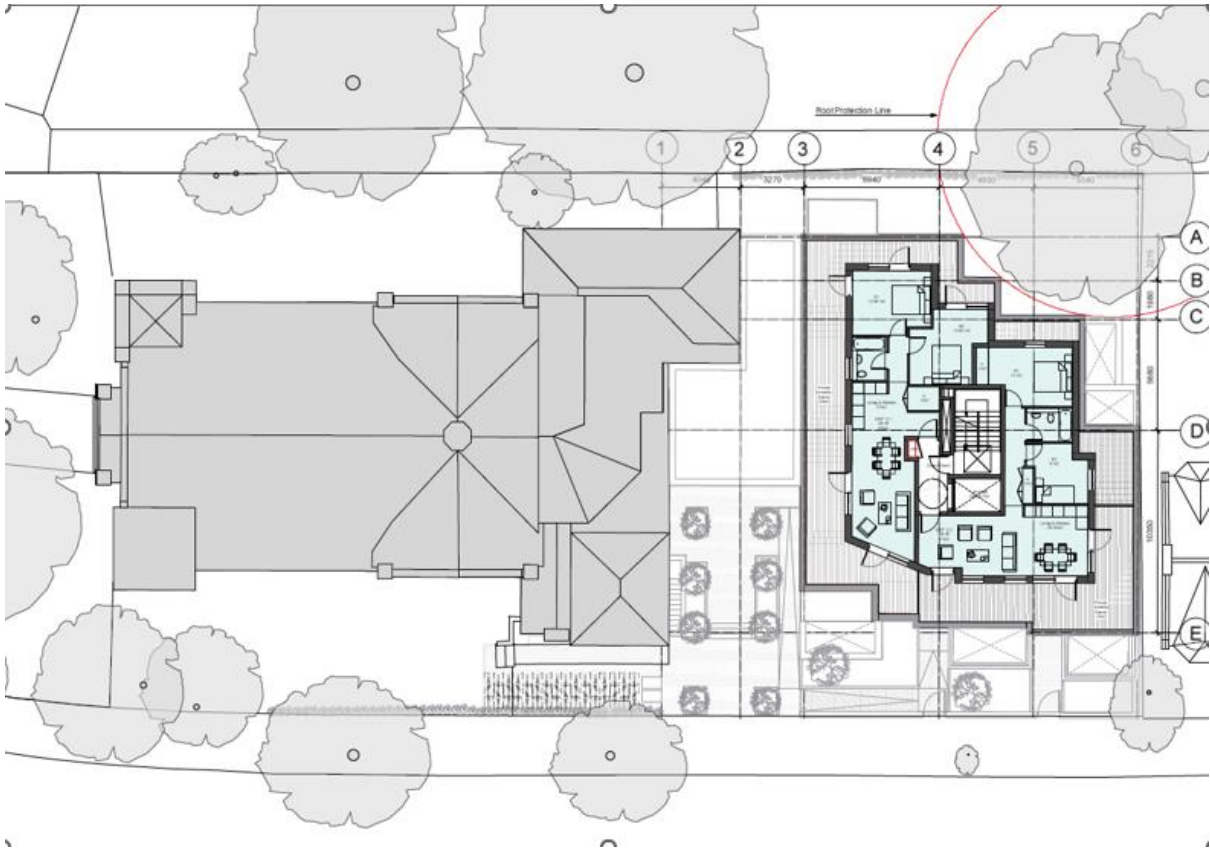
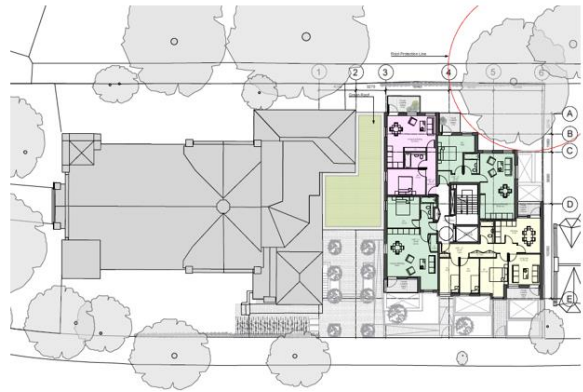
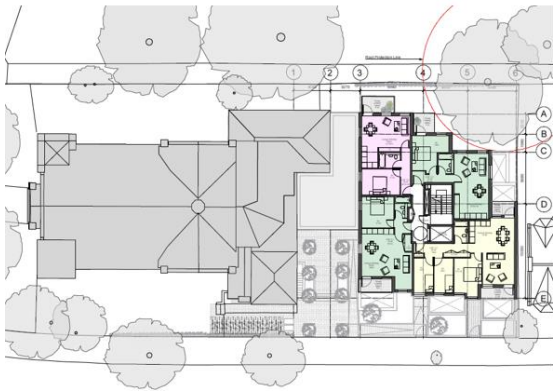
Proposed lower ground floor plan



Proposed ground floor plan



Proposed upper floor plans



Proposed front and rear elevation



View from Braemar Avenue and Nightingale Gardens



View from Braemar Avenue towards the church



View from Bounds Green Road towards the church



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Appendix 4 – Consultation Responses from internal and external agencies

| Stakeholder | Question/Comment | Response |
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| INTERNAL | | |
| Design | <p>Context</p> <p>Braemar Road Baptist Church is a striking and Statutory Listed (Grade II) late nineteenth century, non-conformist church, in an eclectic Gothic, Arts & Crafts influenced style, using a mixture of materials including red sandstone and a smooth dark red brick for quoins, string courses, door and window surrounds, with dramatically contrasting, richly textured, grey-to-white, knapped flint infill to wall panels. The church frontage faces the south-west side of Bounds Green Road, a major arterial road running south-east to north-west, from Wood Green to Southgate, with its main front door and main gable window facing this street, and an off centre tower on the corner of Braemar Avenue on its right. This street runs along the side of the church, with aisle windows beneath its great pitched roof, a gabled transept and then the octagonal hipped altar end, being followed by later, early twentieth century additions and service entrances, in low, flat roofed, red brick boxes. Behind these is the “tin tabernacle”, a simple, pre-fabricated, timber and corrugated iron structure facing Braemar Avenue; this was the initial church for the site whilst the permanent building was built, and subsequently became a church hall, but is now in an advanced state of collapse, and this along with the later extensions to the main church form the site for this planning application.</p> <p>Apart from the church, Braemar Avenue is a quiet cul-de-sac; a residential street made up of late nineteenth / early twentieth century, two-storey, terraced, predominantly red brick houses with strongly expressed gabled bay windows and short front gardens, typical of many streets in the area, and a contrast to busy Bounds Green Road, which, in addition to similar residential properties, has a number of larger, more monumental public and institutional buildings, like this church, as well as Trinity Gardens, a ribbon of parkland along its north-eastern side, opposite. The other, south-eastern side of the church is a further public park, Nightingale Gardens, which site over the shallow nineteenth century tunnel to the New River aqueduct. This linear park connects Bounds Green Road and Trinity Gardens with Station Road and Avenue Gardens to the south-west, close to Alexandra Palace Station, the nearest station, about a 10 minute walk away, with Wood Green Underground Station and the Metropolitan Town Centre of Wood Green some 15 minutes’ walk to the south-east, and Bowes Park Station is a similar distance to the north. The side of the church and back of its outbuildings and tin tabernacle back onto Nightingale Park, but like the houses along Braemar Avenue make no attempt to address the park, being bounded by utilitarian timber or concrete boarded fences.</p> | Comment noted |

As mentioned above, the church is Statutory Listed, Grade II, and as such the listing applies to the entire curtilage, including the later outbuildings and earlier Tin Tabernacle. Conservation Officer colleagues have provided detailed advice and comment on the building heritage and conservation qualities of these proposals, but it can be taken that from a design point of view the outbuildings and tin tabernacle are of much less heritage significance. It is also worth noting that pre-fabricated Tin Tabernacle temporary churches were built in very large numbers in the nineteenth century, and many others elsewhere (often starting out in better states of repair) have been preserved, including the very nearby Shaftsbury Hall, a community hall in Herbert Road, besides Bowes Park Station; <https://maps.app.goo.gl/qUTJuszK1BgAXEe36>.

Proposals

The proposals are to replace the outbuildings and tin tabernacle with new secondary church entrance, support facilities for the church and a new church hall, along with new residential properties including a home for the pastor and 14 other flats and maisonettes. The church and church hall entrance would be in a single storey, glazed link, attached to the church in place of the 20th century extensions, well set-back from Braemar Avenue via an attractively landscaped entrance courtyard, providing level access for their first time, with the opposite also fully glazed, looking onto and visible from Nightingale Gardens via a more open boundary fence for the first time.

The remainder of the development is a building of four storeys plus a basement, containing the church hall, toilets and storage in the basement, as well as three basement and ground floor maisonettes facing Braemar Avenue, four flats on each of the first and second floors and two flats on the set-back third floor. This will appear as a three storey building, a gentle step up of one floor over the two storey houses adjacent and opposite, transitioning in height towards the taller church towers. The set back third floor will appear as a subsidiary roof structure, and its overall height will remain below the ridge height of the main church roof. This height therefore represents an acceptable transition from the low rise residential hinterland towards the greater height of more monumental buildings on the main Bounds Green Road frontage and is also appropriate for and compatible with the wider open space of Nightingale Gardens.

The proposal's building line also steps back (as its height increases), in a series of gradual steps from the residential building line close to the pavement towards the much greater set-back of the main body of the church. The three distinct bays created in the three set-backs also match the rhythm of the terraced houses, expressed in their forward projecting bays. To the rear, the new building line steps forward in four gradual steps from the well-set back rear building line of the neighbouring houses, with their relatively long back

gardens, to align with the building line of the side wing of the church to the park side, giving the new flats a greater presence on, visibility from and views of Nightingale Park, whilst maintaining privacy to ground floor private gardens, with the new, more elegant, fence stepping up where the boundary of the church to the park becomes the residential boundary.

The rhythm and proportions of the proposed fenestration will compliment and echo that of the residential terraced houses, with a predominantly vertical emphasis and larger windows matching those of the residential bay windows. There are modest balconies on the street frontage, recessed on the right side closest to the houses, semi-recessed corner balconies to the left side closest to the church, similarly transitioning on the park side from recessed close to the houses, through corner balconies, to fully projecting where the building is closest to the park, making full use of the open public space and providing animation to that park. Their balustrades are to be in a predominantly solid perforated metal providing privacy to residents and hiding any clutter.

The main proposed materials are to be brick, in a carefully chosen variegated pink to compliment and provide a transition between both the houses and church. This will be complimented by metal panels to the sides of windows and to the set-back top floor, picking up on the contrasting knapped flint panels of the church and acting as a lighter, more roof and sky-like material for that set-back top floor, picking up on the slate of the residential roofs. These have already been subject to extensive discussion between officers and applicants but will be confirmed by condition requiring physical samples.

Internally, the residential accommodation is universally of high quality, with room and flat sizes, as is to be expected, meeting or exceeding nationally described space standards, and private gardens, balconies or roof terraces meeting or exceeding London Plan private amenity space standards, notwithstanding that the location is also immediately adjacent to a large amount of public park space, containing childrens play facilities, sitting out and games areas. The new church facilities will improve its inclusivity for all users, providing much more visible, more welcoming, level access to the church, its hall and toilets. The new entrance and breakout area will be light and visible from both the street and the park, whilst the hall will be in the basement where noisy activities will be insulated from causing disturbance to the main church space and existing and proposed residential neighbours. The applicants have made it very clear over the course of pre-application discussions that views into and out of the church hall are not wanted, and therefore officers agree that a basement location is entirely suitable and appropriate.

The applicants have assessed the daylight and sunlight levels achieved in the proposed homes and on existing neighbours, in accordance with the BRE Guide (2022). All the proposed homes achieve good levels

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| | <p>of daylight and sunlight to all their living rooms and the majority of their bedrooms, which is considered an exemplary achievement. No neighbouring existing residential properties would lose a noticeable amount of daylight to all their windows and there is no loss of sunlight to any neighbours. Some (five) windows to the immediate neighbour, no. 1 Braemar Avenue, would lose a noticeable amount of daylight, but these rooms would still also be lit by other windows that are unaffected, such that their room's daylight distribution is unaffected.</p> <p>The proposals have been carefully designed to avoid impact on trees, but such are the density of trees along the park boundary that some impact is unavoidable. The applicants have agreed with the council's relevant officers that one tree and a small number of smaller bushes can be removed on the boundary, to permit the development and give it greater visibility from and views of the park, and will be replaced with new trees within the park, providing better landscaping to the park as well as giving the park greater animation and passive surveillance from the development, including both some of the new housing and the new public frontage from the new church entrance space. The development is also expected to release funds for the church to make repairs to the original listed structure.</p> <p>Conclusion</p> <p>This proposal will be a modest but elegant new residential building, providing much needed new housing, as well as new, improved facilities for this church. It is designed to be complimentary to and act as a transition between the existing neighbouring housing and church, as well as improving its animation of the neighbouring park. Height, proportions, fenestration and materials are appropriate, elegant, promise to be durable, and give the proposals a confident, contemporary, yet complimentary appearance, picking up on neighbouring existing heights, proportions and materials in a modest contemporary interpretation. The proposed housing and new or replacement church facilities promise to be of excellent quality and greatly improve their relationship to the street and its neighbourhood, whilst being sensitive to the heritage and parkland settings.</p> <p>Show less</p> | |
| <p>Conservation</p> | <p>The development site sits in the setting of grade II listed, late Gothic Revival style, dark red brickwork and contrasting flintwork Braemar Avenue Baptist Church which is characterised by its prominent north corner tower footing Bounds Green Rd. To the immediate south of the church stands a corrugated iron Church hall in derelict conditions. The church hall was built at approximately the same time as the church. It is clad with corrugated metal with blue painted windows, has a rustic appearance, and makes a limited contribution to the street scene. Both the listed church and the development site are located on the western edge of Trinity</p> | <p>Comment noted and conditions attached</p> |

Gardens Conservation Area, a predominantly Victorian residential area that includes three distinctive church buildings, which along with the Nightingale Primary School, form the local landmarks. The conservation area is here characterised by the landscaped openness of the Trinity Gardens and Nightingale Gardens which are a narrow-elongated park located to the immediate east of the development site and which extends south towards Wood Green Common and creates a green corridor by connecting Trinity Gardens with Avenue Gardens to the south. Trinity Gardens and Nightingale Gardens are included on the local list of Historic Parks and Gardens.

Listed Braemar Avenue Baptist Church and St Michael's church are defining landmarks in east and west views across and into the conservation area along Bounds Green Road.

Worth noting that only the northern section of Braemar Avenue is comprised within the Conservation Area here concluded by the striking Baptist Church with its prominent tower and The Towers, a positive contributor, large, red-brick Edwardian house located on the opposite side of the street.

The proposed works entail:

- Demolition of the temporary corrugate iron church hall
- Demolition of the main church's 1950s extension
- Construction of a new four storey above ground, mixed use building with recessed top floor and linked to the main church building at ground floor only.
- Creation of glazed, walk-on lightwells to serve the basement level at pavement level.

The development proposal has benefitted from extensive pre-application discussion and formal Design Review that have sought to address both the heritage sensitivity of the development site and the opportunity to manage change within heritage setting through informed and context-sensitive design. The architectural and visual primacy of the listed Church with its distinctive roofline and tower as a landmark of the Trinity garden Conservation Area have been at the forefront of pre-application discussion. The unsightly 1950's extension and the modest contribution of the dilapidated church hall to the significance of the listed church and its conservation area, all carefully debated upfront, confirmed and expanded on in the adopted conservation area appraisal and in the submitted heritage statement accompanying the application, have shown that there is an opportunity for repairing and decluttering the listed church from insensitive past alterations and to accommodate the evolving and expanding community use needs of the Church together with the opportunity to create much needed new residential development.

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| | <p>Once the principle of decluttering and redevelopment has been accepted from the planning and heritage conservation perspective, the development ambitions have been scaled down by embedding the necessary heritage impact testing throughout the design exploration process, by developing the proposed design not only on the context of the listed church, its immediate built and landscaped Conservation area setting and related views of the listed building and views across and into this stretch of Conservation area, but also considering how the proposed development could respond and complement the urban character of the Braemar Avenue defined by its historic terraces adjoining the southern elevation of the Site. Both the proposed plan form, scale, proportions, height, roofline, façade composition, pattern of fenestration, façade treatment and materials of the proposed development have been designed within context, progressively drawing upon the established and distinctive geometries and features of the historic terraced houses on Braemar Avenue while aiming to design an honestly contemporary new building that has been visually tested for impact throughout its design evolution.</p> <p>The proposed repairs to the main church and removal of the unsightly 1950's extension to south elevation is a positive element of the proposed scheme and are very welcome.</p> <p>The impact of the new building and the need to link to the listed church has been explored and mitigated by design at pre-application stage in full light of the planning and heritage constraints and opportunities posed by the existing site configuration, whose southern part is already developed with the 1950s extension and the church hall. It has been acknowledged that the proposed footprint and scale of the proposed development building would exceed the footprint of the existing buildings and this has led to maximise the opportunity to develop the basement level, while stepping back the above ground plan form to be subordinate to the building line of the listed church and by breaking down and stepping back the above ground height and mass so to mediate between the scale and height of the listed church and the adjacent two storey terraced houses south of the church, just outside the conservation area boundary. The top floor of the proposed building has undergone various design testing and configurations and has been finally set back from all elevations further consistent visual testing in the setting of the listed building and its conservation area views aiming to successfully respect and retain both the full legibility, architectural and visual primacy of the listed building.</p> <p>The proposed building's western elevation has been brought forward and aligned to the building line of the terraced houses south of the listed building to respond to the different relationship with and heritage importance of the built context.</p> | |
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| | <p>The ground floor link between the church and the new development has been sensitively designed as a lightweight, transparent, contemporary structure well set back from the main elevation of the church. All of the above design measures, as also proved in the accompanying visual testing, have successfully mitigated the potentially negative impact of the proposed development on the setting of the listed church and its conservation area character. The scheme so far achieved is a context-led, well-pondered, carefully designed, low impact response to a challenging heritage site. Further design refinement at detailed design stage can add to the design quality and contribute to raise the architectural quality of the area.</p> <p>The proposed repairs to the main church and demolition of the 1950's extension will enhance the character of the church as a focal building within the conservation area will have a positive impact on the character of the listed building and are fully supported.</p> <p>The loss of the corrugated iron church hall is considered to have a very low negative impact on the character and appearance of the conservation area but promises to deliver substantial public benefits as explained in the application.</p> <p>The proposed new building and related link will undoubtedly introduce unprecedented built form, scale, height and architectural language in the setting of the listed building and on this edge of the Conservation Area and will obscure the original scale and spatial relationship between the historic buildings on the listed site. However, by virtue of its careful design, forms, articulation of masses and heights the new building will preserve the architectural quality and visual primacy of the listed church in views of the conservation area, and while the built and visual setting of the listed building will change, the intrinsic qualities and the ability to appreciate the repaired and enhanced listed church within its conservation area environment will stay.</p> <p>It is possible to conclude that the overall impact of the proposed scheme would lead to a very low level of less than substantial harm to the significance of the listed building within its conservation area and test outlined in paragraph 202 of the NPPF should apply.</p> <p>Detailed design, material specification and method statements related to demolitions, repair works to the listed church and construction of proposed basement level and ground floor link should be submitted for approval to the planning authority before commencement of the relevant works.</p> <p>Additional comments dated 26/10/2023</p> | |
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| | <p>The Conservation Officer advises that the tin tabernacle is their opinion curtilage listed, it pre-dates the listed church, but was ancillary to its construction and subsequent church functions and has been standing on the site in the same ownership as the church.</p> <p>However, the intrinsic designed value of the tin tabernacle is low, as not only its fabric is in a decayed state, not only the building suffers from evident structural issues (<i>"Structurally the building is in a significant state of disrepair, with visible bulging of the elevations, timber window degradation, iron corrosion and broken windowpanes."</i>), but all the architectural features that contributed to the architectural quality of the former church hall have been lost (<i>"the building has lost much of its detailing over time. Lost detailing includes timber finials to the gabled roof apex on the front elevation, arched ecclesiastical panes to the upper section of each window, small gabled dormers in the roof slope and marginally more shaped bargeboards."</i>) and this is articulated both in the heritage statement quoted above and in the planning statement.</p> <p>As per the heritage statement, and I concur with its findings: <i>"The predominant significance of the hall lies in its historical value and former historical relationship with the church, through its demolition there would be harm to this relatively minor aspect of the significance of the listed building."</i></p> <p>We are here dealing with a derelict, unsafe, historic building of limited significance, which is mostly related to its historic value stemming from its association with the listed church; this building has been totally deprived of its modest original architectural quality and character, it cannot be used and even when expensively refurbished it would not meet the increased operational needs of the church which ensure the continued beneficial use of the listed church building. Additionally, the adopted CA character appraisal stresses that the tin tabernacle <i>"has a rustic appearance, and makes a limited contribution to the streetscene."</i></p> | |
| <p>Transportation</p> | <p>Description</p> <p>An application has been received seeking planning permission to demolish the existing Church Hall at the rear and redevelop the site to provide a four-storey building which will contain 15 residential dwellings, a basement church hall, and associated ground facilities. The development would provide cycle parking based on the proposed use class. The residential cycle provision would be 26 long-stay cycle spaces, 2 short stay and church cycle provision would be 4 long-stay and 7 short-stay. The basement church hall and the residential development will have separate entrances for pedestrians. The site is located at the beginning of a cul-de-sac. The submitted Transport Statement includes a proposal to introduce 2 on-street car parking spaces and convert 1 on-street space to a disabled bay. The location site currently has a single vehicle</p> | <p>Observations have been taken into account. The recommended legal agreement clauses and conditions attached.</p> |

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| | <p>crossover which is not in use. The proposal includes the reinstatement of the footway as part of the development. The site is located within the Wood Green Outer CPZ, which restricts parking to permit holders only Monday to Saturday, 0800 – 1830. The proposal site has PTAL rating of 6a indicating that its access to public transport is very good when compared to London as a whole suggesting that there are opportunities for trips to be made to and from the site by modes other than the private car. The proposal site has convenient access to local shops, services, facilities and transport links. Alexandra Palace Station is only a c.6min walk and c.2min bike ride from the development. Furthermore, Wood Green Underground station is easily accessible from the site with it only being approximately: 10min bus ride, 10min walk, and 4min bike ride.</p> <p>Unit mix Proposed: 7 x 1 bedroom, 5 x 2 bedroom, and 3 x 3 bedroom dwellings.</p> <p>Car parking Planning policy requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The published London Plan 2021 Policy T6.1 Residential Parking requires that development proposals must comply with the relevant parking standards. For a development of this type, a 7 x 1 bedroom, 5 x 2 bedroom, and 3 x 3 bedroom dwellings with a PTAL ranking of 6a, the maximum number of car parking spaces permitted would be car-free, this is further supported by the by Haringey Development Management DPD, Policy DM32 which supports car-free developments. Therefore, the development is in accordance with this policy.</p> <p>The proposal includes the additional provision of 2 on-street car parking spaces on Braemar Avenue. However, as this would be a car free development with the residents not being able to attain a parking permit, therefore there would be no need to increase on-street parking bays as no new demand will be generated from the development. This is further supported by the local CPZ, which restricts parking to permit holders only for 6 days of the week and for the majority of the day.</p> <p>The London Plan 2021 T6.1 Residential Parking states that disabled person's parking should be provided for new residential developments delivering 10 or more units. As a minimum 3% of dwellings must have at least 1 designated disabled persons parking bay from the outset. This Policy further requires that new developments be able to demonstrate as part of a Parking Design and Management Plan, how an additional 7% of dwellings could be provided with 1 designated disabled person's parking space per dwelling in future upon request as soon as the existing provision is insufficient. However, the Highway Authority would require that the 10% be provided from the outset, which means that the development would need to make provision</p> | |
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for 2 blue badge/accessible parking spaces. Additionally, all disabled bays associated with the development must be for resident use only.

Car clubs

As per the pre-application advice, the Highway Authority would require the applicant to enter a S106 agreement with Haringey Council to provide car club facilities for potential occupants of the development to use. This would assist with reducing the rate of car ownership from residents of this development and help to offset any potential parking impacts. The developer has provided information on the location of nearby car club sites, with the closest being on Finsbury Road approximately 6min from the site. However, the Highway Authority would require the applicant to liaise with local car club operators who will advise on the local coverage and whether the applicant should be funding any new bays/cars in the locality to meet future car club demand from the development. The applicant will be required to provide 3 years car club membership for each residential unit, along with £50 driving credit, which has been already stated within the submitted Transport Statement for this site.

Cycle parking

The development would see the provision of 26 long-stay and 2 short-stay for the residential development and 4 long-stay and 7 short-stay for the church. Long-stay cycle parking for residents will be located both on the basement and ground levels. For a development of this type to comply with the London Plan Policy T5 Cycle, the church cycle parking provision would need to be based upon the following: long-stay: 1 space per 8 FTE staff and short-stay: 1 space per 100 sqm (GEA). However, cycle parking has been based upon proposed and existing GEA sqm, with no information being provided on the staff levels. Consequently, this makes determining if cycle levels meet policy requirements impossible and if proposed levels meet policy.

It can be seen from the submitted plans that 8 of the residential long-stay bikes are located within gardens on the ground floor, with 2 of the cycle parking spaces only being accessible from within the dwelling. Consequently, the Highway Authority finds their location to be unsatisfactory, as residents would be forced to proceed through the dwelling to retrieve/store the bikes. This would deter their intended use, making them not fit for purpose. Furthermore, no exact information has been provided on the type of secure shelters for the garden cycle parking and how the basement level parking will be secured for residents, especially considering this will be used as an emergency route for the church.

Therefore, the development is not in accordance with the published London Plan 2021 Policy T5 Cycle, which requires developments to '*provide the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located and be in accordance with the minimum standards*'. These issues can be addressed with a pre-commencement planning condition requiring the applicant to submit details of

cycle parking in line with the London Plan and the London Cycle Design Standards (LCDS) which must be submitted and approved before development commences on site.

Highway works

As mentioned above, the development will see the reinstatement of the footway where the vehicle crossover has now become redundant on Braemar Avenue. This will enable safer crossing and traversal by pedestrians, especially for those with mobility issues. This is to be in accordance with the published London Plan 2021 Policy T4 Assessing and mitigating transport impacts, which states that '*development proposals should not include increase road danger*'. This is further supported by the Haringey Council's Development Management DPD Policy DM33 which states that the council will only support proposal for a new crossover where it does not result in a '*reduction in pedestrian or highway safety*'. The Highway Authority will require all the required improvements to the highway be secured and implemented through a S278 agreement.

Travel plan

The Highway Authority has reviewed the submitted Travel Plan for the church and finds it to follow standardised travel plan frameworks and accepts it. However, there will be a requirement for the Council to monitor the travel plan. This can be addressed with a planning obligation requiring monitoring of the travel plan over a 5-year period.

Trip generation

Trip generation for the proposal has been submitted as part of the Transport Statement. Trip generation has been provided for both church and residential use classes. The proposed church hall will have seating capacity for 97, it is envisaged that the hall will be used for both a Sunday school and occasional events. The Highway Authority believes that with the measures identified in the Travel Plan, the sites excellent PTAL, and extensive parking measures that no negative car trips are likely to be experienced. The residential trip data has been gathered from TRICS sites, based upon the following criteria suburban areas, PTAL 4 or higher, and weekdays. Considering the car free nature of the development and that residents would not be permitted from gaining a parking permit, it is felt by the Highway Authority that no detrimental car trip will be experienced, and that existing public transport infrastructure should be able to absorb any additional trips.

Service and Delivery

No Service and Delivery plan has been received as part of this proposal. However, some information has been received within the Transport Statement pertaining to servicing of both the church and residential developments. It states that deliveries for the church will remain as present and that up to 2 deliveries per day would be expected for the residential development. Although, a much higher number of deliveries could

be expected over a day for the residential development as much shopping is currently done online. Therefore, the Highway Authority would require the applicant to submit a Service and Delivery Plan, which must be secured by way of a planning condition.

Refuse collection

The residential refuse and recycling can be accessed via a courtyard, which is located 11m into the development. This exceeds the maximum walking distance of 10m that is allotted for larger refuse bins from the collection point to the highway by the council's refuse operatives. This issue can be addressed as part of the service and delivery planning condition.

Construction and Logistics

An outlined Construction and Logistics Plan has been submitted as part of this proposal. Part of the plan makes reference to 4.3m of parking bays needing to be suspended for deliveries to the site and further entails the relocation of the on-street cycle hanger. For any changes to the Traffic Order or the suspension of any parking bays, the applicant will need to liaise with Haringey Council's Highways Team. These deliveries will take place between the hours of 09:45-14:15, which will be outside of the peak time and are done in a bid to avoid the School Streets scheme on Trinity Road. Swept path drawings have been supplied for a 10.3m vehicle, which will be the largest vehicle to service the site. Furthermore, most vehicles to visit the site will be over 7.5 tonnes. It is unclear from the swept path drawings on how a vehicle will be able to turn around on Braemar Avenue and proceed back onto Bounds Green Road. The drawings that have been supplied demonstrate the same manoeuvre, which is meant to illustrate both forward and reversing manoeuvres. Furthermore, it displays a vehicle turning onto Braemar Avenue on the wrong side of the road, which presents a severe risk to road safety. This is not in accordance with the published London Plan 2021 Policy T4 Assessing and mitigating transport impacts which states that '*development proposals should not include increase road danger*'.

The Highway Authority would require that a Construction Logistics Plan (CLP) be submitted by the developer/applicant, this can be secured via a planning obligation. The developer/applicant will need to adhere to Transport for London's guidance when compiling the documents, construction activity should also be planned to avoid the critical school drop off and collection periods, the applicant will be required to pay a construction travel plan contribution of five thousand pounds (£5,000) for the monitoring of the construction activities on site.

Recommendation

There are no highway objections to this proposal subject to the following planning conditions and s.106 obligations.

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| | <p>Conditions</p> <p><u>1. Delivery and Servicing Plan and Waste Management</u> The owner shall be required to submit a Delivery and Servicing Plan (DSP) for the local authority's approval. The DSP must be in place prior to occupation of the development. The service and deliver plan must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day.</p> <p>Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.</p> <p><u>2. Cycle Parking</u> The applicant will be required to submit to the Highway Authority plans showing accessible; sheltered, and secure cycle parking for 26 long-stay residential cycle spaces, with 2 residential long-stay spaces being located in a more accessible location for approval. REASON to be in accordance with the published London Plan 2021 Policy T5, the cycle parking must be in line with the London Cycle Design Standards (LCDS). Reason: To ensure that cycle parking is provided in line with the London Plan 2021 and the London Cycle Design Standard (LCDS).</p> <p><u>3. Event Management Plan</u> The applicant will be required to provide an event management plan/ local area management plan which includes the following information:</p> <ul style="list-style-type: none"> a) Crowd management and dispersal including Stewarding. b) Travel Demand Management Plan in line with the Travel Plan which promotes travel by sustainable modes of transport to reducing travel by car and local car parking demand. c) Signage strategy to local transport interchange d) Taxi collection strategy including drop off and collection. <p>Reason: To enable visitors to consider sustainable transport options, as part of the measures to limit any net increase in travel movements by car.</p> <p>S.106 Obligations</p> <p><u>1. Construction Logistics and Management Plan</u></p> | |
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| | <p>The applicant/developer is required to submit a Construction Logistics and Management Plan, 6 months (six months) prior to the commencement of development, and approved in writing by the local planning authority. The applicant will be required to contribute, by way of a Section 106 agreement, a sum of £5,000 (five thousand pounds) to cover officer time required to administer and oversee the temporary arrangements, and ensure highways impacts are managed to minimise nuisance for other highways users, local residents and businesses. The plan shall include the following matters, but not limited to, and the development shall be undertaken in accordance with the details as approved:</p> <ul style="list-style-type: none"> a) Routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway. b) The estimated number and type of vehicles per day/week. c) Estimates for the number and type of parking suspensions that will be required. d) Details of measures to protect pedestrians and other highway users from construction activities on the highway. e) The undertaking of a highway dilapidation survey. f) The implementation of the Construction Logistics and Community Safety (CLOCS) standard. <p>Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development in combination with other sites in the Wood Green area and to encourage modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect the amenity of neighbouring properties and to maintain traffic safety.</p> <p><u>2. Car-Free Agreement</u> The owner is required to enter into a Section 106 Agreement to ensure that the residential units are defined as “car free” and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £4000 (four thousand pounds) towards the amendment of the Traffic Management Order for this purpose. Reason: To be in accordance with the published London Plan Policy T6.1 Residential Parking, and to ensure that the development proposal is car-free and any residual car parking demand generated by the development will not impact on existing residential amenity</p> <p><u>3. Car Club Membership</u></p> | |
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| | <p>The applicant will be required to enter into a Section 106 Agreement to establish a car club scheme, which includes the provision of three years' free membership for all residents and £50 (fifty pounds in credit) per year/per unit for the first 3 years. Reason: To enable residential occupiers to consider sustainable transport options, as part of the measures to limit any net increase in travel movements.</p> <p><u>4. Residential Travel Plan</u> Within six (6) months of first occupation of the proposed new residential development a Travel Plan for the approved residential uses shall have been submitted to and approved by the Local Planning Authority detailing means of conveying information for new occupiers and techniques for advising residents of sustainable travel options. The Travel Plan shall then be implemented in accordance with a timetable of implementation, monitoring and review to be agreed in writing by the Local Planning Authority, we will require the following measures to be included as part of the travel plan in order to maximise the use of public transport:</p> <ul style="list-style-type: none"> a) The developer must appoint a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives annually for a minimum period of 5 years. b) Provision of welcome induction packs containing public transport and cycling/walking information to every new resident, along with a £200 voucher for active travel related equipment purchases. c) The applicants are required to pay a sum of, £2,000 (two thousand pounds) for five years £10,000 (ten thousand pounds) in total for the monitoring of the travel plan initiatives. <p>Reason: To enable residential occupiers to consider sustainable transport options, as part of the measures to limit any net increase in travel movements.</p> <p><u>5. Church Hall Travel Plan</u> A Church Hall travel plan must be secured by the S.106 agreement. As part of the travel plan, the following measures must be included in order to maximise the use of public transport.</p> <ul style="list-style-type: none"> a) The applicant submits a Church Hall Travel Plan for the commercial aspect of the Development. b) and appoints a travel plan coordinator who must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually for a period of 5 years and must include the following measures: | |
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| | <p>c) Provision of commercial induction packs containing public transport and cycling/walking information, available bus/rail/tube services, map and timetables to all new staff, travel pack to be approved by the Councils transportation planning team.</p> <p>d) The applicant will be required to provide, showers lockers and changing room facility for the Church Hall element of the development.</p> <p>e) The developer is required to pay a sum of £2,000 (two thousand pounds) per year per travel plan for monitoring of the travel plan for a period of 5 years. This must be secured by S.106 agreement.</p> <p>Reason: To promote travel by sustainable modes of transport in line with the London Plan and the Council's Local Plan SP7 and the Development Management DMPD Policy DM 32.</p> <p><u>6. Highway Improvements</u> The owner shall be required to enter into agreement with the Highway Authority under Section 278 of the Highways Act to pay for any necessary highway works, which includes if required, but not limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in the Highway Works Estimate or Payment. The developer will be required to provide details of any temporary highways scheme required to enable the occupation of each phase of the development, which will have to be costed and implemented independently. The works include but are not limited to the removal of the crossover to the site to reinstate the footway and the creation of any on-street disabled car parking bays which will require electrification.</p> <p>Reason: To implement the proposed highways works to facilitate future access to the development site.</p> | |
| <p>Waste Management</p> | <p>Comments dated 27/01/2023</p> <p>According to the Haringey planning guidance waste and recycling storage requirements are advised at 1 x 1,100L recycling bin per 10 households and 1 x 1,100L waste bin per 6 households.</p> <p>For this development, the waste storage bin capacity has been rounded down as there are 15 households but only 2 x 1,100L refuse bins but the recycling has over capacity with 2 bins for 15 dwellings. The total</p> | <p>Comments noted</p> |

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| | <p>storage allocated is adequate but the developer may want to review the storage ratio between the waste and recycling.</p> <p>Also for note is that food waste can only be serviced in 140 litre containers not 360 litre as mentioned in the guidance.</p> <p>Comments dated 30/08/2023</p> <p>Thank you for the update and confirming the waste and recycling containment arrangements which now comply with our guidance.</p> | |
| <p>Building Control</p> | <p>I have reviewed the Basement Impact Assessment and can confirm that it meets your requirements</p> <p>Comments dated 12/10/2023</p> <p>I have looked at the fire strategy report and plans submitted and have the following comments;</p> <p>The plans and details will be subject to a full check under the Building Regulations when the application is submitted to Building Control, however the following initial fire safety issues have been raised;</p> <ol style="list-style-type: none"> 1. Inward opening escape doors serving the church area within the new lower ground floor level, are unacceptable. 2. Lobby protection not show between the ground floor residential refuse area and the escape route serving the upper floors. 3. Inner rooms within the flats on the lower and upper levels do not comply with the guidance in AD B or BS 9991. Further justification required to accept proposed layout. 4. Fire fighting access not demonstrated to comply with Requirement B5 of the Regulations. Dry riser required if 45m hose length route is not shown to comply with Approved Document B. Firefighting provision to the church extension to also be considered. <p>Comments dated 26/10/2023</p> <p>Further to your e-mail and the earlier responses, it is clear that Approved Inspectors will be used to check for Building Control compliance, however the following fire safety queries have still not been addressed.</p> | <p>Comments noted.</p> <p>Details of a more detailed fire strategy/fire engineered design is secured via condition</p> |

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| | <ol style="list-style-type: none"> 1. Inward opening escape final escape doors from the primary and secondary escape routes, serving the church areas are unacceptable for the numbers proposed. 2. The inner rooms issue to the flats on the 3rd floor has not been addressed. 3. Its is not clear whether the alternative escape route, from the lightwell in the lower ground floor flat, leads to a place of safety. | |
| <p>Trees</p> | <p>Comment dated 10/05/2023</p> <p>Both the revised encroachments within the RPAs are minimal and non-existent and as such along with the standard TPP, AMS conditions are acceptable.</p> <p>Comment dated 27/10/2023</p> <p>T11 B category is a multi-stemmed Ash tree with tight included forks growing into the fence line. The crown is sparse and is cited with ash die back. This Ash tree is taller than T13 when viewed from Nightingale park.</p> <p>T13 B- category is heavily covered in ivy (making inspection of the base hard) and the crown line is below T11. There are actually two trees here, in proximity, that make the one crown when viewed from a distance. This tree has also been cited with ash die back.</p> <p>The crown has been affected by the surrounding trees and is not a symmetrical open crown growth shape. T11 has been classed as the slightly better tree, has a fuller crown and I concur.</p> <p>The loss of T13 will not have a significant impact on the line of mature trees in this area. However, our largest trees are our biggest assets. The mitigating proposed re planting for the loss of T13 will require a good urban fitness tree, overall canopy gain, and aftercare to establish independence within the landscape.</p> <p>Three trees should be planted for the loss. These trees should reach 20- 40m at maturity and have all round year interest. Corsican or Black Pine trees grouped would be a good choice.</p> | <p>Comment noted. Conditions included</p> |

Public Health

Sent: 18 October 2023 18:31

Subject: RE: Braemar Avenue Baptist Church, Braemar Avenue, Wood Green, London, N22 7BY - HGY/2022/4552

Hi Valerie,

Apologies for the delay! All our potential queries have been answered by the applicants responses.

The applicants response is below

1. The drawing plans show a door between a church hall and residential communal area. We would like clarity on the access point between the church hall and residential units will be used for.

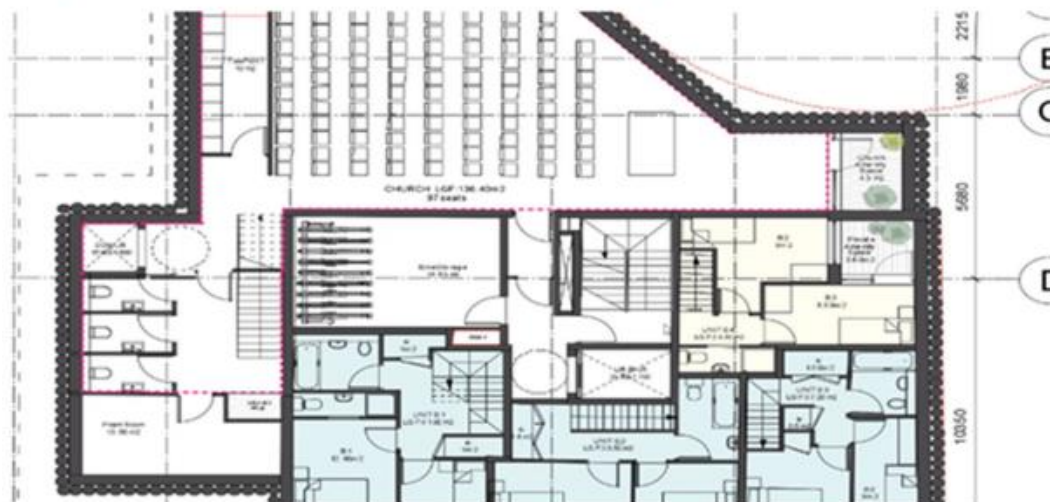
This door provides a means of escape only. It will be secure and not used for any other purpose.

2. Unit 0.4 is close to the church and could impact noise levels affecting the resident's health and wellbeing. We would like the noise management plan to address this as this may be a concern.

We agree to a noise management condition to secure the management plan.

3. We would like to know whether the cycle storage is being shared between the church community and residents.

The cycle store in the basement serves the residential units only.



Comment noted

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| <p>Surface and flood water</p> | <p>Comments dated 24/02/2023</p> <p>Having reviewed the applicant's submitted Flood Risk Assessment report reference number 2220367-EWP-ZZ-XX-RP-C-0001 Revision P2 along with Sustainable Drainage Strategy Document 2220367-EWP-ZZ-XX-RP-C-0002, Revision P2 as prepared by Elliott Wood Consultant, we have following observations to make:</p> <p>1) As a part of full application, source control outputs are not acceptable. Therefore, full calculations will be required including full range of rainfall data for each return period provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change.</p> <p>2) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.</p> <p>3) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development</p> <p>Comments dated 08/09/2023</p> <p>Having reviewed the submitted Flood Risk Assessment and Drainage Strategy Report (Doc. Ref. 2220367-EWP-ZZ-XXRP-C-0002 -P2), dated 16/12/22 in conjunction with the Technical Addendum Note (Doc. Ref. 2220367-EWP-ZZ-XXTN-C-0001), prepared by elliottwood Partnership Ltd dated 18th April 2023, we have no further comments to make on the this application. We are content that the impact of surface water drainage has been addressed appropriately</p> | <p>Comment noted</p> |
| <p>Carbon Management</p> | <p>Carbon Management Response 25/08/2023</p> <p>In preparing this consultation response, we have reviewed:</p> <ul style="list-style-type: none"> • Energy Statement prepared by Energylab Consulting Ltd. (dated 21 Dec 2022) | <p>Observations have been taken into account. Conditions and clauses in 106 recommended</p> |

- Sustainable Design and Construction Statement prepared by Energylab Consulting Ltd. (dated 21 Dec 2022)
- Urban Greening Factor Calculation
- Other relevant supporting documents.

1. Summary

The development achieves a reduction of 64% carbon dioxide emissions on site, which is supported in principle. However, Carbon Management cannot currently support this application as the development fails to demonstrate carbon reduction for both residential and non-residential uses separately and the baseline heating strategy for both uses is not clear. The development does not currently meet London Plan Policy SI2 and Local Plan SP4: 20% carbon dioxide emission reduction from on-site renewable energy generation as well as the London Plan Policy SI4 and Local Plan DM21: insufficient dynamic thermal modelling was undertaken to adequately assess the overheating risk throughout the development, mitigate the risk and reduce the impact on the urban heat island.

Appropriate planning conditions will be recommended once this information has been provided.

2. Energy Strategy

Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon (i.e. a 100% improvement beyond Part L 2021). The London Plan (2021) further confirms this in Policy SI2.

The overall predicted reduction in CO₂ emissions for the development shows an improvement of approximately 64% in carbon emissions with SAP10 carbon factors, from the Baseline development model (which is Part L 2021 compliant). This represents an annual saving of approximately 7.86 tonnes of CO₂ from a baseline of 12.33 tCO₂/year.

London Plan Policy SI2 requires major development proposals to calculate and minimise unregulated carbon emissions, not covered by Building Regulations.

| <i>Site-wide (SAP10 emission factors)</i> | | | |
|---|---|--|-----------------------------------|
| | Total regulated emissions (Tonnes CO₂ / year) | CO₂ savings (Tonnes CO₂ / year) | Percentage savings (%) |
| | | | |

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| Part L 2021 baseline | 12.33 | | |
| Be Lean | 11.15 | 1.18 | 10% |
| Be Clean | 6.14 | 5.01 | 41% |
| Be Green | 4.47 | 1.67 | 13% |
| Cumulative savings | | 7.86 | 64% |
| Carbon shortfall to offset (tCO₂) | 4.47 | | |
| Carbon offset contribution | £95 x 30 years x 4.47 tCO ₂ /year = £12,739.5 | | |
| 10% management fee | £1,273.95 | | |

Actions:

- Please submit the GLA's Carbon Emission Reporting Spreadsheet.
- Please provide the carbon reduction summary tables for both residential and non-residential part of the development. Also, report the unregulated emissions.
- Summary tables should be provided alongside bar graphs as per Tables 3, 5, 6 & 7 in section 6 of the GLA guidance (although this should split out by outline and detailed, and residential and non-residential uses).
https://www.london.gov.uk/sites/default/files/gla_energy_assessment_guidance_april_2020.pdf
- Please submit SAP and BRUKL sheets for a representative selection of the development for the Baseline, Be Lean and Be Green scenarios.
- What is the calculated Primary Energy Factor?

Energy Use Intensity / Space Heating Demand

Applications are required to report on the total Energy Use Intensity and Space Heating Demand, in line with the GLA Energy Assessment Guidance (June 2022). The Energy Strategy should follow the reporting template set out in Table 5 of the guidance, including what methodology has been used. EUI is a measure of the total energy consumed annually, but should exclude on-site renewable energy generation and energy use from electric vehicle charging.

| Building type | EUI (kWh/m ² /year) | Space Heating Demand (kWh/m ² /year) | Methodology used |
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Actions:

- What is the calculated Energy Use Intensity (excluding renewable energy)? How does this perform against GLA benchmarks, i.e. at 35 and 55 kWh/m²/year for residential and non-residential respectively? Please submit the information in line with the GLA's reporting template.
- What is the calculated space heating demand? How does this perform against the GLA benchmark of 15 kWh/m²/year? Please submit the information in line with the GLA's reporting template.

Energy – Lean

The applicant has proposed a saving of 1.18 tCO₂ in carbon emissions (10 %) site-wide through improved energy efficiency standards in key elements of the build, based on SAP10 carbon factors.

The development needs to demonstrate that energy efficiency measures alone will reduce regulated carbon emissions for residential uses by 10% and for non-residential uses by 15% against Part L 2021. The development must demonstrate this target has been achieved for residential and non-residential uses separately.

The following u-values, g-values and air tightness are proposed:

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| Floor u-value | 0.10 W/m ² K |
| External wall u-value | 0.14 W/m ² K |
| Roof u-value | 0.11 W/m ² K |
| Door u-value | 1.00 W/m ² K |
| Window u-value | 1.00 W/m ² K |
| G-value | 0.35 |
| Air permeability rate | 3 m ³ /hm ² @ 50Pa |
| Ventilation strategy | Mechanical ventilation with heat recovery (MVHR 90% efficiency); |
| Thermal bridging | Accredited Construction Details |
| Low energy lighting | 100% |
| Thermal mass | Medium |

Improvement from the target fabric energy efficiency (TFEE)

-8% improvement, from 28.11 to 30.54 kWh/m²

Actions:

- Please specify the heating strategy and ventilation system assumed under the Baseline and Be Lean scenarios (including the gross efficiency figure(s)). For residential applications the baseline should be a gas boiler. For non-residential applications the baseline should align with the proposed heating system, i.e. if proposing an air source heat pump, this should be specified with the efficiency values set out in Part L 2021 for that system under Be Lean.
- Please identify on a plan where the MVHR units will be located within the dwellings. The units should be less than 2m away from external walls. This detail can also be conditioned.
- Model the energy demand for the active cooling. Then include these energy demands into the carbon footprint of the development and update any offsetting requirements based on this.

Overheating is dealt with in more detail below.

Energy – Clean

London Plan Policy SI3 calls for major development in Heat Network Priority Areas to have a communal low-temperature heating system, with the heat source selected from a hierarchy of options (with connecting to a local existing or planned heat network at the top). Policy DM22 of the Development Management Document supports proposals that contribute to the provision and use of Decentralised Energy Network (DEN) infrastructure. It requires developments incorporating site-wide communal energy systems to examine opportunities to extend these systems beyond the site boundary to supply energy to neighbouring existing and planned future developments. It requires developments to prioritise connection to existing or planned future DENs.

The applicant is not proposing any Be Clean measures. The site is not within reasonable distance of a proposed Decentralised Energy Network (DEN). A Combined Heat and Power (CHP) plant would not be appropriate for this site.

Energy – Green

The application has reviewed the installation of various renewable technologies. The report concludes that solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total of 1.67 tCO₂ (13%) reduction of emissions are proposed under Be Green measures for the domestic part of the development.

The solar array peak output is proposed to be 12.7kWp, which is estimated to produce around 11,277kWh/year of renewable electricity per year equivalent to a reduction of 1.67 tCO₂/year. The array of 38/40 panels (would be mounted on a roof area of 62 m², at a 5° angle, facing south.

Actions:

- Have you assessed the overshadowing of the tree canopy existing at the south-east corner of the development?
- Has your feasibility shown the other roof above the church entrance hall will not be viable?
- How will the solar energy be used on site (before surplus is exported onto the grid)?
- Please provide a cost comparison (capital, operational and carbon cost) between the use of electric boiler and Air-source heat pumps.
- It is recommended to make use of ASHP that can further reduce the on-site emissions and the running cost of heating than electric boiler.

Energy – Be Seen

London Plan Policy S12 requests all developments to ‘be seen’, to monitor, verify and report on energy performance. The GLA requires all major development proposals to report on their modelled and measured operational energy performance. This will improve transparency on energy usage on sites, reduce the performance gap between modelled and measured energy use, and provide the applicant, building managers and occupants clarity on the performance of the building, equipment and renewable energy technologies.

The applicant should install metering equipment on site, with sub-metering by dwelling and non-residential unit. A public display of energy usage and generation should also be provided in the main entrance area to raise awareness of residents/businesses.

- Please confirm that sub-metering will be implemented for residential and non-residential units.
- What are the unregulated emissions and proposed demand-side response to reducing energy: smart grids, smart meters, battery storage?
- Demonstrate that the planning stage energy performance data has been submitted to the GLA webform for this development: (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance/be-seen-planning-stage-webform>)

3. Carbon Offset Contribution

A carbon shortfall of 4.47 tCO₂/year remains. The remaining carbon emissions will need to be offset at £95/tCO₂ over 30 years.

4. Overheating

London Plan Policy S14 requires developments to minimise adverse impacts on the urban heat island, reduce the potential for overheating and reduce reliance on air conditioning systems. Through careful design, layout, orientation, materials and incorporation of green infrastructure, designs must reduce overheating in line with the Cooling Hierarchy.

In accordance with the Energy Assessment Guidance, the applicant has undertaken a dynamic thermal modelling assessment in line with CIBSE TM59 with TM49 weather files, and the cooling hierarchy has been followed in the design. The report has modelled 26 habitable rooms, 16 homes/spaces and 0 corridors.

The noise impact assessment reports an average noise level of 44dB during sleep hours in the proposed spaces which is higher than the 40dB limit. Due to this TM59 criteria for predominantly mechanically ventilated dwellings apply (assuming windows need to remain closed).

The assessment has reported the results of Model A and Model B.

Model A utilises solely passive measures with natural ventilation. All windows were modelled to open with 15% free area when temperatures exceeded 22°C.

Model B utilises continuous mechanical ventilation with heat recovery (MVHR). This allows for stale air to be extracted from spaces when humidity and temperature rise above a certain threshold, whilst supplying fresh air to the occupied spaces. Mitigation measure suggests active cooling which is not supported.

Results are listed in the table below.

| | TM59 – criterion A (<3% hours of overheating) | TM59 – criterion B hours >26°C (pass <33 hours) | Number of habitable rooms pass TM52 | Number of spaces pass TM52 | Number of corridors pass |
|--|---|---|--|-------------------------------------|--------------------------------|
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| Model A: DSY1 2020s | 29/42 | 20/26 | 20/26 | 3/16 | 0/0 |
| Model A: DSY1 2020s | 36/42 | 21/26 | 21/26 | 15/16 | 0/0 |

For Model A, predominantly naturally ventilated rooms, 29 out of 42 rooms pass the overheating requirements for 2020s DSY1. In order to pass this, the following measures will be built:

- Natural ventilation, All windows to open 15% free area
- Glazing g-value of 0.35
- MVHR with summer bypass (XX l/s)

For Model B, predominantly mechanical ventilated rooms, 36 out of 42 rooms pass the overheating requirements for 2020s DSY1. In order to pass this, the following measures will be built:

- Glazing g-value of 0.35
- MVHR with 0.15 air changes per hour (ACH)
- Comfort cooling

Proposed future mitigation measures include:

- Active cooling

Overheating Actions:

- It is unclear which weather file is used for the assessment. Redo the overheating modelling with the Central London weather file for both residential and non-residential part of the development, which will more accurately represent the urban heat island effect following the guidelines as per [the Haringey's Key Overheating Planning Application Requirements](#).
- Please perform the overheating assessment following the London Plan's cooling hierarchy and report results setting out the baseline scenario and additional modelled scenarios to test mitigation measure(s) required to pass the overheating assessment:
 - o Baseline Scenario
 - o Baseline Scenario + mitigation measure 1 i.e external shading
 - o Baseline scenario + mitigation measure 1 + mitigation measure 2, etc
- Demonstrate the cooling hierarchy has been followed, and specify which overheating mitigation measures are proposed to reduce the overheating risk within the proposed design:
 - o Internal heat generation, i.e. heat distribution infrastructure
 - o Heat entering building, i.e. shutters, trees, vegetation, blinds

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| | <ul style="list-style-type: none"> ○ Manage heat through thermal mass and high ceilings ○ Passive ventilation, i.e. openable windows, shallow floorplates, dual aspect, stack effect ○ Mechanical ventilation, i.e. free cooling from outside air in shade, by-pass for summer mode - The applicant has not modelled DSY 2 or 3 for the development. Please also model these and ensure the design has incorporated as many mitigation measures to pass DSY 2 and 3 as feasible. Any remaining overheating should inform the future retrofit plan. - Specify the shading strategy, including technical specification and images of the proposed shading feature (e.g. overhangs, Brise Soleil, external shutters), elevations and sections showing where these measures are proposed. Internal blinds cannot be used to pass the weather files but can form part of the delivered strategy to reduce overheating risk for occupants (as long as it does not compromise any ventilation requirements). - Include images indicating which sample dwellings were modelled and floorplans showing the modelled internal layout of dwellings. - Undertake further modelling: <ul style="list-style-type: none"> ○ Model the 2020s DSY 2 and 3 and DSY1 for the 2050s and 20280s. Ensure the design has incorporated as many mitigation measures to pass these more extreme and future weather files as far as feasible. Any remaining overheating risk should inform the future retrofit plan. ○ All single-aspect rooms facing west, east, and south; ○ At least 50% of rooms on the top floor; ○ 75% of all modelled rooms facing South or South/West; ○ Rooms closest to any significant noise and / or air pollution source, with windows closed at all times (with cross reference to the Noise and the Air Quality Assessments to demonstrate the most sensitive receptors and the AVO Residential Design Guide); ○ Habitable communal spaces (e.g. communal living/dining rooms in care homes); ○ Communal corridors, where pipework runs through; ○ Commercial/office areas, particularly where they will be occupied for a longer period of time. Assuming that active cooling will be provided is not sufficient. If the proposed uses are not yet clear, this aspect can be conditioned to ensure that the modelling is based on the potential future occupiers.; - Specify the active cooling demand (space cooling, not energy used) on an area-weighted average in MJ/m² and MY/year? Please also confirm the efficiency of the equipment, whether the air is sourced from the coolest point / any renewable sources. - The applicant must demonstrate that the risk of overheating has been reduced as far as practical and that all passive measures have been explored, including reduced glazing and increased | |
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| | <p>external shading. The applicant should also outline a strategy for residents to cope in extreme weather events, e.g. use of fans.</p> <ul style="list-style-type: none"> - Set out a retrofit plan for future and more extreme weather files, demonstrating how these measures can be installed, how they would reduce the overheating risk, what their lifecycle replacement will be, and who will be responsible for overheating risk. - Identify communal spaces (indoor and outdoor) where residents can cool down if their flats are overheating. - Confirm who will own the overheating risk when the building is occupied (not the residents). - This development should have a heatwave plan / building user guide to mitigate overheating risk for occupants. <p>5. Sustainability</p> <p>Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The sustainability design and construction report sets out the proposed measures to improve the sustainability of the scheme, including transport, health and wellbeing, materials and waste, water consumption, flood risk and drainage, biodiversity, climate resilience, energy and CO2 emissions and landscape design.</p> <p>A SuDs system has been considered and proposed for the development, specifying water butts to harvest rainwater from the domestic roof area. This water will then be utilised for gardening purposes within the proposed amenity spaces.</p> <p>All site waste is proposed to be collected by a licensed waste carrier and to be taken to a registered waste transfer station for sorting and recycling and reuse. A Site Waste Management Plan (SWMP) is proposed to be implemented to encourage the principles of the waste hierarchy which are to reduce, reuse and recycle waste.</p> <p><u>Action:</u></p> <ul style="list-style-type: none"> - Set out what urban greening and biodiversity enhancement measures will be proposed (e.g. green infrastructure, bird boxes, bat boxes etc to connect to the green spaces around the site, living roofs, living walls, etc.) - A target (%) for responsible sourced, low-impact materials used during construction. - Set out how surface water runoff will be reduced, that it will be separated from wastewater and not discharged into the sewer. | |
|--|---|--|

- Climate change mitigation should also be considered for the external spaces (shading, etc) and the impact of the increase in severity and frequency of weather events on the building structures.

Urban Greening / Biodiversity

All development sites must incorporate urban greening within their fundamental design and submit an Urban Greening Factor Statement, in line with London Plan Policy G5. London Plan Policy G6 and Local Plan Policy DM21 require proposals to manage impacts on biodiversity and aim to secure a biodiversity net gain. Additional greening should be provided through high-quality, durable measures that contribute to London’s biodiversity and mitigate the urban heat island impact. This should include tree planting, shrubs, hedges, living roofs, and urban food growing. Specifically, living roofs and walls are encouraged in the London Plan. Amongst other benefits, these will increase biodiversity and reduce surface water runoff.

The development achieves an Urban Greening Factor of 0.4, which complies with the interim minimum target of 0.4 for predominantly residential developments in London Plan Policy G5.

Action:

- Please provide the biodiversity net-gain calculation.

Living roofs

All development sites must incorporate urban greening within their fundamental design, in line with London Plan Policy G5.

The development is proposing living roofs in the development. All landscaping proposals and living roofs should stimulate a variety of planting species. Mat-based, sedum systems are discouraged as they retain less rainfall and deliver limited biodiversity advantages. The growing medium for extensive roofs must be 120-150mm deep, and at least 250mm deep for intensive roofs (these are often roof-level amenity spaces) to ensure most plant species can establish and thrive and can withstand periods of drought. Living walls should be rooted in the ground with sufficient substrate depth.

Living roofs are supported in principle, subject to detailed design. Details for living roofs will need to be submitted as part of a planning condition.

Non-Domestic BREEAM Requirement

Policy SP4 requires all new non-residential developments to achieve a BREEAM rating ‘Very Good’ (or equivalent), although developments should aim to achieve ‘Excellent’ where achievable.

The applicant has not submitted a BREEAM Pre-Assessment Report for the non-residential part of the development. Although, the Sustainable design and construction statement addresses the required topics, the policy requires a quality assurance standard.

Actions:

- Submit the BREEAM Pre-Assessment report.
- A table should be submitted to demonstrate which credits will be met, how many are met out of the total available, under which category, which could be achieved, and which will not be met. This needs to include justification where targets are not met or 'potential' credits (where they are available under the Shell and Core assessment). This will enable better assessment of which credits.

Carbon Management Response 12/10/2023

In preparing this consultation response, we have reviewed:

- Energy Statement - Issue 3 prepared by Energylab Consulting Ltd. (dated 19 Sep 2023)
- Sustainable Design and Construction Statement - Issue 2 prepared by Energylab Consulting Ltd. (dated 19 Sep 2023)
- Overheating Risk Assessment Issue 2 – prepared by Energylab Consulting Ltd. (dated 19 Sep 2023)
- Other relevant supporting documents.

1. Summary

The development achieves a reduction of 64% carbon dioxide emissions on site, which is supported in principle. However, Carbon Management cannot currently support this application as it is not clear how the non-residential part of the development complies to be zero carbon following the energy hierarchy in line with Policy SI 2 and Policy SP4. The development does not currently meet London Plan Policy SI2, Local Plan SP4, London Plan Policy SI4 and Local Plan DM21.

Furthermore, Carbon Management cannot support the overheating strategy of this application as it does not satisfactorily follow the Cooling Hierarchy or propose any retrofit plan for future overheating risk.

Some further clarifications must be provided with regard to the Energy Strategy and Overheating Strategy detailed below.

Appropriate planning conditions will be recommended once this information has been provided.

2. Energy Strategy

Policy SP4 and DM21 requires all new development to be net-zero carbon following the energy hierarchy and exceed the minimum carbon reduction requirements. The GLA Energy Assessment Guidance (Chapter 5.2, 6.2 p.11 & p.12) requires the results to be presented separately and demonstrate compliance with the energy hierarchy and the carbon targets for both residential and non-residential separately as set out in Policy SI 2 for residential uses, non-residential uses, and the entire site.

| <i>Site-wide (SAP10.2 emission factors)</i> | | | |
|---|---|--|-----------------------------------|
| | Total regulated emissions (Tonnes CO₂ / year) | CO₂ savings (Tonnes CO₂ / year) | Percentage savings (%) |
| Part L 2021 baseline | | | |
| Be Lean | | | |
| Be Clean | | | |
| Be Green | | | |
| Cumulative savings | | | |
| Carbon shortfall to offset (tCO₂) | | | |
| Carbon offset contribution | £95 x 30 years x 30.30 tCO ₂ /year = | | |
| 10% management fee | | | |
| Total | | | |

| <i>Residential (SAP10.2)</i> | | | |
|------------------------------|---|--|-----------------------------------|
| | Total regulated emissions (Tonnes CO₂ / year) | CO₂ savings (Tonnes CO₂ / year) | Percentage savings (%) |
| | | | |

| | | | |
|---|-------|------|-----|
| Part L 2021 baseline | 12.33 | | |
| Be Lean | 11.15 | 1.18 | 10% |
| Be Clean | 6.14 | 5.01 | 41% |
| Be Green | 4.47 | 1.67 | 13% |
| Cumulative savings | | 7.86 | 64% |
| Carbon shortfall to offset (tCO₂) | 4.47 | | |

| Non-residential (SAP10.2) | | | |
|---|---|--|-------------------------------|
| | Total regulated emissions (Tonnes CO₂ / year) | CO₂ savings (Tonnes CO₂ / year) | Percentage savings (%) |
| Part L 2021 baseline | 6.95 | | |
| Be Lean | | | |
| Be Clean | | | |
| Be Green | | | |
| Cumulative savings | | | |
| Carbon shortfall to offset (tCO₂) | 6.28 | | |

Actions:

- Please provide the carbon reduction summary tables for residential, non-residential, and site-wide of the development. Also, report the unregulated emissions.
- What is the calculated Primary Energy Factor?

Energy Use Intensity/Space Heating Demand

The EUI and space heating demand for residential part of the development is shared, while it is missing for the non-residential part.

| Building type | EUI (kWh/m ² /year) | Space Heating Demand (kWh/m ² /year) | Methodology used |
|-----------------|--------------------------------|---|--|
| Residential | 38.6 | 11.82 | Part L1 - SAP 10.2 & none dwellings/& Landlord Circulation |
| Non-Residential | TBC | TBC | TBC |

Actions:

- What is the calculated Energy Use Intensity (excluding renewable energy) for the non-residential use? How does this perform against GLA benchmarks, i.e. 55 kWh/m²/year?
- What is the calculated space heating demand? How does this perform against the GLA benchmark of 15 kWh/m²/year?

Energy – Lean

The carbon reduction for non-residential part of the development is missing.

The development needs to demonstrate that energy efficiency measures alone will reduce regulated carbon emissions for residential uses by 10% and for non-residential uses by 15% against Part L 2021. The GLA Energy Assessment Guidance (Chapter 6.2, p.12) requires the results to be presented separately for residential uses, non-residential uses, and the entire site, to demonstrate compliance with the energy hierarchy and the carbon targets as set out in Policy SI 2. The development must demonstrate this target has been achieved for residential and non-residential uses separately.

The following u-values, g-values and air tightness are proposed:

| | |
|---|---|
| Air permeability rate | 3 & 5 m ³ /hm ² @ 50Pa (ref. Be Lean SAP sheet) |
| Heating strategy (Be Lean only) | Gas Boiler with efficiency <u>66% and 92.4%</u> |
| Improvement from the target fabric energy efficiency (TFEE) | 8% improvement, from 30.48 to 28.14 kWh/m ² |

Actions:

- Please provide the carbon reduction values under Be Lean for the non-residential part of the development and its compliance with the targets set in Policy SI2.

- The air permeability of 3 and 5 are used for the Be Lean modelling which is not consistent. Similarly, the efficiency of the gas boiler used for Be Lean modelling is 66% and 92.4% which is also not consistent. Please amend this inconsistency for all the values.
- Please identify on a plan where the MVHR units will be located within the dwellings. The units should be less than 2m away from external walls. The applicant has requested this to be conditioned. However, it is recommended to plan this at an earlier stage if possible.

Overheating is dealt with in more detail below.

Energy – Clean

No further comments.

Energy – Green

The applicant confirms the trees are below the proposed height of the building, and therefore will not obstruct the proposed PV panels. Also, due to the potential for significant overshadowing, panels are not proposed on top of the roof area above the church. The PV is proposed to serve all landlord and communal spaces and any additional energy production to be exported back to the grid.

Actions:

- Please provide a cost, embodied carbon comparison (capital, operational (for occupants) and carbon cost) between the use of electric boiler and air-source heat pumps (both individual and communal). Whilst the space heating demand for the residential dwellings is fairly low, using an electric heating solution should only be progressed where a quality-assured construction method and design delivers the low space heating demand as modelled.
- Please set out how the existing church could be decarbonised as part of this application, or in the future. There is a good opportunity to include the decarbonisation of the main church within this development project, helping to reduce the church’s carbon footprint and respond to the climate emergency.

Energy – Be Seen

The applicant has proposed installing monitoring devices for energy usage and PV arrays, like smart meters, to provide operational data. The metering equipment should be installed with sub-metering by dwelling and non-residential unit. A public display of energy usage and generation should also be provided in the main entrance area to raise awareness of residents/businesses.

Actions:

- Please confirm that sub-metering will be implemented for residential and non-residential units.

3. Carbon Offset Contribution

A carbon shortfall of 4.47 tCO₂/year remains. The remaining carbon emissions will need to be offset at £95/tCO₂ over 30 years.

4. Overheating

The applicant has confirmed using the London Weather Centre files for the overheating assessment.

Residential

In accordance with the Energy Assessment Guidance, the applicant has undertaken a dynamic thermal modelling assessment in line with CIBSE TM59 with TM49 weather files, and the cooling hierarchy has been followed in the design. The report has modelled 26 habitable rooms, 16 homes and 0 corridors.

The noise impact assessment reports an average noise level of 44dB during sleep hours in the proposed spaces which is higher than the 40dB limit.

The assessment has reported the results of Model A, Model B and Model C. TM59 criteria for predominantly mechanically ventilated dwellings have been applied to the duplex ground/lower ground floor flats due to potential security risks associated with openable windows.

1. Model A utilises solely passive measures with natural ventilation. All windows were modelled to open with 15% free area when temperatures exceeded 22°C except the ground floor flats where TM59 criteria for predominantly mechanically ventilated rooms was applied.
2. Model B utilises the above passive measures with continuous mechanical ventilation with heat recovery (MVHR) with 0.15 air changes per hour (ACH).
3. Model C utilises the above measures with active cooling via a split-system for remaining high-risk spaces.

Results are listed in the table below.

| | TM59 – criterion A | TM59 – criterion B hours >26°C (pass <33 hours) | Number of habitable | Number of corridors pass |
|--|--------------------|---|---------------------|--------------------------|
| | | | | |

| | (<3% hours of overheating) | | rooms pass TM59 | |
|---------------------|----------------------------|-------|-----------------|--------------|
| Model A: DSY1 2020s | 25/42 | 15/26 | 15/26 | Not modelled |
| Model B: DSY1 2020s | 36/42 | 26/26 | 26/26 | |
| Model C: DSY1 2020s | 42/42 | 26/26 | 26/26 | |
| Model C: DSY2 2020s | 2/42 | 2/26 | 2/26 | |
| Model C: DSY3 2020s | 0/42 | 0/26 | 0/26 | |
| DSY1 2050s | Not modelled | | | |
| DSY1 2080s | Not modelled | | | |

Non-Residential

The applicant has also undertaken, a CIBSE TM52 Overheating Assessment for the proposed non-domestic church building. The assessment has been developed in line with the London Plan Cooling Hierarchy principles to mitigate overheating risk utilising a passive approach. Three models were assessed using the London Weather Centre files.

| | Criteria 1 (%Hrs Top-Tmax>=1K) | Criteria 2 (Max. Daily Deg.Hrs) | Criteria 3 (Max. DeltaT) | Criteria failing |
|---------------------|--------------------------------|---------------------------------|--------------------------|------------------|
| Model A: DSY1 2020s | 1/3 | 0/3 | 2/3 | 1/3 |
| Model B: DSY1 2020s | 2/3 | 1/3 | 2/3 | 2/3 |
| Model C: DSY1 2020s | 3/3 | 3/3 | 3/3 | 3/3 |

Overheating Actions:

Mitigation measures

| | | |
|--|--|--|
| | <ul style="list-style-type: none"> - Please demonstrate the cooling hierarchy has been followed meaningfully by incorporating the installation of further passive measures, particularly solar shading (overhangs, external shutters, brise soleil) throughout the development. This is especially important for the top floor dwellings, south-facing window openings and single-aspect dwellings. - Specify the shading strategy, including technical specification and images of the proposed shading feature (e.g. overhangs, Brise Soleil, and external shutters). - Provide the elevations and sections plans to show where these measures are proposed. - Revise the ventilation strategy for the ground and lower ground floor dwellings, incorporating night-time natural ventilation with security features to meet the Part O requirements. Re-model those dwellings accordingly. - Specify the ventilation strategy, including floorplans showing which habitable spaces will be predominantly naturally ventilated or mechanically ventilated, specification of the proposed mechanical ventilation (efficiency and air changes), window opening areas. - Include images indicating which sample dwellings were modelled and floorplans showing the modelled internal layout of dwellings. - Confirm on an annotated plan within the statement which residential and non-residential spaces will require active cooling, after responding to the comments within this response. Include specification for the active cooling in the dwellings, if still required. Confirm whether the church reception will have active cooling. <p>Future weather file modelling</p> <ul style="list-style-type: none"> - The applicant has not modelled DSY 1 for the 2050s and 2080s. Please also model these and ensure the design has incorporated as many mitigation measures to pass these as feasible. Any remaining overheating risk should inform the future retrofit plan. - The applicant must demonstrate that the risk of overheating has been reduced as far as practical and that all passive measures have been explored, including reduced glazing and increased external shading. The applicant should also outline a strategy for residents to cope in extreme weather events, e.g. use of fans. <p>Retrofit plan</p> <ul style="list-style-type: none"> - Set out a retrofit plan for future and more extreme weather files, demonstrating how these measures can be installed at a later date within the proposed design, how they would reduce the | |
|--|--|--|

overheating risk, what their lifecycle replacement will be, and who will be responsible for overheating risk.

- Identify communal spaces (indoor and outdoor) where residents can cool down if their flats are overheating.
- Confirm who will own the overheating risk when the building is occupied (not the residents).
- This development should have a building user guide to mitigate overheating risk for occupants. Please make sure the building user guide clearly mentions the windows can be opened 15° if there are any noise issues during occupation, and opened further when there are no noise issues.

5. Sustainability

In addition to the sustainability proposals in the response above, the applicant has proposed to provide biodiversity enhancement measures such as:

- New native hedgerows and trees (of local provenance) to be planted along plot/site boundaries, as specimen trees
- Areas of the amenity grass within communal areas will be seeded with a species rich turf e.g. Wildflower Native Enriched Turf or Species Rich Lawn Turf to enhance diversity within the grassland sward (which will in turn attract insects, birds and bats)
- The inclusion of green or brown roofs to enhance the biodiversity of the site post development. These roofs could be planted with species rich turf or alternatively different sized brown roof substrates and dead wood habitat which can also be planted with sedum Species.

The following targets for circular economy have been proposed:

- 100% reuse of demolition waste on site,
- 95% construction waste to be diverted from landfill for reuse, recycling or recovery,
- 95% excavation waste to be diverted from landfill for beneficial use,
- 85% municipal waste rate by 2030,
- 50% building materials to incorporate recycled content.

The proposed new trees will not only provide additional greenery and boost biodiversity, but will form an externally shaded space for the residents.

Urban Greening / Biodiversity

London Plan Policy G6 and Local Plan Policy DM21 require proposals to manage impacts on biodiversity and aim to secure a biodiversity net gain. Additional greening should be provided through high-quality, durable measures that contribute to London's biodiversity and mitigate the urban heat island impact. This should include tree planting, shrubs, hedges, living roofs, and urban food growing. Specifically, living roofs and walls are encouraged in the London Plan. Amongst other benefits, these will increase biodiversity and reduce surface water runoff. The biodiversity net-gain calculation is missing.

Action:

- Please provide the biodiversity net-gain calculation. It is recommended to use the Biodiversity Metric 4.0. The calculation tools and user guide for the biodiversity metric are published on Natural England's Access to Evidence website. The user guide describes how to gather the information needed for the metric calculations. <https://nepubprod.appspot.com/publication/6049804846366720>

Living roofs

No further comments.

Non-Domestic BREEAM Requirement

The applicant has not submitted a BREEAM Pre-Assessment Report for the non-residential part of the development. Although, the Sustainable design and construction statement addresses the required topics, the policy requires a quality assurance standard.

Actions:

- Submit the BREEAM Pre-Assessment report demonstrating that the development meets a 'Very Good' standard as a minimum, aiming for 'Excellent'.
- A table should be submitted to demonstrate which credits will be met, how many are met out of the total available, under which category, which could be achieved, and which will not be met. This needs to include justification where targets are not met or 'potential' credits (where they are available under the Shell and Core assessment). This will enable better assessment of which credits.

Carbon Management Response 27/10/2023

In preparing this consultation response, we have reviewed:

- Energy Statement - Issue 4 prepared by Energylab Consulting Ltd. (dated 19 Oct 2023)

- Sustainable Design and Construction Statement - Issue 2 prepared by Energylab Consulting Ltd. (dated 19 Sep 2023)
- Overheating Risk Assessment Issue 3 – prepared by Energylab Consulting Ltd. (dated 20 Oct 2023)
- BREEAM Pre-Assessment prepared by EnergyLab Consulting Ltd. (dated 16th Oct 2023)
- Other relevant supporting documents.

1. Summary

The applicant has remodelled the carbon emissions for the development, using consistent building parameters and has now reported carbon reduction summary for both residential and non-residential uses as per the GLA energy assessment guidance. The applicant has also remodelled the overheating risks and included external blinds into their overheating mitigation strategy.

The development now achieves a site-wide reduction of 58% in on-site carbon dioxide emissions calculated with Part L 2021. Electric boilers are proposed for heating the new build dwellings which will require a quality-assured construction method and design to deliver the low space heating demand in later stage as currently modelled.

Suitable planning conditions have been recommended to secure the benefits of the scheme.

2. Energy Strategy

The revised overall predicted reduction in CO₂ emissions for the development shows an improvement of approximately 58% in carbon emissions with SAP10.2 carbon factors, from the Baseline development model (which is Part L 2021 compliant). This represents an annual saving of approximately 8.06 tonnes of CO₂ from a baseline of 13.09 tCO₂/year.

| <i>Site-wide (SAP10.2 emission factors)</i> | | | |
|---|---|--|-----------------------------------|
| | Total regulated emissions (Tonnes CO₂ / year) | CO₂ savings (Tonnes CO₂ / year) | Percentage savings (%) |
| Part L 2021 baseline | 13.09 | | |
| Be Lean | 12.49 | 1.41 | 10% |
| Be Clean | 7.71 | 4.78 | 34% |
| Be Green | 5.84 | 1.87 | 13% |

| | | | |
|---|--|------|-----|
| Cumulative savings | | 8.06 | 58% |
| Carbon shortfall to offset (tCO₂) | 5.84 | | |
| Carbon offset contribution | £95 x 30 years x 5.84 tCO ₂ /year = £16,644 | | |
| 10% management fee | £1,664.4 | | |
| Total | £18,308.4 | | |

Residential (SAP10.2)

| | Total regulated emissions (Tonnes CO₂ / year) | CO₂ savings (Tonnes CO₂ / year) | Percentage savings (%) |
|---|---|--|-------------------------------|
| Part L 2021 baseline | 11.86 | | |
| Be Lean | 10.73 | 1.13 | 10% |
| Be Clean | 5.95 | 4.73 | 40% |
| Be Green | 5.06 | 0.89 | 8% |
| Cumulative savings | | 6.80 | 53% |
| Carbon shortfall to offset (tCO₂) | 5.06 | | |

Non-residential (SAP10.2)

| | Total regulated emissions (Tonnes CO₂ / year) | CO₂ savings (Tonnes CO₂ / year) | Percentage savings (%) |
|-----------------------------|---|--|-------------------------------|
| Part L 2021 baseline | 2.04 | | |
| Be Lean | 1.76 | 0.28 | 14% |
| Be Clean | 1.76 | 0 | 0% |
| Be Green | 0.79 | 0.97 | 48% |

| | | | |
|---|------|------|-----|
| Cumulative savings | | 1.26 | 61% |
| Carbon shortfall to offset (tCO₂) | 0.79 | | |

Energy Use Intensity/Space Heating Demand

| Building type | EUI (kWh/m²/year) | Space Heating Demand (kWh/m²/year) | Methodology used |
|----------------------|-------------------------------------|--|--|
| Residential | 46.6 | 10.9 | Part L1 - SAP 10.2 & none dwellings/& Landlord Circulation |
| Non-Residential | 23.54 | 2.7 | |

Energy – Lean

The applicant has proposed a saving of 1.41 tCO₂ in carbon emissions (10%) through improved energy efficiency standards in key elements of the build, based on SAP10.2 carbon factors. The residential part of the development achieves 10% carbon reduction which marginally complies with the minimum 10% reduction set in London Plan Policy SI2. The non-residential part of the development achieves 14% carbon reduction which is below the 15% reduction set in London Plan Policy SI2. It is recommended to further improve the building fabric in later stages.

The following u-values, g-values and air tightness are proposed:

| | |
|-----------------------|--|
| Floor u-value | 0.09 W/m ² K |
| External wall u-value | 0.14 W/m ² K |
| Roof u-value | 0.10 W/m ² K |
| Door u-value | 0.90 W/m ² K |
| Window u-value | 0.90 W/m ² K |
| G-value | 0.4 |
| Air permeability rate | 3 m ³ /hm ² @ 50Pa |
| Ventilation strategy | Mechanical ventilation with heat recovery (MVHR 90% efficiency); |

| | |
|---|---|
| Thermal bridging | Accredited Construction Details, y-value = 0.04 |
| Low energy lighting | 100% |
| Thermal mass | Medium |
| Improvement from the target fabric energy efficiency (TFEE) | -8% improvement, from 28.11 to 30.54 kWh/m ² |

Actions:

- It is recommended that the building fabric is further improved following the fabric first approach of the energy hierarchy.

Overheating is dealt with in more detail below.

Energy – Clean

No further comments.

Energy – Green

The applicant confirms ASHP strategy is not feasible and viable option due to space, visual and noise impact on the adjacent residential buildings. The cost comparison between the use of electric boiler and ASHP presented in the report focuses on the capital costs, and embodied carbon concluding electric boiler to be viable option. This is further supported by the reduced running costs with low space heating demand than the GLA benchmark. Whilst the space heating demand for the residential dwellings is fairly low, using an electric heating solution should only be progressed where a quality-assured construction method and design delivers the low space heating demand as modelled.

Actions:

- Please make sure a quality-assured construction method and design delivers the low space heating demand in later stage as currently modelled. This will be conditioned.

Energy – Be Seen

The applicant confirms sub-metering to be implemented for residential and non-residential units.

3. Carbon Offset Contribution

A carbon shortfall of 5.84 tCO₂/year remains. The remaining carbon emissions will need to be offset at £95/tCO₂ over 30 years.

4. Overheating

Following discussion, the application has confirmed that external shading will form part of the overheating mitigation strategy. External shading will help reduce the overheating risks and ventilation demand. Updated elevations have been submitted.

The assessment has reported the results of Model A, Model B and Model C. TM59 criteria for predominantly mechanically ventilated dwellings have been applied to the duplex ground/lower ground floor flats due to potential security risks associated with openable windows.

1. Model A utilises solely passive measures with natural ventilation. All windows were modelled to open with 15% free area when temperatures exceeded 22°C except the ground floor flats where TM59 criteria for predominantly mechanically ventilated rooms was applied.
2. Model B utilises the above passive measures with continuous mechanical ventilation with heat recovery (MVHR) with 0.15 air changes per hour (ACH).
3. Model C utilises the above measures with active cooling via a split-system for remaining high-risk spaces.

Results are listed in the table below.

| | TM59 – criterion A (<3% hours of overheating) | TM59 – criterion B hours >26°C (pass <33 hours) | Pre-dominantly mechanically ventilated criteria | Number of habitable rooms pass TM59 |
|---------------------|---|---|---|-------------------------------------|
| Model A: DSY1 2020s | 15/27 | 5/16 | 2/15 | 17/42 |
| Model B: DSY1 2020s | 27/27 | 16/16 | 10/15 | 37/42 |
| Model C: DSY1 2020s | 27/27 | 16/16 | 15/15 | 42/42 |
| Model C: DSY2 2020s | 19/27 | 0/16 | 13/15 | 16/42 |
| Model C: DSY3 2020s | 18/27 | 0/16 | 1/15 | 2/42 |
| DSY1 2050s | 20/27 | 0/16 | 2/15 | 6/42 |
| DSY1 2080s | 0/27 | 0/16 | 0/15 | 0/42 |

Non-Residential

The applicant has also undertaken, a CIBSE TM52 Overheating Assessment for the proposed non-domestic church building. The assessment has been developed in line with the London Plan Cooling Hierarchy principles to mitigate overheating risk utilising a passive approach. Three models were assessed using the London Weather Centre files.

| | Criteria 1 (%Hrs Top-Tmax>=1K) | Criteria 2 (Max. Daily Deg.Hrs) | Criteria 3 (Max. DeltaT) | Number of spaces pass |
|---------------------|--------------------------------|---------------------------------|--------------------------|-----------------------|
| Model A: DSY1 2020s | 1/3 | 0/3 | 2/3 | 1/3 |
| Model B: DSY1 2020s | 2/3 | 1/3 | 2/3 | 2/3 |
| Model C: DSY1 2020s | 3/3 | 3/3 | 3/3 | 3/3 |

All rooms pass the overheating requirements for 2020s DSY1. In order to pass this, the following measures will be built:

- Natural ventilation, with openable areas restricted to opening angle of 15° due to noise impacts.
- Glazing g-value of 0.4
- External shading for a number of dwellings utilising balcony
- External shading devices/buildups and external louvres to all windows facing the main road and rooms facing south.
- MVHR with summer overpass
- A water-cooled split cooling system for spaces at high risk of overheating without the requirement of an external unit i.e. ground floor flats.

Future mitigation measures:

- The potential to include/install external windows shutters
- Installation of tinted windows and/or applying tinted films to window`s glass
- Update the proposed MVHR to provide comfort cooling with minimal extension to the existing kit (does not need any external outdoor units installation and all can be done within the utility cupboard)
- Planting additional trees where potentially possible

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| | <p><u>Overheating Actions:</u></p> <ul style="list-style-type: none">- Identify communal spaces (indoor and outdoor) where residents can cool down if their flats are overheating.- Confirm who will own the overheating risk when the building is occupied (not the residents).- This development should have a building user guide to mitigate overheating risk for occupants. Please make sure the building user guide clearly mentions the windows can be opened 15° if there are any noise issues during occupation, and opened further when there are no noise issues. <p>5. Sustainability No further comments.</p> <p><i>Urban Greening / Biodiversity</i> The biodiversity net-gain calculation is missing.</p> <p><u>Action:</u></p> <ul style="list-style-type: none">- <u>Please provide the biodiversity net-gain calculation.</u> It is recommended to use the Biodiversity Metric 4.0. The calculation tools and user guide for the biodiversity metric are published on Natural England's Access to Evidence website. The user guide describes how to gather the information needed for the metric calculations. https://nepubprod.appspot.com/publication/6049804846366720 <p><i>Living roofs</i> No further comments.</p> <p><i>Non-Domestic BREEAM Requirement</i> The applicant has now submitted a BREEAM Pre-Assessment Report for the non-residential units. Based on this report, a score of 61.53 % is expected to be achieved, equivalent to 'Very Good' rating. A potential score of 79.37 % could be achieved which should be aimed.</p> <p>6. Planning Obligations Heads of Terms</p> <ul style="list-style-type: none">- Be Seen commitment to uploading energy data- Energy Plan- Sustainability Review | |
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- Estimated carbon offset contribution (and associated obligations) of £12,739.5 (indicative), plus a 10% management fee; carbon offset contribution to be re-calculated at £2,850 per tCO2 at the Energy Plan and Sustainability Review stages.

7. Planning Conditions

Energy strategy

The development hereby approved shall be constructed in accordance with the Energy statement – Issue 4 prepared by Energylab Consulting Ltd. (dated 19 Oct 2023) delivering a minimum 58% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, and a minimum 12.7 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- *Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;*
- *Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction with SAP10.2 carbon factors*
- *Details to reduce thermal bridging;*
- *Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;*
- *Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;*
- *Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); and how the energy will be used on-site before exporting to the grid;*
- *Specification of any additional equipment installed to reduce carbon emissions;*
- *Confirmation of the quality assured method to ensure the energy efficiency of the fabric is delivered as approved;*
- *A metering strategy*

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| | <p><i>The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.</i></p> <p><i>(b) The solar PV arrays and ASHPs must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.</i></p> <p><i>(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.</i></p> <p><i>Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.</i></p> <p>Overheating <i>Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This assessment shall be based on the Overheating Risk Assessment Issue 3 – prepared by Energylab Consulting Ltd. (dated 20 Oct 2023).</i></p> <p><i>This report shall include:</i></p> <ul style="list-style-type: none"> <i>- Revised modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;</i> <i>- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;</i> <i>- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;</i> | |
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- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.

(c) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- Natural ventilation, with openable areas restricted to opening angle of 15°;
- Glazing g-value of 0.4;
- External shading for a number of dwellings utilising balcony;
- External shading devices/buildups and external louvres to all windows facing the main road and rooms facing south;
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

REASON: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

Building user guide for overheating

Prior to occupation, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy SI4 with passive measures being considered ahead of cooling systems for different heatwave scenarios. The Building User Guide should be easy to understand, and will be issued to any residential occupants before they move in, and should be kept online for residents to refer to easily. The building user guide should clearly mention the windows can be opened 15° if there are any noise issues during occupation, and opened further when there are no noise issues.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

Living roof

(a) Prior to the above ground commencement of development, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. Living roof must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roof will be located;*
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);*
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate*
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;*
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);*
- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and*
- vii) Management and maintenance plan, including frequency of watering arrangements.*
- viii) A section showing the build-up of the blue roof and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;*

(b) Prior to the occupation of 90% of the dwellings, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof

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| | <p><i>shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.</i></p> <p><i>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.</i></p> <p><i>Biodiversity Measures</i></p> <p><i>(a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.</i></p> <p><i>(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.</i></p> <p><i>Development shall accord with the details as approved and retained for the lifetime of the development.</i></p> <p><i>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.</i></p> <p><i>BREEAM Pre-Assessment</i></p> <p><i>(a) Prior to commencement on site, a design stage accreditation certificate for non-residential category must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM “Very Good” outcome (or equivalent), aiming for “Excellent”. This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.</i></p> <p><i>The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.</i></p> | |
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| | <p><i>(b) Prior to occupation, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.</i></p> <p><i>In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.</i></p> <p><i>Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.</i></p> <p>Water Butts</p> <p><i>No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.</i></p> <p><i>Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.</i></p> | |
| <p>Pollution</p> | <p>Having considered all the following relevant supporting information i.e. Design and Access Statement, Basement impact Assessment with reference BIA/12942 prepared by Chelmer Global Ltd, dated 21st December 2022 and taken note of Sections 3 (Desk Study), 4 (Screening and Scoping Assessment), 5 (Site Investigation & Geotechnical Interpretation), 6 (Construction Methodology & Ground Movement Assessment) and 7 (Basement Impact Assessment), Energy Statement prepared by energylab Consulting Ltd, dated 21st December 2022 and taken note of the proposed use of electrical boilers and Photovoltaic (solar) panels as well as the applicant submitted Air Quality Assessment prepared by Aeolus Air Quality Consulting Ltd dated 19th December 2022 and taken note of Sections 3 (Methodology), 4 (Baseline Conditions), 5 (Potential Impacts), 6 (Mitigation Measures) and 7 (Conclusion). Please be advised that we have no objection to the proposed development in relation to AQ and Land Contamination but the following planning conditions and informative are recommend should planning permission be granted.</p> <p>1. Land Contamination</p> | <p>Comments noted Conditions included</p> |

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| | <p>Before development commences other than for investigative work:</p> <ol style="list-style-type: none"> a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority. c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. d. The risk assessment and refined Conceptual Model, along with the site investigation report shall be submitted to, and approved in writing by, the Local Planning Authority. e. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. f. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>2. Unexpected Contamination If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.</p> | |
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Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

3. Updated Air Quality Assessment

Whilst the submitted Air Quality Assessment report Aeolus Air Quality Consulting Ltd dated 19th December 2022 is noted however, considering the distance of the proposed development to the monitoring sites used as baselines are not fully representative of the development site. An updated AQ assessment will need to be conducted so as to determine the actual existing baseline concentration in order to know the level of mitigation that will be required for the various floors of the development.

Moreover whilst we also take note of the use of Photovoltaic Panels (PV) as the source of energy for the proposed development, the applicant will need to undertake a revised AQ Neutral Assessment which provides sufficient detail and calculations to support that the development is neutral in regards to transport emissions – including trip lengths and vehicle emission rates for the road transport emissions.

Therefore, in other to minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAs) where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people)

- Actual baseline monitoring will need to be undertaking at or within the close proximity of the site itself rather than relying purely on baseline monitoring farther away from the site or Defra mapped background concentrations.
- A revised Air Quality Neutral Assessment, that demonstrates the development is neutral in regards to transport emissions including trip lengths and vehicle emission rates for the road transport emissions must be undertaken and submitted for approval.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction. 4.

4 NRMM

a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

5. Demolition/Construction Environmental Management Plans

c. Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst

d. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts a and b above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP)
- b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;

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| | <ul style="list-style-type: none"> iv. Details of an Unexploded Ordnance Survey; v. Details of the waste management strategy; vi. Details of community engagement arrangements; vii. Details of any acoustic hoarding; viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); ix. Details of external lighting; and, x. Details of any other standard environmental management and control measures to be implemented. <p>c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:</p> <ul style="list-style-type: none"> i. Dust Monitoring and joint working arrangements during the demolition and construction work; ii. Site access and car parking arrangements; iii. Delivery booking systems; iv. Agreed routes to/from the Plot; v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching. <p>d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:</p> <ul style="list-style-type: none"> i. Mitigation measures to manage and minimise demolition/construction dust emissions during works; ii. Details confirming the Plot has been registered at http://nrmm.london; iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection; iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection); v. A Dust Risk Assessment for the works; and vi. Lorry Parking, in joint arrangement where appropriate. | |
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| | <p>The development shall be carried out in accordance with the approved details. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.</p> <p>Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.</p> <p>Informative:</p> <ol style="list-style-type: none"> 1. Prior to demolition of existing buildings where applicable, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. | |
| EXTERNAL | | |
| Thames Water | <p>Waste Comments We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface</p> | <p>Comments noted. Condition/Informative included</p> |

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| | <p>water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</p> <p>The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement." Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near</p> | |
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| | <p>our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</p> <p>The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p> | |
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Designing Out Crime

Dear Haringey Planning,

Section 1 - Introduction:

Thank you for allowing us to comment on the above planning proposal.

With reference to the above application we have had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.

It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Appendices 1).

I can confirm we have not met with the project design team to review Safety, Security or Crime Prevention.

We have concerns around some aspects of the design and layout of the development. At this point it can be difficult to design out fully any issues identified. At best crime can only be mitigated against, as it does not fully reduce the opportunity of offences.

Whilst in principle we have no objections to the site, we have recommended the attaching of suitably worded conditions and an informative. The comments made can easily be mitigated early if the Architects ensure the ongoing dialogue with our department continues throughout the design and build process. This can be achieved by the below Secured by Design conditions being applied (Section 2). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity.

Conditions/informative included

The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.

Section 2 - Secured by Design Conditions and Informative:

In light of the information provided, we request the following Conditions and Informative:

Conditions:

- A. Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve '**Secured by Design**' Accreditation. Accreditation must be achievable according to current and relevant **Secured by Design** guide lines at the time of above grade works of each building or phase of said development.

The development shall only be carried out in accordance with the approved details.

- B. Prior to the first occupation of each building or part of a building or its use, '**Secured by Design**' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.

Informative:

The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available **free of charge** and can be contacted via docomailbox.ne@met.police.uk.

Section 3 - Conclusion:

We would ask that our department's interest in this planning application is noted and that we are advised of the final **Decision Notice**, with attention drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security and community safety in mind.

Should the Planning Authority require clarification of any of the recommendations/comments given in the appendices please do not hesitate to contact us at the above office.

Yours sincerely,

Ian Waylen 1973CO

Designing Out Crime Officer
Metropolitan Police Service

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| <p>Transport for London</p> | <p>Thank you for consulting TfL. With regards to the above planning application, TfL has the following comments:</p> <p>The site of the proposed development is approximately 500 metres from the A105, High Road which forms part of the Strategic Road Network (SRN). TfL has a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact on the SRN.</p> <p>The proposed 40 cycle parking spaces are in line with London Plan policy T5 part B. A minimum of 27 of these spaces are required to be long stay and 5 are required to be short stay spaces. These should be located in a secure, sheltered and accessible location, and should meet design standards set out in Chapter 8 of the London Cycle Design Standards (LCDS)</p> <p>The Transport Statement states that this development will be a car-free development which is required, however on the proposed plans there are 2 new non-blue badge spaces, this is not in line with London Plan policy T6.1 part A, the PTAL of the site is 6a and should therefore be car free.</p> <p>Please notify TfL if there are any further works proposed within the London Underground Zone of Influence.</p> <p>Subject to the above conditions being met, the proposal as it stands would not result in an unacceptable impact to the Strategic Road Network (SRN).</p> | <p>Comments noted/condition included</p> |
| <p>Historic England</p> | <p>Thank you for your letter of 24 January 2023 regarding the above application for planning permission.</p> <p>Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.</p> <p>We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at https://historicengland.org.uk/advice/find/</p> | <p>Comments noted</p> |

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| | <p>It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.</p> <p>Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.</p> <p>The full GLAAS consultation criteria are on our webpage at the following link:</p> <p>https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/</p> | |
| <p>The Victorian Society</p> | <p>Braemar Avenue Baptist Church is a significant Grade II listed building within the Trinity Green Conservation Area. Built in 1907 by George Baines, the church is a characterful architectural composition with a distinctive tower and palette of materials. It has high aesthetic significance and makes a strong contribution to the Conservation Area and surrounding townscape. Next to the church is a former church hall, built before the present church, it is typical of lightweight, easy construct buildings of the 19th century, often used to accommodate churches and community uses. Although unlisted it is within the Conservation Area and has historic significance in communicating the social and religious history of the area.</p> <p>The proposals would see the demolition of the existing former church hall and the construction of a new 4 storey building accommodating church/community uses and dwellings. The demolition of the existing former hall building would harm the significance of the listed church by the loss of a building which communicates the church's history this would also harm the significance of the Conservation by the loss of a building that has historical significance. The proposed new building would negatively impact the setting of the listed building due to its height and any acceptable proposal must be lower than the ridge height of the listed building. The design of the proposed building also raises concern, it does not harmonise well with the listed building, or the neighbouring terraces, it could interact more successful if the form was further broken up and design features such as pitched roofs were utilised.</p> <p>We recommend the retention and restoration of the church hall building for church and community use. However, if you're authority is minded to accept the principle of a new building then we recommend that the design is reconsidered, and its height reduced.</p> | <p>Objections noted</p> <p>As set out in the Heritage Impact section the Conservation Officer advises that the design value of the existing church hall is low, as its fabric is in a decayed state, suffers from evident structural issues and all the architectural features that contributed to the architectural quality of the former church hall have been lost</p> <p>The proposed development will lead to a very low, less than substantial harm to the</p> |

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| | <p>the NPPF states: '206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.' This proposal as submitted would not ensure that the significance of the Conservation area or listed building would be better revealed.</p> <p>I would be grateful if you could inform me of your decision in due course</p> | <p>significance of the conservation area and its assets that is outweighed by the public benefits of the development noted in the impact on heritage section.</p> |
| <p>Neighbouring Properties</p> | | |
| | <p>Land Use and housing</p> <ul style="list-style-type: none"> - No affordable housing provision - Concerns with the viability of the scheme - An independent review of the viability should be undertaken <ul style="list-style-type: none"> - Excessive number of dwellings proposed | <p>Land Use and housing</p> <p>The Council's independent viability consultant has reviewed the applicant's viability report and concludes that the proposed development is unable to provide affordable housing on this site. The viability report also sets out that the development will enable the required restoration works to the listed church to be carried out.</p> <p>The number of dwellings proposed do not generate design or density concerns</p> |

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| | <p>Impact on Heritage Assets</p> <ul style="list-style-type: none"> - Demolition of a listed building; - Demolition in a Conservation Area; - Consideration should be given to the retention and restoration of the existing church hall - Inappropriate development within the curtilage of the listed building - Design and scale not in keeping with the Conservation Area - Any proposal should be lower than the ridge of the listed building - Harm to the Conservation Area - The design and scale is harmful to the setting of the listed building - The NPPF on listed buildings and heritage assets has not been adequately addressed - The development fails the public benefit test in the NPPF - Heritage statement flawed - The listed buildings should be protected - The proposal would fail to preserve or enhance the historic character of the Conservation | <p>basement level. Also the flats will be served by good sized lightwells to enable sufficient outlook from the rooms.</p> <p>Impact on Heritage Assets</p> <p>The proposed scheme has benefitted from extensive pre-application discussions with the Conservation Officer.</p> <p>As noted in the Heritage Impact section, the Conservation Officer advises that the design value of the existing church hall is low, as its fabric is in a decayed state, suffers from evident structural issues and all the architectural features that contributed to the architectural quality of the former church hall have been lost</p> <p>The proposed development will lead to a very low, less than substantial harm to the</p> |
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| | <p>Size, Scale and Design</p> <ul style="list-style-type: none"> - The architectural form does not respond to the context - The design is not in keeping with surrounding properties - The design is not in keeping with the church - Poor quality design - The scheme should be redesigned - The development should be significantly reduced in scale <ul style="list-style-type: none"> - Excessive height, bulk, massing and scale - Overbearing in relation to neighbouring buildings - Overdevelopment of site - The skyline will be obscured by the development - Balconies out of character with the street - Visual impact - Obtrusive <ul style="list-style-type: none"> - Poor basement layout | <p>significance of the conservation area and its assets that is outweighed by the public benefits of the development noted in the impact on heritage section.</p> <p>Size, Scale and Design</p> <p>The proposed design and scale of the development provides a high-quality design and greatly improves their relationship to the street and its neighbourhood, whilst being sensitive to the heritage and parkland settings in line with the relevant policies</p> <p>This proposed development is considered appropriate in this location</p> <p>From a design point of view, the basement layout is entirely suitable and appropriate</p> <p>Impact on neighbours</p> |
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| | <p>Impact on neighbours</p> <ul style="list-style-type: none"> - Loss of privacy/overlooking/overshadowing - Loss of daylight and sunlight - Noise and disturbance - Increased sense of enclosure - Overbearing <p>Parking, Transport and Highways</p> <ul style="list-style-type: none"> - Pressure on parking - Road safety concerns - Parking should be provided - Traffic congestion - Concerns with emergency vehicle access - Increased delivery vehicles - Concerns with the 2 new car parking spaces - Access concerns - Construction logistics plan is misleading - Transport statement flawed - More electric car charging facilities are needed <p>Environment and Public Health</p> <ul style="list-style-type: none"> - Significant increase in pollution - Noise report flawed. - Major disruption to the local community | <p>As noted in the neighbouring amenity section the proposal would not have a significant impact on neighbouring properties in terms of privacy, daylight or sunlight. The proposal will not result in any greater noise or light levels than should be expected in an urban area.</p> <p>Parking, Transport and Highways</p> <p>The Transportation Officer has assessed these points and which have been covered in the main body of the report and concludes that the proposed development is considered acceptable, in regard to transport impacts</p> <p>Environment and Public Health</p> <p>Any dust and noise relating to demolition and construction works would</p> |
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| | <ul style="list-style-type: none"> - Loss of mature trees - Concerns the basement development would result in structural damage to neighbouring buildings, damage to trees - Impact on Nightingale Gardens - Impact on biodiversity - Impact on wildlife - Impact on the bat colony - Loss of garden land and open space - Insufficient refuse provision | <p>Adequate new and replacement trees are provided</p> <p>The long term management of the trees is secured via a condition</p> <p>Details of ecological enhancement measures and ecological protection measures is secured via condition</p> <p>Whilst there will be a reduction in garden space the proposal the proposal would include comprehensive landscaping around the development and the existing landscaping will be improved.</p> <p>The Council's Waste Management Officer is satisfied with the proposed arrangement for the refuse/recycling bin collection.</p> |
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| | <ul style="list-style-type: none"> - Excessive basement <p>Sustainability</p> <ul style="list-style-type: none"> - No mention of low carbon energy resources - Concerns how a green roof with solar panels can coexist | <p>Officers consider that the submitted Basement Impact Assessment meets the local plan policy requirement. The councils Building Control Officer has advised that it will be the responsibility of the structural engineer and the applicant to ensure that the basement construction is sound</p> <p>The basement development is considered acceptable subject to a detailed construction management plan condition to ensure there is no affects beyond category 1 impacts of the Burland Scale to ensure that the basement construction does not cause damage to adjacent properties</p> <p>Sustainability</p> <p>The Climate Change Officer has assessed these points and which have been covered in</p> |
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| | <p>Others</p> <ul style="list-style-type: none">- Fire Safety and Building Regulations should be adhered to | <p>the main body of the report and concludes that the proposed development is considered acceptable, in terms of its sustainability.</p> <p>Others</p> <p>Details of a more detailed fire strategy/fire engineered design is secured via condition</p> |
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London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Braemar Avenue Baptist Church

Wednesday 15 December 2021

Via video conference

Panel

Hari Phillips (chair)

Phil Armitage

Hugo Nowell

Joanna Sutherland

Lindsey Whitelaw

Attendees

John McRory London Borough of Haringey

Richard Truscott London Borough of Haringey

Elisabetta Tonazzi London Borough of Haringey

Valerie Okeyi London Borough of Haringey

Adrian Harvey Frame Projects

Adela Papparisto Frame Projects

Apologies / report copied to

Deborah Denner Frame Projects

Rob Krzyszowski London Borough of Haringey

Robbie McNaugher, London Borough of Haringey

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.

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1. Project name and site address

Braemar Avenue Baptist Church, Braemar Avenue, London N22 7BY

2. Presenting team

| | |
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| Andrew Budgen | Spacelab / Urbanlab |
| Sam Jackson | The Built Heritage Consultancy |
| Mandip Sahota | NTA Planning |
| Mohanad Alnaimy | Energylab |

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of highly experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority briefing

This site is located at the top of Braemar Avenue to the eastern side, at the junction with Bounds Green Road. The main grade II listed church building is built in a late Gothic Revival style in contrasting flintwork and dark red brickwork with terracotta dressings. To the north-western corner is a prominent tower that extends higher than the steeply pitched, gabled roof of the main church. On the southern elevation is the main entrance and extensions to the rear and southern elevation. To the south of the church is the original single storey, corrugated iron Church Hall, built as a temporary structure albeit older than the church itself, and is in a derelict condition. To the east is a public park known as Nightingale Gardens. The wider surrounding area is predominantly residential in character, but with a number of institutional and community buildings along Bounds Green Road and Trinity Gardens. The site lies in the north-western part of the Trinity Gardens Conservation Area, and it has a PTAL value of 6A. Officers would welcome the panel's views on the overall design quality of the proposals, and in particular its relationship to the sensitive context and on the proposed approach to trees.



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5. Quality Review Panel's views

Summary

The panel thanks the design team for their comprehensive presentation and feels that the scheme offers a number of benefits, not least the improvements to the listed church and the provision of a valuable community facility. However, it is unconvinced by the case for the basement-level church hall and would like to see options explored for providing this at ground level to allow for a positive relationship with Nightingale Gardens.

The panel is comfortable with the proposed height and massing, and finds much that is positive in the architectural treatment. It does feel that the architecture could be more assertive and would like to see some of the earlier materials proposed reconsidered for inclusion in the façades. The approach to landscape is positive and the panel would like to see indigenous species selected, as well as a green roof that provides the most biodiverse solution possible. It feels that the ambitions as regards sustainability are good, and the challenge now is to bring them to life and integrate the approach into the design of the scheme. In particular, the panel feels that the embodied carbon of the proposals should be formally assessed and should guide the design and selection of materials.

Height, massing, and architectural treatment

- The panel is comfortable with the proposed height and massing of the building and feels that it achieves a successful transition from the housing along Braemar Avenue to the church.
- The proportions and verticality of the architecture are successful, although the panel feels that the elevations lack some confidence. A more assertive architectural language that relates more positively to its context, while recognising the supportive role the building plays in relation to the church, might be more appropriate.
- The panel questions whether the stepping back of the building to reveal the church is necessary and feels that this is detrimental to the building's design; it would like to see further visualisations to explore this. It also feels that the additional break in the left-hand bay unbalances the composition.
- The panel welcomes the design development of the architecture. However, it feels that the earlier materials, and particularly the metals, were more successful and had more potential than the red brick ultimately selected. The potential for integrating the metal into the façade, possibly replacing the proposed cladding material on the top floor, should be explored.
- The use of MVHR within the building is positive, but the panel would like to see the visual impact this will have on the elevations.



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The church hall

- The panel questions the viability assumptions that underpin the decision to locate the church hall at basement level. It is similarly unconvinced by the acoustic argument, and feels that the opportunity to create a light, airy community space with a positive relationship to Nightingale Gardens outweighs the case for a basement solution.
- The view through the glass annex has the potential to contribute significantly to its setting, and the panel feels that a ground-level church hall would allow for more to be made of this.
- It questions whether there is scope for locating a ground-level hall at the back of the building, facing the park. The consequent loss of the residential units here could be offset by avoiding the need to excavate, to install a lift, and to provide a second kitchen.
- The panel would accept the additional public benefit of a ground-level hall as justification for not providing affordable housing on the site.
- As currently proposed, the ventilation of the basement hall requires further attention, and the panel questions where sufficient allowance has been made for ceiling height to accommodate the necessary plant.

Residential accommodation

- The dwellings on the southeast corner of the building may be overshadowed by trees and this should be rigorously tested. The ratio of glazing on the west elevation should be optimised for heat gain and daylighting.
- The single aspect dwellings, particularly on the ground floor, may be dark and lack sufficient ventilation.
- The panel notes that the location of the bin store, at the heart of the building, may well have a negative impact on the quality of the environment of the circulation around the core.
- The basement-level private amenity space may be at risk of flooding and this should be tested and appropriate drainage put in place.
- The arrangement of the fire escape routes, in relation to the stairs, ground floor dwellings and exits, should be assessed to ensure they comply with the fire regulations.

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Sustainable design

- The sustainability ambitions for the scheme are positive, and the challenge will be in integrating this approach within the design process as a whole.
- The embodied carbon of the scheme should be properly and formally assessed, and this assessment should inform the development of the design and materials selected.
- The panel understands the reasons for choosing to avoid heat pumps but suggests that the need for an upgraded electricity supply be properly considered.

Landscape design and biodiversity

- The approach to landscape design is generally positive.
- The panel notes that the removal of the mature tree at the boundary with Nightingale Gardens may cause ground heave, and this will need to be properly considered, in consultation with the tree officer at Haringey.
- The panel would like to see it replaced with one, or potentially two, indigenous trees, and would prefer this to be the case for all trees introduced to the site.
- The panel would like to see the proposed green roof composed of indigenous species that provide an extensive, biodiverse living roof, rather than simply using sedum.

Next steps

- The panel would be happy to see the scheme again, if helpful.

Appendix 6 - Financial Viability Assessment (FVA)



DEVELOPMENT VIABILITY REVIEW – BRAEMAR AVENUE BAPTIST CHURCH, LONDON N22 7BY

In March 2023, London Borough of Haringey ("the Council") commissioned BNP Paribas Real Estate to advise on a viability assessment of the redevelopment ("the Development") of Braemar Avenue Baptist Church, London N22 7BY ("the Site") submitted by Redloft LLP ("RL") on behalf of Spacelab ("the Applicant").

Our report provided an independent assessment of RL's Viability Assessment Report to determine whether the affordable housing offer and Section 106 contributions as proposed have been optimised.

RL concluded that the proposed Development incorporating 100% private housing generated a deficit of -£686,040. We stated in our conclusion that given the purpose of the Development is to fund the re-provision of the church facilities, the outcome of the RL FVA indicates that this re-provision will not be possible, as there is unlikely to be any land payment. RL have not responded to this point in their most recent correspondence.

After review of the RL submission, we concluded that the proposed Development with 100% private housing generates a surplus of £33,196 against the viability benchmark. This surplus could be used as a commuted sum payment; or further Section 106 payments (should this be justifiable in planning terms).

For the reasons outlined in Section 5.4 of our original report, we recommended the Council include both early and late stage review mechanisms within the Section 106 Agreement.

RL further correspondence

RL have provided a response dated 11 April 2023 within which they have sought to provide further justification / evidence in support of their viability conclusion. We have reviewed the additional information provided and have responded in the same structure for ease of reference:

- **Professional fees:** In our March 2023 report, we reduced the professional fees allowance from 12% to 10%. We took into account factors such as site constraints and scheme complexity and did not consider a 12% allowance to be required for this scheme. We also took into account the monetary value of the percentage included within the appraisal.

In their most recent correspondence, RL have referred to their experience of 'similar projects' they are working on. Further, RL have included a list of required consultants as well as an estimation for their fees in percentage terms. For the avoidance of doubt, we could also prepare a list of consultants and their respective fee requirements that results in a 10% allowance.

Our experience supports our assumed professional fees allowance of 10% of construction costs. RL have not provided any further information as to what elements of this scheme make it more complex than other similar schemes. RL have not provided any justification / evidence that would warrant a change in our assumed allowance. We have therefore maintained our 10% professional fees allowance in our appraisal.

- **Construction programme:** In our original report, we reduced the construction period from 22 months to 15 months. RL had not provided any evidence to support their assumed programme timetable; therefore, we based our assumption upon the RICS Build Cost Information Service ("BCIS") Duration Calculator.

In their most recent correspondence, there is no site specific analysis; rather merely an unsupported assertion that the scheme would require a longer construction period. RL refer to site constraints and complexity but do not reference which particular elements would result in a prolonged timetable.

In contrast, as mentioned above, we have undertaken a benchmarking process which has resulted in our assumed construction period. RL have not provided any justification that would warrant a change in our position.

- **Planning obligations:** RL included the following planning obligations within their original appraisal for a 100% private housing scheme:
 - Borough CIL: £261,697; and
 - Mayoral CIL: £68,466.

We adopted the above planning obligations on a 'subject to confirmation' basis.

In their most recent correspondence, RL have provided updated planning obligation payments "on the basis of excluding the church extension, which is in use and therefore does not fall under Haringey CIL payment obligations." We have summarised the revised CIL payments below:

- Borough CIL: £220,335.91; and
- Mayoral CIL: £69,714.

The total CIL payment is therefore £290,049.91. We have adopted the above payments in our appraisal on a 'subject to confirmation' and 'without prejudice' basis pending discussions with the Council.

- **Enabling costs:** In their original report, RL stated that there were 15 residential units within the proposed Development. However, it was also noted that "*as part of the enabling costs agreement between the applicant and the Church, Unit 1.2 will be assigned as a manse/vicar's residence and to be used at the Church's discretion.*"

RL had originally included this unit as a private tenure apartment "*for the purpose of [the] viability assessment and in order to promote viability*". However, in their most recent correspondence, RL have stated that "*in light of progression on the commercial matters and discussions between the Applicant and Church, it has been confirmed the manse unit will not be income generating*". Therefore, RL have removed the unit from their appraisal resulting in a reduction to their GDV.

We recommend the Council include provisions with the Section 106 Agreement preventing Unit 1.2 from being revenue generating. If this provision is not agreed to by the Applicant, we reserve the right to revisit our assumption of removing the unit from our assessment.

As a result of removing Unit 1.2 from our appraisal, the total GDV has reduced from £7,068,880 to £6,502,080.

Updated Appraisal Results and Conclusion

In our original report, we concluded that the proposed Development with 100% private housing generated a surplus of £33,196 against the viability benchmark. This was in contrast to the deficit of -£686,040 concluded in the original RL assessment.

In their most recent correspondence, RL have updated their conclusion to report that the scheme with 100% private housing generates a deficit of -£628,042.

We have undertaken an updated appraisal, taking into account the amendments identified above. The proposed Development with 100% private housing generates a RLV of -£377,616 providing a deficit of -£377,616 against the viability benchmark.

We have maintained our recommendation that the Council include provisions for a review mechanism within the Section 106 Agreement.



In addition, we recommend the Council include provisions within the Section 106 Agreement preventing Unit 1.2 from being revenue generating. If this provision is not agreed to by the Applicant, we reserve the right to revisit our assumption of removing the unit from our assessment.

3 May 2023

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| Report for: | Planning Sub Committee Date: 6th November 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 |
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| 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. Negotiations on legal agreement are ongoing. | 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 | Tania Skelli / Kevin Tohill |
| Cross House, 7, Cross Lane, London, N8 | Demolition of existing building; redevelopment to provide business (Class E(g)(iii)(light industrial) use at the ground, first and second | Members resolved to grant planning permission subject to the signing of legal agreement. | Valerie Okeiyi | John McRory |

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| HGY/2021/1909 | floors, residential (Class C3) use on the upper 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 |

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| <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>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> |

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| | And associated public realm and landscaping within the quarter. | | | |
| Civic Centre, High Road, Wood Green, London, N22 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 planning permission subject to the signing of legal letter. | Samuel Uff | John McRory |
| APPLICATIONS SUBMITTED TO BE DECIDED | | | | |
| Baptist Church, Braemar Avenue, N22 HGY/2022/4552 | 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. | Application to be reported to Members at 6 th November planning sub committee | Valerie Okeiyi | John McRory |
| Former Car Wash, Land on the East Side of Broad Lane, London N15 HGY/2023/0464 | Construction of a new office block, including covered bin and cycle stores. | Application submitted and under assessment. | Sarah Madondo | Tania Skelli / Kevin Tohill |

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| 312, High Road, London, N15 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 Bossmann-Gyamera | Tania Skelli / 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 |
| Drapers Almshouses, Edmansons Close, Bruce Grove, N17 HGY/2022/4320 | 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. | Application submitted and under assessment. | Gareth Prosser | John McRory |
| The Grove Lawn Tennis Club, Cascade Avenue, Hornsey, N10 HGY/2023/0733 | 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 | Application submitted and under assessment. | Josh Parker | Matthew Gunning |
| Highgate School, North Road, N6 HGY/2023/0328 HGY/2023/0315 | 1.Dyne House & Island Site 2. Richards Music Centre (RMC) | Applications submitted and under assessment. | Tania Skelli | John McRory |

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| HGY/2023/0338 HGY/2023/0313 HGY/2023/0317 HGY/2023/0316 | 3. Mallinson Sport Centre (MSC) 4. Science Block 5. Decant Facility 6. Farfield Playing Fields | | | |
| Berol Yard, Ashley Road, London, N17 HGY/2023/0241 | Section 73 application for minor material amendments | Application submitted and under assessment. | Philip Elliott | John McRory |
| Berol Yard, Ashley Road, London, N17 HGY/2023/2505 | 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. | Application submitted and under assessment. | Philip Elliott | John McRory |
| Warehouse living proposal – Omega Works B, Hermitage Road, Warehouse District, N4 HGY/2022/4310 | 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 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. | Application submitted and under assessment. | Phil Elliott | John McRory |

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| <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> |
| <p>Former Clarendon Gasworks, Mary Neuner Road, N8</p> <p>HGY/ 2023/2357</p> | <p>Reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings H1, H2 and H3, forming Phase 4, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space</p> | <p>Application submitted and under assessment.</p> | <p>Valerie Okeiyi</p> | <p>John McRory</p> |

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| | pursuant to planning permission HGY/2017/3117 | | | |
| 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 |
| Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 HGY/2023/2436 | S.73 application to amend affordable housing tenure to London Affordable Rent. | Application submitted and under assessment. | Valerie Okeiyi | John McRory |
| Cranwood, 100 Woodside Avenue, Hornsey, London, N10 HGY/2023/1816 | S.73 application to amend affordable housing tenure to London Affordable Rent. | Application submitted and under assessment. | Tania Skelli | John McRory |
| Wat Tyler House, Boyton Road, Hornsey, London, N8 HGY/2023/1835 | S.73 application to amend affordable housing tenure to London Affordable Rent. | Application submitted and under assessment. | Nathan Keyte | John McRory |
| Tottenham Hotspur Stadium, 748 High | S.73 Minor Material Amendment to add 27m height, reconfigure footprint and internal layout. | Application submitted and under assessment. | Samuel Uff | John McRory |

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| Road, Tottenham - NDP Hotel, N17 HGY/2023/2137 | | | | |
| Printworks 819-829 High Road, opposite the junction with Northumberland Park and just east of the Peacock Industrial Estate, N17 HGY/2023/2306 | <p>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 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> | <p>Application submitted and under assessment.</p> | <p>Phil Elliott</p> | <p>John McRory</p> |
| IN PRE-APPLICATION DISCUSSIONS | | | | |
| Timber merchants, 289-295 High Road, Wood Green, London, N22 | <p>Demolition of existing buildings and erection of six storey building and mews building to rear. Commercial units (Use Class E); and erection of 43 flats</p> | <p>Pre-application Meeting held on 20th October 2023</p> | <p>Samuel Uff</p> | <p>John McRory</p> |

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| Tottenham Green Campus (now known as Capital City College Group, Tottenham Centre) N15 | New Construction and Engineering Centre, extending to 3,300 sq. m | Pre-application Meeting to take place 6 th July 2023 | John Kaimakamis | John McRory |
| 505-511 Archway Road, N6 | Council House scheme 16 units | PPA in place with ongoing meetings | 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, N15 | 83 residential units and workspace | PPA in place with ongoing meetings | Gareth Prosser | John McRory |
| Printworks 819-829 High Road, opposite the junction with Northumberland Park and just east of the Peacock Industrial Estate, N17 | Potential change to student accommodation | Initial pre-app meeting held | Phil Elliott | John McRory |
| 50 Tottenham Lane, Hornsey, N8 Council Housing led project | Council House scheme | Initial pre-app meeting held | Gareth Prosser | Matthew Gunning |

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| 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 – 18 units. | Pre-application discussions taking place | Zara Seelig | Tania Skelli |
| 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 | Tania Skelli |
| 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 |
| Down Lane Park, N17 | Works and reconfiguration of the park | Pre-application discussions ongoing. | Zara Seelig | Tania Skelli |

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| 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 – Submission likely in late 2023 / early 2024. | 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 | 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 100m ² 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 |

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| | | They emailed in August 2023 requesting further meeting but have not confirmed. | | |
| 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 upper floors together with cycle and refuse storage at ground floor level. | Pre-app advice note issued. | Valerie Okeiyi | John McRory |

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| 679 Green Lanes, N8 | 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. | Pre-application meeting was held 18/11/2022 and advice note issued. | Samuel Uff | John McRory |
| 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 |
| Major Application Appeals | | | | |

| Wards | Application Type | Planning Application: Planning Application Name | Current Decision | Decision Notice Sent Date | Site Address | Proposal | Officer Name |
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| Alexandra Park | Householder planning permission | HGY/2023/0715 | Approve with Conditions | 05/07/2023 | 7 Parham Way, Hornsey, London, N10 2AT | Proposed ground floor and 1st floor side extension. | Ben Coffie |
| Alexandra Park | Householder planning permission | HGY/2022/4385 | Approve with Conditions | 21/06/2023 | 17 Vallance Road, Hornsey, London, N22 7UD | Demolition of existing conservatory and erection of single storey rear extension. | Gareth Prosser |
| Alexandra Park | Lawful development: Proposed use | HGY/2023/2106 | Permitted Development | 28/09/2023 | 156 Alexandra Park Road, Wood Green, London, N22 7UJ | Certificate of lawfulness for the proposed enlargement of existing dormer, removal of upper floor window, enlargement of rear garden doors and rear patio area. | Ben Coffie |
| Alexandra Park | Householder planning permission | HGY/2023/1819 | Approve with Conditions | 13/09/2023 | 68 Albert Road, Wood Green, London, N22 7AH | Erection of rear dormer and roof extension to form a L shaped dormer including the insertion of 1x front/ 3x rear rooflights. Replacement of existing shed in the rear garden with a single storey outbuilding for use as a studio and creation of bike storage in the front garden. | Mercy Oruwari |
| Alexandra Park | Householder planning permission | HGY/2023/2302 | Approve with Conditions | 19/10/2023 | 18 Rosebery Road, Hornsey, London, N10 2LH | Single storey rear and side infill extension and alterations to existing cellar to increase headroom. | Cameron Sturges |
| Alexandra Park | Householder planning permission | HGY/2023/1644 | Approve with Conditions | 25/08/2023 | First Floor Flat, 166 Victoria Road, Wood Green, London, N22 7XQ | Erection of rear dormer roof extension with associated rear roof terrace and increase in ridge height to align with neighbouring property, along with associated alterations and refurbishment of the property. | Sarah Madondo |
| Alexandra Park | Full planning permission | HGY/2023/0130 | Approve with Conditions | 05/07/2023 | Land to the rear of the block 1-14 Rowan, Methuen Park, London, N10 2JS | Demolition of the existing garages and construction of a single 6-bedroom family dwelling and associated works. | Eunice Huang |
| Alexandra Park | Householder planning permission | HGY/2023/1200 | Approve with Conditions | 03/07/2023 | 261 Alexandra Park Road, Wood Green, London, N22 7BJ | Installation of an air source heat pump in garden area. | Cameron Sturges |
| Alexandra Park | Householder planning permission | HGY/2023/1782 | Approve with Conditions | 06/09/2023 | 33 Albert Road, Wood Green, London, N22 7AA | Demolition of existing rear extension and erection of a new larger single storey extension extending to the side of the outrigger, and the replacement of two existing side windows with a glass door and new enlarged side window. | Daniel Boama |
| Alexandra Park | Householder planning permission | HGY/2023/1214 | Approve with Conditions | 10/08/2023 | 36 Vallance Road, Hornsey, London, N22 7UB | Erection of a replacement two storey side extension | Ben Coffie |
| Alexandra Park | Listed building consent (Alt/Ext) | HGY/2022/3991 | Approve with Conditions | 10/08/2023 | Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY | Extensive brick and render repair/ renewal to the Traitor's Gate wall elevation on the South terrace of Alexandra Palace. | Gareth Prosser |
| Alexandra Park | Householder planning permission | HGY/2023/0989 | Approve with Conditions | 09/10/2023 | 11 Vallance Road, Hornsey, London, N22 7UD | Formation of two side dormer extensions, a rear hip-to-gable extension and the insertion of six roof lights (three in each side dormer roof). | Daniel Boama |

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| Alexandra Park | Approval of details reserved by a condition | HGY/2022/1784 | Approve | 14/08/2023 | 6-20, Crescent Road, London, N22 7RS | Approval of details pursuant to Condition 3 (Materials), Condition 4 (Construction Management Plan), Condition 5 (Central Satellite Dish), Condition 6 (Refuse Storage), Condition 7 (Cycle Parking) & Condition 8 (Sound Insulation) attached to planning permission ref: HGY/2021/0430. Consult Transportation & Waste Management. | Matthew Gunning |
| Alexandra Park | Householder planning permission | HGY/2022/2673 | Approve with Conditions | 03/10/2023 | 44, Vallance Road, Hornsey, London, Haringey, N22 7UB | Alterations to ground floor rear fenestration, reinstatement of first floor terrace with new setback contemporary glazing on the first floor, loft conversion with a new rear dormer and a dormer above new stair to access the loft level. | Emily Whittredge |
| Alexandra Park | Full planning permission | HGY/2022/1964 | Approve with Conditions | 26/07/2023 | Clubhouse, Our Lady Of Muswell Lawn Tennis Club, Rhodes Avenue, London, N22 7UR | Installation of new fence mounted LED sports lighting to a block of two tennis courts (Court A). Replacement of existing sports lighting to another block of two tennis courts (Court B). | Eunice Huang |
| Alexandra Park | Full planning permission | HGY/2022/4469 | Approve with Conditions | 11/08/2023 | Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY | Refurbishment and replacement of Alexandra Palaces's South West tower roof and the replacement of sash windows to all elevations including associated works and low-level masonry repair. | Gareth Prosser |
| Alexandra Park | Lawful development: Proposed use | HGY/2023/2418 | Permitted Development | 13/09/2023 | 4 Wroxham Gardens, Wood Green, London, N11 2BA | Certificate of Lawfulness for proposed single storey rear extension, hip to gable and rear dormer extensions to facilitate loft conversion | Laina Levassor |
| Alexandra Park | Listed building consent (Alt/Ext) | HGY/2023/0253 | Approve with Conditions | 11/08/2023 | Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY | Refurbishment and replacement of Alexandra Palaces's South West tower roof and the replacement of sash windows to all elevations including associated works and low-level masonry repair. | Gareth Prosser |
| Alexandra Park | Householder planning permission | HGY/2023/1065 | Approve with Conditions | 17/07/2023 | 6 Talbot Road, Wood Green, London, N22 7UA | Construction of new side infill extension and oriel window. | Eunice Huang |
| Alexandra Park | Full planning permission | HGY/2023/1763 | Approve with Conditions | 29/08/2023 | 25 Crescent Road, Wood Green, London, N22 7RP | Loft Conversion to existing first floor flat, including the formation of dormer roof extensions to the main roof slope and to the outrigger roof slope and the installation of two rooflights to the front slope | Oskar Gregersen |
| Alexandra Park | Householder planning permission | HGY/2023/1421 | Approve with Conditions | 16/08/2023 | Flat 1, 64 Muswell Road, Hornsey, London, N10 2BE | Like-for-like change of front fenestration to replace single glazed windows with double glazing. Change of rear sliding door and rear patio door. Insertion of new windows into pre-existing openings. | Cameron Sturges |
| Alexandra Park | Lawful development: Proposed use | HGY/2023/1278 | Permitted Development | 07/07/2023 | 57 Winton Avenue, Wood Green, London, N11 2AR | Certificate of Lawfulness for a proposed loft extension including hip to gable extension | Sabelle Adjagboni |
| Alexandra Park | Full planning permission | HGY/2023/0770 | Approve with Conditions | 22/06/2023 | 173 Albert Road, Wood Green, London, N22 7AQ | Insertion of first floor rear door with spiral staircase and balustrade, to provide access to rear garden, insertion of 2 rear rooflights. | Neil McClellan |

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| Alexandra Park | Listed building consent (Alt/Ext) | HGY/2023/1411 | Approve with Conditions | 10/08/2023 | Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY | Listed building consent for the installation of infrastructure to create a new aerial visitor experience called Skywalk Adventure at Alexandra Palace including alterations to non-original concrete stairs with scaffold pole railings for building regulation compliance, addition of metal walkways below the rose window and at roof level, WC facilities and associated works. | Gareth Prosser |
| Alexandra Park | Householder planning permission | HGY/2023/0806 | Approve with Conditions | 11/08/2023 | 25 Grosvenor Road, Hornsey, London, N10 2DR | Erection of first floor rear extension. | Laina Levassor |
| Alexandra Park | Removal/variation of conditions | HGY/2023/0997 | Approve with Conditions | 12/07/2023 | 11 The Avenue, Hornsey, London, N10 2QE | Section 73 application to vary condition 1 (approved drawing numbers) of planning permission reference HGY/2021/0682 for the erection of single storey side and rear wraparound extension, formation of basement with front and side lightwells, enlargement of existing rear dormer, and installation of front roof lights. The application seeks a minor material amendment to the approved development, raising the height of the single storey side and rear wraparound extension. | Josh Parker |
| Alexandra Park | Lawful development: Proposed use | HGY/2023/2005 | Permitted Development | 19/09/2023 | 51 Outram Road, Wood Green, London, N22 7AB | Certificate of Lawfulness (Proposed) for a single storey rear extension. | Zara Seelig |
| Alexandra Park | Householder planning permission | HGY/2023/0831 | Approve with Conditions | 14/07/2023 | 7 The Avenue, Hornsey, London, N10 2QE | Single storey side infill extension with glazed roof. | Sabelle Adjagbor |
| Alexandra Park | Householder planning permission | HGY/2023/1253 | Refuse | 27/07/2023 | Ground Floor Flat, 42 Alexandra Park Road, Hornsey, London, N10 2AD | Single storey rear extension and cellar excavation to improve head height for storage room. New staircase to cellar | Emily Whittredge |
| Alexandra Park | Full planning permission | HGY/2023/0488 | Approve with Conditions | 12/07/2023 | 31 Princes Avenue, Wood Green, London, N22 7SB | Rear dormer with roof lights in front slope plus changes to doors at rear 1st floor. | Sabelle Adjagbor |
| Alexandra Park | Full planning permission | HGY/2023/1020 | Approve with Conditions | 09/08/2023 | Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY | Installation of infrastructure to create a new aerial visitor experience called Skywalk Adventure at Alexandra Palace including alterations to non-original concrete stairs with scaffold pole railings for building regulation compliance, addition of metal walkways below the rose window and at roof level, WC facilities and associated works. | Gareth Prosser |
| Alexandra Park | Householder planning permission | HGY/2022/4370 | Not Determined | 07/08/2023 | 98 Palace Gates Road, Wood Green, London, N22 7BL | Retrospective application for new decking and associated landscaping to the rear of the property | Gareth Prosser |
| Alexandra Park | Full planning permission | HGY/2023/1542 | Refuse | 07/08/2023 | 1 Albert Road, Wood Green, London, N22 7AA | Erection of loft extension over the rear outrigger roof projection and conversion from 1 no. 2 bed maisonette to 2 no 1 bed maisonettes | Kwaku Bossman-Gyamera |
| Alexandra Park | Householder planning permission | HGY/2023/1531 | Refuse | 07/08/2023 | Flat A, 233 Alexandra Park Road, Wood Green, London, N22 7BJ | Rear and infill extension along with increasing the floor to ceiling height within the existing lower ground floor and an elevated rear deck area and other associated external changes. | Zara Seelig |

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| Alexandra Park | Lawful development: Proposed use | HGY/2023/1552 | Permitted Development | 11/07/2023 | 49 Victoria Road, Wood Green, London, N22 7XA | Rear dormer and outrigger extensions, and front roof lights (Certificate of lawfulness) | Emily Whittredge |
| Alexandra Park | Full planning permission | HGY/2023/1755 | Approve with Conditions | 25/08/2023 | 178 Albert Road, Wood Green, London, N22 7AH | Single storey rear and side extension to ground floor flat | Kwaku Bossman-Gyamera |
| Alexandra Park | Householder planning permission | HGY/2023/1787 | Approve with Conditions | 01/09/2023 | 116 Grosvenor Road, Hornsey, London, N10 2DT | Installation of 10 solar panels to the roof of the property, of which 4 are at the rear (not visible from the road) and 6 at the front. | Oskar Gregersen |
| Alexandra Park | Householder planning permission | HGY/2023/1583 | Approve with Conditions | 05/09/2023 | 61 Grosvenor Road, Hornsey, London, N10 2DR | Erection of a single-storey side extension with roof-lights, glazing to the rear of the ground floor, erection of an Air Source Heat Pump and rendered external wall insulation to the existing front, rear and side walls (AMENDED DESCRIPTION). | Cameron Sturges |
| Alexandra Park | Listed building consent (Alt/Ext) | HGY/2023/2269 | Approve with Conditions | 16/10/2023 | Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY | Works to install a Changing Places facility within an existing storage room in the former BBC wing of Alexandra Palace. | Zara Seelig |
| Alexandra Park | Householder planning permission | HGY/2023/2271 | Approve with Conditions | 17/10/2023 | 35 Harcourt Road, Wood Green, London, N22 7XW | Erection of single storey side infill extension. | Sabelle Adjagboni |
| Alexandra Park | Lawful development: Proposed use | HGY/2023/1587 | Refuse | 11/08/2023 | 4 Wroxham Gardens, Wood Green, London, N11 2BA | Certificate of lawfulness for the formation of a hip-to-gable roof extension, and 3m deep rear extension at ground floor level. | Oskar Gregersen |
| Alexandra Park | Householder planning permission | HGY/2023/1320 | Approve with Conditions | 25/08/2023 | 80 Victoria Road, Wood Green, London, N22 7XF | single storey rear extension following demolition of existing conservatory | Sabelle Adjagboni |
| Alexandra Park | Lawful development: Proposed use | HGY/2023/1321 | Permitted Development | 13/07/2023 | 80 Victoria Road, Wood Green, London, N22 7XF | Certificate of Lawfulness for proposed loft conversion incorporating the erection of an L-shaped dormer extension to the rear and the installation of 1 rooflight to the front. | Sabelle Adjagboni |
| Alexandra Park | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/2197 | Not Required | 15/09/2023 | 59 Outram Road, Wood Green, London, N22 7AB | Erection of single storey extension which extends beyond the rear wall of the original house by 4.60m, for which the maximum height would be 3.78m and for which the height of the eaves would be 2.95m | Oskar Gregersen |
| Alexandra Park | Approval of details reserved by a condition | HGY/2023/2413 | Approve | 13/10/2023 | 1-6 Crescent Mews, Hornsey, London, N22 7GG | Approval of details pursuant to condition 14 (Air Quality and Dust Management Plan) attached to planning permission HGY/2019/1183 | Valerie Okeiyi |
| Alexandra Park | Approval of details reserved by a condition | HGY/2023/2414 | Approve | 18/10/2023 | 1-6 Crescent Mews, Hornsey, London, N22 7GG | Approval of details pursuant to condition 15 (NRMM) attached to planning permission HGY/2019/1183 | Valerie Okeiyi |
| Alexandra Park | Non-Material Amendment | HGY/2023/0565 | Approve | 23/06/2023 | 82 Crescent Road, Wood Green, London, N22 7RZ | Non-material amendment is sought for the installation of rooflight above approved dormer extension under application ref: HGY/2022/2168. | Ben Coffie |
| Bounds Green | Lawful development: Proposed use | HGY/2023/1196 | Permitted Development | 27/06/2023 | 158 Woodfield Way, Wood Green, London, N11 2NU | Proposed hip to gable roof extension and rear roof dormer with Solar panels and roof lights. Triple glazed windows to replace existing and new windows. New insulated external render to match existing. | Sabelle Adjagboni |
| Bounds Green | Lawful development: Existing use | HGY/2023/1701 | Approve | 22/08/2023 | 22 Bounds Green Road, Wood Green, London, N11 2QH | Certificate of lawfulness existing: Use of 3 storey house as 4 self-contained flats (since c 2016). | Oskar Gregersen |

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| Bounds Green | Change of use | HGY/2023/1772 | Refuse | 30/08/2023 | 78 Myddleton Road, Wood Green, London, N22 8NQ | Change of use of the rear part of the commercial property to a single 1-bedroom self-contained flat. | Kwaku Bossman-Gyamera |
| Bounds Green | Approval of details reserved by a condition | HGY/2022/0628 | Approve | 14/09/2023 | 26-28, Brownlow Road, London, N11 2DE | Approval of details pursuant to condition 11 (partial) - Part A only (Updated Sustainability & Energy Statement) attached to planning permission HGY/2020/1615 | Josh Parker |
| Bounds Green | Approval of details reserved by a condition | HGY/2022/2758 | Approve | 04/08/2023 | 71, Blake Road, London, N11 2AG | Approval of details pursuant to conditions 7 (construction management plan), 10 (tree protection measures) and 11 (lighting assessment) attached to planning permission HGY/2019/2757. | Ben Coffie |
| Bounds Green | Approval of details reserved by a condition | HGY/2021/2990 | Approve | 23/06/2023 | Land opposite 16 Park Road, Edith Road, London, N11 | Approval of details pursuant to conditions 4 (Method of Construction Statement) attached to planning permission HGY/2020/0589 dated 3/7/2020 for the erection of part 2/3/4-storey block of 8no. houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3) | Tania Skelli |
| Bounds Green | Full planning permission | HGY/2023/2254 | Approve with Conditions | 12/10/2023 | Flat 3, 112 Whittington Road, Wood Green, London, N22 8YH | Erection of a side extension to existing rear outrigger | Zara Seelig |
| Bounds Green | Full planning permission | HGY/2023/1312 | Approve with Conditions | 12/07/2023 | Petrol Filling Station, Garage1, Pinkham Way, Wood Green, London, N11 2UU | Redevelopment of the existing petrol filling station to provide an EV Charging hub including charging bays, canopy above, demolition of the forecourt shop and its replacement with an amenity building and associated development. This application is a revision of the development approved under planning permission reference HGY/2023/0180. | Ben Coffie |
| Bounds Green | Lawful development: Proposed use | HGY/2023/2631 | Permitted Development | 03/10/2023 | 51 Woodfield Way, Wood Green, London, N11 2NR | Certificate of Lawfulness for proposed hip to gable and rear dormer extension with associated rooflights to facilitate loft conversion | Laina Levassor |
| Bounds Green | Householder planning permission | HGY/2023/1986 | Approve with Conditions | 13/09/2023 | 78 Durnsford Road, Wood Green, London, N11 2EJ | Erection of a single storey rear extension with a flat roof and two rooflights. | Daniel Boama |
| Bounds Green | Full planning permission | HGY/2023/1289 | Approve with Conditions | 08/09/2023 | Flat A, 58 Marlborough Road, Wood Green, London, N22 8NN | Installation of two enlarged windows in rear elevation of first floor flat. | Oskar Gregersen |
| Bounds Green | Householder planning permission | HGY/2023/1899 | Approve with Conditions | 19/10/2023 | Flat 2, 10 Northcott Avenue, Wood Green, London, N22 7DB | Loft conversion with rear dormer and the installation of two front rooflights. | Daniel Boama |
| Bounds Green | Householder planning permission | HGY/2023/0783 | Approve with Conditions | 14/07/2023 | 21 Northbrook Road, Wood Green, London, N22 8YQ | Proposed rear and side wrap around ground floor extension. | Sabelle Adjagboni |
| Bounds Green | Householder planning permission | HGY/2022/4061 | Refuse | 23/06/2023 | 7 Ground Floor Flat, St Michaels Terrace, Wood Green, London, N22 7SJ | Erection of a side extension with internal alterations, a new entrance door, small front gable window, and alteration to external garage door materials, to form self-contained flat to existing garage located to north east side of Terrick Road and to rear of 7 St Michaels Terrace (AMENDED DESCRIPTION). | Daniel Boama |

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| Bounds Green | Householder planning permission | HGY/2023/2006 | Approve with Conditions | 19/09/2023 | 70 Woodfield Way, Wood Green, London, N11 2NT | Erection of rear electric retractable awning | Josh Parker |
| Bounds Green | Full planning permission | HGY/2023/0836 | Approve with Conditions | 14/07/2023 | Opal Court, Amethyst Close, Wood Green, London, N11 2LS | Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations, finished in white to match the existing windows. Replacement of block entrance door in timber, like for like. | Sabelle Adjagboni |
| Bounds Green | Householder planning permission | HGY/2023/1444 | Approve with Conditions | 16/10/2023 | 58 Clarence Road, Wood Green, London, N22 8PL | Erection of rear single storey infill extension with 2x velux windows and installation of new sash window to the outrigger first floor rear wall. | Mercy Oruwari |
| Bounds Green | Full planning permission | HGY/2023/1447 | Approve with Conditions | 26/07/2023 | 15 Braemar Avenue, Wood Green, London, N22 7BY | Conversion of property from two self-contained flats into a 3-bedroom single family dwelling. | Zara Seelig |
| Bounds Green | Lawful development: Proposed use | HGY/2023/2026 | Permitted Development | 19/09/2023 | 5 Gordon Road, Wood Green, London, N11 2PA | Certificate of Lawfulness for proposed single storey rear extension. | Ben Coffie |
| Bounds Green | Householder planning permission | HGY/2023/1255 | Approve with Conditions | 31/08/2023 | 47 Thorold Road, Wood Green, London, N22 8YE | Loft conversion including a dormer extension to the rear roof slope and the installation of two 'conservation style' roof lights to the front. roof slope. | Josh Parker |
| Bounds Green | Lawful development: Proposed use | HGY/2023/2129 | Permitted Development | 28/09/2023 | 29 Braemar Avenue, Wood Green, London, N22 7BY | Certificate of lawfulness for the formation of rear dormer loft conversion and installation of three roof lights on the front slope. | Oskar Gregersen |
| Bounds Green | Lawful development: Proposed use | HGY/2023/1534 | Permitted Development | 14/07/2023 | 48 Marlborough Road, Wood Green, London, N22 8NN | Certificate of Lawfulness for a proposed loft conversion including alterations to the roof from hip to gable and construction of a rear dormer | Sabelle Adjagboni |
| Bounds Green | Householder planning permission | HGY/2023/1569 | Approve with Conditions | 06/09/2023 | 48 Marlborough Road, Wood Green, London, N22 8NN | Single storey side and rear extension | Sabelle Adjagboni |
| Bounds Green | Full planning permission | HGY/2023/1578 | Refuse | 10/08/2023 | Flat B, 1 Marlborough Road, Wood Green, London, N22 8NB | Existing first floor flat roof to be converted to roof terrace with balustrading to a height of 1500mm above deck level with obscured glazing to be installed to all sides to Existing glazed panel to the external door to be removed. | Zara Seelig |
| Bounds Green | Full planning permission | HGY/2023/1181 | Approve with Conditions | 01/08/2023 | 101 Myddleton Road, Wood Green, London, N22 8NE | Refurbish the ground floor public house at 101 Myddleton Road. Works include new illuminated signage, repainting to the road façade, introducing a rooflight to the rear roof, a new double door to improve access to the large garden, addition of solar panels, installation of air conditioning units on the roof and redirecting the existing kitchen extract ductwork. | Josh Parker |
| Bounds Green | Householder planning permission | HGY/2023/1187 | Refuse | 27/06/2023 | 158 Woodfield Way, Wood Green, London, N11 2NU | Proposed rear dormer extension over bay window (Note: A PD application for a hip to gable and dormer has been granted under Planning Application HGY/2022/4121. A planning application to extend the Level 1 bay window has been granted under Planning Application HGY/2022/4388). | Zara Seelig |

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| Bounds Green | Prior approval Part 18 Class A: Development under local or private Acts or Order | HGY/2023/0881 | Not Required | 14/09/2023 | Alexandra Palace Railway Station, Station Road, Wood Green, London, N22 7ST | Application to determine prior approval under Part 18 to Schedule 2 of the Town & Country Planning (General Permitted Development) Order (2015) for proposed works at Alexandra Palace Railway Station to include: modification of station entrance, extension/modification of existing footbridge, re-location of bin/bike storage, re-location of waiting shelter on Platform 1 with localised extension of platform, provision of 3no. through lifts from footbridge to platforms with erection of associated lift motor rooms, replacement of staircase from footbridge to platforms 3/4 and other refurbishment/improvement works. | Matthew Gunning |
| Bounds Green | Non-Material Amendment | HGY/2023/1815 | Approve | 10/08/2023 | Land opposite 16 Park Road, Edith Road, London, N11 2QE | Non-Material Amendment to planning permission ref: HGY/2020/0589 to amend the description of the development to the following: for the erection of part 2/3/4-storey block of 8 no. houses and flats with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3); | Tania Skelli |
| Bounds Green | Approval of details reserved by a condition | HGY/2023/1845 | Approve | 11/09/2023 | Garages, Partridge Way, Wood Green, London | Approval of details reserved by a condition 14 (Cycle Storage) of planning permission with ref: HGY/2021/2075. | Ben Coffie |
| Bounds Green | Approval of details reserved by a condition | HGY/2023/1292 | Approve | 04/07/2023 | 26-28, Brownlow Road, London, N11 2DE | Approval of details pursuant to conditions 17 (a) (Secured by Design) attached to planning permission HGY/2020/1615. | Josh Parker |
| Bounds Green | Approval of details reserved by a condition | HGY/2023/0192 | Approve | 30/06/2023 | Garages, Partridge Way, Wood Green, London | Approval of details pursuant to the discharge of condition 15 (Construction Logistics Plan) of planning permission ref: HGY/2021/2075 for the redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility. | Ben Coffie |
| Bounds Green | Approval of details reserved by a condition | HGY/2023/0194 | Approve | 27/06/2023 | Garages, Partridge Way, Wood Green, London | Approval of details pursuant to Condition 27 (Piling) attached to planning permission ref: HGY/2021/2075 dated 21/03/2022. | Ben Coffie |
| Bounds Green | Approval of details reserved by a condition | HGY/2023/1435 | Approve | 13/07/2023 | Site at rear, 457-461, High Road, London, N22 8JD | Approval of details reserved by conditions 4 (Method of Construction Statement) attached planning permission Ref: HGY/2020/0789 | Kwaku Bossman-Gyamera |

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| Bounds Green | Non-Material Amendment | HGY/2023/1831 | Approve | 08/08/2023 | Garages, Partridge Way, Wood Green, London | Non-material amendment to planning permission with ref: HGY/2021/2075, to amend the description of the development to the following: Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility. | Ben Coffie |
| Bounds Green | Approval of details reserved by a condition | HGY/2023/1318 | Approve | 27/06/2023 | Glencairn Bowls Club, Blake Road, London N11 2AF | Approval of details reserved by condition 3 - Construction Plan - pursuant to planning permission ref: HGY/2023/0364 granted on 20/4/2023 for repair of building following fire damage. | Josh Parker |
| Bruce Castle | Lawful development: Proposed use | HGY/2023/0604 | Permitted Development | 19/06/2023 | 9 Bruce Castle Road, Tottenham, London, N17 8NL | Certificate of lawfulness for a change of use from C3 to use Class C3(c) | Sarah Madondo |
| Bruce Castle | Full planning permission | HGY/2023/0251 | Refuse | 16/10/2023 | 665 High Road, Tottenham, London, N17 8AD | Erection of rear double storey extension on first and second floor to accommodate 2x 2b3p flats with associated amenities and facilities, refuse storage, bicycle parking etc. | Gareth Prosser |
| Bruce Castle | Consent to display an advertisement | HGY/2022/4460 | Refuse | 24/07/2023 | 555-557 High Road, Tottenham, London, N17 6SB | Application for display of 1no. illuminated 48-sheet digital advertisement display. | Daniel Boama |
| Bruce Castle | Householder planning permission | HGY/2023/2130 | Approve with Conditions | 02/10/2023 | 38 Bruce Castle Road, Tottenham, London, N17 8NJ | Demolition of existing single storey rear extension and the erection of a new replacement single storey rear extension with reduced footprint, and construction of a rear dormer extension and installation of two rooflights in the front roof slope. | Oskar Greger |
| Bruce Castle | Full planning permission | HGY/2023/2190 | Approve with Conditions | 29/09/2023 | Flats A & B, 5 Pembury Road, Tottenham, London, N17 6SR | Replacement of front and rear elevation windows to both flats with new double glazed white Upvc top hung casement style windows and the replacement of the ground floor flats rear garden door with new upvc door. | Zara Seelig |
| Bruce Castle | Lawful development: Proposed use | HGY/2023/1062 | Permitted Development | 30/06/2023 | 64 Lordsmead Road, Tottenham, London, N17 6EY | Certificate of Lawfulness for the erection of rear dormer including the insertion of 1x front rooflights and installation of double rear ground floor doors and 1x side door. | Mercy Oruwari |
| Bruce Castle | Householder planning permission | HGY/2023/01119 | Approve with Conditions | 15/08/2023 | Site rear of 38 Broadwater Road, London N17 6ES | Alterations to roof to form a mezzanine level within a new pitched roof including the insertion of rooflights and solar panels. Infill of garage door facing Linley Road to form part of the boundary wall and installation of Air Source Heat Pump. | Mercy Oruwari |
| Bruce Castle | Householder planning permission | HGY/2023/1473 | Approve with Conditions | 31/07/2023 | 21 Whitley Road, Tottenham, London, N17 6RJ | Single storey rear garden extension, remodelling of first floor bathroom windows and roof. Roof dormer extension and balcony. | Ben Coffie |

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| Bruce Castle | Householder planning permission | HGY/2023/1481 | Approve with Conditions | 31/07/2023 | 65 Bruce Castle Road, Tottenham, London, N17 8NL | A Velux window on rear part of the roof. | Zara Seelig |
| Bruce Castle | Full planning permission | HGY/2023/1284 | Approve with Conditions | 10/07/2023 | 80 Bruce Grove, Tottenham, London, N17 6UZ | Shopfront repairs and alterations | Sarah Madondo |
| Bruce Castle | Householder planning permission | HGY/2023/1936 | Refuse | 12/09/2023 | 21 Birkbeck Road, Tottenham, London, N17 8NH | Conversion of single family house into 6 bedroom House in Multiple Occupation. | Oskar Gregersen |
| Bruce Castle | Full planning permission | HGY/2023/1990 | Approve with Conditions | 15/09/2023 | 515-519 High Road, Tottenham, London, N17 6SB | Installation of an extractor flue to be located on the building's rear elevation. | Kwaku Bossman-Gyamera |
| Bruce Castle | Listed building consent (Alt/Ext) | HGY/2023/1963 | Approve with Conditions | 14/09/2023 | Bruce Castle Park, Haringey Museum & Archive Service, Lordship Lane, Tottenham, London, N17 8NU | Proposal to take down and reconstruct broken piers on the east and west entrance gates in Bruce Castle Park. | Zara Seelig |
| Bruce Castle | Householder planning permission | HGY/2023/1340 | Approve with Conditions | 14/07/2023 | 45 Lordship Lane, Tottenham, London, N17 6RU | Erection of proposed single storey ground floor side infill and single storey rear extension. | Zara Seelig |
| Bruce Castle | Full planning permission | HGY/2023/0767 | Approve with Conditions | 13/09/2023 | 27 Lordship Lane, Tottenham, London, N17 6RU | Change of use from Class E to barber/social club/offices (Sui Generis) use class and retrospective application for a rear extension to the property and external alterations. | Cameron Sturges |
| Bruce Castle | Householder planning permission | HGY/2023/1857 | Approve with Conditions | 04/09/2023 | 19 Whitley Road, Tottenham, London, N17 6RJ | Demolition of existing lean-to rear extension. Replacement with infill extension to the building line. Replacement of doors with Aluminium glazed sliding doors to the West Ground floor Elevation. Raised decking to extend into garden at the same height as the interior finished floor level. Insertion of an Oriel window and frameless glazed roof to the infill extension. | Daniel Boama |
| Bruce Castle | Householder planning permission | HGY/2023/1145 | Approve with Conditions | 24/08/2023 | 37 Nursery Street, Tottenham, London, N17 8AP | Conversion of roof space to habitable use to include a rear dormer, and front roof lights | Sabelle Adjagboni |
| Bruce Castle | Full planning permission | HGY/2023/0572 | Refuse | 19/09/2023 | 118 Church Road, Tottenham, London, N17 8AJ | Retrospective planning application for the retention of existing use of the property as 2no. self-contained flats. | Daniel Boama |
| Bruce Castle | Full planning permission | HGY/2023/1456 | Approve with Conditions | 28/07/2023 | 565 High Road, Tottenham, London, N17 6SB | The proposal is change of use from A1 use class Hair salon to A3 use class Restaurant and café. Installation of an extract duct to the above roof rear part of the building.at 565 High Road, London N17 6SB | Kwaku Bossman-Gyamera |
| Bruce Castle | Lawful development: Proposed use | HGY/2023/1485 | Approve | 01/08/2023 | 59 White Hart Lane, Tottenham, London, N17 8HH | Certificate of Lawfulness (Proposed) for the change of the first and second floors to residential under Part 3 Changes of use - Class G retail or betting office or pay day loan shop to mixed use. | Oskar Gregersen |
| Bruce Castle | Householder planning permission | HGY/2023/1498 | Approve with Conditions | 02/08/2023 | 21 Whitley Road, Tottenham, London, N17 6RJ | Single storey rear extension. | Ben Coffie |
| Bruce Castle | Listed building consent (Alt/Ext) | HGY/2023/2060 | Approve with Conditions | 22/09/2023 | Bruce Castle Park, Haringey Museum & Archive Service, Lordship Lane, Tottenham, London, N17 8NU | Initial enabling and investigation works to include careful lifting of existing floorboards and localised opening up of partitions to enable survey of findings to inform the future reserving works at Bruce Castle Museum. | Zara Seelig |

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| Bruce Castle | Householder planning permission | HGY/2023/1504 | Approve with Conditions | 03/08/2023 | Flat A, 157 Mount Pleasant Road, Tottenham, London, N17 6JH | Single storey rear extension. | Zara Seelig |
| Bruce Castle | Householder planning permission | HGY/2023/1558 | Approve with Conditions | 30/08/2023 | 263 Mount Pleasant Road, Tottenham, London, N17 6HD | Conversion of the property from two to three flats | Mercy Oruwari |
| Bruce Castle | Lawful development: Proposed use | HGY/2023/1926 | Permitted Development | 02/08/2023 | 26 Barkham Road, Tottenham, London, N17 8JR | Single storey rear extension (Certificate of lawfulness) | Emily Whittredge |
| Bruce Castle | Householder planning permission | HGY/2023/1184 | Approve with Conditions | 23/08/2023 | 45 Birkbeck Road, Tottenham, London, N17 8NH | Single Storey Infill Extension with 4 No Roof Lights | Sabelle Adjagboni |
| Bruce Castle | Prior approval Part 3 Class M: Retail or betting office or pay day loan shop to dwellinghouses | HGY/2023/1142 | Refuse | 21/06/2023 | Shop A, 80 White Hart Lane, Tottenham, London, N17 8HP | Application to determine if prior approval is required for a proposed change of use of the existing launderette (Sui Generis Use) to a one-bedroom flat (Class C3). Application under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class M. | Neil McClellan |
| Bruce Castle | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1822 | Not Required | 11/08/2023 | 1 Trafalgar Cottages, Queen Street, Tottenham, London, N17 8HY | Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Laina Levassor |
| Bruce Castle | Prior notification: Development by telecoms operators | HGY/2023/2743 | Permitted Development | 12/10/2023 | 8 Tenterden Road, Tottenham, London, N17 8BE | Under Regulation 5 of the above Code, this is 28 days' notice informing you of our intention to install POLE at the above location at the above location. | Kwaku Bossman-Gyamera |
| Bruce Castle | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1422 | Refuse | 06/07/2023 | 364 White Hart Lane, Tottenham, London, N17 8LN | Erection of single storey extension which extends beyond the rear wall of the original house by 4.8m, for which the maximum height would be 3m and for which the height of the eaves would be 3.45m | Laina Levassor |
| Bruce Castle | Prior notification: Development by telecoms operators | HGY/2023/1459 | Refuse | 27/07/2023 | Pavement opposite 520 King Street, Tottenham, Haringey, London, N17 8NN | The installation of a 15m high slim-line monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto. Prior Notification by Telecom Operator) | Kwaku Bossman-Gyamera |
| Bruce Castle | Approval of details reserved by a condition | HGY/2023/1275 | Approve | 06/07/2023 | Land and Buildings Beneath, White Hart Lane Railway Station, Love Lane, London, N17 8HG | Approval of details reserved by a condition 3 (brick repairs and vegetation removal) attached to planning reference HGY/2022/1429 | Sarah Madondo |
| Bruce Castle | Approval of details reserved by a condition | HGY/2023/1423 | Approve | 06/07/2023 | Land and Buildings Beneath, White Hart Lane Railway Station, Love Lane, London, N17 8HG | Approval of details reserved by a condition 4 (samples of brick, mortar mix and pointing) attached to planning reference HGY/2022/1429. | Sarah Madondo |
| Bruce Castle | Approval of details reserved by a condition | HGY/2023/1424 | Approve | 06/07/2023 | Land and Buildings Beneath, White Hart Lane Railway Station, Love Lane, London, N17 8HG | Approval of details reserved by a condition 5 (refuse, waste and recycling) attached to planning reference HGY/2022/1429. | Sarah Madondo |

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| Bruce Castle | Approval of details reserved by a condition | HGY/2023/1506 | Approve | 29/09/2023 | Public Convenience, Bruce Grove, Tottenham, London, N17 6UR | Part approval of details pursuant to Condition 5 (Cleaning trials of existing louvered timber turret) of Listed Building Consent ref: HGY/2020/0003 for the refurbishment and extension of the Grade II listed Public Conveniences. Works to include conversion of building into commercial unit, repairs and renovation to existing ground floor pavilion and basement, resurfacing to external areas, partial demolition of rear wall and porch to existing ground floor pavilion. Demolition existing extension and replacement ground floor single storey extension, enclosure of basement as internal space with glazed curtain wall. | Emily Whittredge |
| Bruce Castle; Northumberland Park | Approval of details reserved by a condition | HGY/2022/1554 | Approve | 26/09/2023 | Land On The West Side Of, 2, Kings Road, London, N17 8NP | Approval of details pursuant to condition 11 (a) (Energy Strategy) attached to planning permission ref: HGY/2021/3038 | Kwaku Bossman-Gyamera |
| Bruce Castle; Northumberland Park | Approval of details reserved by a condition | HGY/2023/2085 | Approve | 19/09/2023 | High Road West, London, N17 | Approval of details pursuant to Condition 3 (Phasing plan) attached to planning permission HGY/2021/3175 | Philip Elliott |
| Crouch End | Householder planning permission | HGY/2023/1155 | Approve with Conditions | 03/07/2023 | Ground Floor Flat, 135 Crouch Hill, Hornsey, London, N8 9QH | Single-storey rear extension to a ground floor flat; change of rear glazing and lowering of patio floor level. | Oskar Gregersen |
| Crouch End | Removal/variation of conditions | HGY/2023/1192 | Approve with Conditions | 19/06/2023 | 4 Broughton Gardens, Hornsey, London, N6 5RS | Section 73 application to vary the wording of planning conditions 4 (tree protection measures) & 7 (method of construction statement) of approved development HGY/2020/2352 for the ?Construction of a new ground floor and lower ground floor side extension with a new terrace and addition of a new garage to the front of the existing dwelling? at 4 Broughton Gardens, N6 5RS. | Neil McClellan |
| Crouch End | Householder planning permission | HGY/2023/0208 | Approve with Conditions | 14/07/2023 | 24 Rosebery Gardens, Hornsey, London, N8 8SH | Conversion of common parts basement storage area (C3 lawful use certified in application HGY/2022/1894) into a studio flat. | Mercy Oruwari |
| Crouch End | Householder planning permission | HGY/2023/2078 | Approve with Conditions | 26/09/2023 | 61 Glasslyn Road, Hornsey, London, N8 8RJ | Lower ground floor single storey rear extension. | Ben Coffie |
| Crouch End | Householder planning permission | HGY/2023/1693 | Approve with Conditions | 17/10/2023 | First Floor Flat, 22 Coolhurst Road, Hornsey, London, N8 8EL | Partial enclosure of existing 1st floor (appears as 2nd floor at rear) balcony with new extended platform and new double glazed timber framed doors. Replacement of all existing timber framed single-glazed sash windows for flat C with matching double-glazed timber framed windows. | Mercy Oruwari |

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| Crouch End | Householder planning permission | HGY/2023/0511 | Approve with Conditions | 19/06/2023 | Westbrook, Barrington Road, Hornsey, London, N8 8QS | Demolition of existing rear extension and single storey static caravan. Erection of a two storey side extension and a part single, part two storey rear extension, incorporating a roof terrace. Installation of a rear dormer. Creation of a gable-end on the front elevation bay and replacement of the front canopy roof over the front door, together with other external alterations (AMENDED DESCRIPTION & AMENDED PLANS). | Oskar Gregersen |
| Crouch End | Householder planning permission | HGY/2023/0600 | Approve with Conditions | 14/08/2023 | Highgate Lodge, 9 Waverley Road, Hornsey, London, N8 9QS | Replacement of existing single glazed timber sash windows with new double glazed heritage ultimate rose 3 upvc windows. | Matthew Gunning |
| Crouch End | Householder planning permission | HGY/2023/0353 | Approve with Conditions | 29/08/2023 | 2 Ivy Gardens, Hornsey, London, N8 9JE | Demolition of existing rear extension following damage caused by subsidence, and construction of new rear extension off new foundations to marry with adjacent structure. | Sabelle Adjagboni |
| Crouch End | Lawful development: Proposed use | HGY/2023/1384 | Permitted Development | 18/07/2023 | 181 Park Road, Hornsey, London, N8 8JJ | Certificate of Lawfulness for a proposed loft conversion including hip to gable extension, rear dormer with Juliet balcony and insertion of 4 roof lights at front | Sabelle Adjagboni |
| Crouch End | Householder planning permission | HGY/2023/2240 | Approve with Conditions | 12/10/2023 | 47 Weston Park, Hornsey, London, N8 9SY | Proposed extension of existing cellar to form habitable accommodation with associated alterations including formation of front lightwells and installation of new windows (Proposal identical to expired approved application HGY/2020/1177). | Mercy Oruwa |
| Crouch End | Householder planning permission | HGY/2023/1628 | Approve with Conditions | 15/08/2023 | 32 Glasslyn Road, Hornsey, London, N8 8RH | Demolition of existing lean rear lean-to and erection of side infill and rear extension. | Eunice Huang |
| Crouch End | Householder planning permission | HGY/2023/1171 | Approve with Conditions | 23/06/2023 | Flat B, 68 Carysfort Road, Hornsey, London, N8 8RB | Proposed loft conversion with a rear L-shaped dormer, and creation of roof terrace to rear with masonry upstand, obscure glazed screens and handrail. (AMENDED DESCRIPTION) | Daniel Boama |
| Crouch End | Approval of details reserved by a condition | HGY/2022/1133 | Approve | 05/07/2023 | Hornsey Town Hall, The Broadway, London, N8 9BQ | Partial approval of details for Block A and The Mews only pursuant to condition 24 (noise level testing) attached to HGY/2017/2220 | Samuel Uff |
| Crouch End | Approval of details reserved by a condition | HGY/2022/0290 | Approve | 04/07/2023 | Hornsey Town Hall, The Broadway, London, N8 9JJ | Approval of details pursuant to condition 19 (Service and Delivery Plan) attached to HGY/2017/2220 | Samuel Uff |

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| Crouch End | Consent under Tree Preservation Orders | HGY/2022/2285 | Approve with Conditions | 18/08/2023 | Roden Court, 115, Hornsey Lane, London, N6 5EF | Works to tree protected by a TPO. T1 (in TPO schedule) - Ash. Tree ref 1985 in tree location plan. Works: Repollard to 5-6m to original pollard location. Reason: Tree is currently highly dysfunctional. Significant dieback is evident in mid and upper canopy. Degraded large diameter deadwood is evident on extremities. Has recently shed large diameter deadwood into shrub bed. Numerous bark lesions exist up and down primary branches. Pollard knuckle appears sound. 50%+ bark loss at base with exposed wood having white rot evident - some areas having significantly altered/degraded exposed wood. Very poor associated callusing. Screwdriver pushed in 50mm+ to exposed altered wood - stem diameter is approx 800mm. Rationale for pollard is to control risk to garden occupants and adjacent garages while allowing for retention of tree stem to either regenerate or die and provide local deadwood resource. | Matthew Gunning |
| Crouch End | Householder planning permission | HGY/2023/1038 | Approve with Conditions | 19/07/2023 | 20 Avenue Road, Hornsey, London, N6 5DW | Erection of single storey outbuilding in rear garden. | Ben Coffie |
| Crouch End | Householder planning permission | HGY/2023/2187 | Approve with Conditions | 06/10/2023 | 6 Bryanstone Road, Hornsey, London, N8 8TN | Construction of 'wraparound' side infill and rear extension to ground floor of 3-storey terraced dwelling house; installation of new painted timber casement window with obscured glazing to first floor flank wall of rear addition; installation of air source heat pump in rear garden. | Neil McClellan |
| Crouch End | Householder planning permission | HGY/2023/2160 | Approve with Conditions | 04/10/2023 | 5 Bourne Road, Hornsey, London, N8 9HJ | Partial demolition of existing back extension, new full width rear extension, loft conversion with a dormer and rooflights | Ben Coffie |
| Crouch End | Full planning permission | HGY/2023/0273 | Approve with Conditions | 17/08/2023 | 62 Wolseley Road, Hornsey, London, N8 8RP | Erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments. | Josh Parker |
| Crouch End | Householder planning permission | HGY/2023/1707 | Approve with Conditions | 23/08/2023 | 23 Bourne Road, Hornsey, London, N8 9HJ | Proposed single storey rear and side infill extension. | Eunice Huang |
| Crouch End | Householder planning permission | HGY/2023/2146 | Approve with Conditions | 03/10/2023 | 19 Womersley Road, Hornsey, London, N8 9AE | Single storey rear Infill extension | Ben Coffie |
| Crouch End | Full planning permission | HGY/2023/1670 | Approve with Conditions | 08/09/2023 | Flat A, 9 Gladwell Road, Hornsey, London, N8 9AA | Proposed rear dormer extension to the main and outrigger roof with a small terrace and internal alterations. | Josh Parker |
| Crouch End | Full planning permission | HGY/2023/2170 | Approve with Conditions | 05/10/2023 | 12A Broadway Parade, Tottenham Lane, Hornsey, London, N8 9DE | Installation of new gas riser pipework to the front elevation at ground floor level and to the rear elevation (Retrospective Application). | Kwaku Bossman-Gyamera |
| Crouch End | Householder planning permission | HGY/2023/2149 | Approve with Conditions | 03/10/2023 | 28 Palace Road, Hornsey, London, N8 8QJ | Single storey rear extension to terraced house and replacement windows throughout. | Josh Parker |

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| Crouch End | Householder planning permission | HGY/2023/2168 | Refuse | 04/10/2023 | Flat 3, 50 Coolhurst Road, Hornsey, London, N8 8EU | Erection of external balustrade and creation of a balcony on existing flat roof (part retrospective application) (resubmission following refusal of planning application ref: HGY/2023/0489). | Mercy Oruwari |
| Crouch End | Removal/variation of conditions | HGY/2023/1232 | Approve with Conditions | 18/09/2023 | 29 Berkeley Road, Hornsey, London, N8 8RU | Variation of condition 2 (Approved Plans) attached to planning permission ref: HGY/2021/3194 (formerly known as Land to the rear of, 45A, Wolsley Road for the original application HGY/2021/0974) to amend the approved scheme by altering internal layout including position of stairs, removal of rear bedroom, reduction of rear courtyard, additional rooflight, addition of enclosure to ASHP, front boundary wall changed to timber and updates to rear/front windows. | Mercy Oruwari |
| Crouch End | Householder planning permission | HGY/2023/1229 | Approve with Conditions | 04/07/2023 | 50 Barrington Road, Hornsey, London, N8 8QS | Erection of single storey side/rear infill extension | Laina Levassor |
| Crouch End | Full planning permission | HGY/2023/1241 | Approve with Conditions | 09/08/2023 | Flat A, 9 Broadway Parade, Tottenham Lane, Hornsey, London, N8 9DE | Conversion of existing flat into 2 x 2 bedroom units and installation of new external staircase to the rear with new entrance, refuse/recycle store and cycle storage. | Kwaku Bossman-Gyamera |
| Crouch End | Removal/variation of conditions | HGY/2023/0759 | Approve with Conditions | 28/06/2023 | 23 Birchington Road, Hornsey, London, N8 8HP | Variation of condition 2 (approved plans) of planning permission HGY/2020/1750 to raise the height of the dormer roof on the rear outrigger to correspond with the height as built on site, to raise the horizontal section of the parapet wall shared with no.25 Birchington Road by 150mm and to amend the profile of the as-built dormer to omit the visible up-stand at the rear. | Ben Coffie |
| Crouch End | Householder planning permission | HGY/2023/1971 | Approve with Conditions | 14/09/2023 | 246 Park Road, Hornsey, London, N8 8JX | Replacement of existing single storey rear extension with larger full width extension. | Mercy Oruwari |
| Crouch End | Householder planning permission | HGY/2023/1973 | Approve with Conditions | 14/09/2023 | Westbrook, Barrington Road, Hornsey, London, N8 8QS | Erection of single storey garden studio building in rear garden. | Oskar Gregersen |
| Crouch End | Full planning permission | HGY/2023/1418 | Refuse | 09/08/2023 | 8 Avenue Road, Hornsey, London, N6 5DW | Replacement of existing timber windows with double glazed heritage uPVC. | Cameron Sturges |

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| Crouch End | Removal/variation of conditions | HGY/2023/0775 | Approve with Conditions | 07/08/2023 | 6 Broughton Gardens, Hornsey, London, N6 5RS | Section 73 application to vary condition 2 (approved drawing numbers) of planning permission reference HGY/2021/3493 for the formation of a new basement level extending beyond the rear and side of the house with terrace above; formation of ground floor roof terrace; installation of external staircase from ground floor to basement level to side of extension; and associated re-profiling of rear garden levels. The application seeks a minor material amendment for the reduction in overall built area of the original basement proposal, removal of central staircase access down to garden level, change of external stone cladding to white render and removal of one row of walk on rooflights. | Ben Coffie |
| Crouch End | Lawful development: Proposed use | HGY/2023/1417 | Approve | 08/08/2023 | Jameson Lodge, 58 Shepherds Hill, Hornsey, London, N6 5RW | Certificate of lawfulness to confirm that the works as part of application reference HGY/2019/1139 have been lawfully implemented within the time limit set down by Condition no. 1 and therefore the completion of the balance of the approved development would be lawful. | Matthew Gunning |
| Crouch End | Full planning permission | HGY/2023/0791 | Approve with Conditions | 10/07/2023 | Hill's Veterinary Practice Ltd, 178 Park Road, Hornsey, London, N8 8JT | Erection of single storey rear extension and associated internal reconfiguration, first floor extension with roof terrace and associated railing, alterations to existing perimeter and boundary treatment. | Laina Levassor |
| Crouch End | Householder planning permission | HGY/2023/0796 | Approve with Conditions | 29/06/2023 | Flat A, 33 Palace Road, Hornsey, London, N8 8QL | Installation of an additional front roof-light and raising of the roof of the rear outrigger. | Mercy Oruwa |
| Crouch End | Full planning permission | HGY/2023/0952 | Approve with Conditions | 04/08/2023 | Upper Flat, 60 Crouch End Hill, Hornsey, London, N8 8AG | 2 new roof lights and replacement of the existing roof tiles on the main roof and outrigger. | Nathan Keyte |
| Crouch End | Full planning permission | HGY/2023/1736 | Approve with Conditions | 25/09/2023 | 21-23 The Broadway, London N8 8DU | Installation of plant equipment and new ATM, erection of ramp access to the rear, and display of advertisements on The Broadway elevation. | Eunice Huang |
| Crouch End | Consent to display an advertisement | HGY/2023/1735 | Approve with Conditions | 15/09/2023 | 21-23 The Broadway, London N8 8DU | Display of 2no. internally-illuminated projecting signs, 1no. internally-illuminated fascia sign, 1no. non-illuminated ATM surround sign, and 2no. non-illuminated window signs on The Broadway elevation. | Eunice Huang |

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| Crouch End | Consent under Tree Preservation Orders | HGY/2023/2001 | Approve with Conditions | 18/08/2023 | Georgians Lawn Tennis Club, Crouch End Playing Fields, Park Road, Hornsey, London, N8 8JP | I wish to apply for permission to remove 3 trees from our site. They are currently protected by a TPO but as you can see from the attached images they are currently dead/dying and one has fallen down (luckily overnight so no one was on the property) so I was like it to be an expedited process so the trees can be removed safely ASAP. I have included a diagram of the tree locations. This is taken from the original TPO document, and some of these trees have fallen down naturally over the years but I believe the circled trees represent the ones photographed and the ones that unfortunately need to be removed. According to that document they are all Poplars. Site Location: Georgians Tennis Club, Crouch End Playing Fields, N88JJ | James Argles |
| Crouch End | Lawful development: Existing use | HGY/2023/1430 | Approve | 25/07/2023 | Top Floor Flat, 27 Dickenson Road, Hornsey, London, N8 9ER | Certificate of lawfulness in relation to retention of wooden screening around flat roof of rear extension which facilitates the use as first floor terrace. | Oskar Gregersen |
| Crouch End | Householder planning permission | HGY/2023/1441 | Refuse | 01/08/2023 | 181 Park Road, Hornsey, London, N8 8JJ | Alteration of existing rear outrigger roof to form first floor roof terrace | Sabelle Adjabbor |
| Crouch End | Householder planning permission | HGY/2023/0943 | Approve with Conditions | 21/07/2023 | 3 Gladwell Road, Hornsey, London, N8 9AA | Erection of a single storey rear side infill extension with glazed sloped roof. | Nathan Keyes |
| Crouch End | Householder planning permission | HGY/2023/0489 | Refuse | 12/07/2023 | Flat 3, 50 Coolhurst Road, Hornsey, London, N8 8EU | Erection of external balustrade around existing rear balcony (Retrospective) | Mercy Oruwari |
| Crouch End | Lawful development: Existing use | HGY/2023/1085 | Approve | 03/07/2023 | 19 A,B,C Topsfield Parade, Tottenham Lane, London N8 8PT | Certificate of Lawfulness Existing Use: Use of the upper floors as three self-contained flats. | Ben Coffie |
| Crouch End | Lawful development: Proposed use | HGY/2023/2173 | Permitted Development | 15/08/2023 | 9 Briston Grove, Hornsey, London, N8 9EX | Certificate of Lawfulness for proposed single storey rear extension (Prior Approval not required for application ref: HGY/2014/2584) | Laina Levassor |
| Crouch End | Full planning permission | HGY/2023/1299 | Refuse | 06/09/2023 | Shop 42a-46, Park Road, Hornsey, London, N8 8TD | Installation of Ventilation Flap at the rear for installation of internal extraction unit as shown on the plans | Cameron Sturges |
| Crouch End | Householder planning permission | HGY/2023/0962 | Approve with Conditions | 03/07/2023 | 106 Crouch Hill, Hornsey, London, N8 9DY | Installation of 1 no. new gas riser network to the north, east, south and west elevations (Retrospective). | Mercy Oruwari |
| Crouch End | Full planning permission | HGY/2023/1005 | Approve with Conditions | 04/09/2023 | Flat 1, 29 Barrington Road, Hornsey, London, N8 8QT | Single storey rear side infill and rear extension to existing one bedroom flat to provide an additional bedroom and improved kitchen / dining room | Eunice Huang |

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| Crouch End | Consent under Tree Preservation Orders | HGY/2022/4018 | Approve | 30/06/2023 | Flat 9, Highgate Lodge, 9 Waverley Road, Hornsey, London, N8 9QS | T1 Beech. large tree in the front garden, we would like to lift lower crown to facilitate machinery for building work. we would also like to remove 2-3m all round from the crown, to pull back from the road and house then balance crown. all pruning is in line with bs3998 T2 Lime tree, we would like to remove ivy completely to ground level and re-pollard inline with historic pruning T3 Large lime located back garden overhanging neighbouring property, we would like to lift lower crown to facilitate machinery for building work. we would also like to remove 2-3m all round from the crown, to pull back from the access road and house. all pruning is in line with bs3998 | Matthew Gunning |
| Crouch End | Householder planning permission | HGY/2023/1511 | Approve with Conditions | 03/08/2023 | 44 Weston Park, Hornsey, London, N8 9TJ | Minor alterations to an existing rear extension and the replacement of an existing roof lantern light. | Ben Coffie |
| Crouch End | Lawful development: Proposed use | HGY/2023/1921 | Approve | 11/09/2023 | 246 Park Road, Hornsey, London, N8 8JX | Certificate of lawfulness: proposed use for the enlargement of the existing rear dormer including the insertion of 3x front rooflights and full width rear Juliet balcony. | Mercy Oruwari |
| Crouch End | Householder planning permission | HGY/2023/1324 | Approve with Conditions | 03/10/2023 | 20 Palace Road, Hornsey, London, N8 8QJ | Full width ground floor rear side extension | Josh Parker |
| Crouch End | Prior notification: Development by telecoms operators | HGY/2023/1711 | Refuse | 22/08/2023 | Shepherds Hill Garden, Shepherds Hill, N6 5RR | Proposed 15.0m phase 8 street works monopole, 2no. equipment cabinets with associated meter cabinet, and ancillary development thereto. | Kwaku Bossman-Gyere |
| Crouch End | Non-Material Amendment | HGY/2023/1377 | Approve with Conditions | 04/07/2023 | Flat 4, 13 Fairfield Road, Hornsey, London, N8 9HG | Non Material Amendment to Planning Application HGY/2022/4437 to make the following changes: (1) Replacement of existing hard standing to provide secure foundation for the new outbuilding with drainage provision for rainwater; (2) Replace existing gate and fencing, and continue fence around plot to improve security and (3) Change of outbuilding to one suitable to sit on hard standing - substitute outbuilding of same style and height and very similar footprint. | Josh Parker |
| Crouch End | Approval of details reserved by a condition | HGY/2023/0601 | Approve | 25/09/2023 | Highgate Lodge, 9 Waverley Road, Hornsey, London, N8 9QS | Approval of details pursuant to conditions 4 (energy and sustainability), 6 (secure and covered cycle parking) and 11 (refuse and waste storage) attached to planning permission HGY/2021/1757 | Matthew Gunning |
| Crouch End | Consent under Tree Preservation Orders | HGY/2023/1164 | Approve with Conditions | 07/07/2023 | 17 Christchurch Road, Hornsey, London, N8 9QL | Works to tree protected by a TPO. Large Oak - Reduce the large limb growing towards the south by 5-6m to alleviate the weight of the limb overhanging the garden. Remove major deadwood (removing deadwood over 25mm). Maintenance works in line with good Arboricultural practice. | Daniel Monk |

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| Crouch End | Approval of details reserved by a condition | HGY/2023/2161 | Approve | 19/10/2023 | 155 Tottenham Lane, Hornsey, London, N8 9BT | Approval of details pursuant to condition 5 (Sustainability Statement) attached to planning permission HGY/2021/2630 | Nathan Keyte |
| Crouch End | Non-Material Amendment | HGY/2023/1419 | Approve | 01/08/2023 | 8 Avenue Road, Hornsey, London, N6 5DW | Non-Material Amendment for use of UPVC windows relating to application HGY/2018/2152. | Cameron Sturges |
| Crouch End | Non-Material Amendment | HGY/2023/1974 | Approve | 17/08/2023 | 1 Bedford Road, Hornsey, London, N8 8HL | Non-Material Amendment to HGY/2022/4009 seeking alterations to roof light arrangement with additional rooflights proposed. | Oskar Gregersen |
| Crouch End | Approval of details reserved by a condition | HGY/2023/0639 | Approve with Conditions | 14/09/2023 | Morriss House, 23 Coolhurst Road, London, N8 8EP | Approval of details pursuant to condition 13 (treatment of the surroundings) attached to planning permission HGY/2021/0116 (relating to north house). | Matthew Gunning |
| Crouch End | Approval of details reserved by a condition | HGY/2023/1452 | Approve | 24/08/2023 | Land to the rear of, 45A, Wolseley Road, London, N8 8RS | Approval of details pursuant to conditions 3 (external materials) and 4 (landscaping) attached to planning permission HGY/2021/3194. | Eunice Huang |
| Crouch End | Approval of details reserved by a condition | HGY/2023/1640 | Approve | 14/08/2023 | 155 Tottenham Lane, Hornsey, London, N8 9BT | Approval of details pursuant to conditions 10 (landscaping details) and 12 (refuse and recycling) attached to planning permission HGY/2021/2630 | Nathan Keyte |
| Crouch End | Non-Material Amendment | HGY/2023/1357 | Refuse | 10/07/2023 | 1 Bedford Road, Hornsey, London, N8 8HL | Non-Material Amendment to approved side/rear extension (HGY/2022/4009) to add additional rooflights to extension. | Oskar Gregersen |
| Fortis Green | Householder planning permission | HGY/2023/2214 | Approve with Conditions | 10/10/2023 | 8 Windermere Road, Hornsey, London, N10 2RE | Demolition of existing rear dormer and creation of new dormer and three front rooflights. | Ben Coffie |
| Fortis Green | Householder planning permission | HGY/2023/1880 | Approve with Conditions | 02/10/2023 | 48 Great North Road, Hornsey, London, N6 4LT | Proposed rear and side extensions on the ground floor, 2nd floor roof terrace and rebuilding of the existing garage to be in line with the front of the building. | Eunice Huang |
| Fortis Green | Lawful development: Proposed use | HGY/2023/0931 | Permitted Development | 21/07/2023 | 57 Pages Hill, Hornsey, London, N10 1EH | Certificate of Lawfulness for a proposed dormer extension to the rear incorporating a Juliet balcony, the installation of three rooflights to the front roof slope and changes to rear fenestration. | Nathan Keyte |
| Fortis Green | Householder planning permission | HGY/2023/1694 | Approve with Conditions | 21/08/2023 | 82 Woodside Avenue, Hornsey, London, N10 3HY | Replacement side extension, replacement ground floor rear extension/part first floor extension. Landscaping to the rear garden. | Cameron Sturges |
| Fortis Green | Full planning permission | HGY/2023/0935 | Refuse | 06/07/2023 | Flat 2, 46 Tetherdown, Hornsey, London, N10 1NG | Sub-division of existing 2-bedroom flat into two separate self-contained 1-bedroom flats. | Ben Coffie |
| Fortis Green | Lawful development: Proposed use | HGY/2023/1624 | Permitted Development | 14/07/2023 | 11 Lynmouth Road, Hornsey, London, N2 9LR | Rear dormer, front roof lights, amendments to fenestration, rear garden decking (Certificate of lawfulness) | Emily Whittredge |

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| Fortis Green | Householder planning permission | HGY/2022/0356 | Approve with Conditions | 11/07/2023 | 22, Colney Hatch Lane, London, N10 1DU | Enlargement/alteration of 2x front, 2x side and 1x rear dormer windows; replacement of 1x front/side chimney stack and the removal of 1x rear chimney stack (Retrospective). Proposed installation of rear ground floor timber bi-fold doors with installation of new steps and creation of rear first floor terrace. | Mercy Oruwari |
| Fortis Green | Householder planning permission | HGY/2023/2132 | Approve with Conditions | 02/10/2023 | 7 Church Vale, Hornsey, London, N2 9PB | Single storey rear and side extensions, loft conversion including hip to gable and rear dormer extensions to the roof, and associated internal alterations. | Josh Parker |
| Fortis Green | Householder planning permission | HGY/2023/0113 | Approve with Conditions | 08/09/2023 | 119 Coppetts Road, Hornsey, London, N10 1JL | Ground floor rear extension and new basement including rear extension under the garden and lightwell. | Ben Coffie |
| Fortis Green | Householder planning permission | HGY/2023/0620 | Approve with Conditions | 26/07/2023 | 15 Greenfield Drive, Hornsey, London, N2 9AF | Construction of dormer windows and rooflights to side roof slopes to facilitate a loft conversion. Hip to gable extension to rear roof to facilitate new rear facing window and new front facing window to front gable. | Mercy Oruwari |
| Fortis Green | Full planning permission | HGY/2023/1929 | Approve | 12/09/2023 | 7 Pages Hill, Hornsey, London, N10 1PX | Rear lower ground floor extension with creation of Upper ground floor roof terrace. Rear dormer window and modifications to the main roof. | Josh Parker |
| Fortis Green | Householder planning permission | HGY/2023/1668 | Approve with Conditions | 18/08/2023 | 51 Midhurst Avenue, Hornsey, London, N10 3EP | Single storey full width rear extension and changes to rear windows. | Nathan Keyte |
| Fortis Green | Householder planning permission | HGY/2023/1126 | Approve with Conditions | 04/09/2023 | 39 Curzon Road, Hornsey, London, N10 2RB | Rear single story infill extension. New stairs, balustrade and handrail to existing roof terrace. Rebuild storage area under existing external staircase. | Josh Parker |
| Fortis Green | Full planning permission | HGY/2023/1238 | Approve with Conditions | 07/08/2023 | St James's Church Of England Primary School, Woodside Avenue, Hornsey, London, N10 3JA | New main entrance and single storey front extension, alterations to car parking, and landscaping works at existing school. | Eunice Huang |
| Fortis Green | Householder planning permission | HGY/2023/1992 | Approve with Conditions | 04/09/2023 | 23 Creighton Avenue, Hornsey, London, N10 1NX | Demolition of existing rear conservatory and erection of single storey rear extension | Nathan Keyte |
| Fortis Green | Lawful development: Existing use | HGY/2023/1235 | Approve | 04/07/2023 | 11 Cedar Court, Colney Hatch Lane, Hornsey, London, N10 1EE | Certificate of lawfulness to run the applicant's private car hire business from their home. The property will remain a private residence (Use Class C3) with the business operating ancillary to it. | Ben Coffie |
| Fortis Green | Householder planning permission | HGY/2023/1343 | Approve with Conditions | 25/08/2023 | 8 Church Vale, Hornsey, London, N2 9PA | Erection of single storey front and rear infill extensions, first floor side extension, formation of a rear and partial wraparound dormer. Extension of ridge with new hipped roof extension including the installation of 2x front/2x side rooflights. New and replacement fenestration and replacement of garage doors with double doors. Installation of new double/single ground floor rear doors and new rear first double balcony doors with new railings to enclose balcony. (AMENDED DESCRIPTION) | Mercy Oruwari |

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| Fortis Green | Householder planning permission | HGY/2023/1964 | Approve with Conditions | 29/09/2023 | 57 Fordington Road, Hornsey, London, N6 4TH | Erection of single storey rear extension at ground level; erection of side extension at first floor level. | Ben Coffie |
| Fortis Green | Full planning permission | HGY/2023/0994 | Approve with Conditions | 14/07/2023 | Flat 2, 16 Goodwyns Vale, Hornsey, London, N10 2HA | Proposed dormer and outrigger roof extension. | Ben Coffie |
| Fortis Green | Householder planning permission | HGY/2022/4240 | Approve with Conditions | 26/07/2023 | 21 Eastern Road, Hornsey, London, N2 9LD | Erection of single storey rear extension, installation of rear dormer, installation of rooflights, replacement of windows, re-painting of front elevation, alterations to rear patio area with balustrades, retaining walls and works to rear stairs. Creation of vehicular crossover, provision of new front boundary treatment with replacement gates and rebuilt piers/railings. | Cameron Sturges |
| Fortis Green | Householder planning permission | HGY/2023/2125 | Approve with Conditions | 18/09/2023 | 23 Collingwood Avenue, Hornsey, London, N10 3EH | Demolition and Reconstruction of Rear Outrigger & Partial infill of Shared Side Alleyway | Kwaku Bossman-Gyamera |
| Fortis Green | Full planning permission | HGY/2022/4276 | Approve with Conditions | 20/06/2023 | 3 & 3a Curzon Road, N10 2RB | Erection of a three-storey rear extension, single storey ground floor extension and rear dormer extension and the reconfiguration of the existing two self-contained flats to form three self-contained flats comprising 1x1-bedroom unit, 1x2-bedroom unit and 1x3-bedroom unit. | Neil McClellan |
| Fortis Green | Householder planning permission | HGY/2023/0577 | Approve with Conditions | 30/06/2023 | 49 Creighton Avenue, Hornsey, London, N10 1NR | Proposed hip to gable roof extension - addition of 3 rooflights to front roofslope, replacement of existing covered car port with single storey side extension, erection of rear wraparound extension at ground floor level and associated rear landscaping, erection of side/rear wraparound extension at first floor level, replacement of front elevation windows and ground and first floor level, alterations to front driveway/garden level and associated landscaping - addition of perimeter brick wall, installation of bike and bin storage, proposed rear dormer extension. | Laina Levassor |
| Fortis Green | Lawful development: Proposed use | HGY/2023/1726 | Permitted Development | 25/08/2023 | 57 Fordington Road, Hornsey, London, N6 4TH | Certificate of Lawfulness Proposed: Dormer and hip-to-gable roof extension with three front rooflights. | Ben Coffie |
| Fortis Green | Householder planning permission | HGY/2023/1733 | Approve with Conditions | 18/10/2023 | 10 Firemans Cottages, Fortis Green, Hornsey, London, N10 3PB | Three storey side extension. | Josh Parker |
| Fortis Green | Lawful development: Proposed use | HGY/2023/1996 | Permitted Development | 18/09/2023 | 6 Barrenger Road, Hornsey, London, N10 1JA | Certificate of Lawfulness proposed use: Erection of a ground floor rear extension. | Sabelle Adjagboni |
| Fortis Green | Lawful development: Proposed use | HGY/2023/1247 | Refuse | 04/07/2023 | 32 Leaside Avenue, Hornsey, London, N10 3BU | Certificate of Lawfulness Proposed: Loft conversion and rear dormer. | Eunice Huang |

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| Fortis Green | Householder planning permission | HGY/2023/1246 | Approve with Conditions | 04/07/2023 | 32 Leaside Avenue, Hornsey, London, N10 3BU | Replacement ground floor rear extension and associated internal and external landscaping works to the rear garden. Conversion of garage to home office. Replacement windows to the front and side in matching material and design but with double glazing and draft proofing. | Eunice Huang |
| Fortis Green | Householder planning permission | HGY/2023/2047 | Approve with Conditions | 20/09/2023 | 43 Leaside Avenue, Hornsey, London, N10 3BT | Replacement single storey rear extension, recovering of existing rear facing dormer and new second floor side extension. External alterations inclusive of window replacement, new rooflights and pebble dash removal. | Daniel Boama |
| Fortis Green | Householder planning permission | HGY/2023/2048 | Refuse | 20/09/2023 | 43 Leaside Avenue, Hornsey, London, N10 3BT | Replacement single storey rear extension, new front facing two storey side extension, recovering of existing rear facing dormer and new second floor side extension. External alterations inclusive of window replacement, new rooflights and pebble dash removal. | Daniel Boama |
| Fortis Green | Householder planning permission | HGY/2023/1007 | Approve with Conditions | 20/06/2023 | 14 Shakespeare Gardens, Hornsey, London, N2 9LJ | Erection of a single storey outbuilding with a mono-pitched roof and 2no. sliding doors in the rear garden. | Daniel Boama |
| Fortis Green | Lawful development: Proposed use | HGY/2023/1526 | Permitted Development | 19/06/2023 | 37 Hill Road, Hornsey, London, N10 1JE | Certificate of Lawfulness Proposed: Front porch, rear ground floor extension, loft conversion, garden outbuilding. | Eunice Huang |
| Fortis Green | Householder planning permission | HGY/2023/1559 | Approve with Conditions | 21/08/2023 | 65 Creighton Avenue, Hornsey, London, N10 1NR | Erection of ground floor rear extension, raise roof of existing side extension, demolition of existing porch and erection of new replacement porch. | Eunice Huang |
| Fortis Green | Consent to display an advertisement | HGY/2023/1570 | Approve with Conditions | 21/09/2023 | St James's Church Of England Primary School, Woodside Avenue, Hornsey, London, N10 3JA | Display of 1no. non-illuminated sign to front elevation and 2no. non-illuminated signs to side elevations of school tower. | Eunice Huang |
| Fortis Green | Householder planning permission | HGY/2023/2273 | Approve with Conditions | 17/10/2023 | 27 Woodside Avenue, Hornsey, London, N6 4SP | Erection of single storey wraparound extension to side and rear, formation of new steps to garden, new Upvc windows to replace existing windows, external and internal alterations (AMENDED DESCRIPTION). | Cameron Sturges |
| Fortis Green | Householder planning permission | HGY/2023/2075 | Approve with Conditions | 25/09/2023 | 8 Curzon Road, Hornsey, London, N10 2RA | Erection of part single-storey rear extension and proposed rear roof dormer extension. | Nathan Keyte |
| Fortis Green | Lawful development: Proposed use | HGY/2023/2274 | Permitted Development | 17/10/2023 | 27 Woodside Avenue, Hornsey, London, N6 4SP | Lawful development certificate: proposed rear dormer demolition, loft conversion involving side and rear wrap around dormer, 2no. front facing roof lights and the erection of an outbuilding (AMENDED DESCRIPTION). | Cameron Sturges |
| Fortis Green | Householder planning permission | HGY/2023/1789 | Approve with Conditions | 17/08/2023 | 66 Twyford Avenue, Hornsey, London, N2 9NL | Erection of first floor front extension, infilling of front porch and associated alterations. | Josh Parker |
| Fortis Green | Householder planning permission | HGY/2023/1916 | Approve with Conditions | 14/09/2023 | 14 Greenham Road, Hornsey, London, N10 1LP | Erection of a single storey outbuilding in rear garden | Josh Parker |

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| Fortis Green | Householder planning permission | HGY/2023/1922 | Refuse | 17/10/2023 | 31 Fortismere Avenue, Hornsey, London, N10 3BN | Loft conversion including the erection of rear and side dormer extensions, the insertion of one rooflight to the front slope and two rooflights to the sides of the front gable pediment. (AMENDED DESCRIPTION) | Daniel Boama |
| Fortis Green | Lawful development: Proposed use | HGY/2023/1182 | Permitted Development | 13/07/2023 | 13 Creighton Avenue, Hornsey, London, N10 1NX | Certificate of lawfulness: proposed replacement of existing external render to first floor level elevation with matching render with insulation; replacement of existing roof tiles with matching roof tiles with insulation beneath; replacement of front, rear, and side timber sash/casement double-glazed windows with windows of a matching size and style; insertion of 2no. rooflights (1no. front and 1no. rear); and relocation of 2no. windows (1no. front and 1no. side). | Daniel Boama |
| Fortis Green | Consent under Tree Preservation Orders | HGY/2023/2210 | No Objections | 16/08/2023 | Treehouse School, Woodside Avenue, Hornsey, London, N10 3JA | FIVE DAY NOTICE. Fell 2 dead Silver Birch trees the trees are in an area that is covered by a blanket Tree Preservation order. The address is Tree House School Woodside Avenue London N10 3JA. The trees are on the boundary with Fortis Green allotments. I attach a map of trees location and aerial photo. I also attach a photo of the 2 dead trees. The first dead tree is a twin stem that also has dead ivy in the crown 3 photos attached. 2nd dead tree is single stem. | Daniel Monk |
| Fortis Green | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1359 | Approve | 03/07/2023 | 66 Twyford Avenue, Hornsey, London, N2 9NL | Erection of single storey extension which extends beyond the rear wall of the original house by 4.75m, for which the maximum height would be 3.65m and for which the height of the eaves would be 3m | Oskar Gregersen |
| Fortis Green | Non-Material Amendment | HGY/2023/1010 | Approve | 08/08/2023 | Land rear of 24 Great North Road, London, N6 4LU | Non-Material Amendment to planning permission HGY/2014/1977 and S.73 planning permission HGY/2018/0964 for minor adjustments to the footprint, window and door positions, and roof detailing of dwelling. | Josh Parker |

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| Fortis Green | Consent under Tree Preservation Orders | HGY/2023/1470 | Approve with Conditions | 03/08/2023 | 1 Chester House, 30 Pages Lane, Hornsey, London, N10 1PR | Works to trees protected by an Area TPO T2: Common horse chestnut (10m): Lift canopy over driveway to 5-6m from ground level to enable vehicle access T3: Austrian pine (20m): Fell as tree is dying T4: Sycamore (11m): Fell as tree is dying T6: Silver birch (9m): Fell as tree is dead T7: Norway maple (10m): Lift roadside canopy to 4-5m from ground level as obscuring 20mph road sign T8: Common horse chestnut (10m): Re-pollard to 6-7m removing 3-4m of growth due to decay in the main stem T9: Common lime (18m): Re-pollard to previous points removing 3m of regrowth to make it less exposed and to reduce the risk of failure T11: Norway maple (9m): Fell as tree is dead T13: Norway maple (9m): Fell as tree is dead T14: Ash (14m): Reduce overhang by up to 3m to the north towards the tennis courts to reduce the risk of failure T15: Horse chestnut (10m): Reduce crown by up to 1m to prevent encroachment towards the tennis courts T16: Holm oak (10m): Crown reduce by 2m to keep at a size suitable for its location and to reduce the risk of failure | Daniel Monk |
| Fortis Green | Non-Material Amendment | HGY/2023/1600 | Approve | 17/07/2023 | 186 Creighton Avenue, Hornsey, London, N2 9BJ | Non material Amendment to permissions ref: HGY/2022/4164 to revise the rear first storey roof. | Josh Parker |
| Fortis Green | Consent under Tree Preservation Orders | HGY/2023/1054 | Approve with Conditions | 17/07/2023 | 20 Colney Hatch Lane, Hornsey, London, N10 1DU | Works to trees protected by a TPO. Poplar - Crown reduce back to the previous reduction points (approx. 3.5-4m height). Maintenance works in line with good Arboricultural practice Sycamore - Crown lift over the car park to a height of 6-7m. Maintenance works in line with good Arboricultural practice (works to the Thuja will be considered separately under application reference HGY/2023/1054 for Works to Trees in a Conservation Area) | Daniel Monk |
| Fortis Green | Non-Material Amendment | HGY/2023/1945 | Approve | 20/09/2023 | Aquarius Archery Club, Fortis Green Reservoir, Southern Road, Hornsey, London, N2 9LN | Non-Material Amendment to planning permission HGY/2016/0109 to change external finishes to clubhouse building. | Josh Parker |
| Fortis Green | Approval of details reserved by a condition | HGY/2023/1660 | Approve | 28/07/2023 | Coppetts Wood Hospital, Coppetts Road, Hornsey, London, N10 1JN | Approval of details pursuant to condition 19 (Air Quality) attached to planning permission HGY/2016/3482 including omission of basement parking area and overall reduction in parking provision, reduction in total number of dwellings from 80 to 77 (51% affordable housing by habitable room) and change to housing mix, amendments to the internal layout and slight reduction in landscaped areas. | Tania Skelli |

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| Fortis Green | Approval of details reserved by a condition | HGY/2023/1436 | Approve | 19/07/2023 | 1 Ringwood Avenue, Hornsey, London, N2 9NT | Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2022/2076 for the demolition of existing detached house and erection of a new three-storey detached house. | Daniel Boama |
| Fortis Green | Non-Material Amendment | HGY/2023/1148 | Approve with Conditions | 22/06/2023 | 9 Alexandra Park Road, Hornsey, London, N10 2DD | Non-Material Amendment for the removal of pergola and change in roof profile | Sarah Madondo |
| Fortis Green | Non-Material Amendment | HGY/2023/1556 | Approve | 15/08/2023 | Flat A, 62 Colney Hatch Lane, Hornsey, London, N10 1EA | Non-material amendment following a grant of planning permission HGY/2022/2448, for removal of existing window on North Elevation and addition of blockwork/facing brickwork to match façade. | Eunice Huang |
| Harringay | Full planning permission | HGY/2023/0978 | Approve with Conditions | 17/10/2023 | First And Second Floor Flat, 505 Green Lanes, Hornsey, London, N4 1AL | Conversion of the existing five-bedroom flat into two separate self-contained one-bedroom flats. | Neil McClellan |
| Harringay | Householder planning permission | HGY/2023/1011 | Approve with Conditions | 11/08/2023 | 2 Coningsby Road, Hornsey, London, N4 1EG | Retrospective planning application for the conversion of the lower ground and ground floor levels of the property into two separate self-contained flats (1 x 1-bedroom flat at ground floor and 1 x 1-bedroom flat at lower ground floor). | Mercy Oruwari |
| Harringay | Householder planning permission | HGY/2023/1188 | Approve with Conditions | 20/07/2023 | First Floor Flat B, 2 Seymour Road, Hornsey, London, N8 0BE | Conversion of part of the rear outrigger to a roof terrace and internal reconfigurations. | Cameron Sturges |
| Harringay | Householder planning permission | HGY/2023/1467 | Approve with Conditions | 06/07/2023 | 50 Seymour Road, Hornsey, London, N8 0BE | Change of material and roof pitch to rear infill extension approved under planning permission ref: HGY/2023/0868. | Cameron Sturges |
| Harringay | Householder planning permission | HGY/2023/2354 | Approve with Conditions | 19/10/2023 | 35 Fairfax Road, Hornsey, London, N8 0NH | Proposed single-storey ground floor side infill extension, and all associated works. | Nathan Keyte |
| Harringay | Lawful development: Existing use | HGY/2023/1593 | Approve | 04/09/2023 | 9A Turnpike Lane, Wood Green, London, N8 0EP | Certificate of Lawfulness for existing use of the second & top (loft) floor as four self-contained units | Laina Levassor |
| Harringay | Householder planning permission | HGY/2023/1332 | Approve with Conditions | 23/06/2023 | 95 Burgoyne Road, Hornsey, London, N4 1AB | Proposed first floor rear extension. | Kwaku Bossman-Gyamera |
| Harringay | Lawful development: Proposed use | HGY/2023/2238 | Permitted Development | 24/08/2023 | 78 Seymour Road, Hornsey, London, N8 0BE | Lawful development for a proposed use: Conversion of 2x flats to dwelling (AMENDED DESCRIPTION). | Cameron Sturges |
| Harringay | Full planning permission | HGY/2023/0183 | Approve with Conditions | 18/07/2023 | First And Second Floor Flat, 505 Green Lanes, Hornsey, London, N4 1AL | Change of use from C3 to C4 (HMO 6 Person) | Gareth Prosser |
| Harringay | Householder planning permission | HGY/2023/1369 | Approve with Conditions | 18/07/2023 | 12 Warham Road, Hornsey, London, N4 1AT | Proposed L-shape Dormer roof extension to extend over outrigger and insertion of 3No Velux windows to front roof slope. | Josh Parker |
| Harringay | Householder planning permission | HGY/2023/1385 | Approve with Conditions | 18/07/2023 | Ground Floor Flat, 87 Warham Road, Hornsey, London, N4 1AS | Ground Floor single storey Rear Extension to replace existing single storey extension, with added side bay window match existing kitchen bay window. | Josh Parker |

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| Harringay | Removal/variation of conditions | HGY/2023/2242 | Refuse | 12/10/2023 | Shop, 513 Green Lanes, Hornsey, London, N4 1AN | Variation of condition 3 (hours of operation) of planning permission ref. HGY/2021/0066 for: Change of use of the ground floor of 513 Green Lanes, from a Licensed Betting Office (Sui Generis) to an Adult Gaming Centre (Sui Generis) operating from 09:00 am to 23:00 pm seven days per week; namely, to extend the hours of operation until 2:00 am. | Emily Whittredge |
| Harringay | Householder planning permission | HGY/2023/1623 | Approve with Conditions | 14/08/2023 | Flat A, 3 Endymion Road, Hornsey, London, N4 1EE | Erection of single storey rear extension and associated internal reconfiguration of lower ground floor flat, and new single storey, 2.5m high garden room and store outbuilding. | Sarah Madondo |
| Harringay | Full planning permission | HGY/2023/1309 | Approve with Conditions | 10/08/2023 | 70 Duckett Road, Hornsey, London, N4 1BW | Replacement of existing rear extension with a wraparound ground floor extension, replacement of rear windows on first floor level with Juliette balconies. | Ben Coffie |
| Harringay | Full planning permission | HGY/2023/0426 | Approve with Conditions | 23/06/2023 | 67 Grand Parade, Tottenham, London, N4 1EB | Conversion of first floor from use class E (currently vacant) to two self contained flats use class C3 . This application is a revision to the previously approved scheme (Ref No.: HGY/2022/2130) relocating the entrance to the flats, together with alterations to the position of cycle racks/bin storage. | Oskar Gregersen |
| Harringay | Full planning permission | HGY/2022/2650 | Not Determined | 05/07/2023 | Land adjacent, 2, Alroy Road, London, N4 1EF | Proposal to build a new 3 bedroom dwelling on the site of an unused car park | James Mead |
| Harringay | Full planning permission | HGY/2022/1715 | Approve with Conditions | 25/08/2023 | 18, Venetia Road, London, N4 1EJ | Demolition of single storey side extension and rear infill extension. Erection of a lower ground and ground floor two-storey rear infill extension. Alterations to existing building including changes to fenestration and new boundary treatment. | Cameron Sturges |
| Harringay | Lawful development: Proposed use | HGY/2023/1039 | Permitted Development | 17/07/2023 | 10 Colina Road, Tottenham, London, N15 3JA | Roof extension, outrigger extension and amendments to fenestration (Certificate of Lawfulness) | Emily Whittredge |
| Harringay | Householder planning permission | HGY/2023/1107 | Approve with Conditions | 31/08/2023 | 48 Hampden Road, Hornsey, London, N8 0HT | Proposed single storey rear/side infill extension. | Ben Coffie |
| Harringay | Full planning permission | HGY/2023/1124 | Approve with Conditions | 30/06/2023 | Shop, 457 Green Lanes, Hornsey, London, N4 1HE | Proposed new shop-front | Kwaku Bossman-Gyamera |
| Harringay | Householder planning permission | HGY/2023/0303 | Approve with Conditions | 17/07/2023 | Top Floor Flat, 83 Cavendish Road, Hornsey, London, N4 1RR | Proposed erection of a loft conversion/extension with a rear L-shaped dormer and 2no. front slope rooflights. Proposed construction of a rear roof terrace above existing outrigger with 1.7m obscure glazed screen and 1.3m high obscure glazed screen. (AMENDED DESCRIPTION) | Daniel Boama |
| Harringay | Lawful development: Proposed use | HGY/2023/1634 | Permitted Development | 07/07/2023 | 18 Effingham Road, Hornsey, London, N8 0AB | Rear outrigger extension (Certificate of lawfulness) | Emily Whittredge |

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| Harringay | Full planning permission | HGY/2023/0691 | Approve with Conditions | 10/10/2023 | 43 Grand Parade, Tottenham, London, N4 1AQ | Erection of an additional two storeys over the existing ground floor rear extension and alterations to internal layout to create three new one-bedroom flats and one studio flat. | Kwaku Bossman-Gyamera |
| Harringay | Full planning permission | HGY/2023/2154 | Approve with Conditions | 03/10/2023 | Flat 1, 34 Mattison Road, Hornsey, London, N4 1BD | Proposed rear bifold doors to replace existing door and windows, and replacement timber casement bay windows. | Ben Coffie |
| Harringay | Householder planning permission | HGY/2023/1285 | Approve with Conditions | 04/07/2023 | 12 Effingham Road, Hornsey, London, N8 0AB | Proposed ground floor wraparound, floor plan redesign and associated works. | Cameron Sturges |
| Harringay | Householder planning permission | HGY/2022/4234 | Refuse | 01/09/2023 | 231 Wightman Road, Hornsey, London, N8 0BA | Erection of single storey side/rear extension | Laina Levassor |
| Harringay | Householder planning permission | HGY/2023/1550 | Refuse | 08/08/2023 | 73 Duckett Road, Hornsey, London, N4 1BL | Erection of a single storey ground floor side infill extension | Ben Coffie |
| Harringay | Lawful development: Existing use | HGY/2023/1295 | Approve | 12/07/2023 | 97 Turnpike Lane, Wood Green, London, N8 0DY | Certificate of lawfulness for the existing use of the property as six self-contained studio flats (Class C3 - Dwellinghouse) on the first floor, second floor and third floor of the property | Sabelle Adjagboni |
| Harringay | Householder planning permission | HGY/2023/1240 | Approve with Conditions | 04/07/2023 | 29 Mattison Road, Hornsey, London, N4 1BG | Proposed roof terrace and change existing window to a door for access to roof terrace | Oskar Gregersen |
| Harringay | Lawful development: Proposed use | HGY/2023/1719 | Permitted Development | 01/08/2023 | 26 Duckett Road, Hornsey, London, N4 1BN | Rear dormer and front roof lights (Certificate of lawfulness) | Emily Whittredge |
| Harringay | Consent to display an advertisement | HGY/2023/1404 | Approve with Conditions | 20/07/2023 | 677a Green Lanes, London N8 0QY | Replacement of existing 48-sheet backlit advertisement display with new D-Poster advertisement display (this application is an amendment to the previously approved advertisement consent HGY/2022/2665). | Oskar Gregersen |
| Harringay | Lawful development: Existing use | HGY/2023/2460 | Approve | 03/10/2023 | 60 Frobisher Road, Hornsey, London, N8 0QX | Certificate of Lawfulness for the existing use of the property as 7 self-contained flats. | Laina Levassor |
| Harringay | Full planning permission | HGY/2023/1663 | Approve with Conditions | 12/10/2023 | 46 Endymion Road, Hornsey, London, N4 1EQ | Single storey lower ground floor extension and extension of existing rear dormer. | Eunice Huang |
| Harringay | Householder planning permission | HGY/2023/0963 | Refuse | 18/08/2023 | 190 Wightman Road, Hornsey, London, N8 0BU | Enlargement of existing basement, proposed lightwell with stairs and entrance door to reformed basement and extension of existing bay window down to lightwell. | Ben Coffie |
| Harringay | Householder planning permission | HGY/2022/4088 | Approve with Conditions | 14/08/2023 | 130, Hewitt Road, Hornsey, London, N8 0BN | Install a gate at 2m High to the entrance to the alleyway that runs down the side of 130 Hewitt Road, parallel to Green Lanes. | Matthew Gunning |
| Harringay | Consent to display an advertisement | HGY/2023/1427 | Approve with Conditions | 30/06/2023 | Shop, 457 Green Lanes, Hornsey, London, N4 1HE | Installation of a new fascia sign and associated signs | Kwaku Bossman-Gyamera |
| Harringay | Lawful development: Proposed use | HGY/2023/1645 | Permitted Development | 29/06/2023 | 111 Effingham Road, Hornsey, London, N8 0AE | Certificate of lawfulness for a rear roof extension. | Emily Whittredge |
| Harringay | Full planning permission | HGY/2023/1245 | Approve with Conditions | 24/08/2023 | First Floor Flat, 119 Seymour Road, Hornsey, London, N8 0BH | Proposed L-shaped dormer extension to the rear including a roof terrace, reinstatement of the original pediment roof over the property's front bay and the insertion of three roof lights to the front roof slope. | Ben Coffie |
| Harringay | Householder planning permission | HGY/2023/1858 | Approve with Conditions | 20/10/2023 | 111 Effingham Road, Hornsey, London, N8 0AE | Single storey ground floor extension and rear roof extension with terrace | Emily Whittredge |

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| Harringay | Lawful development: Proposed use | HGY/2023/2425 | Permitted Development | 19/10/2023 | 61 Falkland Road, Hornsey, London, N8 0NS | Certificate of lawfulness for a proposed dormer above the existing outrigger, rear and side extension and 2no. rooflights. | Cameron Sturges |
| Harringay | Lawful development: Existing use | HGY/2023/0668 | Refuse | 06/09/2023 | Flat B, 580 Green Lanes, Hornsey, London, N8 0RP | Certificate of Lawfulness for existing use of Flat B as two separate self-contained units (2 x 1 bedroom flats). | Laina Levassor |
| Harringay | Householder planning permission | HGY/2023/1554 | Refuse | 08/08/2023 | 636a Green Lanes, Hornsey, London, N8 0SD | Demolition of existing building and provision of a part single part two storey house | Cameron Sturges |
| Harringay | Householder planning permission | HGY/2023/1573 | Approve with Conditions | 04/08/2023 | Flat B, 99 Turnpike Lane, Wood Green, London, N8 0DY | Construction of a loft extension with a rear dormer and Juliet balcony and the erection of a second floor rear extension with a flat roof and parapet wall, to extend the existing one-bedroom second floor flat into a two-bedroom split-level flat occupying the second and third floors (C3 Use Class). | Daniel Boama |
| Harringay | Householder planning permission | HGY/2023/1582 | Refuse | 10/08/2023 | 104 Beresford Road, Hornsey, London, N8 0AH | Roof terrace to part of rear. Annex pitched roof. | Kwaku Bossman-Gyamera |
| Harringay | Householder planning permission | HGY/2023/1925 | Approve with Conditions | 01/09/2023 | 2 Cozens Place, 105 Effingham Road, Hornsey, London, N8 0AE | Remedial work inc. replacement of existing leaking Zinc covered flat roof with a proposed redesigned waterproof Zinc flat roof complying to manufacturer's standard details inc. proposed 5 degree angle roof slope and raising of parapet walls by 275mm. No internal alterations included. | Daniel Boama |
| Harringay | Full planning permission | HGY/2023/1367 | Approve with Conditions | 20/09/2023 | Rear of 7, Endymion Road, Hornsey, London, N4 1EE | Proposal to build a new 3 bedroom dwelling on the site of an unused car park to the rear of a block of flats. | Josh Parker |
| Harringay | Full planning permission | HGY/2023/1328 | Approve with Conditions | 21/08/2023 | Flat 1, 47 Duckett Road, Hornsey, London, N4 1BJ | Erection of a rear garden studio | Eunice Huang |
| Harringay | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/2475 | Not Required | 19/10/2023 | 125 Sydney Road, Hornsey, London, N8 0ET | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.4m and for which the height of the eaves would be 2.13m | Laina Levassor |
| Harringay | Prior notification: Development by telecoms operators | HGY/2023/2383 | Permitted Development | 15/09/2023 | Wilmott House, Hampden Road, Hornsey, London, N8 0HG | Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposal is for an upgrade to the existing rooftop telecommunications installation. The proposed installation of 1No. 300ø Dish, 1No. 600ø Dish and associated ancillary works. Existing Equipment Cabin to be refreshed internally. For full details please refer to the enclosed drawings. | Kwaku Bossman-Gyamera |
| Harringay | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/2052 | Refuse | 04/09/2023 | 125 Sydney Road, Hornsey, London, N8 0ET | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Oskar Gregersen |

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| Harringay | Approval of details reserved by a condition | HGY/2023/1686 | Approve | 12/10/2023 | Railway Approach, Hampden Road, London, N8 0HG | Approval of details pursuant to condition 38 (Travel Plan) attached to planning permission reference HGY/2019/0185 | Valerie Okeiji |
| Harringay | Approval of details reserved by a condition | HGY/2023/1724 | Approve | 25/08/2023 | 95 Burgoyne Road, Hornsey, London, N4 1AB | Approval of details reserved by a condition 3 (provision of refuse and waste storage and recycling facilities) and condition 4 (detail location of (secure and covered cycle parking facilities) attached planning permission HGY/2023/0852. | Kwaku Bossman-Gyamera |
| Harringay | Approval of details reserved by a condition | HGY/2023/2010 | Approve | 11/10/2023 | Railway Approach, Hampden Road, London, N8 0HG | Approval of details pursuant to condition 40 (Event management Plan) attached to planning permission reference HGY/2019/0185 | Valerie Okeiji |
| Hermitage & Gardens | Lawful development: Proposed use | HGY/2023/1013 | Permitted Development | 02/08/2023 | 48 Rutland Gardens, Tottenham, London, N4 1JP | Certificate of Lawfulness for proposed loft conversion including dormer extensions to main rear roof slope and rear outrigger. | Sabelle Adjagboni |
| Hermitage & Gardens | Householder planning permission | HGY/2023/1033 | Approve with Conditions | 01/08/2023 | 48 Chesterfield Gardens, Tottenham, London, N4 1LP | Proposed ground floor rear extension, floor plan redesign and associated works. | Sabelle Adjagboni |
| Hermitage & Gardens | Householder planning permission | HGY/2023/1034 | Approve with Conditions | 29/08/2023 | 48 Chesterfield Gardens, Tottenham, London, N4 1LP | Proposed loft rear L-shaped dormer, floor plan redesign and all associated works at 48 Chesterfield Gardens, N4 1LP | Sabelle Adjagboni |
| Hermitage & Gardens | Householder planning permission | HGY/2023/2241 | Approve with Conditions | 10/10/2023 | 33 Chesterfield Gardens, Tottenham, London, N4 1LJ | Erection of rear extension and installation of rear rooflight and Air Source Heat Pump | Cameron Sturge |
| Hermitage & Gardens | Approval of details reserved by a condition | HGY/2022/3375 | Approve | 08/09/2023 | Land adjoining, Remington Road and, Pulford Road, London, N15 | Approval of details details Condition 22 (Service and Delivery Plan) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities. | Daniel Boama |

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| Hermitage & Gardens | Full planning permission | HGY/2022/1833 | Approve with Conditions | 10/07/2023 | St Anns General Hospital, St Anns Road, London, N15 3TH | Hybrid Planning Application for: (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces; (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham | Christopher Smith |
| Hermitage & Gardens | Lawful development: Proposed use | HGY/2023/1225 | Permitted Development | 04/07/2023 | 111 Chesterfield Gardens, Tottenham, London, N4 1LW | Certificate of Lawfulness Proposed: Erection of rear L-shaped dormer and associated alterations. | Sabelle Adjagboni |
| Hermitage & Gardens | Householder planning permission | HGY/2023/1672 | Approve with Conditions | 23/08/2023 | 70 Beechfield Road, Tottenham, London, N4 1PE | Single storey rear infill extension 2.3m height by the boundary | Sabelle Adjagboni |
| Hermitage & Gardens | Householder planning permission | HGY/2023/1492 | Refuse | 02/08/2023 | 70 Stanhope Gardens, Tottenham, London, N4 1HT | First floor rear extension over existing ground floor kitchen | Kwaku Bossman-Gyamera |
| Hermitage & Gardens | Lawful development: Proposed use | HGY/2022/4070 | Permitted Development | 21/08/2023 | 202, Hermitage Road, Tottenham, London, N4 1NN | Certificate of Lawfulness for proposed construction of a roof extension with rear dormer above main roof and outrigger. | Daniel Boama |
| Hermitage & Gardens | Lawful development: Proposed use | HGY/2023/1951 | Permitted Development | 04/08/2023 | 40 Kimberley Gardens, Tottenham, London, N4 1LF | Certificate of Lawfulness for proposed loft conversion comprising a rear L-shaped dormer extension and the insertion of two rooflights to the front roof slope. | Daniel Boama |
| Hermitage & Gardens | Lawful development: Existing use | HGY/2023/1956 | Approve | 13/09/2023 | First Floor Flat, Lumen House, 99 Vale Road, Tottenham, London, N4 1PR | Certificate of lawfulness for the existing use of the first floor of the property as a self-contained three-bedroom flat. | Mercy Oruwari |
| Hermitage & Gardens | Householder planning permission | HGY/2023/1718 | Approve with Conditions | 24/08/2023 | 76 Rutland Gardens, Tottenham, London, N4 1JR | Proposed single storey side/rear extension. | Sabelle Adjagboni |
| Hermitage & Gardens | Full planning permission | HGY/2023/1403 | Approve with Conditions | 30/08/2023 | Vacant split level transport and storage yard, 93 Vale Road, London N4 1PZ | Erection of a temporary single storey modular building. | Kwaku Bossman-Gyamera |
| Hermitage & Gardens | Lawful development: Proposed use | HGY/2023/2409 | Permitted Development | 11/09/2023 | 76 Rutland Gardens, Tottenham, London, N4 1JR | Certificate of Lawfulness for proposed hip to gable, rear dormer and outrigger extensions to facilitate loft conversion | Laina Levassor |
| Hermitage & Gardens | Lawful development: Existing use | HGY/2023/0944 | Approve | 20/06/2023 | 10A Overbury Road, Tottenham, London, N15 6RH | Certificate of lawfulness for the existing 10 year use of a large Sui Generis HMO | Mercy Oruwari |
| Hermitage & Gardens | Lawful development: Existing use | HGY/2023/0945 | Approve | 20/06/2023 | 10B Overbury Road, Tottenham, London, N15 6RH | Certificate of lawfulness for the existing 10 year use of a large Sui Generis HMO | Mercy Oruwari |

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| Hermitage & Gardens | Lawful development: Existing use | HGY/2023/0947 | Approve | 20/06/2023 | 10D Overbury Road, Tottenham, London, N15 6RH | Certificate of lawfulness for the existing 10 year use of a large Sui Generis HMO | Mercy Oruwari |
| Hermitage & Gardens | Lawful development: Existing use | HGY/2023/1748 | Approve | 31/07/2023 | 114 Chesterfield Gardens, Tottenham, London, N4 1LR | Certificate of Lawfulness: Existing use for a flue for fuel burner | Oskar Gregersen |
| Hermitage & Gardens | Full planning permission | HGY/2023/0976 | Approve with Conditions | 29/06/2023 | 15 Eade Road, Tottenham, London, N4 1DJ | Construction of a dormer type extension to raise the ceiling height of an existing internal space at rear of property. Installation of three rooflights on front roof facade. | Oskar Gregersen |
| Hermitage & Gardens | Lawful development: Proposed use | HGY/2023/2286 | Permitted Development | 18/10/2023 | 78 Chesterfield Gardens, Tottenham, London, N4 1LR | Certificate of Lawfulness for proposed ground floor rear extension. | Sabelle Adjagboni |
| Hermitage & Gardens | Householder planning permission | HGY/2023/2287 | Approve with Conditions | 18/10/2023 | 78 Chesterfield Gardens, Tottenham, London, N4 1LR | Proposed ground floor side infill extension. | Sabelle Adjagboni |
| Hermitage & Gardens | Full planning permission | HGY/2023/1797 | Refuse | 01/09/2023 | 109 Rutland Gardens, Tottenham, London, N4 1JW | Conversion of existing dwellinghouse (C3 Use Class) to an HMO for up to six residents (C4 Use Class). | Sarah Madondo |
| Hermitage & Gardens | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2022/4436 | Refuse | 01/08/2023 | 202 Hermitage Road, Tottenham, London, N4 1NN | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m | Sabelle Adjagboni |
| Hermitage & Gardens | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1635 | Not Required | 25/07/2023 | 20 Eade Road, Tottenham, London, N4 1DH | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m | Laina Levasso |
| Hermitage & Gardens | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1548 | Approve | 26/07/2023 | 101 Chesterfield Gardens, Tottenham, London, N4 1LW | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Oskar Gregersen |
| Hermitage & Gardens | Approval of details reserved by a condition | HGY/2023/2086 | Approve | 04/10/2023 | Land adjoining, Remington Road and, Pulford Road, London, N15 | Approval of details pursuant to condition 14 (Telecomms) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities. | Tania Skelli |
| Hermitage & Gardens | Non-Material Amendment | HGY/2023/2162 | Approve | 20/09/2023 | 108, Vale Road, London N4 1TD | Non-Material Amendment application to planning reference HGY/2022/0044 to allow the canopy height and curtain wall height to be increased. | Sarah Madondo |

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| Hermitage & Gardens | Approval of details reserved by a condition | HGY/2023/1946 | Approve | 28/09/2023 | Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH | Partial approval of details (Phase 1A only) pursuant to Conditions 13 (Air Quality and Dust Management), 20 (Borehole Management), 25 (Considerate Constructor) and 43(a) (Public Highway Condition Survey) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023. | John Kaimakamis |
| Hermitage & Gardens | Approval of details reserved by a condition | HGY/2023/2341 | Approve | 28/09/2023 | Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH | Approval of details pursuant to Condition 14 (NRMM) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023. | John Kaimakamis |
| Hermitage & Gardens | Approval of details reserved by a condition | HGY/2023/2127 | Approve | 19/10/2023 | Land Opposite 1-24, Remington Road, Tottenham, London | Approval of details pursuant to condition 21 (EVCP) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities. | Tania Skelli |
| Hermitage & Gardens | Approval of details reserved by a condition | HGY/2022/3855 | Approve | 04/08/2023 | Land Opposite 1-24, Remington Road, Tottenham, London, N15 6SS | Approval of details pursuant to condition 6 (Living Roofs) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities. | Daniel Boama |
| Hermitage & Gardens | Approval of details reserved by a condition | HGY/2023/1539 | Approve | 11/07/2023 | 108, Vale Road, London, N4 1TD | Approval of details pursuant to Condition 10 (a-c) (ground investigation works) attached to planning permission reference HGY/2022/0044 | Tania Skelli |
| Hermitage & Gardens; Noel Park | Full planning permission | HGY/2023/0612 | Approve with Conditions | 12/07/2023 | 110, Unit 11, High Road, London N22 6HE | Alterations to shopfront to facilitate the unit's subdivision into two separate units, including the installation of new doorways, collection hatch and louvres. | Daniel Boama |

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| Hermitage & Gardens; Noel Park | Full planning permission | HGY/2023/0610 | Approve with Conditions | 12/07/2023 | 110, Unit 11, High Road, London N22 6HE | Alterations to shopfront to facilitate the unit's subdivision into two separate units, including the installation of new doorways, collection hatch and louvres. | Daniel Boama |
| Hermitage & Gardens; Northumberland Park | Consent to display an advertisement | HGY/2023/0463 | Approve with Conditions | 06/09/2023 | 808-812 High Road, London N17 | Advertisement Consent to display non-illuminated fascia plaques to Nos. 808 and 810/812 High Road | Samuel Uff |
| Highgate | Householder planning permission | HGY/2023/0706 | Approve with Conditions | 19/06/2023 | 75 Claremont Road, Hornsey, London, N6 5BZ | Proposed ground floor wraparound extension | Sabelle Adjagboni |
| Highgate | Householder planning permission | HGY/2023/1189 | Approve with Conditions | 27/06/2023 | 43 Langdon Park Road, Hornsey, London, N6 5PT | Proposed amalgamation of two self-contained units to revert back to single family dwelling (enabled by the removal of an internal wall) | Laina Levassor |
| Highgate | Consent to display an advertisement | HGY/2023/1468 | Approve with Conditions | 11/08/2023 | 30 Highgate High Street, Hornsey, London, N6 5JG | Advertisement consent for the display of 2 x halo Fascia, 2 x non illuminated awnings, 1 externally illuminated projection sign and 1 internally illuminated delivery sign behind the glazing. | Sarah Madondo |
| Highgate | Listed building consent (Alt/Ext) | HGY/2022/4382 | Approve with Conditions | 22/06/2023 | 47 North Road, Hornsey, London, N6 4BE | Listed building consent for the replacement of roof slates, ridge tiles and roof coverings including roof access hatches. | Matthew Gunning |
| Highgate | Listed building consent (Alt/Ext) | HGY/2023/1472 | Approve with Conditions | 11/08/2023 | 30 Highgate High Street, Hornsey, London, N6 5JG | Listed Building Consent for painting of the shopfront and fascia in 'Farrow & Ball Railings Black' paint . And for the installation of the following advertisement/signage: 2 x halo Fascia text and recessed light line; 2 branded awnings ? which are a direct replacement of existing; 1 externally illuminated projection sign ? which is a direct replacement of existing; 1 internally illuminated delivery sign behind the glazing. | Sarah Madondo |
| Highgate | Lawful development: Proposed use | HGY/2023/1820 | Refuse | 04/09/2023 | Shop, 84 Highgate High Street, Hornsey, London, N6 5HX | Certificate of lawfulness: proposed use. Outbuilding to the rear garden. | Nathan Keyte |
| Highgate | Householder planning permission | HGY/2023/1210 | Refuse | 14/08/2023 | Flat 1, 1 Cromwell Avenue, Hornsey, London, N6 5HN | Extension of roof of rear outrigger to create first floor extension | Mercy Oruwari |
| Highgate | Removal/variation of conditions | HGY/2023/0930 | Approve with Conditions | 28/06/2023 | 17 Shepherds Close, Hornsey, London, N6 5AG | Variation of condition 1 (Approved Plans) attached to planning permission ref: HGY/2021/0830 to amend the approved scheme by increasing the height of the front extension and altering the fenestration. | Mercy Oruwari |
| Highgate | Householder planning permission | HGY/2023/1697 | Approve with Conditions | 05/09/2023 | 25 Jacksons Lane, Hornsey, London, N6 5SR | Erection of rear outbuilding | Cameron Sturges |
| Highgate | Full planning permission | HGY/2022/4048 | Approve with Conditions | 28/06/2023 | Nice Place, Compton Avenue, Hornsey, London, N6 4LH | Demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement (renewal of extant scheme - HGY/2020/1104). | Gareth Prosser |
| Highgate | Householder planning permission | HGY/2023/0047 | Approve with Conditions | 07/08/2023 | Flat 1, 13 Milton Road, Hornsey, London, N6 5QD | Replace windows in a conservation area. | Oskar Gregersen |
| Highgate | Householder planning permission | HGY/2023/0973 | Approve with Conditions | 14/08/2023 | Flat 4, Wren View, Hornsey Lane, Hornsey, London, N6 5LH | Replacement of windows to front facing lounge and bedroom (Flat 4). | Mercy Oruwari |

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| Highgate | Householder planning permission | HGY/2023/1618 | Approve with Conditions | 14/08/2023 | 34 Aylmer Road, Hornsey, London, N2 0BX | Proposed single storey rear extension; two storey rear extension; rear loft extension with rear dormer; two proposed side dormers; minor changes to front façade; internal alterations. | Nathan Keyte |
| Highgate | Householder planning permission | HGY/2023/1172 | Approve with Conditions | 14/07/2023 | Flat C, 435 Archway Road, Hornsey, London, N6 4HT | Proposed enlarge dormer with one conservation style rooflight to the front roof slope and one to the rear roof slope. | Cameron Sturges |
| Highgate | Removal/variation of conditions | HGY/2023/1626 | Approve with Conditions | 12/09/2023 | 16 Highgate Avenue, Hornsey, London, N6 5SB | Variation of condition 2 (approved plans) attached to planning permission HGY/2022/2184 to amend the approved scheme to revise the conservatory design, front porch and front stairs, and remove roof lanterns and solar panels. | Eunice Huang |
| Highgate | Full planning permission | HGY/2022/4099 | Approve with Conditions | 09/10/2023 | 63, Sheldon Avenue, London, N6 4NH | Demolition of the existing three-storey house (six-bedroom) and outbuilding, erection of replacement three storey house (seven-bedroom) with a basement and associated landscaping works. | Eunice Huang |
| Highgate | Non-Material Amendment | HGY/2022/04212 | Refuse | 11/09/2023 | Oakleigh, 42, Hampstead Lane, London, N6 4LL | Non-Material Amendment application to planning permission HGY/2019/2944 for "Erection of replacement dwelling" to vary windows; front elevation and dormer alterations; alterations at roof level including addition of lift overrun and removal of projecting rooflight; alterations to rooflight siting; and additional excavation to side of footprint of basement | Oskar Gregersen |
| Highgate | Full planning permission | HGY/2022/3204 | Approve with Conditions | 19/07/2023 | Ground Floor Flat, 286, Archway Road, London, N6 5AU | Replacement of existing single glazed timber windows with new double glazed timber windows. | Mercy Oruwa |
| Highgate | Non-Material Amendment | HGY/2022/2560 | Approve | 14/08/2023 | Flat 1, 325-327, Archway Road, London, N6 5AA | Non-material amendment following a grant of planning permission HGY/2019/1227 for amendment to install a toilet/ sink in the consented ancillary outbuilding. | Matthew Gunning |
| Highgate | Consent to display an advertisement | HGY/2022/1886 | Refuse | 18/08/2023 | Advertising Right, 310, Archway Road, London | Wall-mounted timber billboard (non-illuminated) for 4-sheet posters measuring 1.7 metres x 3.4 metres. | Oskar Gregersen |
| Highgate | Listed building consent (Alt/Ext) | HGY/2022/2556 | Approve with Conditions | 07/07/2023 | 42, Southwood Lane, London, N6 5EB | Listed building consent for alteration and repair to interior and exterior of building (AMENDED PLANS). | Matthew Gunning |
| Highgate | Listed building consent (Alt/Ext) | HGY/2022/0649 | Approve with Conditions | 11/08/2023 | 137, North Hill, London, N6 4DP | Internal repairs to replace internal beams at upper ground and first floor levels, lowering of part of Lower Ground floor level and replacement of beams to basement level. | Cameron Sturges |

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| Highgate | Non-Material Amendment | HGY/2022/4057 | Refuse | 11/09/2023 | Oakleigh, 42, Hampstead Lane, London, N6 4LL | Non-Material Amendment application to planning permission HGY/2019/2944 for "Erection of replacement dwelling" to vary windows (sash to casement); front elevation and dormer alterations; alterations at roof level including addition of lift overrun and removal of projecting rooflight; alterations to rooflight siting; and additional excavation to side of footprint of basement | Oskar Gregersen |
| Highgate | Full planning permission | HGY/2022/3508 | Approve with Conditions | 18/07/2023 | Basement Flat, 61, Hornsey Lane, London, N6 5LE | Enlargement of existing rear lightwell for erection of a single storey rear extension and creation of rear terrace at lower ground floor. Reconstruction of rear extension and creation of rear terrace on ground floor. | Cameron Sturges |
| Highgate | Householder planning permission | HGY/2023/1036 | Approve with Conditions | 31/07/2023 | 32 Cromwell Avenue, Hornsey, London, N6 5HL | Replacement of existing 3 windows on 1st floor with double glazed windows. Replacement windows will also be timber sash and match colour / design of existing windows. | Cameron Sturges |
| Highgate | Lawful development: Proposed use | HGY/2023/2256 | Refuse | 21/09/2023 | 45 Cholmeley Crescent, Hornsey, London, N6 5EX | Certificate of lawfulness for the proposed erection of an outbuilding in the rear garden. | Cameron Sturges |
| Highgate | Listed building consent (Alt/Ext) | HGY/2023/2164 | Approve with Conditions | 18/10/2023 | 54 Southwood Lane, Hornsey, London, N6 5EB | Minor internal alterations & replacement of rear windows at lower ground floor level of a Grade II Listed Building. | Josh Parker |
| Highgate | Full planning permission | HGY/2023/0630 | Approve with Conditions | 04/10/2023 | 26 Sheldon Avenue, Hornsey, London, N6 4JT | Demolition of the existing house and erection of a new two-storey detached house with basement and loft areas. New front boundary treatment. | Kwaku Bossman-Gyamara |
| Highgate | Householder planning permission | HGY/2023/0939 | Approve with Conditions | 06/07/2023 | 26 Langdon Park Road, Hornsey, London, N6 5QG | Erection of a single storey rear/infill wrap-around extension. | Eunice Huang |
| Highgate | Full planning permission | HGY/2023/0695 | Approve with Conditions | 08/09/2023 | Highgate Wood Cricket Pitch, Muswell Hill Road, London N10 3JN | Installation of non-turf cricket pitch on existing cricket square. | Ben Coffie |
| Highgate | Full planning permission | HGY/2023/1477 | Approve with Conditions | 05/09/2023 | 164 Archway Road, Hornsey, London, N6 5BB | Conversion of the existing loft space, including the installation of three rooflights, to enhance the existing top floor flat. | Josh Parker |
| Highgate | Householder planning permission | HGY/2023/1905 | Approve with Conditions | 04/09/2023 | 47 Gaskell Road, Hornsey, London, N6 4DU | The demolition of an existing conservatory and the erection of a ground floor rear extension to a terraced house. | Nathan Keyte |
| Highgate | Householder planning permission | HGY/2023/1906 | Approve with Conditions | 04/09/2023 | 47 Gaskell Road, Hornsey, London, N6 4DU | Erection of rear dormer and insertion of 2 x conservation rooflights to front elevation to facilitate a loft conversion. | Nathan Keyte |
| Highgate | Householder planning permission | HGY/2023/1907 | Refuse | 08/09/2023 | 47 Gaskell Road, Hornsey, London, N6 4DU | Erection of a ground floor front porch. | Nathan Keyte |
| Highgate | Householder planning permission | HGY/2023/1408 | Approve with Conditions | 24/07/2023 | 13 Cholmeley Crescent, Hornsey, London, N6 5EZ | Demolition of existing conservatory and erection of single storey rear extension | Ben Coffie |
| Highgate | Full planning permission | HGY/2023/1727 | Approve with Conditions | 06/09/2023 | Flat 1, 6 Southwood Avenue, Hornsey, London, N6 5RY | Single Storey Rear Extension to Ground Floor Conversion Flat | Eunice Huang |

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| Highgate | Householder planning permission | HGY/2023/0809 | Approve with Conditions | 06/10/2023 | Beaulieu House, Compton Avenue, Hornsey, London, N6 4LH | Works to the house include refurbishment and extension as follows: the full external and internal refurbishment of the existing house, which includes upgrading the external envelope to the original state and minor internal alterations to accommodate the internal layout development: single storey extensions to the south side gable and western rear of the house: a two storey extension to the north gable: the addition of a basement. | Gareth Prosser |
| Highgate | Listed building consent (Alt/Ext) | HGY/2023/0722 | Approve with Conditions | 05/09/2023 | 2 Southwood Lane, Hornsey, London, N6 5EE | Replacement of the existing stone floor tiles in kitchen/dining area located in lower ground floor of the property, for larger sized and coloured porcelain floor tiles | Josh Parker |
| Highgate | Full planning permission | HGY/2023/0441 | Approve with Conditions | 31/07/2023 | 11 and 11A View Road, Highgate, London, N6 4DJ | Demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof. | Cameron Sturges |
| Highgate | Householder planning permission | HGY/2023/0812 | Approve with Conditions | 23/06/2023 | 27 North Grove, Hornsey, London, N6 4SH | Replacement windows to the upper ground and first floor of the property's rear elevation (alongside existing approved alterations under previous planning permissions HGY/2022/1797 & HGY/2022/4457). | Cameron Sturges |
| Highgate | Householder planning permission | HGY/2023/1450 | Approve with Conditions | 13/09/2023 | Second Floor Flat 4, 94 Cromwell Avenue, Hornsey, London, N6 5HQ | Installation of skylights to front and rear roof's slopes, internal re-configuration of floor layout and creation of dressing / storage space at loft level with stair access. | Mercy Oruwa |
| Highgate | Householder planning permission | HGY/2023/0845 | Approve with Conditions | 14/07/2023 | 31 Priory Gardens, Hornsey, London, N6 5QU | Creation of a small single storey side infill extension on the ground floor, new window to side elevation, two new velux to rear roof slope and two replacement windows to front elevation | Ben Coffie |
| Highgate | Householder planning permission | HGY/2023/0842 | Approve with Conditions | 17/07/2023 | Flat 1, 415 Archway Road, Hornsey, London, N6 4HT | Enlargement of existing rear extension with a single storey full width rear addition including a partial wraparound creating a small courtyard for the ground floor flat. | Mercy Oruwa |
| Highgate | Lawful development: Proposed use | HGY/2023/0918 | Approve | 04/07/2023 | 42 Bancroft Avenue, Hornsey, London, N2 0AS | Certificate of lawfulness for the proposed construction of an outbuilding for use incidental to the enjoyment of the main dwelling. | Nathan Keyte |
| Highgate | Full planning permission | HGY/2023/0949 | Refuse | 06/09/2023 | Alford Mews, 50, 52 and 54 Stanhope Road, London N6 5AL | Erection of two semi-detached two-bedroom houses, parking and associated infrastructure | Tania Skelli |
| Highgate | Full planning permission | HGY/2023/1135 | Approve with Conditions | 12/07/2023 | Philip Court, 89 Hornsey Lane, Hornsey, London, N6 5LN | Installation of 1 no. new gas riser to the front (north east) elevation of the building (retrospective application). | Ben Coffie |
| Highgate | Lawful development: Proposed use | HGY/2023/2171 | Permitted Development | 05/10/2023 | 13 Cholmeley Crescent, Hornsey, London, N6 5EZ | Outbuilding in rear garden | Ben Coffie |
| Highgate | Householder planning permission | HGY/2023/0453 | Approve with Conditions | 23/08/2023 | 39 Hornsey Lane Gardens, Hornsey, London, N6 5NY | Demolition of existing conservatory and external steel staircase. Addition of new ground floor rear windows and first floor rear juliet balcony. | Ben Coffie |

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| Highgate | Householder planning permission | HGY/2023/1684 | Refuse | 25/09/2023 | 43 Cholmeley Crescent, Hornsey, London, N6 5EX | Replacement of rear and side ground floor extension, with internal remodelling and installation of solar panels on the roof. Replacement of existing shed with larger outbuilding (standalone garden studio) with landscaping works. | Mercy Oruwari |
| Highgate | Householder planning permission | HGY/2023/1683 | Refuse | 03/10/2023 | Flat 3, 35 Milton Avenue, Hornsey, London, N6 5QF | Erection of a rear dormer with a new terrace access door. Construction of a roof terrace with 1.1m black safety railings on rear and side elevations. | Daniel Boama |
| Highgate | Householder planning permission | HGY/2022/4309 | Approve with Conditions | 10/07/2023 | 20A Bishopswood Road, Hornsey, London, N6 4NY | Full renovation of existing property including: erection of front infill extension into balcony with canopy, erection of rear extension within existing balcony, addition of new rear balcony, erection of single storey side extension and various other external alterations. Installation of new staircase at the rear, alteration to external steps at the front/rear, creation of sunken courtyard at front, reconfiguration of front driveway and installation of new front gates. | Cameron Sturges |
| Highgate | Full planning permission | HGY/2023/2032 | Approve with Conditions | 19/09/2023 | 200A Archway Road, Hornsey, London, N6 5BA | Installation of roof light and alteration to internal access (first floor) | Cameron Sturges |
| Highgate | Householder planning permission | HGY/2023/2034 | Approve with Conditions | 20/09/2023 | 11 Bancroft Avenue, Hornsey, London, N2 0AR | Proposed formation of new front dormer window. | Ben Coffie |
| Highgate | Householder planning permission | HGY/2023/0861 | Approve with Conditions | 10/07/2023 | 8 Southwood Lawn Road, Hornsey, London, N6 5SF | Conversion of loft comprising a rear dormer extension and the insertion of four front rooflights, the erection of ground floor and upper floor extensions and the installation of a new window under the gable of the two storey front bay. | Mercy Oruwari |
| Highgate | Householder planning permission | HGY/2023/0872 | Approve with Conditions | 05/07/2023 | 31 Milton Park, Hornsey, London, N6 5QB | Demolition of garage, erection of replacement side extension, changes to fenestration of rear elevation and the erection of a rear dormer extension to the roof. | Josh Parker |
| Highgate | Removal/variation of conditions | HGY/2023/1261 | Refuse | 07/09/2023 | 252 Archway Road, Hornsey, London, N6 5AX | Variation of condition 1 (approved plans) attached to planning permission ref: HGY/2020/1853 to amend the approved scheme, including extension of Flat A into commercial premises, changes to the internal layout and changes to windows and balcony. | Eunice Huang |
| Highgate | Householder planning permission | HGY/2023/0893 | Approve with Conditions | 26/06/2023 | 44 Sheldon Avenue, Hornsey, London, N6 4JR | Single storey rear-side extension to single dwelling family house | Ben Coffie |
| Highgate | Householder planning permission | HGY/2023/0885 | Approve with Conditions | 29/06/2023 | 40 Orchard Road, Hornsey, London, N6 5TR | Erection of rear dormer including the insertion of 1x front rooflights | Mercy Oruwari |
| Highgate | Lawful development: Proposed use | HGY/2023/1265 | Permitted Development | 01/08/2023 | 15 Broadlands Road, Hornsey, London, N6 4AE | Certificate of lawfulness for the proposed installation of 21 solar panels on the property (7 on the side roof slope, 6 on the rear roof slope and 6 on the flat roof of the side extension). | Neil McClellan |

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| Highgate | Listed building consent (Alt/Ext) | HGY/2023/2381 | Approve with Conditions | 12/10/2023 | Flat C, 32-34 Highgate High Street, Hornsey, London, N6 5JG | Listed Building Consent for alterations to 2nd floor flat including; for the removal of carpet for the restoration of floorboards, removal of partition wall; relocation of principal bedroom, new internal openings in new living room, new laundry/boiler area created, boiler moved, kitchen larder over stairs extended. | Ben Coffie |
| Highgate | Consent under Tree Preservation Orders | HGY/2023/2175 | No Objections | 22/08/2023 | 22 Hampstead Lane, Hornsey, London, N6 4SB | 5 Day Notice for the removal of Purple Beech tree and for a replacement tree to be planted in the location. These works are considered to be exempt from statutory control legislation as they appear to be a valid exception under 14 (vii) of the Town & County Planning (Tree Preservation) (England) Regulations 2012. | Daniel Monk |
| Highgate | Lawful development: Proposed use | HGY/2023/1859 | Permitted Development | 01/08/2023 | 25 Denewood Road, Hornsey, London, N6 4AQ | Certificate of Lawfulness for proposed single storey rear extension | Laina Levassor |
| Highgate | Householder planning permission | HGY/2023/1486 | Approve with Conditions | 02/08/2023 | Flat A, 9 Langdon Park Road, Hornsey, London, N6 5PS | Installation of automatically openable rooflight above the flat roof of bedroom 1 in the ground floor flat and replacement of the front entrance door. | Daniel Boama |
| Highgate | Householder planning permission | HGY/2023/1488 | Approve with Conditions | 18/10/2023 | 54 Southwood Lane, Hornsey, London, N6 5EB | Minor internal alterations & replacement of rear windows at lower ground floor level of a Grade II Listed Building. | Josh Parker |
| Highgate | Full planning permission | HGY/2023/0960 | Approve with Conditions | 13/10/2023 | Flat C, 32-34 Highgate High Street, Hornsey, London, N6 5JG | Proposed installation of three rooflights and enlargement of existing rear dormer window. | Ben Coffie |
| Highgate | Householder planning permission | HGY/2023/1305 | Approve with Conditions | 13/09/2023 | 66 Cromwell Avenue, Hornsey, London, N6 5HQ | Erection of a boundary brick wall and metal gate on the Winchester Place frontage | Eunice Huang |
| Highgate | Householder planning permission | HGY/2023/0704 | Refuse | 23/06/2023 | 24 Grange Road, Hornsey, London, N6 4AP | Erection of a first side extension over existing garage. | Mercy Oruwal |
| Highgate | Householder planning permission | HGY/2023/1519 | Approve with Conditions | 19/10/2023 | Bracken Knoll, Courtenay Avenue, Hornsey, London, N6 4LP | Erection of ground floor rear extension, first floor rear extension, new side dormer and rear first floor terrace | Tania Skelli |
| Highgate | Full planning permission | HGY/2023/1522 | Approve with Conditions | 04/08/2023 | Nuffield Lodge, 22 Shepherds Hill, Hornsey, London, N6 5UZ | Replacement of roof tiles | Eunice Huang |
| Highgate | Householder planning permission | HGY/2023/1560 | Approve with Conditions | 04/10/2023 | 43 Stanhope Gardens, Hornsey, London, N6 5TT | The removal of one (rear) chimney on existing house roof. | Josh Parker |
| Highgate | Removal/variation of conditions | HGY/2023/1555 | Approve with Conditions | 08/08/2023 | 43 Stanhope Gardens, Hornsey, London, N6 5TT | Application under Section 73 for the variation of Condition 2 (Approved Drawings) and Condition 5 (External Materials) of planning permission HGY/2022/4074. Minor changes are sought to the internal layout and elevational treatment of the approved development, including the use of alternative external cladding materials. | Cameron Sturges |

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| Highgate | Householder planning permission | HGY/2023/1566 | Approve with Conditions | 25/08/2023 | 28 Hornsey Lane Gardens, Hornsey, London, N6 5PB | Erection of a two storey rear extension previously granted permission by appeal decision dated 24th March 2023 (PIN's Ref: APP/Y5420/D/22/3310714, LBH Ref: HGY/2022/2136) together with the proposed raising of the roof height of the extended house and erection of a new rear dormer extension. | Daniel Boama |
| Highgate | Lawful development: Existing use | HGY/2023/1758 | Refuse | 04/09/2023 | Shop, 242 Archway Road, Hornsey, London, N6 5AX | Certificate of Lawfulness for the existing use of the basement as a self-contained flat. | Nathan Keyte |
| Highgate | Full planning permission | HGY/2022/4004 | Approve with Conditions | 28/07/2023 | 69, Cromwell Avenue, Hornsey, London, N6 5HS | Amalgamation of 4no. residential flats into 1no. dwellinghouse, demolition of existing ground floor rear extension, erection of new ground floor rear extension, construction of basement extension with external stairs and lightwells, addition of rear rooflights, installation of rear balcony, various other external alterations and increase in height of front wall (AMENDED PLANS). | Matthew Gunning |
| Highgate | Prior notification: Development by telecoms operators | HGY/2023/2138 | Permitted Development | 04/09/2023 | Land south of sports ground, Hampstead Lane, London N6 | Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). Description of Development: ? Removal of existing 15m Elara pole to be replaced with proposed 20m Orion pole on new root foundation c/w 6no antennas (height to top: 3no at 17.25m; 3no at 19.75m), 3no Remote Radio Units and 1no GPS module ? Addition of proposed side pod beside existing cabinet | Kwaku Bosman-Sumera |
| Highgate | Consent under Tree Preservation Orders | HGY/2023/1381 | Approve with Conditions | 06/07/2023 | 44 Stanhope Gardens, Hornsey, London, N6 5TS | Works to trees protected by a TPO T2, T3, T4, T5 Limes, lift to 3.5m, thin 25%. T2 Lime cut back from neighbours garden All works cyclical maintenance. | Daniel Monk |
| Highgate | Consent under Tree Preservation Orders | HGY/2023/1696 | Approve with Conditions | 18/10/2023 | 209 Archway Road, Hornsey, London, N6 5BN | Lime (T1 & T2 & T3): Reduce to previous, most recent pruning points (approx. 1.5 - 2.5m) | Daniel Monk |
| Highgate | Non-Material Amendment | HGY/2023/1375 | Approve | 11/07/2023 | Branksome, Courtenay Avenue, Hornsey, London, N6 4LP | Non-Material Amendment to planning permission ref. HGY/2021/1190 granted on 6/10/2021 for demolition of existing dwelling house (Class C3) and erection of replacement dwelling house (Class C3), including accommodation at basement, ground, first floor and roof levels with associated landscaping to front and rear garden areas; namely to amend the timing points of conditions 8 part a only | Tania Skelli |
| Highgate | Approval of details reserved by a condition | HGY/2023/0257 | Approve | 02/10/2023 | Somerlese, Courtenay Avenue, Hornsey, London, N6 4LP | Approval of details pursuant to conditions 8 attached to application HGY/2020/0247 | Gareth Prosser |

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| Highgate | Approval of details reserved by a condition | HGY/2023/1052 | Approve | 19/10/2023 | 7 Church Road, Hornsey, London, N6 4QH | Details of tree protection measures as required by condition 4 of appeal ref. APP/Y5420/D/21/3289118 (council ref. HGY/2021/2629) for Erection of single storey extension at ground floor level and excavation at basement level to create additional living space. | Emily Whittredge |
| Highgate | Approval of details reserved by a condition | HGY/2023/1848 | Approve | 05/09/2023 | Ground Floor And Basement Shop, 222 Archway Road, Hornsey, London, N6 5AX | Partial approval of details pursuant to Condition 1 (Contamination) pursuant to planning permission HGY/2021/2307 as allowed on appeal: APP/Y5420/W/22/3294965 (AMENDED DESCRIPTION). | Cameron Sturges |
| Highgate | Consent under Tree Preservation Orders | HGY/2023/1134 | Approve with Conditions | 07/07/2023 | 14 Bishopswood Road, Hornsey, London, N6 4NY | Works to tree protected by a TPO. T1 - 1 x London Plane - this tree has extensive dieback in the crown - crown reduce the height and spread by 50%. Maintenance works in line with good Arboricultural practice. (The removal of dead wood from the other London Plane is exempt from the need for prior notice or consent) | Daniel Monk |
| Highgate | Non-Material Amendment | HGY/2023/2344 | Approve | 26/09/2023 | 11 and 11A View Road, Highgate, London, N6 4DJ | Non-Material Amendment to planning application HGY/2023/0441 for amendments to approved drawings | Cameron Sturges |
| Highgate | Consent under Tree Preservation Orders | HGY/2023/2008 | Approve with Conditions | 18/08/2023 | 44 Southwood Avenue, Hornsey, London, N6 5RZ | Works to tree protected by a TPO: T1 - Bay tree (9m) - reduce height by approximately 2m and lateral branches by approximately 1m. (All other works will be considered under Section 211 Notice ref. HGY/2023/2012) | Daniel Monk |
| Highgate | Approval of details reserved by a condition | HGY/2023/0442 | Approve | 29/06/2023 | 12 Broadlands Road, Hornsey, London, N6 4AN | Approval of details pursuant to conditions 3 (Materials Schedule) & 12 (Energy Statement) of planning permission HGY/2021/0692. | Oskar Gregersen |
| Highgate | Approval of details reserved by a condition | HGY/2023/1874 | Approve | 08/09/2023 | Porters Flat, High Point 1, North Hill, Hornsey, London, N6 4BA | Approval of details pursuant to Condition 2 (sectional details of floor and ceiling) of Listed Building Consent ref: HGY/2022/2242. | Cameron Sturges |
| Highgate | Approval of details reserved by a condition | HGY/2023/0661 | Approve | 26/06/2023 | 9 View Road, Hornsey, London, N6 4DJ | Approval of details pursuant to Condition 3 (Re-placement tree) attached to Planning permission HGY/2021/1059. | Matthew Gunning |
| Highgate | Non-Material Amendment | HGY/2023/1533 | Approve | 10/07/2023 | 59 Holmesdale Road, Hornsey, London, N6 5TH | Non-Material Amendment to permission HGY/2022/1686 - Alteration from french door and window to sliding door. | Oskar Gregersen |
| Highgate | Consent under Tree Preservation Orders | HGY/2023/1532 | No Objections | 29/06/2023 | 2 Bloomfield Road, Hornsey, London, N6 4ET | Works to trees protected by a Group TPO T1: Ash (16m): Crown reduce by 2-3m to keep tree at a size suitable for its location and as part of regular maintenance T2: Oak (7m): Crown reduce by 2m to keep tree at a size suitable for its location and as part of regular maintenance | Daniel Monk |
| Highgate | Non-Material Amendment | HGY/2023/1914 | Approve | 30/08/2023 | 25 Sheldon Avenue, Hornsey, London, N6 4JS | Non-Material Amendment to planning permission HGY/2023/0078 to amend description of the development and amend Condition 3 to make reference to re-use of materials. | Eunice Huang |

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| Hornsey | Lawful development: Proposed use | HGY/2023/1862 | Permitted Development | 07/08/2023 | 28 Redston Road, Hornsey, London, N8 7HJ | Certificate of Lawfulness (Proposed): Loft conversion including a part hip-to-gable extension and new installation of rear dormer. | Cameron Sturges |
| Hornsey | Householder planning permission | HGY/2022/4352 | Approve with Conditions | 23/06/2023 | 3 Myddelton Road, Hornsey, London, N8 7PY | Erection of a rear dormer and a first floor rear extension (AMENDED PLANS). | Matthew Gunning |
| Hornsey | Lawful development: Existing use | HGY/2023/1812 | Approve | 20/09/2023 | 6 Rosebery Gardens & 56 Middle Lane, Hornsey, London, N8 8SH | Certificate of lawful development for the existing use of 6 Rosebery Gardens as a self-contained 3-bedroom flat (C3 Use Class) and 56 Middle Lane as a 4-bedroom HMO (C4 Use Class) (AMENDED DESCRIPTION). | Cameron Sturges |
| Hornsey | Lawful development: Proposed use | HGY/2023/2303 | Permitted Development | 01/09/2023 | 4 South View Road, Hornsey, London, N8 7LT | Single storey rear extension (Certificate of lawfulness) | Emily Whittredge |
| Hornsey | Full planning permission | HGY/2023/0627 | Approve with Conditions | 11/07/2023 | Ground Floor Flat A, 149 Nelson Road, Hornsey, London, N8 9RR | Demolition of the existing single storey rear extension, erection of a new single storey rear and side return infill extension, replacement of all windows at the front and rear of the property, and a replacement glazed door to the rear. | Josh Parker |
| Hornsey | Householder planning permission | HGY/2023/1338 | Refuse | 13/07/2023 | 72 Priory Road, Hornsey, London, N8 7EY | Demolition of existing single storey garage and utility room to the side of the property and the erection of a new single storey side extension to form a study at the dwellinghouse. | Oskar Gregersen |
| Hornsey | Householder planning permission | HGY/2023/1625 | Approve with Conditions | 14/08/2023 | 4 South View Road, Hornsey, London, N8 7LT | Formation of front cycle storage, a garden shed and two rear Velux windows to 4 South View Road | Kwaku Bossman-Camera |
| Hornsey | Householder planning permission | HGY/2023/2186 | Approve with Conditions | 06/10/2023 | 12 Priory Avenue, Hornsey, London, N8 7RN | Full width ground floor side and rear extension | Josh Parker |
| Hornsey | Householder planning permission | HGY/2023/2185 | Approve with Conditions | 04/09/2023 | 5 Montague Road, Hornsey, London, N8 9PJ | Erection of single storey rear extension (replacing existing structure and conservatory) | Laina Levassor |
| Hornsey | Approval of details reserved by a condition | HGY/2022/04466 | Approve | 30/08/2023 | 7, Cross Lane, London, N8 7SA | Approval of details pursuant to condition 30 (communal satellite dish or television antenna) attached to planning permission HGY/2020/1724 | Valerie Okeiyi |
| Hornsey | Change of use | HGY/2022/2457 | Approve | 20/10/2023 | Land to the East of, Cross Lane, London, N8 | Change of use of Commercial Unit 1, Ground Floor Block A, from Business/Offices (Use Class B1) to a children's nursery (Use Class E(f)) | Valerie Okeiyi |
| Hornsey | Full planning permission | HGY/2022/3408 | Approve with Conditions | 23/06/2023 | Unit 21, Cranford Way, London, N8 9DG | Continued use of site as a commercial kitchen facility (Use Class Sui Generis) consisting of 8no. commercial kitchen units and 5no. ancillary units for a temporary period of five years. | Eunice Huang |

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| Hornsey | Consent under Tree Preservation Orders | HGY/2023/2245 | Approve with Conditions | 02/10/2023 | Eagle Court, 69 High Street, Hornsey, London, N8 7QG | Proposed Pruning ? Two Lime trees protected by TPO/2014/2553 are situated in the back garden running parallel to Cross Lane as per Tree Protection Plan (Appendix One), as per 1.1 the client would like to prune the Eastern laterals of T1 &2 as per the attached image (Appendix Two). The aim is to make lowering and future removal of the cabins easier and to avoid any damage to the laterals of T1 &2. All works will be carried out following industry best practice and the recommendations in BS3998 2010. | Daniel Monk |
| Hornsey | Householder planning permission | HGY/2023/2246 | Approve with Conditions | 13/10/2023 | Flat G, 59 Tottenham Lane, Hornsey, London, N8 9BE | Replacement of wooden sash single glazed windows for new double glazed UPVC casement windows in the same style and colour | Nathan Keyte |
| Hornsey | Householder planning permission | HGY/2023/2145 | Approve with Conditions | 25/09/2023 | 41 Linzee Road, Hornsey, London, N8 7RG | Erection of a single storey rear wraparound extension with 4no. rooflights. Erection of a side extension with 2no. rooflights. | Daniel Boama |
| Hornsey | Householder planning permission | HGY/2023/0564 | Approve with Conditions | 24/08/2023 | Flat A, 128 North View Road, Hornsey, London, N8 7LP | Enlargement of rear first floor window. | Nathan Keyte |
| Hornsey | Householder planning permission | HGY/2023/2148 | Approve with Conditions | 26/09/2023 | 12 Rokesly Avenue, Hornsey, London, N8 8NR | Construction of hip to gable and rear dormer extensions to facilitate loft conversion with associated front roofslope rooflights | Laina Levassor |
| Hornsey | Householder planning permission | HGY/2023/1671 | Approve with Conditions | 11/10/2023 | 2 The Campsbourne, Hornsey, London, N8 7PN | Proposed single storey rear extension, change of position of the front door, new ground floor window on side of the property and new fencing and gate access | Ben Coffie |
| Hornsey | Householder planning permission | HGY/2023/1290 | Refuse | 01/08/2023 | 41 Linzee Road, Hornsey, London, N8 7RG | Single storey rear and side extension. | Emily Whittredge |
| Hornsey | Householder planning permission | HGY/2023/0107 | Approve with Conditions | 29/06/2023 | 33 Linzee Road, Hornsey, London, N8 7RG | The works comprise a single-storey side return extension to the rear of the property. | Josh Parker |
| Hornsey | Householder planning permission | HGY/2023/1244 | Refuse | 03/08/2023 | 121 Nightingale Lane, Hornsey, London, N8 7LG | Erection of single storey rear extension | Eunice Huang |
| Hornsey | Householder planning permission | HGY/2023/1141 | Approve with Conditions | 22/06/2023 | 53 South View Road, Hornsey, London, N8 7LU | Single storey rear and side extension. | Oskar Gregersen |
| Hornsey | Householder planning permission | HGY/2023/1871 | Approve with Conditions | 06/09/2023 | 60, Park Avenue South, Hornsey, London, N8 8LS | Rear ground floor extension. | Cameron Sturges |
| Hornsey | Householder planning permission | HGY/2023/2195 | Approve with Conditions | 09/10/2023 | 72 Priory Road, Hornsey, London, N8 7EY | Demolition of existing single storey garage and utility room to the side of the property and the erection of a new single storey side extension to form a study. | Oskar Gregersen |
| Hornsey | Lawful development: Proposed use | HGY/2023/1752 | Refuse | 25/08/2023 | 3 Myddelton Road, Hornsey, London, N8 7PY | Certificate of lawfulness for the proposed erection of a single storey rear extension. | Mercy Oruwari |
| Hornsey | Full planning permission | HGY/2023/0879 | Approve with Conditions | 06/07/2023 | Ground Floor Flat, 5 Church Lane, Hornsey, London, N8 7BU | Single storey ground floor side extension and internal alterations to existing dwelling. | Eunice Huang |
| Hornsey | Full planning permission | HGY/2023/1077 | Approve with Conditions | 20/10/2023 | Priory Park, Middle Lane, London N8 7LA | The installation of new low level LED floodlighting to two existing outdoor tennis court Nrs 3 and 4. | Josh Parker |
| Hornsey | Householder planning permission | HGY/2023/0998 | Approve with Conditions | 06/07/2023 | Ground Floor Flat, 112 Rathcoole Gardens, Hornsey, London, N8 9PG | Erection of outbuilding in rear garden. | Cameron Sturges |

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| Hornsey | Householder planning permission | HGY/2023/1541 | Refuse | 07/08/2023 | 4 South View Road, Hornsey, London, N8 7LT | Proposed single storey rear extension | Kwaku Bossman-Gyamera |
| Hornsey | Householder planning permission | HGY/2023/2272 | Approve with Conditions | 17/10/2023 | 9 Hermiston Avenue, Hornsey, London, N8 8NL | Installation of solar panels on both the dormer and rear extension. | Josh Parker |
| Hornsey | Householder planning permission | HGY/2023/1584 | Approve with Conditions | 14/08/2023 | 40 Rectory Gardens, Hornsey, London, N8 7PJ | Erection of 2-storey side extension | Oskar Gregersen |
| Hornsey | Full planning permission | HGY/2023/2350 | Not Determined | 04/09/2023 | 34 High Street, Hornsey, London, N8 7NX | Retrospective application for the installation of a metal shopfront incorporating roller shutter and the construction of a rear garden canopy extension. | Laina Levassor |
| Hornsey | Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses | HGY/2023/1209 | Refuse | 28/06/2023 | Tottenham Lane Surgery, 49 Tottenham Lane, Hornsey, London, N8 9BD | Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA. | Kwaku Bossman-Gyamera |
| Hornsey | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/2382 | Refuse | 03/10/2023 | 3 Myddelton Road, Hornsey, London, N8 7PY | Erection of single storey extension which extends beyond the rear wall of the original house by 4.05m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Oskar Gregersen |
| Hornsey | Non-Material Amendment | HGY/2023/0754 | Approve | 20/06/2023 | Land to the East of Cross Lane, London, N8 7SA | Non material amendment following a grant of planning permission reference HGY/2016/0086 (Appeal reference APP/Y5420/W/16/3165389) to widen the front entrance to the ground floor commercial unit, known as core B, Granita Court from 0.9m to 1.8m | Valerie Okely |
| Hornsey | Approval of details reserved by a condition | HGY/2023/1040 | Approve | 16/10/2023 | Car Dealership, 23-23A High Street, Hornsey, London, N8 7QB | Approval of details pursuant to conditions 14a) (Investigation Report & Covering Statement) and 16 a), b), c), d), (Written Scheme of Investigation) of planning permission with re: HGY/2020/0590 dated 06/01/2021. | Ben Coffie |
| Hornsey | Approval of details reserved by a condition | HGY/2023/0121 | Approve | 25/09/2023 | 5 Eastfield Road, Hornsey, London, N8 7AD | Approval of details pursuant to conditions 3 (materials) attached to planning permission HGY/2022/0473. | Matthew Gunning |
| Hornsey | Approval of details reserved by a condition | HGY/2023/1824 | Approve | 14/08/2023 | 62 Priory Road, Hornsey, London, N8 7EX | Approval of details pursuant to condition 3 (cycle details) attached to planning permission HGY/2020/0741 | Nathan Keyte |
| Hornsey | Non-Material Amendment | HGY/2023/1834 | Approve | 23/08/2023 | Wat Tyler House, Boyton Road, Hornsey, London, N8 7AU | Non-material amendment of planning permission ref. HGY/2022/3858 granted on 01/06/2023 to amend the description of the development to the following: for the Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate. | Nathan Keyte |

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| Muswell Hill | Lawful development: Existing use | HGY/2023/1861 | Approve | 19/07/2023 | 10 Springfield Avenue, Hornsey, London, N10 3SU | Certificate of Lawfulness: Existing rear roof terrace with wooden decking and timber balustrade that has been in continuous use since 2004. | Mercy Oruwari |
| Muswell Hill | Lawful development: Proposed use | HGY/2023/2407 | Permitted Development | 08/09/2023 | 24 Cranley Gardens, Hornsey, London, N10 3AP | Certificate of Lawfulness for proposed hip to gable and rear dormer extensions to facilitate loft conversion | Laina Levassor |
| Muswell Hill | Householder planning permission | HGY/2023/1280 | Approve with Conditions | 23/06/2023 | 109 Cranley Gardens, Hornsey, London, N10 3AD | Replacement rear dormer, replacement single storey rear extension, internal house refurbishment. | Oskar Gregersen |
| Muswell Hill | Lawful development: Proposed use | HGY/2023/1607 | Approve | 14/08/2023 | 70 Muswell Hill Place, Hornsey, London, N10 3RR | Proposed dormer roof extension, hip-to-gable and a front rooflight. | Ben Coffie |
| Muswell Hill | Removal/variation of conditions | HGY/2023/1690 | Approve with Conditions | 05/10/2023 | Flat A, 33 Woodland Gardens, Hornsey, London, N10 3UE | Variation of condition 2 (Approved Drawings) of planning permission HGY/2022/2172 granted 27/09/2023 for a loft conversion to first floor flat, including a dormer extension to the rear, front rooflights and creation of a roof terrace over existing flat roof, and associated works. The amendment sought is to extend the approved rear terrace over the existing roof to match similar development on neighbouring properties in Woodland Gardens. | Ben Coffie |
| Muswell Hill | Consent to display an advertisement | HGY/2023/1695 | Approve with Conditions | 22/08/2023 | 98 Fortis Green Road, Hornsey, London, N10 3HN | Advertisement consent for the installation of 1x fascia sign and 1x projecting sign in relation to application HGY/2023/0678 (change of use). | Mercy Oruwari |
| Muswell Hill | Householder planning permission | HGY/2023/0521 | Refuse | 23/06/2023 | Cornerways, Ellington Road, Hornsey, London, N10 3DD | Construction of a 2-storey plus basement level 3x bed 6-person dwelling on the vacant site south of Cornerways on the corner of Cranley Gardens and Ellington Road including landscaping and enclosed cycle and bin storage. | Mercy Oruwari |
| Muswell Hill | Change of use | HGY/2023/0678 | Approve with Conditions | 04/07/2023 | 98 Fortis Green Road, Hornsey, London, N10 3HN | Change of use of ground floor premises from music shop (use class E (a)) to educational centre use (class F1 (a)), and replacement signage with internally illuminated signage. | Mercy Oruwari |
| Muswell Hill | Removal/variation of conditions | HGY/2023/1166 | Approve with Conditions | 23/08/2023 | Ground Floor Flat, 15 Muswell Hill Road, Hornsey, London, N10 3JB | Removal/Variation of condition 2 and 3 of planning permission with ref: HGY/2022/2295 to retain the existing terrace. | Ben Coffie |
| Muswell Hill | Householder planning permission | HGY/2023/0685 | Refuse | 27/06/2023 | 74 - 76 Alexandra Gardens, Hornsey, London, N10 3RL | Erection of part single, part two-storey rear extension. | Oskar Gregersen |
| Muswell Hill | Full planning permission | HGY/2022/2769 | Approve with Conditions | 04/08/2023 | Flat 3, 21, Princes Avenue, London, N10 3LS | Erection of a new a fourth storey extension to extend the existing 3rd floor flat. Includes the demolition of a pitched hipped roof attic space located over part of the existing building's mainly flat roof. | Kwaku Bossman-Gyamera |
| Muswell Hill | Full planning permission | HGY/2022/2768 | Approve with Conditions | 02/08/2023 | Flat 3, 21, Princes Avenue, London, N10 3LS | Demolition of existing roof dormer for the construction of a larger zinc clad dormer with Juliet balcony. | Kwaku Bossman-Gyamera |

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| Muswell Hill | Full planning permission | HGY/2022/2303 | Not Determined | 02/08/2023 | 33, Muswell Hill, Hornsey, London, Haringey, N10 3PR, London | Single storey rear wraparound extension with raised platform; two side dormers; front, rear and side roof lights; replacement of rear fenestration with white uPVC windows | Emily Whittredge |
| Muswell Hill | Householder planning permission | HGY/2023/1041 | Approve with Conditions | 03/07/2023 | Flat A, 19 Methuen Park, Hornsey, London, N10 2JR | Replacement of existing timber bifold garden doors with double-glazed aluminium bifold doors. | Oskar Gregersen |
| Muswell Hill | Lawful development: Proposed use | HGY/2023/2815 | Permitted Development | 20/10/2023 | 39 Ellington Road, Hornsey, London, N10 3DD | Certificate of Lawfulness for the proposed erection of a rear dormer extension and the installation of new front roof lights. | Neil McClellan |
| Muswell Hill | Householder planning permission | HGY/2023/1313 | Approve with Conditions | 12/07/2023 | 23 Elms Avenue, Hornsey, London, N10 2JN | Demolition of existing first floor side orangery and single storey ground floor rear extension and erection of a new enlarged first floor side orangery and two storey rear extension with pitched roof. | Oskar Gregersen |
| Muswell Hill | Lawful development: Proposed use | HGY/2023/1119 | Approve | 20/07/2023 | 28 Ellington Road, Hornsey, London, N10 3DG | Certificate of lawfulness for proposed 3-metre deep single storey rear extension. | Ben Coffie |
| Muswell Hill | Lawful development: Proposed use | HGY/2023/1706 | Permitted Development | 23/08/2023 | 21 Muswell Hill Place, Hornsey, London, N10 3RP | Certificate of lawfulness for proposed single storey 3-metre deep rear extension. | Ben Coffie |
| Muswell Hill | Householder planning permission | HGY/2023/1226 | Approve with Conditions | 04/07/2023 | 29 Woodland Gardens, Hornsey, London, N10 3UE | Alterations and additions to existing dwelling, including new first floor extension to accommodate a new office space, roof extension to rear of main roof, five Velux rooflights to front of main roof, removal of rear chimneys and addition of flat roof solar panels at rear. | Eunice Huang |
| Muswell Hill | Householder planning permission | HGY/2023/1942 | Approve with Conditions | 13/09/2023 | 29 Muswell Hill, Hornsey, London, N10 3PR | Single storey rear extension. | Ben Coffie |
| Muswell Hill | Lawful development: Proposed use | HGY/2023/1678 | Approve | 11/10/2023 | 120 Fortis Green Road, Hornsey, London, N10 3HN | Lawful development certificate for a proposed use as a commercial premises for medical and health services (AMENDED DESCRIPTION). | Cameron Sturges |
| Muswell Hill | Householder planning permission | HGY/2023/0907 | Approve with Conditions | 29/06/2023 | Flat A, 57 Hillfield Park, Hornsey, London, N10 3QU | Replacement of existing single storey rear extension, partial rear/side infill extension, excavation to lower floor of existing basement, creation of new front light well and installation of new front window opening into basement to create habitable spaces. | Oskar Gregersen |
| Muswell Hill | Full planning permission | HGY/2023/1177 | Approve with Conditions | 04/10/2023 | 223 Muswell Hill Broadway, Hornsey, London, N10 1DD | Alterations to shopfront and associated works. | Josh Parker |
| Muswell Hill | Householder planning permission | HGY/2023/1969 | Approve with Conditions | 12/09/2023 | 73 Connaught Gardens, Hornsey, London, N10 3LG | Demolition of existing single storey side extension and erection of a replacement single storey side extension. | Cameron Sturges |
| Muswell Hill | Householder planning permission | HGY/2023/1397 | Approve with Conditions | 25/09/2023 | 5 Alexandra Gardens, Hornsey, London, N10 3RN | Installation of external air conditioning unit. | Cameron Sturges |
| Muswell Hill | Full planning permission | HGY/2023/1985 | Approve with Conditions | 15/09/2023 | Muswell Hill ATE, Grand Avenue, London N10 3AY | Installation of new and alteration of existing telecommunications apparatus on roof of building. | Kwaku Bossman-Gyamera |
| Muswell Hill | Consent to display an advertisement | HGY/2023/1178 | Approve with Conditions | 04/10/2023 | 223 Muswell Hill Broadway, Hornsey, London, N10 1DD | Advertisement consent for the installation of three illuminated fascia signs and two non-illuminated projecting signs. | Josh Parker |

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| Muswell Hill | Householder planning permission | HGY/2023/0840 | Refuse | 22/08/2023 | 40 Cranley Gardens, Hornsey, London, N10 3AP | Erection of a two storey side extension including alterations to the roof. | Mercy Oruwari |
| Muswell Hill | Removal/variation of conditions | HGY/2023/1021 | Approve with Conditions | 13/07/2023 | 181 Cranley Gardens, Hornsey, London, N10 3AG | Section 73 application to vary condition 2 (approved drawing numbers) of planning permission reference HGY/2017/2060 for the conversion of single dwelling into 3 x self-contained flats, in conjunction with excavation of basement with associated front lightwell and subterranean entrance to basement; part single, part two storey rear extension; alterations to existing rear dormer roof extension; insertion of Juliet balconies and reconfiguration of the existing forecourt to create two parking bays. The application seeks a minor material amendment to the approved internal layout of Flat 3 (retrospective application). | Josh Parker |
| Muswell Hill | Full planning permission | HGY/2023/1259 | Approve with Conditions | 05/07/2023 | 57 Woodland Gardens, Hornsey, London, N10 3UE | Proposed two storey rear extension. Refurbishment and alterations to the rear façade and associated works. Changes to existing fenestration. | Oskar Gregersen |
| Muswell Hill | Householder planning permission | HGY/2023/0878 | Refuse | 25/08/2023 | 36 Connaught Gardens, Hornsey, London, N10 3LB | Erection of a single storey rear extension and part two storey, part single storey side extension incorporating the formation of a rear dormer and hip to gable extension including the installation of 3X front rooflights and 1x upper floor/1x ground floor side windows. | Mercy Oruwari |
| Muswell Hill | Full planning permission | HGY/2023/2051 | Approve with Conditions | 21/09/2023 | Flat 2, 6 Hillfield Park, Hornsey, London, N10 3QS | Single storey rear conservatory. | Ben Coffie |
| Muswell Hill | Consent to display an advertisement | HGY/2023/1268 | Approve with Conditions | 14/08/2023 | 120 Fortis Green Road, Hornsey, London, N10 3HN | Consent to display an advertisement | Cameron Sturges |
| Muswell Hill | Householder planning permission | HGY/2023/0637 | Approve with Conditions | 18/08/2023 | 27 Woodland Rise, Hornsey, London, N10 3UP | Proposed enlargement of existing basement, creation of new front light well, creation of part ground/lower ground level rear extension with roof terrace above upper ground floor and proposed enlargement of existing loft rear dormer. | Ben Coffie |
| Muswell Hill | Lawful development: Proposed use | HGY/2023/0031 | Approve | 10/08/2023 | 29 Woodland Rise, Hornsey, London, N10 3UP | Certificate of Lawfulness for proposed dormer extension on the rear roof slope and installation of new roof lights on the front. | Ben Coffie |
| Muswell Hill | Householder planning permission | HGY/2023/1523 | Approve with Conditions | 14/09/2023 | 7 Cascade Avenue, Hornsey, London, N10 3PT | Demolition of existing rear conservatory and erection of replacement rear extension, and conversion of attic for habitable space with dormer extension to the rear and replacement velux window to the side. | Eunice Huang |
| Muswell Hill | Householder planning permission | HGY/2023/1549 | Approve with Conditions | 11/09/2023 | 28 Ellington Road, Hornsey, London, N10 3DG | Proposed single storey rear extension and decked terraced area | Ben Coffie |
| Muswell Hill | Lawful development: Proposed use | HGY/2023/2076 | Permitted Development | 20/10/2023 | 39 Wood Vale, Hornsey, London, N10 3DJ | Certificate of lawfulness for conversion of an existing internal garage space into a habitable room to provide additional living accommodation. | Oskar Gregersen |
| Muswell Hill | Full planning permission | HGY/2023/1799 | Refuse | 01/09/2023 | 76 Alexandra Gardens, Hornsey, London, N10 3RL | Rear ground floor extension. | Oskar Gregersen |

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| Muswell Hill | Full planning permission | HGY/2023/1875 | Approve with Conditions | 14/08/2023 | 120 Fortis Green Road, Hornsey, London, N10 3HN | Replacement shopfront | Cameron Sturges |
| Muswell Hill | Prior notification: Development by telecoms operators | HGY/2023/2120 | Permitted Development | 04/09/2023 | 77 Muswell Hill, Hornsey, London, N10 3PJ | Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). Description of Development: The proposed upgrade comprises the removal and replacement of 3no. existing antennas with 3no. new ones, the installation of 1no. 300mm dish, internal cabinet works, and ancillary works thereto. | Kwaku Bossman-Gyamera |
| Muswell Hill | Consent under Tree Preservation Orders | HGY/2023/2096 | Approve with Conditions | 02/10/2023 | 38 Connaught Gardens, Hornsey, London, N10 3LB | T1-(16m) Lime tree with cavity in main trunk and crown die back- (14m)- pollard to a height of approximately 5m from ground level. The tree is dangerous and we think pollarding is the best option for the tree and will extend its life opposed to the option of removing the tree. | Daniel Monk |
| Muswell Hill | Consent under Tree Preservation Orders | HGY/2023/1877 | Approve with Conditions | 25/08/2023 | Flat 1, 26 Queens Avenue, Hornsey, London, N10 3NR | Works to tree protected by a TPO. Reduce Lime (T1) by 3m on all aspects to allow more light into surrounding gardens. | Daniel Monk |
| Muswell Hill | Consent under Tree Preservation Orders | HGY/2023/1897 | | 16/08/2023 | 24 Birchwood Avenue, Hornsey, London, N10 3BE | Reduce ash (T1) by 3.5m, taking the crown 2m below previous cuts allowing more light into the surrounding gardens. | Daniel Monk |
| Muswell Hill | Approval of details reserved by a condition | HGY/2023/1415 | Approve | 23/08/2023 | Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA | Approval of details pursuant to condition 13 (Cycle Storage) attached to planning permission ref: HGY/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue. | Tania Skelli |
| Muswell Hill | Non-Material Amendment | HGY/2023/2014 | Approve | 22/08/2023 | 146 Cranley Gardens, Hornsey, London, N10 3AH | Non-Material Amendment to planning permission HGY/2022/0467 to make changes to a consented rear extension at ground level. | Josh Parker |

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| Muswell Hill | Approval of details reserved by a condition | HGY/2023/1325 | Approve | 01/09/2023 | Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA | Approval of details pursuant to condition 21(a) (EMP/ DCEMP) attached to planning permission ref: HGY/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue. | Josh Parker |
| Muswell Hill (Historical) | Consent to display an advertisement | HGY/2023/0506 | Approve with Conditions | 18/07/2023 | 1 Surgery, Dukes Avenue, Hornsey, London, N10 2PS | Application for advertisement consent to display 1no. projecting sign and 1no. display board sign. | Sabelle Adjagboni |
| Muswell Hill (Historical) | Full planning permission | HGY/2023/0509 | Approve with Conditions | 18/07/2023 | 1 Surgery, Dukes Avenue, Hornsey, London, N10 2PS | Replacement of front door, installation of new doors (front and rear) to existing side extension, handrail to main entrance and external bin store. | Sabelle Adjagboni |
| Noel Park | Consent to display an advertisement | HGY/2023/0223 | Approve with Conditions | 18/10/2023 | Shop, 57 High Road, Wood Green, London, N22 6BH | Advertisement consent for the replacement of the existing fascia and projecting signs on the shopfront with new internally illuminated fascia sign, shield sign, and projecting sign. | Daniel Boama |
| Noel Park | Full planning permission | HGY/2023/0648 | Approve with Conditions | 21/07/2023 | Unit 11, 110 High Road, London N22 6HE | Installation of plant decks and chillers for Unit 11A, 11B and 11C in existing rear service yard space, and associated alterations. | Daniel Boama |
| Noel Park | Lawful development: Proposed use | HGY/2023/1144 | Permitted Development | 21/06/2023 | Old BHS Store (side entrance is adjacent to 24a), Whymark Avenue, London N22 6DJ | Certificate of lawfulness for the change of use of the first floor of the building from retail to restaurant use (within Use Class E). | Zara Seelig |
| Noel Park | Lawful development: Existing use | HGY/2023/0411 | Refuse | 28/06/2023 | 17 Tower Terrace, Wood Green, London, N22 6SX | Certificate of Lawfulness for existing garages and portacabins to the rear of 17 Tower Terrace and their use for purposes which are incidental to the dwellinghouse(s) and the installation of a means of access. | Gareth Prosser |
| Noel Park | Lawful development: Existing use | HGY/2023/2088 | Approve | 16/10/2023 | 64 Turnpike Lane, Wood Green, London, N8 OPR | First and second floors conversion into two self-contained 1 bedroom dwellings | Zara Seelig |
| Noel Park | Lawful development: Proposed use | HGY/2023/1647 | Refuse | 11/07/2023 | 2 Meads Road, Wood Green, London, N22 6RN | Certificate of Lawfulness for proposed first floor rear extension | Laina Levassor |
| Noel Park | Householder planning permission | HGY/2023/1204 | Approve with Conditions | 17/08/2023 | 114 Moselle Avenue, Wood Green, London, N22 6ET | Replacement of the rear extensions existing roof, including the installation of a parapet with coping stone around the edge of the roof, the insertion of two roof lights and the replacement of an existing door and a window. | Sabelle Adjagboni |
| Noel Park | Full planning permission | HGY/2023/2228 | Refuse | 11/10/2023 | 64 High Road, Wood Green, London, N22 6DH | Installation of a free-standing communication hub with LCD advertisement display and defibrillator unit. | Eunice Huang |
| Noel Park | Householder planning permission | HGY/2022/4032 | Approve with Conditions | 29/08/2023 | 53, Granville Road, Wood Green, London, N22 5LP | Single-story side extension | Emily Whittredge |

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| Noel Park | Approval of details reserved by a condition | HGY/2022/1628 | Approve | 29/06/2023 | Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 6XJ | Approval of details pursuant to condition 18 partial discharge (Combustion and Energy Plan) of planning permission HGY/2017/3020 in relation to Block E2 only | Valerie Okeiyi |
| Noel Park | Full planning permission | HGY/2022/2799 | Approve with Conditions | 20/09/2023 | First & Second Floor Flats, 127 High Road (access via Hazel Mews), London, N22 6BB | Conversion of upper floors to two 1-bedroom flats (Part Retrospective Application). | Neil McClellan |
| Noel Park | Approval of details reserved by a condition | HGY/2021/1966 | Approve | 18/08/2023 | Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline,, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8 | Approval of details pursuant to condition 52 partial discharge (External Solar Shading and Passive Ventilation Study (Residential Only)) of planning permission HGY/2017/3117 in relation to Blocks E1, E2 and E3 only | Valerie Okeiyi |
| Noel Park | Full planning permission | HGY/2022/2793 | Approve with Conditions | 05/07/2023 | 119, High Road, London, N22 6BB | Rear extension and associated alterations for the change of use from ancillary retail storage (use class E) to provide two self-contained residential flats (use class C3). | Emily Whittredge |
| Noel Park | Full planning permission | HGY/2021/0224 | Approve with Conditions | 07/07/2023 | 51-53, High Road, London, N22 6BH | Part removal of the existing ground and first floor rear extensions, erection of a second floor rear extension, erection of 2 x rear dormer extensions, all in connection with a change of use of the upper floors from ancillary retail storage (Class E) to 5 x residential flats (Class C3) | Emily Whittredge |
| Noel Park | Lawful development: Existing use | HGY/2022/2747 | Approve | 21/06/2023 | 82 Turnpike Lane, London, N8 OPR | Certificate of lawfulness for the existing use of the upper floors of the property as three separate self-contained flats (Use Class C3). | Neil McClellan |
| Noel Park | Approval of details reserved by a condition | HGY/2022/1711 | Approve | 29/06/2023 | Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 6XJ | Approval of details pursuant to condition 28 partial discharge (Sound insulation - Residential) of planning permission HGY/2017/3020 and pursuant to condition 28 (Sound insulation - Residential) of the first S96a Planning Permission reference HGY/2021/0624 in relation to Blocks E2 only | Valerie Okeiyi |
| Noel Park | Approval of details reserved by a condition | HGY/2022/1712 | Approve | 29/06/2023 | Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 6XJ | Approval of details pursuant to condition 29 partial discharge (Sound Insulation - commercial) and pursuant to condition 29 (Sound Insulation - commercial) of the first S96a Planning Permission reference HGY/2021/0624 in relation to building E2 only | Valerie Okeiyi |
| Noel Park | Consent to display an advertisement | HGY/2023/1048 | Approve with Conditions | 27/06/2023 | 119 High Road, Wood Green, London, N22 6BB | Internally illuminated fascia sign and internally illuminated projecting sign | Emily Whittredge |
| Noel Park | Full planning permission | HGY/2023/1057 | Approve with Conditions | 23/06/2023 | 124 Farrant Avenue, Wood Green, London, N22 6PE | Erection of single storey rear extension, front porch, outbuilding in the rear garden, and insertion of 2no. rooflights on main roof (1no. front and 1no. rear). | Daniel Boama |
| Noel Park | Removal/variation of conditions | HGY/2023/1108 | Approve with Conditions | 20/06/2023 | 62 Turnpike Lane, Wood Green, London, N8 OPR | Variation of condition 2 (approved plans) attached to planning decision HGY/2022/2221 for the following amendments - addition of PV Panels at roof level. | Zara Seelig |

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| Noel Park | Full planning permission | HGY/2023/1073 | Approve with Conditions | 03/10/2023 | 57 Coburg Road, Wood Green, London, N22 6UB | Change of use from storage & distribution (Class B8 use) to commercial kitchen and delivery service (sui generis use) and the installation of an extract flue to the rear of the building. | Josh Parker |
| Noel Park | Lawful development: Existing use | HGY/2023/1283 | Refuse | 10/07/2023 | 64 Turnpike Lane, Wood Green, London, N8 OPR | Certificate of Lawfulness for the existing use of the first and second floors of 64 Turnpike Lane as two separate self-contained 1-bedroom dwellings. | Zara Seelig |
| Noel Park | Full planning permission | HGY/2023/1175 | Approve with Conditions | 23/08/2023 | Shop, 1 Wellington Terrace, Turnpike Lane, Wood Green, London, N8 OPX | Retrospective application for installation of external extraction ventilation system | Cameron Sturges |
| Noel Park | Householder planning permission | HGY/2023/1818 | Approve with Conditions | 04/09/2023 | 7 Meads Road, Wood Green, London, N22 6RN | Ground Floor Side- Return Extension to replace the existing one | Sabelle Adjagboni |
| Noel Park | Householder planning permission | HGY/2023/1274 | Approve with Conditions | 16/08/2023 | 155A Hornsey Park Road, Wood Green, London, N8 OJX | Creation of front porch. | Mercy Oruwari |
| Noel Park | Removal/variation of conditions | HGY/2023/1823 | Approve with Conditions | 18/09/2023 | Garages Adjacent 208, Farrant Avenue, Wood Green, London | Variation of condition 14 (Social Rent) attached to planning permission ref: HGY/2021/0095 (Erection of two-storey 3-bedroom dwelling house), to allow flexibility for the Council to charge London Affordable Rent | Oskar Gregersen |
| Noel Park | Removal/variation of conditions | HGY/2023/1825 | Approve with Conditions | 18/09/2023 | Garage Colony Adjacent 200, Morley Avenue, Wood Green, London | Variation of condition 14 (Social Rent) attached to planning permission ref: HGY/2021/0054 (Erection of two-storey 3-bedroom dwelling house), to allow flexibility for the Council to charge London Affordable Rent | Oskar Gregersen |
| Noel Park | Lawful development: Proposed use | HGY/2023/0765 | Approve with Conditions | 20/07/2023 | 25 Ravenstone Road, Wood Green, London, N8 OJT | Certificate of Lawfulness for the proposed erection of a rear dormer extension. | Sabelle Adjagboni |
| Noel Park | Change of use | HGY/2023/1627 | Refuse | 14/08/2023 | 31 Westbury Avenue, Wood Green, London, N22 6BS | Use of the existing rear extension as a Shisha Lounge (Sui Generis) in association with the existing Café/Restaurant Class E to the front of the premises and the retention of the retractable roof on the rear extension (Retrospective Application). | Mercy Oruwari |
| Noel Park | Full planning permission | HGY/2023/2015 | Approve with Conditions | 19/09/2023 | Ground Floor Flat A, 7 Waldegrave Road, Wood Green, London, N8 0QA | Addition to the existing rear single storey extension to the ground floor flat | Zara Seelig |
| Noel Park | Householder planning permission | HGY/2023/1997 | Refuse | 18/09/2023 | Flat 2, 60 Hornsey Park Road, Wood Green, London, N8 OJY | Erection of rear roof terrace | Cameron Sturges |
| Noel Park | Full planning permission | HGY/2023/2004 | Approve with Conditions | 18/09/2023 | 16 High Road, Wood Green, London, N22 6BX | Alteration to shopfront by recessing it into shop floor by 1m from the front. Installation of 3no. retractable awnings on front and side elevations. | Daniel Boama |
| Noel Park | Full planning permission | HGY/2023/1429 | Approve with Conditions | 25/07/2023 | Restaurant, 185 High Road, Wood Green, London, N22 6BA | Erection of 2nd floor extension to provide additional seating area. | Zara Seelig |
| Noel Park | Consent to display an advertisement | HGY/2023/1439 | Approve with Conditions | 28/07/2023 | 21-23, High Road, Wood Green, London, N22 6BH | Advertisement consent for change to shopfront main fascia by installing a new small projecting box sign | Sabelle Adjagboni |
| Noel Park | Change of use | HGY/2023/1248 | Refuse | 04/07/2023 | 41 Whymark Avenue, Wood Green, London, N22 6DJ | Change of use from Class C3 Dwelling House to C4 House of Multiple Occupancy : 4 bedrooms for 6 people. | Cameron Sturges |
| Noel Park | Full planning permission | HGY/2022/4409 | Approve with Conditions | 18/07/2023 | Unit 51 - 52, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD | Demolition of existing security hut and construction of new generator enclosure within the rear service yard | Gareth Prosser |

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| Noel Park | Change of use | HGY/2022/4454 | Approve with Conditions | 18/09/2023 | Shop, 144 High Road, Wood Green, London, N22 6EB | Change of use from Betting Shop (sui generis) to Adult Gaming Centre (sui generis). | Emily Whittredge |
| Noel Park | Lawful development: Existing use | HGY/2023/1314 | Refuse | 09/08/2023 | 10 Caxton Road, Wood Green, London, N22 6TB | Mixed use religious (class F1) and residential educational institution (class C2). | Zara Seelig |
| Noel Park | Householder planning permission | HGY/2023/0889 | Approve with Conditions | 21/07/2023 | 25 Ravenstone Road, Wood Green, London, N8 0JT | Single storey rear extension. | Sabelle Adjagboni |
| Noel Park | Consent to display an advertisement | HGY/2023/2181 | Approve with Conditions | 05/10/2023 | 16 High Road, Wood Green, London, N22 6BX | Consent to display an advertisement installation of two fascia signs, one fascia on the High Road and one fascia sign on Whymark Avenue with internally illuminated letters. | Daniel Boama |
| Noel Park | Consent to display an advertisement | HGY/2023/1613 | Approve with Conditions | 21/07/2023 | Restaurant, 185 High Road, Wood Green, London, N22 6BA | Replacement of 1 x fascia sign and installation of 2 new x internally illuminated letter signs. | Zara Seelig |
| Noel Park | Full planning permission | HGY/2023/0460 | Approve with Conditions | 31/07/2023 | 64 Turnpike Lane, Wood Green, London, N8 0PR | rear and front extension to create new shop unit at front and storage unit at rear | Zara Seelig |
| Noel Park | Full planning permission | HGY/2023/2263 | Refuse | 16/10/2023 | Ground Floor Flat, 8 Alexandra Road, Wood Green, London, N8 0PP | Replacement and expansion of existing single storey rear extension and minor reconfiguration of ground floor layout within main building to allow for retention of existing two-bedroom apartment and the delivery of a new one-bedroom apartment with associated amenity space, cycle storage and resurfacing of the hardstanding area to the front of the property. | Josh Parker |
| Noel Park | Lawful development: Existing use | HGY/2023/2258 | Approve | 16/10/2023 | Flat 1, 144 Mayes Road, Wood Green, London, N22 6SY | Certificate of lawfulness for existing use of 2no. self-contained ground floor flats at Flat A1 and Flat A2 at 144 Mayes Road, Wood Green, London, N22 6SY. (AMENDED DESCRIPTION) | Daniel Boama |
| Noel Park | Lawful development: Existing use | HGY/2023/2279 | Approve | 01/09/2023 | 165 Farrant Avenue, Wood Green, London, N22 6PG | Certificate of lawfulness for existing works to the property comprising the erection of a single storey rear infill extension, removal of internal chimney breast, replacement of pebble dash with new render and replacement of windows and front door. | Neil McClellan |
| Noel Park | Consent to display an advertisement | HGY/2023/2277 | Approve with Conditions | 17/10/2023 | Unit 9, 88-96 High Road, Wood Green, London, N22 6HE | Advertisement consent for the relocation, above a doorway, of an existing illuminated projecting sign approximately 1500mm tall and 450mm deep | Oskar Gregersen |

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| Noel Park | Prior notification: Development by telecoms operators | HGY/2023/2498 | Permitted Development | 25/09/2023 | Heartlands High School, Station Road, Wood Green, London, N22 7ST | Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). Description of Development: ? Addition of proposed 6no antennas (height to top 16.3m) and proposed 2no 300mmØ dishes (height to C/L 14.5m) on tripod frames ? Addition of proposed 2no Flatpack racks (750 x 600 x 2000mm high) and proposed 1no Eltek Power Supply cabinet (725 x 850 x 2100mm high) c/w GPS module ? Ancillary development thereto to include the addition of proposed 15no Remote Radio Heads | Kwaku Bossman-Gyamera |
| Noel Park | Prior notification: Development by telecoms operators | HGY/2023/2055 | Permitted Development | 17/08/2023 | 573-575 Lordship Lane, Wood Green, London, N22 5LE | Intention to use permitted development rights to install electronic communications apparatus at this site, as required under the relevant regulation of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended. The proposed upgrade, which constitutes permitted development under Class A of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 (the GPDO), involves the installation of the following electronic communications apparatus and related works: ? The installation of 1No. MSE cabinet measuring either 750mm(H) x 600mm(W) x 520mm(D) or 480mm(H) x 600mm(W) x 520mm(D) and finished in either BS12B29 ? Midnight Green or RAL7035 ? Light Grey | Kwaku Bossman-Gyamera |
| Noel Park | Removal/variation of conditions | HGY/2023/1016 | Approve with Conditions | 01/08/2023 | 133 High Road, Wood Green, London, N22 6BB | Variation of condition 8 (Servicing Vehicle delivery hours) and condition 11 (Hours of use) of planning approval ref: HGY/1998/1695 (First floor extension. Refurbishment and formation of one retail unit. New shopfront alterations to elevations.) | Zara Seelig |
| Noel Park | Approval of details reserved by a condition | HGY/2023/1362 | Approve | 07/08/2023 | Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline,, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8 | Approval of details pursuant to condition 51 partial discharge - part B only (Secured by Design) of planning permission HGY/2017/3117 in relation to block D2 building only | Valerie Okeiyi |
| Noel Park | Approval of details reserved by a condition | HGY/2023/1382 | Approve | 18/07/2023 | Granta House, 1 Western Road, Wood Green, London, N22 6UU | Approval of details reserved by a condition 3(Noise) attached to planning reference HGY/2022/4029 | Sarah Madondo |

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| Noel Park | Approval of details reserved by a condition | HGY/2023/0614 | Approve | 20/10/2023 | 78 Alexandra Road, Wood Green, London, N8 0LJ | Approval of details reserved by condition 3 (Refuse & Waste storage) and 4 (Secure and Covered Cycle Parking Facilities) attached to planning consent HGY/2022/4165 | Mercy Oruwari |
| Noel Park | Approval of details reserved by a condition | HGY/2023/2255 | Approve | 13/10/2023 | 64 Turnpike Lane, Wood Green, London, N8 OPR | Approval of details pursuant to condition 5 (waste and recycle storage) of planning permission reference HGY/2023/0460. | Zara Seelig |
| Noel Park | Approval of details reserved by a condition | HGY/2023/2136 | Approve | 04/09/2023 | 62 Turnpike Lane, Wood Green, London, N8 OPR | Approval of details pursuant to condition 8 (Construction Management & Logistics Plan) of planning permission reference HGY/2022/2221 granted 08/11/2021. | Zara Seelig |
| Noel Park | Non-Material Amendment | HGY/2023/1351 | Approve | 05/07/2023 | Unit 51 - 52 Wood Green Shopping City, High Road, London N22 6YA | Non-material amendment following a grant of planning permission to HGY/2022/2364. Proposed installation of a plant deck, plant equipment and a substation within the rear service yard. | Gareth Prosser |
| Noel Park | Approval of details reserved by a condition | HGY/2023/0217 | Approve | 20/06/2023 | Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline., Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8 | Approval of details pursuant to condition 55 ? Partial discharge (Commercial and Workspace Strategy) of planning permission HGY/2017/3117 relating to blocks D1 and D4 only | Valerie Okeiyi |
| Noel Park | Approval of details reserved by a condition | HGY/2023/0774 | Approve | 23/06/2023 | Garages Adjacent to 67 Bury Road, London, N22 6HS | Approval of details pursuant to conditions Conditions 9d (Verification Report) attached to planning permission HGY/2021/0059 | Gareth Prosser |
| Noel Park | Approval of details reserved by a condition | HGY/2022/3884 | Approve | 16/10/2023 | Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 6XJ | Approval of details pursuant to condition 9 - partial discharge (Delivery and Servicing Plan and Waste Management Plan) of planning permission HGY/2017/3020 and pursuant to condition 9 (Delivery and Servicing Plan and Waste Management Plan) of the first S96a Planning Permission reference HGY/2021/0624 in relation to Blocks E2 only | Valerie Okeiyi |
| Noel Park | Approval of details reserved by a condition | HGY/2023/1428 | Approve | 03/08/2023 | Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline., Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8 | Approval of details pursuant to Part B of Condition 51 ?Partial Discharge (Secured by Design) attached to planning permission HGY/2017/3117 in relation to Block D1 only. | Valerie Okeiyi |
| Noel Park | Approval of details reserved by a condition | HGY/2023/1464 | Approve | 18/07/2023 | Granta House, 1 Western Road, Wood Green, London, N22 6UU | Approval of details reserved by a condition 4(Boundary Treatments/barriers) attached to planning permission HGY/2022/4029 | Sarah Madondo |
| Noel Park | Approval of details reserved by a condition | HGY/2023/0864 | Approve | 11/07/2023 | 44-46, High Road, London, N22 6BX | Approval of details pursuant to condition 18 (Delivery and Service Plan) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472) | Valerie Okeiyi |

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| Noel Park | Consent under Tree Preservation Orders | HGY/2023/1754 | Refuse | 26/09/2023 | 112 Turnpike Lane, Wood Green, London, N8 0PH | The T1 is owned by 112 Turnpike Lane, N8 0PH. However, T1 is subject to a tree preservation order (?the TPO?) imposed by the London Borough of Haringey (?the Council?). The TPO needs to be removed and the tree felled as it is causing subsidence damage. | Daniel Monk |
| Noel Park | Approval of details reserved by a condition | HGY/2023/1264 | Approve | 31/07/2023 | 21-23 High Road, Wood Green, London, N22 6BH | Submission of details pursuant to condition 8 (Energy Statement) of planning permission HGY/2020/2825 dated 30/04/2021 for a roof extension and conversion of the upper floors and part of ground floor from retail use (Class E) to residential use (Class C3) to form seven apartments. | Neil McClellan |
| Noel Park | Approval of details reserved by a condition | HGY/2023/1505 | Approve | 03/08/2023 | 44-46, High Road, London, N22 6BX | Approval of details pursuant to condition 15 (External Lighting) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472) | Valerie Okeiyi |
| Noel Park | Approval of details reserved by a condition | HGY/2023/0318 | Approve | 29/06/2023 | Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline,, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8 | Approval of details pursuant to condition 32 ? partial discharge (Updated air quality assessment) of planning permission HGY/2017/3117 relating to blocks D1, D2, D3 and D4 | Valerie Okeiyi |
| Northumberland Park | Householder planning permission | HGY/2023/0968 | Approve with Conditions | 20/07/2023 | 34 Asplins Road, Tottenham, London, N17 0NG | Side return infill extension | Sabelle Adjagbon |
| Northumberland Park | Householder planning permission | HGY/2023/1864 | Approve with Conditions | 08/09/2023 | 130 Manor Road, Tottenham, London, N17 0JE | Two-storey side extension, rear dormer extension and erection of ancillary garden office. | Zara Seelie |
| Northumberland Park | Change of use | HGY/2023/1194 | Refuse | 21/09/2023 | 11 St Pauls Road, Tottenham, London, N17 0NB | Change of use of an existing outbuilding in rear garden to provide for a self-contained Studio Flat. | Daniel Boama |
| Northumberland Park | Householder planning permission | HGY/2023/1100 | Refuse | 14/08/2023 | 41 Vicarage Road, Tottenham, London, N17 0BB | Roof alteration to facilitate a loft conversion and rear dormer. | Eunice Huang |
| Northumberland Park | Full planning permission | HGY/2023/0101 | Refuse | 13/07/2023 | 7 Brantwood Road, Tottenham, London, N17 0DT | Redevelopment of the site to provide 5No. new self contained dwellings within a three storey building. Redevelopment will also include the donation of parts of the site for improvements to the public realm bordering the site | Kwaku Bossman-Gyamera |
| Northumberland Park | Lawful development: Existing use | HGY/2022/4539 | Approve | 20/06/2023 | 19 Chalgrove Road, Tottenham, London, N17 0NR | Certificate of lawfulness for the existing use of 2no. self-contained flats on the Ground Floor level and First floor level respectively (AMENDED DESCRIPTION). | Daniel Boama |
| Northumberland Park | Lawful development: Proposed use | HGY/2023/0545 | Permitted Development | 23/06/2023 | 1 Tilson Road, Tottenham, London, N17 9UY | C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems which is permitted use within the same class | Emily Whittredge |

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| Northumberland Park | Full planning permission | HGY/2023/2294 | Approve with Conditions | 19/10/2023 | Unit 2, Compass West Estate, West Road, Tottenham, London, N17 0XL | Application for external alterations to existing buildings, installation of PV panels and replacement plant and associated works to the site layout | Oskar Gregersen |
| Northumberland Park | Lawful development: Proposed use | HGY/2023/1207 | Refuse | 28/06/2023 | 8 Chalgrove Road, Tottenham, London, N17 ONP | Certificate of Lawfulness for the proposed change of use from C3 to C3(b) (use as a dwelling house by not more than six residents living together as a single household, including a household where care is provided for residents) | Laina Levassor |
| Northumberland Park | Change of use | HGY/2023/1211 | Refuse | 26/09/2023 | Unit 4, West Mews, & Unit 1-5 Hotspur Industrial Estate, West Road, London, N17 | Change of use of both sites from bakery (Class B2) to vehicle storage (Class B8), with ancillary office space (Class E). Retention of external improvements including new cladding and the retention of new boundary fence at Unit 1-5. Revised parking layout at both sites. Use of existing mezzanine level for ancillary office space in Units 1 - 5. Extension of the existing mezzanine level to create additional ancillary office space. | Sarah Madondo |
| Northumberland Park | Listed building consent (Alt/Ext) | HGY/2023/0459 | Approve with Conditions | 06/09/2023 | 744, 790, 796, 808 and 810/812 High Road N17 0AL | Listed Building Consent to install non-illuminated fascia plaques to Nos. 744, 790, 796, 808 and 810/812 High Road, comprising a total of 5 x blue plaques | Samuel Uff |
| Northumberland Park | Lawful development: Existing use | HGY/2023/0371 | Refuse | 30/06/2023 | 100 Lansdowne Road, Tottenham, London, N17 9XX | Certificate of lawfulness for the existing use of the whole site as a childcare nursery (Use Class E(f)). | Mercy Oruwari |
| Northumberland Park | Full planning permission | HGY/2022/0664 | Approve with Conditions | 03/10/2023 | 175, Willoughby Lane, London, N17 0RX | Demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 and B8 (with ancillary offices), car parking, service yard areas, landscaping and associated works. | Sarah Madondo |
| Northumberland Park | Full planning permission | HGY/2023/0422 | Approve with Conditions | 05/10/2023 | 32 Willoughby Lane, Tottenham, London, N17 0SS | Rear extension and conversion of 2-storey house into a 6 person HMO (Use Class C4) (Retrospective application). | Sarah Madondo |
| Northumberland Park | Householder planning permission | HGY/2023/1112 | Approve with Conditions | 14/08/2023 | 4A Trulock Road, Tottenham, London, N17 0PH | Erection of single storey rear infill extensions, formation of rear dormer and roof extension including the installation of 2x front rooflights and Juliet balcony, new side elevation fenestration and the erection of a single storey outbuilding in the rear garden. | Mercy Oruwari |
| Northumberland Park | Listed building consent (Alt/Ext) | HGY/2023/0287 | Approve with Conditions | 06/07/2023 | 792-794 High Road, Tottenham, London, N17 8EP | Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 2 of Listed Building Consent Reference No. HGY/2022/1659, to vary the schedule of approved plans in order to reflect minor internal design changes to the building. | Neil McClellan |

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| Northumberland Park | Change of use | HGY/2023/1480 | Refuse | 31/08/2023 | Flat B, 161 Shelbourne Road, Tottenham, London, N17 9YD | Change of Use from Single Family Dwelling (Use Class C3) to 3 Person HMO (Use Class C4) | Laina Levassor |
| Northumberland Park | Lawful development: Proposed use | HGY/2023/1949 | Permitted Development | 13/09/2023 | 684B High Road, Tottenham, London, N17 OAE | Certificate of lawfulness for the proposed change of use of existing internet café (Use Class E) to an office for the booking of private hire vehicles (online and telephone booking only) (Use Class E). | Kwaku Bossman-Gyamera |
| Northumberland Park | Lawful development: Proposed use | HGY/2023/1723 | Refuse | 24/08/2023 | 13 St Pauls Road, Tottenham, London, N17 ONB | Certificate of Lawfulness for proposed erection of an outbuilding in the rear garden. | Daniel Boama |
| Northumberland Park | Householder planning permission | HGY/2023/1738 | Refuse | 24/08/2023 | 13 St Pauls Road, Tottenham, London, N17 ONB | Erection of a single storey outbuilding incidental to main dwelling in the rear garden. | Daniel Boama |
| Northumberland Park | Full planning permission | HGY/2023/0821 | Approve with Conditions | 07/07/2023 | Kenneth Robbins House, Northumberland Park, Tottenham, London, N17 OQA | Identified works include but are not limited to: - Replacement windows - Replacement spandrel panels (White or grey in colour) - Replacement communal front entrance door and doors serving ground floor community centres. | Zara Seelig |
| Northumberland Park | Householder planning permission | HGY/2023/1458 | Approve with Conditions | 26/07/2023 | 148 Park Lane, Tottenham, London, N17 OJN | Replacement of rear outbuilding, erection of single storey rear extension, alterations to roof of outrigger to create flat roof (with insertion of rooflight), relocation of first floor access stairs, construction of rear dormer extension with associated front roof slope rooflight. | Laina Levassor |
| Northumberland Park | Full planning permission | HGY/2023/1457 | Approve with Conditions | 21/09/2023 | 23 Vicarage Road, Tottenham, London, N17 OBB | Erection of a net zero carbon, two-storey, three-bedroom, four-person family home to the land rear of 23/25 Vicarage Road and attached to 49 Argyle Road. | Sarah Madondo |
| Northumberland Park | Householder planning permission | HGY/2023/1513 | Approve with Conditions | 03/08/2023 | 49 Argyle Road, Tottenham, London, N17 OBL | Demolition of an existing single storey rear outrigger and construction of a new single storey wraparound rear extension with a part flat/pitched roof and 7no. rooflights. | Daniel Boama |
| Northumberland Park | Full planning permission | HGY/2023/1515 | Approve with Conditions | 31/07/2023 | 148 Park Lane, Tottenham, London, N17 OJN | Replacement of rear outbuilding, erection of single storey rear extension and relocation of first floor access stairs | Laina Levassor |
| Northumberland Park | Approval of reserved matters | HGY/2022/4504 | Approve with Conditions | 13/10/2023 | Tottenham Hotspur Football Club, 748, High Road, London, N17 OAP | Application for the approval of reserved matters approval is sought in respect of 'landscaping' associated with Plot 5 (residential and B1/D1) associated with planning permission HGY/2015/3000 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works. | Samuel Uff |

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| Northumberland Park | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1836 | Refuse | 11/08/2023 | 28 Tilson Road, Tottenham, London, N17 9UY | Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Laina Levassor |
| Northumberland Park | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1298 | Not Required | 27/06/2023 | 44 Waverley Road, Tottenham, London, N17 0PX | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Sabelle Adjagboni |
| Northumberland Park | Non-Material Amendment | HGY/2023/2468 | Approve | 11/10/2023 | Tottenham Hotspur Football Club, 748, High Road, London, N17 0AP, | Non-Material Amendment following a grant of planning permission HGY/2015/3000, in order to amend condition F17 (Wind Mitigation), to change the requirement for submission from the submission of 'landscape' reserved matter application to 'appearance' reserved matter application. | Samuel Uff |
| Northumberland Park | Approval of details reserved by a condition | HGY/2023/1223 | Approve | 30/06/2023 | 45-47 Garman Road, London N17 0UR | Approval of details pursuant to condition 4 (Land Contamination Part A and Part B) attached to planning permission Ref: HGY/2022/2293 | Kwaku Bossman-Gyamera |
| Northumberland Park | Consent under Tree Preservation Orders | HGY/2023/2607 | No Objections | 28/09/2023 | 1 Rolvenden Place, Tottenham, London, N17 0JF | Tree location - Estate trees Access - open access T1 - 11DBH Sycamore Self set tree growing through path way making it a H&S Risk Fell as close as possible to ground level. T2 - 40DBH Elder Self set tree growing through path way making it a H&S Risk Fell as close as possible to ground level T3 - XL Silver Maple Repollard by 4m to previous points T4 - L Silver Maple Repollard by 4m to previous points. T5 - L Silver Maple Repollard by 4m to previous points. T6 - XL Silver Maple Repollard by 4m to previous points. T7 - L Silver Maple Repollard by 4m to previous points. T8 - L Silver Maple Repollard by 4m to previous points. T9 - M Cherry Light reduction by 1m using pole snips T10 - XL Silver Maple Repollard by 4m to previous points. T11 - L Sycamore Crown reduce by 2m T12 - XXL Silver Maple Repollard by 6m to previous points. T13 - XL Sycamore Crown reduce by 2m Tree work is to be undertaken to remove dead branches to improve form and increase safety in accordance with good arboriculture practice and maintain the future wellbeing and growth of the trees. | Page 248 |
| Northumberland Park | Approval of details reserved by a condition | HGY/2023/1677 | Approve | 31/08/2023 | 45-47, Garman Road, London, N17 0UN | Approval of details reserved by a condition 14 (Revised Energy Strategy) and condition 15 (Energy Performance Monitoring) attached to planning permission HGY/2022/2293. | Kwaku Bossman-Gyamera |

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| Northumberland Park | Non-Material Amendment | HGY/2023/1676 | Approve | 24/07/2023 | 45-47, Garman Road, London, N17 0UN | Non-Material Amendment to vary the plans approved under planning permission Ref: HGY/2022/2293 (position of ground floor storage units, reconfigure the car park layout and replace the facade material on the south elevation). | Kwaku Bossman-Gyamera |
| Northumberland Park | Non-Material Amendment | HGY/2023/1954 | Approve | 16/08/2023 | 45-47 Garman Road, London, N17 0UR | Non-Material Amendment to vary the wording of condition 17 (BREEAM) under Planning permission Ref: HGY/2022/2293 to the following: "Within six months of occupation, a BREEAM Post-Construction Review certificate and summary score sheet (or such equivalent standard that replaces this) must be submitted to and approved in writing by the Local Planning Authority to show that an 'Excellent' (minimum score 70%) rating has been achieved. Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21." | Kwaku Bossman-Gyamera |
| Northumberland Park | Approval of details reserved by a condition | HGY/2023/1139 | Approve | 20/06/2023 | 45-47 Garman Road, London N17 0UR | Approval of details pursuant to conditions 3 (Materials), condition 6 (NRMM), condition 9 (CMP/CLP), condition 10 (Cycle Parking Provision), condition 11 (Drainage) attached to planning permission HGY/2022/2293. | Kwaku Bossman-Gyamera |
| Northumberland Park | Non-Material Amendment | HGY/2023/0823 | Approve with Conditions | 06/07/2023 | Stadium, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London | Amendment following a grant of planning permission HGY/2015/3000, in order to amend condition B16 to remove the annual limit of 6 on concerts within the 16 major non-football events for the calendar year 2023 only | Martin Cowie |
| Northumberland Park | Approval of details reserved by a condition | HGY/2023/0953 | Approve | 06/09/2023 | Tottenham Substation, Watermead Way, London, N17 0XD | Approval of Requirement 3 (Stages of authorised development) of the North London Reinforcement Order 2014 (The Order) attached to development consent order HGY/2014/3601 | Nathan Keyte |
| Northumberland Park | Non-Material Amendment | HGY/2023/2041 | Approve with Conditions | 04/10/2023 | Stadium, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London | Amendment following a grant of planning permission HGY/2015/3000, in order to amend condition B16 (as previously amended by HGY/2023/0823), to remove the annual limit of 6 on concerts within the 16 major non-football events for the calendar years 2023 and 2024 only. | Samuel Uff |
| Seven Sisters | Lawful development: Proposed use | HGY/2023/2328 | Permitted Development | 04/09/2023 | 32 Ermine Road, Tottenham, London, N15 6DD | Certificate of lawfulness for the proposed formation of a rear dormer roof extension and installation of two rooflights on the front slope. | Oskar Gregersen |
| Seven Sisters | Householder planning permission | HGY/2023/1604 | Approve with Conditions | 14/08/2023 | 498 Seven Sisters Road, Tottenham, London, N15 6EP | Erection of a bicycle storage unit in the front garden | Oskar Gregersen |

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| Seven Sisters | Lawful development: Proposed use | HGY/2023/2293 | Refuse | 04/09/2023 | Flat B, 83 West Green Road, Tottenham, London, N15 5DA | Certificate of Lawfulness for proposed internal reconfiguration to allow an increase in occupancy of HMO from 4 occupants to 5 occupants | Laina Levassor |
| Seven Sisters | Approval of details reserved by a condition | HGY/2021/2139 | Approve | 12/07/2023 | Land adjacent to, 1, Lealand Road, London, N15 6JS | Approval of details pursuant to condition 5 (c) (Phase 3 Remediation Strategy) attached to planning permission HGY/2020/2393. | Sarah Madondo |
| Seven Sisters | Full planning permission | HGY/2023/0075 | Approve with Conditions | 23/06/2023 | Vacant Land and Car Park adjacent to Suffield Road and High Road, London N15 | The provision of an outdoor food and retail market (Sui Generis) consisting of market stalls and outdoor seating areas for a temporary period of 3 years on land bounded by Suffield Road and High Road, Seven Sisters, N15 5BT | Gareth Prosser |
| Seven Sisters | Householder planning permission | HGY/2023/1775 | Approve with Conditions | 05/09/2023 | 11 Ermine Road, Tottenham, London, N15 6DB | Alterations to the front elevation. | Zara Seelig |
| Seven Sisters | Householder planning permission | HGY/2023/1764 | Approve with Conditions | 30/08/2023 | Flat A, 2 Vartry Road, Tottenham, London, N15 6PT | Erection of a mansard roof extension. | Sarah Madondo |
| Seven Sisters | Householder planning permission | HGY/2023/0400 | Approve with Conditions | 25/07/2023 | 1 Howard Court, Howard Road, Tottenham, London, N15 6NS | Erection of single story rear extension with sukkah rooflight. | Daniel Boama |
| Seven Sisters | Change of use | HGY/2022/4115 | Refuse | 15/09/2023 | 2, Howard Road, Tottenham, London, N15 6NL | Change of use of existing ground floor flat to a small-scale HMO (C4 Use Class) with maximum occupancy of 3 people. Alterations to the rear fenestration. | Daniel Boama |
| Seven Sisters | Lawful development: Proposed use | HGY/2023/2167 | Permitted Development | 17/08/2023 | 125 Seaford Road, Tottenham, London, N15 5DX | Certificate of Lawfulness for the formation of an L-shaped rear dormer roof extension with the installation of two front roof lights. | Oskar Gregersen |
| Seven Sisters | Full planning permission | HGY/2023/1852 | Approve with Conditions | 22/09/2023 | 9 Daleview Road, Tottenham, London, N15 6PL | Conversion of the property from two self-contained flats into a single dwellinghouse inc. bicycle storage and bin storage. (AMENDED DESCRIPTION) | Daniel Boama |
| Seven Sisters | Householder planning permission | HGY/2023/1405 | Approve with Conditions | 20/07/2023 | 16 Elmar Road, Tottenham, London, N15 5DJ | Reinstatement of front and rear eaves levels, ridge level and first floor extension's roof levels, in line with the pre-existing levels and neighbouring properties. Reduction in height and depth of existing rear dormer. | Daniel Boama |
| Seven Sisters | Householder planning permission | HGY/2023/1870 | Approve with Conditions | 08/09/2023 | 50 Hillside Road, Tottenham, London, N15 6NB | Ground floor rear extension | Oskar Gregersen |
| Seven Sisters | Lawful development: Proposed use | HGY/2023/1839 | Permitted Development | 05/09/2023 | 29 Elizabeth Road, Tottenham, London, N15 5LG | Certificate of lawfulness (proposed) for an L-shaped rear dormer and front rooflights. | Zara Seelig |
| Seven Sisters | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/2329 | Not Required | 03/10/2023 | 32 Ermine Road, Tottenham, London, N15 6DD | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m | Oskar Gregersen |
| Seven Sisters | Prior notification: Development by telecoms operators | HGY/2023/1844 | Approve | 04/09/2023 | Pavement o/s Wickes Superstore, Seven Sisters Road, London N15 5NH | The installation of a 15m high slim-line monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto, (Prior Notification) | Kwaku Bossman-Gyamera |

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| Seven Sisters | Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses | HGY/2022/4313 | Not Required | 23/06/2023 | 716 Seven Sisters Road, Tottenham, London, N15 5NE | Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA | Sabelle Adjagboni |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/2333 | Approve | 28/09/2023 | Land at Watts Close, Tottenham, London, N15 5DW | Approval of details pursuant to condition 19 (Service and delivery plan) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. | Tania Skelli |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/1605 | Approve | 03/10/2023 | Land at Watts Close, London, N15 5DW | Approval of details pursuant to condition 15 (Cycle storage) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. | Tania Skelli |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/1606 | Approve | 10/10/2023 | Land at Watts Close, London, N15 5DW | Approval of details pursuant to condition 12 (Drainage 2) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. | Tania Skelli |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/2095 | Approve | 19/09/2023 | Land at Watts Close, London, N15 5DW | Approval of details pursuant to condition 18 (EVCN) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. | Tania Skelli |

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| Seven Sisters | Approval of details reserved by a condition | HGY/2023/0520 | Approve | 23/08/2023 | Unit 1, Juniper House, 820 Seven Sisters Road, Tottenham, London, N15 5EX | Approval of details pursuant to condition 24 (energy strategy) attached to planning permission HGY/2015/2915. This is a partial discharge of the condition in respect of Juniper House (Seven Sisters Road) commercial space only. | Josh Parker |
| Seven Sisters | Non-Material Amendment | HGY/2023/2233 | Approve | 01/09/2023 | 10 Franklin Street, Tottenham, London, N15 6QH | Non-Material Amendment relating to permission ref: HGY/2023/0068 including removal of front porch from the proposal, alterations to proposed sukkah roof above garage, alterations to dormer skylight, addition of 3 front roof slope skylights. | Laina Levassor |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/2134 | Approve | 12/10/2023 | Land Rear Of 2-14, Kerswell Close, Tottenham, London | Approval of details pursuant to conditions 11 (Piling Method Statement- Thames Water) attached to application HGY/2022/2250 | Gareth Prosser |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/1674 | Approve | 04/07/2023 | Land at Watts Close, London, N15 5DW | Approval of details pursuant to condition 13 (Telecommunication apparatus) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. | Tania Skelli |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/1984 | Approve | 05/10/2023 | Land Rear Of 2-14, Kerswell Close, Tottenham, London | Approval of details pursuant to conditions 25 (Safeguarding - TfL) attached to application HGY/2022/2250 | Gareth Prosser |
| Seven Sisters | Approval of details reserved by a condition | HGY/2022/3844 | Approve | 04/09/2023 | 21, Vartry Road, Tottenham, London, N15 6PR | Submissions of details in pursuant of the discharge of conditions 3 (bicycle & refuse storage) and (boundary treatment) of planning permission with ref: HGY/2021/2675 for the conversion of dwelling into 1 x 3 bedroom maisonette, 1 x 2 bed flat and 1x1 bed flat in conjunction with the installation of 3 x rooflights and alteration to lower ground floor doors. | Ben Coffie |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/1741 | Approve | 14/09/2023 | 6 Vartry Road, Tottenham, London, N15 6PT | Approval of details pursuant to condition 5 (method of construction) attached to planning permission HGY/2022/1086. | Sarah Madondo |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/1740 | Approve | 09/08/2023 | 6 Vartry Road, Tottenham, London, N15 6PT | Approval of details reserved by a condition 4 (Secured and covered cycle parking) attached to planning reference HGY/2022/1086 | Sarah Madondo |

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| Seven Sisters | Approval of details reserved by a condition | HGY/2023/1088 | Approve | 09/10/2023 | Land at Watts Close, Tottenham, London, N15 5DW | Approval of details pursuant to condition 23 (Accessibility) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings | Tania Skelli |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/2260 | Approve | 30/08/2023 | Land at Watts Close, London, N15 5DW | Approval of details pursuant to condition 16 (Refuse Storage) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. | Tania Skelli |
| Seven Sisters | Approval of details reserved by a condition | HGY/2023/1585 | Approve | 09/08/2023 | 6 Vartry Road, Tottenham, London, N15 6PT | Approval of details reserved by a condition 3 (Refuse and Waste Storage) attached to planning reference HGY/2022/1086 | Sarah Madondo |
| South Tottenham | Lawful development: Proposed use | HGY/2023/1860 | Permitted Development | 06/09/2023 | 41 Gladesmore Road, Tottenham, London, N15 6TA | Certificate of lawfulness for a dormer extension to the rear outrigger. | Zara Seelig |
| South Tottenham | Lawful development: Existing use | HGY/2023/1019 | Refuse | 25/07/2023 | 56 Springfield Road, Tottenham, London, N15 4AZ | Existing use of 56 Springfield Road as two self-contained flats | Oskar Gregers |
| South Tottenham | Consent to display an advertisement | HGY/2023/02322 | Refuse | 11/10/2023 | Pavement outside Tesco Superstore, 230 High Road, Tottenham, London, N15 4AJ | Application for consent to display LCD advertisement attached to free-standing communication hub (See application ref: HGY/2023/2232). | Neil McClellan |
| South Tottenham | Householder planning permission | HGY/2023/2092 | Refuse | 26/09/2023 | 29 Riverside Road, Tottenham, London, N15 6DA | Erection of a 2.5m first floor rear extension | Oskar Gregers |
| South Tottenham | Lawful development: Existing use | HGY/2023/1688 | Approve | 16/08/2023 | 43 Cunningham Road, Tottenham, London, N15 4DS | Certificate of Lawfulness for the existing use of first floor as 2 self-contained flats | Laina Levassor |
| South Tottenham | Lawful development: Existing use | HGY/2023/1691 | Approve | 04/09/2023 | 37A Craven Park Road, Tottenham, London, N15 6AA | Certificate of lawfulness (existing): Use of building for office use (Class E). | Sarah Madondo |
| South Tottenham | Full planning permission | HGY/2023/1213 | Approve with Conditions | 12/10/2023 | Grove Court, 11 Markfield Road, Tottenham, London, N15 4QA | Alterations to the building including installation of external support columns, enclosing of undercroft, insertion of additional AOVs and changes to external materials associated with Prior Approval ref: HGY/2020/3223 | Gareth Prosser |
| South Tottenham | Full planning permission | HGY/2023/2232 | Refuse | 11/10/2023 | Pavement outside Tesco Superstore, 230 High Road, Tottenham, London, N15 4AJ | Installation of a free-standing communication hub with LCD advertisement display and defibrillator unit. | Neil McClellan |
| South Tottenham | Full planning permission | HGY/2023/1383 | Approve with Conditions | 18/07/2023 | 41 & 43 Fairview Road, Tottenham, London, N15 6LH | Joint application for erection of first floor rear extension (No's 41 & 43) | Laina Levassor |

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| South Tottenham | Change of use | HGY/2023/1393 | Approve with Conditions | 06/10/2023 | Land and Railway Arches to the South of Page Green Road, London N15 4PG | Change of use of existing arches to a rental vehicle premises and vehicle storage site (Sui Generis Use) including demolition of existing structures, installation of rental vehicle office and rental vehicle wash bay, rental vehicle storage, car parking and associated works. | Sarah Madondo |
| South Tottenham | Lawful development: Existing use | HGY/2023/1867 | Refuse | 08/09/2023 | Flat B, 4 Craven Park Road, Tottenham, London, N15 6AB | Certificate of Lawfulness for existing first floor rear extension. | Daniel Boama |
| South Tottenham | Householder planning permission | HGY/2022/2436 | Refuse | 26/07/2023 | 59, Gladesmore Road, London, N15 6TA | Erection of ground floor infill extension together with erection of a type 3 loft | Daniel Boama |
| South Tottenham | Full planning permission | HGY/2022/2640 | Approve with Conditions | 22/09/2023 | 79, High Cross Road, Tottenham, London, Haringey, N17 9NR | Planning application for the construction of a roof extension to create a new fourth and fifth floor of residential accommodation to provide 2 x 2 bed flats | Emily Whittredge |
| South Tottenham | Householder planning permission | HGY/2023/1665 | Refuse | 13/09/2023 | 79 Wargrave Avenue, Tottenham, London, N15 6TU | Erection of ground floor addition to existing rear extension of 2.2m with an eaves height of 3m and a maximum height of 3.7m. | Oskar Gregersen |
| South Tottenham | Full planning permission | HGY/2023/2509 | Approve with Conditions | 19/10/2023 | Venture House, Fountayne Road, Tottenham, London, N15 4QL | Formation of new window to second floor west elevation | Laina Levassor |
| South Tottenham | Full planning permission | HGY/2023/2502 | Approve with Conditions | 19/10/2023 | 74 & 76 Lealand Road, Tottenham, London, N15 6JT | Erection of first floor rear extensions at No. 74 & 76, construction of additional storey (Type 3 extension) and erection of single storey rear extension at No.76. | Laina Levassor |
| South Tottenham | Full planning permission | HGY/2023/0543 | Refuse | 24/08/2023 | Archives, Unit 10 High Cross Centre, Fountayne Road, London N15 4BE | Change of panel to fixed glass windows | Oskar Gregersen |
| South Tottenham | Consent to display an advertisement | HGY/2023/1933 | Approve with Conditions | 12/09/2023 | Unit 2, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD | New corporate image signage, externally illuminated signage to replace existing sign along the facade. | Kwaku Bossman-Gyamara |
| South Tottenham | Householder planning permission | HGY/2023/1491 | Approve with Conditions | 12/09/2023 | Flat 6, Yeats Court, 4 Tynemouth Road, Tottenham, London, N15 4UE | Retrospective application for 2x front double glazed windows, bathroom window and 2x rear windows and front and rear door. | Cameron Sturges |
| South Tottenham | Lawful development: Proposed use | HGY/2023/1944 | Permitted Development | 14/09/2023 | 39A Markfield Road, Tottenham, London, N15 4QF | Certificate of Lawfulness for the proposed installation of PV panels on southern roof elevation. Applied for under Schedule 2 Part 14 Class I(b) of the GPDO. | Oskar Gregersen |
| South Tottenham | Householder planning permission | HGY/2023/1345 | Approve with Conditions | 14/07/2023 | 112 Castlewood Road, Tottenham, London, N15 6BE | Erection of type 3 roof extension | Oskar Gregersen |
| South Tottenham | Lawful development: Existing use | HGY/2023/1344 | Approve | 14/07/2023 | 97 Broad Lane, Tottenham, London, N15 4DW | Certificate of Lawful Development for Existing use of the premises as 3 self-contained flats (C3 Residential Units): Flat A - First and Second Floor Flat Flat B - Rear of First Floor Level Flat C - Rear of Ground Floor Level | Kwaku Bossman-Gyamara |
| South Tottenham | Householder planning permission | HGY/2023/1978 | Approve with Conditions | 04/09/2023 | 102 Lealand Road, Tottenham, London, N15 6JT | Erection of an additional storey ("Type 3" extension) | Laina Levassor |
| South Tottenham | Householder planning permission | HGY/2023/1977 | Approve with Conditions | 04/09/2023 | 102 Lealand Road, Tottenham, London, N15 6JT | Erection of an additional storey ("Type 2" extension) | Laina Levassor |
| South Tottenham | Householder planning permission | HGY/2023/1980 | Approve with Conditions | 14/09/2023 | 50 Tynemouth Road, Tottenham, London, N15 4AX | Single storey wrap a round extension | Sabelle Adjagboni |

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| South Tottenham | Lawful development: Existing use | HGY/2023/2007 | Refuse | 19/09/2023 | 36 Springfield Road, Tottenham, London, N15 4AZ | Certificate of Lawful Development for the existing use of a ground floor 1-bedroom flat (AMENDED DESCRIPTION). | Cameron Sturges |
| South Tottenham | Full planning permission | HGY/2023/1431 | Approve with Conditions | 25/07/2023 | 87 Gladesmore Road, Tottenham, London, N15 6TL | Conversion of property from 2 x self contained flats to 1 x family dwellinghouse and erection of type 3 Loft Extension. (AMENDED DESCRIPTION) | Daniel Boama |
| South Tottenham | Householder planning permission | HGY/2023/1433 | Refuse | 04/09/2023 | 11-15 Riverside Road, London N15 6DA | Erection of ground floor rear extensions at No's 13 and 15 and a Joint first-floor rear extension at No's 11, 13 and 15 | Mercy Oruwari |
| South Tottenham | Householder planning permission | HGY/2023/1442 | Approve with Conditions | 26/07/2023 | 86 Ferndale Road, Tottenham, London, N15 6UQ | Erection of "Type 3" roof extension | Laina Levassor |
| South Tottenham | Full planning permission | HGY/2023/2024 | Refuse | 20/09/2023 | 4 Antill Road, Tottenham, London, N15 4AS | Proposed ground floor wrap around extension and mansard roof extension. | Zara Seelig |
| South Tottenham | Lawful development: Proposed use | HGY/2023/1765 | Permitted Development | 29/08/2023 | 128 Craven Park Road, Tottenham, London, N15 6AB | Certificate of Lawfulness Proposed: Erection of a rear dormer. | Zara Seelig |
| South Tottenham | Householder planning permission | HGY/2023/1766 | Approve with Conditions | 31/08/2023 | 128 Craven Park Road, Tottenham, London, N15 6AB | Erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 extension). | Zara Seelig |
| South Tottenham | Householder planning permission | HGY/2023/0888 | Approve with Conditions | 24/07/2023 | 44 Wellington Avenue, Tottenham, London, N15 6BA | Erection of type 3 roof extension. | Sabelle Adjagboni |
| South Tottenham | Householder planning permission | HGY/2023/1639 | Approve with Conditions | 25/08/2023 | 10 Montague Road, Tottenham, London, N15 4BD | Erection of a 2 storey rear extension and a ground floor side extension. | Kwaku Bossman-Gyamera |
| South Tottenham | Householder planning permission | HGY/2023/1759 | Approve with Conditions | 29/08/2023 | 29 Riverside Road, Tottenham, London, N15 6DA | Erection of a type 3 loft extension. | Oskar Gregersen |
| South Tottenham | Full planning permission | HGY/2023/2343 | Approve with Conditions | 19/10/2023 | 43 & 45 Fairview Road, Tottenham, London, N15 6LH | Joint application for the erection of a single storey rear extension at No.43 and first floor extensions at No. 43 & No. 45 | Laina Levassor |
| South Tottenham | Householder planning permission | HGY/2023/1767 | Approve with Conditions | 30/08/2023 | 128 Craven Park Road, Tottenham, London, N15 6AB | Erection of a ground floor wrap-around extension, measuring 3.5m in length, maximum height of 3.65m, eaves height of 2.96m, and height at the boundary of 2.3m | Zara Seelig |
| South Tottenham | Full planning permission | HGY/2023/1022 | Approve with Conditions | 30/06/2023 | 26-28 Copperfield Drive, London N15 4UF | Replace all existing casement windows (timber and PVCu) with double-glazed PVCu casement units to match existing in style, profile and colour (white). Replace all existing doors (timber and PVCu doors) with steel framed Gerda flat entrance doors, and double-glazed PVCu doors to match existing style, profile and colour. | Laina Levassor |
| South Tottenham | Full planning permission | HGY/2023/2201 | Refuse | 15/09/2023 | 76 Lealand Road, Tottenham, London, N15 6JT | (Joint Application for 74 & 76) Erection of first floor rear extensions at No. 74 & 76, construction of additional storey (Type 3 extension) and erection of single storey rear extension at No.76. | Laina Levassor |
| South Tottenham | Lawful development: Existing use | HGY/2023/1501 | Refuse | 02/08/2023 | 93 Broad Lane, Tottenham, London, N15 4DW | Certificate of Lawfulness for the existing use of the rear part of the ground floor as a separate self-curtained residential dwelling (C3 Use Class). | Oskar Gregersen |
| South Tottenham | Householder planning permission | HGY/2023/1514 | Approve with Conditions | 26/09/2023 | Flat 13, Yeats Court, 4 Tynemouth Road, Tottenham, London, N15 4UE | Replacement of timber front door for security composite guard door (Retrospective). | Cameron Sturges |

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| South Tottenham | Householder planning permission | HGY/2023/1565 | Refuse | 08/08/2023 | 93 Fairview Road, Tottenham, London, N15 6TT | Erection of a ground floor rear extension | Oskar Gregersen |
| South Tottenham | Householder planning permission | HGY/2023/1576 | Approve with Conditions | 18/08/2023 | 20 Townsend Road, Tottenham, London, N15 4NT | Erection of a single storey side infill extension and associated works | Sabelle Adjagboni |
| South Tottenham | Lawful development: Proposed use | HGY/2023/2310 | Refuse | 21/09/2023 | 87 Gladesmore Road, Tottenham, London, N15 6TL | Certificate of lawfulness of proposed use for a dormer extension above the rear outrigger. | Daniel Boama |
| South Tottenham | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1865 | Not Required | 14/08/2023 | 44 Hanover Road, Tottenham, London, N15 4DL | Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 4m and for which the height of the eaves would be 2.5m | Laina Levassor |
| South Tottenham | Prior notification: Development by telecoms operators | HGY/2023/2462 | Permitted Development | 25/09/2023 | Warren Court, High Cross Road, Tottenham, London, N17 9PE | Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposed development comprises the installation of 6no. antennas and 2no. 300mm dishes, new equipment within the existing cabin and ancillary works thereto. | Kwaku Bossman-Gyamera |
| South Tottenham | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1940 | Not Required | 29/08/2023 | 26 Elm Park Avenue, Tottenham, London, N15 6AT | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.46m and for which the height of the eaves would be 3m | Sabelle Adjagboni |
| South Tottenham | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1976 | Not Required | 30/08/2023 | 102 Lealand Road, Tottenham, London, N15 6JT | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Sabelle Adjagboni |
| South Tottenham | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1780 | Approve | 01/08/2023 | 44 Wellington Avenue, Tottenham, London, N15 6BA | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.62m and for which the height of the eaves would be 3m | Oskar Gregersen |
| South Tottenham | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1086 | Approve | 30/08/2023 | 76 Lealand Road, Tottenham, London, N15 6JT | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.8m | Sabelle Adjagboni |
| South Tottenham | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1087 | Approve | 30/08/2023 | 76 Lealand Road, Tottenham, London, N15 6JT | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m | Sabelle Adjagboni |
| South Tottenham | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1564 | Approve | 25/07/2023 | 79 Wargrave Avenue, Tottenham, London, N15 6TU | Erection of single-storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m | Oskar Gregersen |

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| South Tottenham | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1756 | Approve | 01/08/2023 | 29 Riverside Road, Tottenham, London, N15 6DA | Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Oskar Gregersen |
| South Tottenham | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/2347 | Not Required | 12/10/2023 | 62 Wargrave Avenue, Tottenham, London, N15 6UB | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m | Sabelle Adjagboni |
| South Tottenham | Approval of details reserved by a condition | HGY/2022/4399 | Approve | 12/07/2023 | Land to the Rear of 1 Lealand Road, London, N15 6JS. | Approval of details pursuant to condition 5 (d) (Verification Report) attached to planning reference HGY/2020/2393. | Sarah Madondo |
| South Tottenham | Approval of details reserved by a condition | HGY/2023/1055 | Approve | 28/07/2023 | Tynemouth Garage, Tynemouth Road, London, N15 4AT | Approval of details pursuant condition 12 (details of the boilers to be provided for space heating and domestic hot water) attached to planning consent HGY/2013/1249 | Mercy Oruwari |
| South Tottenham | Non-Material Amendment | HGY/2023/1747 | Approve | 16/08/2023 | 1 Tottenham Green East, Tottenham, London, N15 4DQ | Non-Material Amendment to planning permission ref: HGY/2023/0595 for Listed Building Consent for reconstruction of the damaged roofing and including proposed alterations to replace concrete tiles with slates, to match the existing original character of the building to amend the wording in condition 3 such that the conditions reads " All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match original character of the building" | Sarah Madondo |
| South Tottenham | Approval of details reserved by a condition | HGY/2023/1463 | Approve with Conditions | 24/08/2023 | Tynemouth Garage, Tynemouth Road, London, N15 4AT | Approval of details pursuant condition 5 (details of all enclosures around the site boundary (fencing, walling, opening, materials etc) at a scale of 1:20 and proposed landscaping scheme) attached to planning consent HGY/2013/1249 | Mercy Oruwari |
| St Ann's | Lawful development: Proposed use | HGY/2023/0714 | Refuse | 30/06/2023 | 12 La Rose Lane, Tottenham, London, N15 3AR | Certificate of Lawfulness for the proposed use of the property as a home with less than six people living together in a supported living accommodation with minimal staffing support within the C3(b) Use Class. | Zara Seelig |
| St Ann's | Lawful development: Proposed use | HGY/2023/2109 | Refuse | 01/09/2023 | 80 Avondale Road, Tottenham, London, N15 3SH | Certificate of Lawfulness for proposed change of use from C3 single family dwelling to C3b support shared housing for 5 occupants | Laina Levassor |
| St Ann's | Lawful development: Proposed use | HGY/2023/2114 | Permitted Development | 14/08/2023 | 42 Clinton Road, Tottenham, London, N15 5BH | Certificate of lawfulness for proposed loft conversion with the erection of a rear L-shaped flat roof dormer and the insertion of 1no. rooflight on flat roof, and insertion of 2no. front slope rooflights. | Daniel Boama |

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| St Ann's | Full planning permission | HGY/2023/1885 | Refuse | 08/09/2023 | 449A West Green Road, Tottenham, London, N15 3PL | Erection of additional second storey and a mansard roof to create separate self-contained flats | Kwaku Bossman-Gyamera |
| St Ann's | Householder planning permission | HGY/2023/2235 | Approve with Conditions | 10/10/2023 | Flat 2, 112 Harringay Road, Tottenham, London, N15 3HX | Loft conversion with a rear dormer extension and insertion of 2no. rooflights on front roof slope. | Daniel Boama |
| St Ann's | Full planning permission | HGY/2023/0330 | Approve with Conditions | 23/06/2023 | Abbot Villa, 1C Abbotsford Avenue, Tottenham, London, N15 3BT | Change of use from 2-bedroom dwellinghouse (Class C3) back to a Dental surgery (Class E). | Daniel Boama |
| St Ann's | Lawful development: Existing use | HGY/2023/2165 | Permitted Development | 14/08/2023 | 64 Glenwood Road, Tottenham, London, N15 3JR | Certificate of Lawfulness for existing rear dormer extension. | Laina Levassor |
| St Ann's | Lawful development: Proposed use | HGY/2023/1234 | Approve | 04/07/2023 | 3 Conway Road, Tottenham, London, N15 3JT | Certificate of Lawfulness Proposed: New roof and roof light to existing rear extension. New external insulation with render finish to existing rear extension. New metal framed windows and doors to rear elevation. | Zara Seelig |
| St Ann's | Lawful development: Proposed use | HGY/2023/0795 | Approve | 10/07/2023 | 70 Clarendon Road, Tottenham, London, N15 3JX | Certificate of Lawfulness for proposed L-Shaped dormer to the rear and three rooflights to the front. | Nathan Keyte |
| St Ann's | Householder planning permission | HGY/2023/0938 | Approve with Conditions | 20/07/2023 | 25 Cissbury Road, Tottenham, London, N15 5PU | Single storey rear infill extension. | Sabelle Adjagboni |
| St Ann's | Lawful development: Proposed use | HGY/2023/0853 | Permitted Development | 26/06/2023 | 29 Lydford Road, Tottenham, London, N15 5PX | Certificate of lawfulness for the erection of an additional dormer extension to the roof of the property's rear outrigger. | Neil McClellan |
| St Ann's | Householder planning permission | HGY/2023/0851 | Refuse | 28/09/2023 | 30 Conway Road, Tottenham, London, N15 3BA | Erection of an L-shaped roof extension with flat roof, installation of solar panels, erection of rear ground floor excretion, new external fire escape stairs, insertion of additional windows and new balconies, | Cameron Stubbins |
| St Ann's | Lawful development: Proposed use | HGY/2023/2431 | Permitted Development | 25/09/2023 | 7 Penrith Road, Tottenham, London, N15 5QU | Certificate of lawfulness for a proposed rear dormer and outrigger roof extension & front roof lights. | Emily Whittred |
| St Ann's | Full planning permission | HGY/2023/1256 | Approve with Conditions | 11/08/2023 | 76 Avondale Road, Tottenham, London, N15 3SH | Application for the change of Use Class from C4 (HMO) to C3(a) Single Family Dwelling and reinstatement of Permitted Development rights. | Laina Levassor |
| St Ann's | Householder planning permission | HGY/2023/1302 | Approve with Conditions | 27/07/2023 | 96B Woodlands Park Road, Tottenham, London, N15 3SD | Erection of single storey rear extension to dwellinghouse | Ben Coffie |
| St Ann's | Householder planning permission | HGY/2023/2205 | Approve with Conditions | 18/10/2023 | 74 Etherley Road, Tottenham, London, N15 3AU | Proposed hip-to-gable roof conversion, erection of a rear dormer and the insertion of two front rooflights,. | Daniel Boama |
| St Ann's | Full planning permission | HGY/2023/2057 | Approve with Conditions | 04/09/2023 | Flat A, 12 Woodlands Park Road, Tottenham, London, N15 3RT | Replacement of existing timber framed first floor windows with new uPVC windows. Installation of obscure glazed window in side elevation. | Laina Levassor |
| St Ann's | Householder planning permission | HGY/2023/1611 | Approve with Conditions | 14/08/2023 | 3 Avondale Road, Tottenham, London, N15 3SL | Single storey rear and side extension | Kwaku Bossman-Gyamera |
| St Ann's | Full planning permission | HGY/2023/1909 | Approve with Conditions | 11/09/2023 | 2 Kerswell Close, Tottenham, London, N15 5HT | Replacement of existing timber sash windows with uPVC casement units. | Oskar Gregersen |
| St Ann's | Householder planning permission | HGY/2023/1180 | Approve with Conditions | 27/06/2023 | Flat A, 153 Harringay Road, Tottenham, London, N15 3HP | Erection of a ground floor single storey rear wraparound extension with 1no. roof lantern, 4no. rooflights, and ground floor internal alterations. | Daniel Boama |

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| St Ann's | Non-Material Amendment | HGY/2023/0618 | Approve | 01/08/2023 | Development Site, 423 West Green Road, Tottenham, London, N15 3PJ | Non-material amendment following grant of planning permission HGY/2018/1806 to all blocks to incorporate new rooftop plant rooms to enable the required plant and machinery space for the services. | Josh Parker |
| Stroud Green | Householder planning permission | HGY/2023/1595 | Approve with Conditions | 11/08/2023 | 35 Mayfield Road, Hornsey, London, N8 9LL | The proposal is for alterations to an existing dormer extension, increasing the height of the party wall, a new outrigger dormer and roof terrace. | Ben Coffie |
| Stroud Green | Householder planning permission | HGY/2023/1028 | Approve with Conditions | 19/06/2023 | Flat A, 90 Weston Park, Hornsey, London, N8 9PP | Erection of a single-storey timber outbuilding in the rear garden ancillary to the ground floor flat. | Daniel Boama |
| Stroud Green | Full planning permission | HGY/2023/1336 | Approve with Conditions | 25/09/2023 | 32 Scarborough Road, Hornsey, London, N4 4LT | Construction of ground floor rear extension, and creation of first-floor terrace. | Josh Parker |
| Stroud Green | Full planning permission | HGY/2023/1879 | Refuse | 08/09/2023 | 7 Oxford Road, Hornsey, London, N4 3HA | Erection of part single, part 2 storey rear extension to rear outrigger and amalgamation of 7 no. studio flats to form 2no. 3bed flats and 1no. 2bed flat. | Sarah Madondo |
| Stroud Green | Householder planning permission | HGY/2023/1219 | Approve with Conditions | 26/07/2023 | Flat 3, 28 Stapleton Hall Road, Hornsey, London, N4 3QD | Installation of rear dormer extension and front rooflights | Cameron Sturges |
| Stroud Green | Householder planning permission | HGY/2023/0677 | Approve with Conditions | 13/07/2023 | 33 Victoria Road, Hornsey, London, N4 3SJ | New side-return extension to rear of property. Addition of pitched slate roof to existing rear extension, with alterations including the addition of bi-fold doors to the rear elevation and decorative brickwork to the rear and side elevations. | Neil McClellan |
| Stroud Green | Householder planning permission | HGY/2023/1617 | Approve with Conditions | 18/09/2023 | 1A Scarborough Road, Hornsey, London, N4 4LX | Demolition of existing garages, erection of replacement side extension and modifications to boundary treatment. | Cameron Sturges |
| Stroud Green | Full planning permission | HGY/2023/1170 | Approve with Conditions | 03/07/2023 | 28 Cornwall Road, Hornsey, London, N4 4PH | The proposed development also includes for the installation of 1 no. new gas riser to the front elevation (north east) (retrospective). | Oskar Gregersen |
| Stroud Green | Householder planning permission | HGY/2023/1045 | Approve with Conditions | 09/08/2023 | 183 Mount View Road, Hornsey, London, N4 4JT | Rear extension at ground floor, Window change at first floor bathroom and new Velux window at second floor level. | Cameron Sturges |
| Stroud Green | Householder planning permission | HGY/2023/1056 | Approve with Conditions | 16/10/2023 | 124 Weston Park, Hornsey, London, N8 9PN | Proposed single storey side/ rear extension. | Ben Coffie |
| Stroud Green | Householder planning permission | HGY/2022/4427 | Approve with Conditions | 23/06/2023 | 35 Victoria Road, Hornsey, London, N4 3SJ | Erection of a ground floor side and rear wraparound extension and loft conversion with a rear dormer window and front rooflights. | Neil McClellan |
| Stroud Green | Full planning permission | HGY/2023/1114 | Approve with Conditions | 21/07/2023 | Flat 2, 79 Mayfield Road, Hornsey, London, N8 9LN | Proposed second floor roof terrace and associated works. | Josh Parker |
| Stroud Green | Full planning permission | HGY/2023/1762 | Approve with Conditions | 24/08/2023 | 18 Beatrice Road, Hornsey, London, N4 4PD | Loft conversion including rear dormer and front rooflights. Conversion to two self-contained flats. | Emily Whittredge |

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| Stroud Green | Full planning permission | HGY/2023/1710 | Refuse | 23/08/2023 | 22 Upper Tollington Park, Hornsey, London, N4 3EL | Side and rear ground floor extension, 1st & 2nd floor rear extension and formation of butterfly pitched roof and loft conversion with roof terraces located at 1st floor and loft floor levels. Internal alterations to accommodate the amalgamation of six studio flats into the following: one 3-bedroom flat on the ground floor, one 2-bedroom flat on the 1st floor and one 3-bedroom maisonette flat on the 2nds and loft floors. Cycle and refuse facilities. (This scheme reduces the size of the proposed extensions and terraces) | Zara Seelig |
| Stroud Green | Householder planning permission | HGY/2023/1716 | Approve with Conditions | 14/08/2023 | 37 Lancaster Road, Hornsey, London, N4 4PJ | Erection of single storey rear/side extension | Laina Levassor |
| Stroud Green | Full planning permission | HGY/2023/1908 | Approve with Conditions | 11/09/2023 | 49 Lancaster Road, Hornsey, London, N4 4PL | Replacement of existing single-glazed timber sash windows with new double glazed timber sash windows. | Ben Coffie |
| Stroud Green | Householder planning permission | HGY/2023/1130 | Approve with Conditions | 14/07/2023 | 38 Lancaster Road, Hornsey, London, N4 4PR | Proposed single storey rear extension replacing existing rear extension. | Cameron Sturges |
| Stroud Green | Householder planning permission | HGY/2023/1943 | Approve with Conditions | 12/09/2023 | 57 Florence Road, Hornsey, London, N4 4DJ | Replacement of existing timber (part-glazed) front entrance door, with a new timber part-glazed three panel entrance door, to match the existing style and fenestration. Replacement of existing felt flat roof covering (to the Ground Floor front bay windows) with a high performance felt roof covering new flat roof finish, to match existing colour, and renewal of lead flashing. | Daniel Boama |
| Stroud Green | Full planning permission | HGY/2023/1242 | Approve with Conditions | 28/07/2023 | 89 Mayfield Road, Hornsey, London, N8 9LN | Amalgamation of first floor flat (upper floors) and ground floor flat (ground floor part) into one family unit. Removal of external staircase leading from first floor flat into garden, replacement of UPVC windows for new sash windows, installation of new enlarged rear door and replacement of new smaller obscured sash window with infill brickwork to match existing brick. | Ben Coffie |
| Stroud Green | Householder planning permission | HGY/2023/1965 | Approve with Conditions | 13/09/2023 | 62 Florence Road, Hornsey, London, N4 4DP | Proposed single storey rear/side extension and replacement of single glazed sash windows for double glazed sash windows. | Ben Coffie |
| Stroud Green | Lawful development: Existing use | HGY/2023/1968 | Approve | 14/09/2023 | 19 Albany Road, Hornsey, London, N4 4RR | Certificate of Lawfulness for the existing use of the property as two self-contained flats. | Josh Parker |
| Stroud Green | Householder planning permission | HGY/2023/1398 | Approve with Conditions | 07/09/2023 | 75 Uplands Road, Hornsey, London, N8 9NH | Conversion of single family dwelling into 2 self-contained flats. | Mercy Oruwari |
| Stroud Green | Householder planning permission | HGY/2023/1975 | Approve with Conditions | 13/09/2023 | 17 Mayfield Road, Hornsey, London, N8 9LL | Erection of a single storey side & rear extension to a terraced house. | Nathan Keyte |
| Stroud Green | Lawful development: Existing use | HGY/2023/1407 | Approve | 20/07/2023 | First Floor Flat A, 82 Uplands Road, Hornsey, London, N8 9NJ | Certificate of Lawfulness for an existing rear roof terrace serving the first floor flat (Flat A, 82 Uplands Road, Hornsey, N8 9NJ) | Daniel Boama |

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| Stroud Green | Full planning permission | HGY/2023/1147 | Approve with Conditions | 26/09/2023 | Public House, 263 Seven Sisters Road, Hornsey, London, N4 2DE | Removal of existing fencing enclosing existing outside seating area and proposed addition of new fixed and removable sections of painted metal railings with new sliding and hinged access gates to enclose the pavement seating areas on Seven Sisters Road and Stroud Green Road associated with the Twelve Pins Public House with additional floor sockets added to allow for alternative fencing arrangements within the perimeter boundary lines. Fixed fence sections are to be fixed into concrete pad foundations below pavement level. Removable fence sections are to be provided with ground sockets and concrete pad foundations below pavement surface level with steel hinged flap lids. | Josh Parker |
| Stroud Green | Full planning permission | HGY/2023/2118 | Approve with Conditions | 28/09/2023 | 11 Oxford Road, Hornsey, London, N4 3HA | Replacement of the existing part glazed timber three panel front door and the existing part glazed timber two panel double back door, with new timber doors to match the existing doors style. | Josh Parker |
| Stroud Green | Full planning permission | HGY/2023/2122 | Approve with Conditions | 19/10/2023 | 63 Florence Road, Hornsey, London, N4 4DJ | Replacement of flat roof covering, front and side entrance door to match existing | Sabelle Adjagboni |
| Stroud Green | Full planning permission | HGY/2023/0573 | Approve with Conditions | 28/07/2023 | Flat A, 72 Victoria Road, Hornsey, London, N4 3SL | Erection of a single storey outbuilding in rear garden. | Sabelle Adjagboni |
| Stroud Green | Householder planning permission | HGY/2023/0596 | Approve with Conditions | 21/06/2023 | First Floor Flat, 82 Inderwick Road, Hornsey, London, N8 9JY | Formation of rear roof terrace to be accessed via the rear dormer extension approved under planning permission reference number HGY/2022/4064. | Mercy Oruwa |
| Stroud Green | Full planning permission | HGY/2023/1878 | Approve with Conditions | 08/09/2023 | 48 Marquis Road, Hornsey, London, N4 3AP | Replacement of existing single-glazed timber sash windows with double glazed timber sash windows. | Ben Coffie |
| Stroud Green | Householder planning permission | HGY/2023/0834 | Approve with Conditions | 29/06/2023 | 28 Denton Road, Hornsey, London, N8 9NS | Proposed single storey rear extension with proposed metal railings around first floor terrace. | Ben Coffie |
| Stroud Green | Householder planning permission | HGY/2023/1440 | Approve with Conditions | 22/08/2023 | Flat D, 164 Stapleton Hall Road, Hornsey, London, N4 4QJ | Addition of Velux rooflights to front roof pitch | Josh Parker |
| Stroud Green | Full planning permission | HGY/2023/2023 | Approve with Conditions | 19/09/2023 | 45 Florence Road, Hornsey, London, N4 4DJ | Renew the existing flat roof covering and allow to cut out and renew lead flashing, to replace the existing timber front entrance door with a new part glazed four panel timber door to match existing style, to re-point existing chimney stack with mortar to match existing. | Ben Coffie |
| Stroud Green | Full planning permission | HGY/2023/2027 | Approve with Conditions | 20/09/2023 | Flat A, 29 Marquis Road, Hornsey, London, N4 3AN | Erection of single storey rear extension. | Nathan Keyte |
| Stroud Green | Full planning permission | HGY/2023/2070 | Approve with Conditions | 13/10/2023 | Ground Floor Flat 1, 66 Ferme Park Road, Hornsey, London, N4 4ED | Construction of a timber framed garden building for the use of the homeowner as an office ancillary to the main dwelling. | Sabelle Adjagboni |

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| Stroud Green | Full planning permission | HGY/2023/2030 | Approve with Conditions | 20/09/2023 | 19 Albany Road, Hornsey, London, N4 4RR | Recombine the two maisonettes into a single family dwelling. Reinstate the front basement entrance door and remove the front double shutters to original. | Josh Parker |
| Stroud Green | Householder planning permission | HGY/2023/2040 | Approve with Conditions | 20/09/2023 | 25 Connaught Road, Hornsey, London, N4 4NT | Replacement of single-glazed timber sash windows with double-glazed timber sash windows, repairs to porch and replacement of timber front entrance door with a part-glazed four panel timber door. | Cameron Sturges |
| Stroud Green | Full planning permission | HGY/2023/0870 | Approve with Conditions | 11/08/2023 | First Floor Flat, 164 Weston Park, N8 9PN | Proposed access stair into a garden for the First Floor Flat at 164 Weston Park, N8 9PN above the roof of the existing ground floor extension at no.166 Weston Park. | Ben Coffie |
| Stroud Green | Householder planning permission | HGY/2023/2039 | Approve with Conditions | 13/10/2023 | 23 Connaught Road, Hornsey, London, N4 4NT | Replacement of the existing part glazed front entrance timber four panel door with new timber part glazed door to match existing style. | Josh Parker |
| Stroud Green | Full planning permission | HGY/2023/2036 | Approve with Conditions | 19/09/2023 | 68 Florence Road, Hornsey, London, N4 4DP | Replacement of all single glazed timber sash windows with double glazed timber sash windows to match existing style, frame colour and fenestration. Replacement of the timber part glazed two panel front door with new timber part glazed two panel front door to match existing style and scale. Replacement of existing rainwater goods to match the existing material, colour and profile - black uPVC rainwater goods. | Daniel Boama |
| Stroud Green | Householder planning permission | HGY/2023/1084 | Approve with Conditions | 28/07/2023 | 118 Stapleton Hall Road, Hornsey, London, N4 4QA | Two storey rear extension, roof conversion with side and rear dormer windows and subdivision of the property into 4 self-contained flats. | Cameron Sturges |
| Stroud Green | Lawful development: Proposed use | HGY/2023/1497 | Refuse | 02/08/2023 | 45 Victoria Road, Hornsey, London, N4 3SJ | Certificate of Lawfulness for rear roof dormer extension, loft conversion to habitable space and insertion of roof lights on the front roof slope | Eunice Huang |
| Stroud Green | Householder planning permission | HGY/2023/1562 | Approve with Conditions | 08/08/2023 | Flat A, 30 Albany Road, Hornsey, London, N4 4RL | Proposing to add a 1m rear extension to the existing rear extension with a continuous pitched roof to accommodate a bedroom. | Oskar Gregersen |
| Stroud Green | Householder planning permission | HGY/2023/1911 | Approve with Conditions | 11/09/2023 | 126 Stapleton Hall Road, Hornsey, London, N4 4QB | Replacement of existing single glazed timber windows with like for like double glazed timber windows. replacement of roof with matching natural slate. Repairs and alterations to existing porch, matching the current style and colour. | Mercy Oruwari |
| Stroud Green | Householder planning permission | HGY/2023/1919 | Approve with Conditions | 11/09/2023 | 19 Lancaster Road, Hornsey, London, N4 4PJ | Replacement of single-glazed timber sash windows with double-glazed timber sash windows and replacement of timber front entrance door with a part-glazed three panel timber door | Cameron Sturges |

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| Stroud Green | Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses | HGY/2023/2192 | Approve with Conditions | 06/10/2023 | Shop, 38 Quernmore Road, Hornsey, London, N4 4QP | Application to determine if prior approval is required for the proposed change of use of the ground floor premises from commercial, business and sService use (Use Class E) to a one bedroom dwelling (Use Class C3). Application made under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA. | Josh Parker |
| Stroud Green | Non-Material Amendment | HGY/2023/2131 | Approve | 25/08/2023 | 88 Florence Road, Hornsey, London, N4 4DR | Non-Material Amendment to permissions ref: HGY/2022/4809 for minor alteration on the third-floor rear elevation to retain part of an existing window to provide light to a stairwell. | Nathan Keyte |
| Stroud Green | Approval of details reserved by a condition | HGY/2023/2481 | Approve | 18/10/2023 | 33, Dagmar Road, Hornsey, London, N4 4NY | Approval of details reserved by condition 17 (External Lighting Details) attached to planning consent HGY/2021/2968 | Mercy Oruwari |
| Stroud Green | Non-Material Amendment | HGY/2023/1476 | Approve | 03/07/2023 | 80 Nelson Road, Hornsey, London, N8 9RT | Non-Material Amendment to planning permission HGY/2022/0527: Roof and rooflights to ground floor extension changed; bifold doors to rear of ground floor extension changed to single door and window; ground floor to be clad in wood cladding. | Cameron Sturges |
| Stroud Green | Approval of details reserved by a condition | HGY/2023/1484 | Approve | 15/08/2023 | 33, Dagmar Road, Hornsey, London, N4 4NY | Approval of details reserved by condition 11 (details of the balcony and privacy screens to be used) attached to planning consent HGY/2021/2968 | Mercy Oruwari |
| Stroud Green | Approval of details reserved by a condition | HGY/2023/1809 | Approve | 06/09/2023 | 2A Lancaster Road, Hornsey, London, N4 4PP | Approval of details pursuant to condition 7 (Hard and Soft Landscaping) attached to planning permission HGY/2018/3294. | Josh Parker |
| Stroud Green | Approval of details reserved by a condition | HGY/2023/1179 | Approve | 15/09/2023 | 33, Dagmar Road, Hornsey, London, N4 4NY | Approval of details pursuant to condition 9 (cycle parking) attached to planning consent HGY/2021/2968. | Mercy Oruwari |
| Tottenham Central | Consent to display an advertisement | HGY/2023/1191 | Approve with Conditions | 04/07/2023 | St Marks Methodist Church, Forster Road, Tottenham, London | Installation of externally illuminated continuous fascia signboard and internally illuminated canopy sign. | Sarah Madondo |
| Tottenham Central | Lawful development: Proposed use | HGY/2023/1366 | Approve | 20/07/2023 | 17 Nelson Road, Tottenham, London, N15 4LE | Certificate of lawfulness for replacement of flat roof to existing rear extension, facade alterations, internal alterations and all associated works | Sarah Madondo |
| Tottenham Central | Householder planning permission | HGY/2023/2320 | Approve with Conditions | 25/09/2023 | First Floor Flat, 20 Steele Road, Tottenham, London, N17 6YA | Construction of rear dormer and outrigger extensions to facilitate loft conversion | Laina Levassor |
| Tottenham Central | Full planning permission | HGY/2023/1653 | Approve with Conditions | 17/08/2023 | 93 Mount Pleasant Road, Tottenham, London, N17 6TW | Conversion of house into two separate self-contained flats (2 x 3-bedroom flats). | Zara Seelig |
| Tottenham Central | Householder planning permission | HGY/2023/1655 | Approve with Conditions | 17/08/2023 | 25 Kitchener Road, Tottenham, London, N17 6DU | Erection of single storey rear and side wraparound extension. | Emily Whittredge |
| Tottenham Central | Lawful development: Proposed use | HGY/2023/1654 | Approve | 11/07/2023 | 25 Kitchener Road, Tottenham, London, N17 6DU | Certificate of lawfulness for the proposed conversion of the loft including the erection of an L-shaped dormer extension to the rear and the insertion of two rooflights to the front. | Daniel Boama |

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| Tottenham Central | Permission in Principle | HGY/2022/4536 | Not Determined | 12/10/2023 | Land to the rear of 7-8 Bruce Grove, Tottenham, London, N17 6RA | Permission in Principle for development up to 9 residential dwellings with associated open space and landscaping at Land to the Rear of 7-8 Bruce Grove, London, N17 6RA. PLEASE NOTE THAT AN APPEAL WAS RECEIVED AGAINST THIS APPLICATION ON 26TH APRIL 2023. | Gareth Prosser |
| Tottenham Central | Full planning permission | HGY/2023/1279 | Approve with Conditions | 11/09/2023 | 11 Bruce Grove, Tottenham, London, N17 6RA | Forecourt upgrades including resurfacing, new bin store and boundary treatment alterations. | Sarah Madondo |
| Tottenham Central | Full planning permission | HGY/2023/2081 | Approve with Conditions | 25/09/2023 | 72 Dongola Road, Tottenham, London, N17 6EE | Replacement of timber framed windows with double glazed white uPVC framed windows on front, rear, and flank elevations. Replaced fenestrations to be altered from sash windows to casements windows. Replacement of timber front door with AGILA composite door, and replacement of rear exit door with uPVC rear door to match existing. | Daniel Boama |
| Tottenham Central | Householder planning permission | HGY/2023/2080 | Approve with Conditions | 26/09/2023 | 3 Dongola Road, Tottenham, London, N17 6EB | Replacement of timber frame windows with uPVC, amending fenestrations from sash windows to casements. Replacement of timber front communal door with a composite ?Agila? door. Like for like replacement of rear side door. | Mercy Oruwari |
| Tottenham Central | Full planning permission | HGY/2023/2084 | Refuse | 25/09/2023 | Flat B, 18 Higham Road, Tottenham, London, N17 6NF | Loft conversion above the main roof and rear outrigger with a terrace at the rear . The front slope will have 2 skylights. | Zara Seelig |
| Tottenham Central | Householder planning permission | HGY/2023/2083 | Approve with Conditions | 26/09/2023 | 100 Dongola Road, Tottenham, London, N17 6EE | Replacement of timber framed windows with double glazed uPVC casement windows. Replacement of timber front communal door with a composite ?Agila? door. Like for like replacement of glazed double rear doors. | Mercy Oruwari |
| Tottenham Central | Lawful development: Proposed use | HGY/2023/2464 | Permitted Development | 03/10/2023 | 19 St Margarets Road, Tottenham, London, N17 6TY | Certificate of lawfulness for proposed rear dormer and outrigger extension and front roof lights. | Emily Whittredge |
| Tottenham Central | Listed building consent (Alt/Ext) | HGY/2023/1206 | Approve with Conditions | 11/09/2023 | Cedar Place, 14 Bruce Grove, Tottenham, London, N17 6YT | Listed Building Consent for forecourt upgrades including resurfacing, new bin store and boundary treatment alterations. | Sarah Madondo |
| Tottenham Central | Change of use | HGY/2023/2292 | Approve with Conditions | 18/10/2023 | 176 Philip Lane, Tottenham, London, N15 4JW | Change of use of basement and part ground floor from office use (Class E) to a beauty salon (also Class E). | Emily Whittredge |
| Tottenham Central | Full planning permission | HGY/2023/2082 | Approve with Conditions | 03/10/2023 | 94 Dongola Road, Tottenham, London, N17 6EE | Replacement of timber frame windows & doors with double glazed uPVC replacement windows and doors and a replacement composite front door. | Laina Levassor |
| Tottenham Central | Lawful development: Proposed use | HGY/2023/0741 | Approve | 21/07/2023 | 37 Handsworth Road, Tottenham, London, N17 6DB | Certificate of lawfulness for the proposed erection of a rear L-shaped dormer with rooflight; the insertion of two front rooflights; removal of existing chimney stack. | Nathan Keyte |
| Tottenham Central | Householder planning permission | HGY/2023/0756 | Approve with Conditions | 27/06/2023 | 77 St Loys Road, Tottenham, London, N17 6UE | Proposed Ground Floor Rear Extension & internal Alteration | Sabelle Adjagboni |

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| Tottenham Central | Listed building consent (Alt/Ext) | HGY/2023/0981 | Approve with Conditions | 16/08/2023 | 10 Bruce Grove, Tottenham, London, N17 6RA | Listed Building Consent for external alterations to 10 Bruce Grove and forecourt, refurbishment of Bruce Grove Youth Space, proposed hard and soft landscaping, erection of bike workshop and associated works. | Sarah Madondo |
| Tottenham Central | Lawful development: Proposed use | HGY/2023/1165 | Refuse | 30/08/2023 | 77 Sperling Road, Tottenham, London, N17 6UJ | Certificate of Lawfulness for proposed rear dormer and outrigger extension, facilitating an additional bedroom to existing C4 HMO. | Laina Levassor |
| Tottenham Central | Full planning permission | HGY/2022/2297 | Approve with Conditions | 04/08/2023 | Workshop, 144A, The Avenue, London, N17 6JL | Alterations to elevations and construction of replacement roof (Retrospective) | Emily Whittredge |
| Tottenham Central | Householder planning permission | HGY/2023/00255 | Refuse | 04/09/2023 | Ground Floor Flat, 61, Steele Road, London, N17 6YJ | Erection of outbuilding in rear garden (retrospective planning application). | Laina Levassor |
| Tottenham Central | Full planning permission | HGY/2023/1037 | Approve with Conditions | 11/09/2023 | Cedar Place, 14 Bruce Grove, Tottenham, London, N17 6YT | Forecourt upgrades including resurfacing, new bin store and boundary treatment alterations. | Sarah Madondo |
| Tottenham Central | Householder planning permission | HGY/2023/1937 | Refuse | 12/09/2023 | 6 St Margarets Road, Tottenham, London, N17 6TY | Erection of dormer loft extension | Sarah Madondo |
| Tottenham Central | Full planning permission | HGY/2023/1673 | Approve with Conditions | 18/08/2023 | Flat A, 18 Higham Road, Tottenham, London, N17 6NF | Proposed loft conversion including rear dormer extensions to the main roof and rear outrigger and two rooflights to the front. | Zara Seelig |
| Tottenham Central | Full planning permission | HGY/2023/0914 | Refuse | 26/09/2023 | 156 West Green Road, Tottenham, London, N15 5AE | First floor rear and side extensions, new roof over existing flat roof with dormers and creation of 3no. self contained studios (AMENDED DESCRIPTION) | Cameron Sturges |
| Tottenham Central | Full planning permission | HGY/2023/1987 | Approve with Conditions | 15/09/2023 | 173 Philip Lane, Tottenham, London, N15 4HQ | Single storey rear extension and change of use from Class E to Class C3 to create a 1-bedroom dwelling. | Oskar Gregers |
| Tottenham Central | Lawful development: Proposed use | HGY/2023/1810 | Permitted Development | 17/07/2023 | 5 Moorefield Road, Tottenham, London, N17 6PX | Single storey rear extension (Certificate of lawfulness) | Emily Whittredge |
| Tottenham Central | Full planning permission | HGY/2023/0805 | Refuse | 04/07/2023 | 6 St Margarets Road, Tottenham, London, N17 6TY | Conversion of Ground floor into 1 self contained one-bedroom flat with a proposed rear extension of 1.m depth. Construction of dormer loft extension and continue to use first floor and proposed loft floor as HMO property. | Sarah Madondo |
| Tottenham Central | Householder planning permission | HGY/2023/1728 | Approve with Conditions | 15/08/2023 | 71 Beaconsfield Road, Tottenham, London, N15 4SH | Erection of single storey side and rear extension | Laina Levassor |
| Tottenham Central | Full planning permission | HGY/2023/1636 | Approve with Conditions | 15/08/2023 | 2 Gloucester Road, Tottenham, London, N17 6DH | Replacement of single glazed timber windows with uPVC double glazed units. | Sabelle Adjagboni |
| Tottenham Central | Full planning permission | HGY/2023/1637 | Approve with Conditions | 15/08/2023 | 20 Bedford Road, Tottenham, London, N15 4HA | Replacement of single glazed timber windows with double glazed timber units to the front and rear. | Sabelle Adjagboni |
| Tottenham Central | Householder planning permission | HGY/2023/0456 | Approve with Conditions | 23/08/2023 | 38 Bedford Road, Tottenham, London, N15 4HA | Ground floor rear extension and moving front door forward to building facade line to create internal lobby. | Sabelle Adjagboni |
| Tottenham Central | Listed building consent (Alt/Ext) | HGY/2023/1451 | Approve with Conditions | 11/09/2023 | 11 Bruce Grove, Tottenham, London, N17 6RA | Listed Building Consent for forecourt upgrades including resurfacing, new bin store and boundary treatment alterations. | Sarah Madondo |
| Tottenham Central | Full planning permission | HGY/2023/0860 | Approve with Conditions | 19/09/2023 | Flat 3, 126A West Green Road, Tottenham, London, N15 5AA | Remove existing interior side of pitch roof and skylight, build up new flat roof - line of existing ridge level - and insert a skylight. | Sarah Madondo |

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| Tottenham Central | Full planning permission | HGY/2023/0912 | Approve with Conditions | 16/08/2023 | 10 Bruce Grove, Tottenham, London, N17 6RA | External alterations to 10 Bruce Grove and forecourt, refurbishment of Bruce Grove Youth Space, proposed hard and soft landscaping, erection of bike workshop and associated works. | Sarah Madondo |
| Tottenham Central | Full planning permission | HGY/2023/0961 | Approve with Conditions | 04/07/2023 | St Marks Methodist Church, Forster Road, Tottenham, London N17 | Repair and refurbishment of eastern façade, replacement of 1 no. shopfront, repair and replacement of first floor windows, new advertisements and building lighting, alterations to boundary treatment on Forster Road and St Loy's Road, resurfacing of the car park and introduction of soft landscaping features. | Sarah Madondo |
| Tottenham Central | Householder planning permission | HGY/2023/1510 | Approve with Conditions | 02/08/2023 | 8 Beaconsfield Road, Tottenham, London, N15 4SJ | Erection of rear outbuilding for studio/storage space incidental to main dwelling | Laina Levassor |
| Tottenham Central | Householder planning permission | HGY/2023/1509 | Approve with Conditions | 14/08/2023 | 8 Beaconsfield Road, Tottenham, London, N15 4SJ | Construction of rear dormer extension and associated rooflights | Laina Levassor |
| Tottenham Central | Full planning permission | HGY/2023/1518 | Refuse | 04/08/2023 | 82 St Loys Road, Tottenham, London, N17 6UD | Change of use from a single dwellinghouse (C3 Use Class) to a small-scale House in Multiple Occupation (HMO) for up to six residents (C4 Use Class). | Zara Seelig |
| Tottenham Central | Change of use | HGY/2023/1923 | Not Determined | 11/09/2023 | 210 West Green Road, Tottenham, London, N15 5AN | Retrospective change of use from a residential dwelling (Class C3) to an HMO for up to 6 tenants (Class C4) and Single storey rear infill extension with internal Alterations | Kwaku Bossman-Gyamerah |
| Tottenham Central | Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses | HGY/2023/1928 | Approve with Conditions | 12/09/2023 | Shop, 173 Philip Lane, Tottenham, London, N15 4HQ | Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA | Oskar Gregersen |
| Tottenham Central | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/2444 | Refuse | 19/10/2023 | 57 Napier Road, Tottenham, London, N17 6YG | Application for prior approval for erection of two single storey rear extensions. The details submitted are as follows: EXTENSION ONE: The proposed extension will extend beyond the rear wall by 4.9m The maximum height of the proposed extension from the natural ground level is 3.2m The height at eaves level of the proposed extension measured from the natural ground level is 3.0m EXTENSION TWO: The proposed extension will extend beyond the rear wall by 6.0m The maximum height of the proposed extension from the natural ground level is 3.2m The height at eaves level of the proposed extension measured from the natural ground level is 3.0m | Laina Levassor |

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| Tottenham Central | Approval of details reserved by a condition | HGY/2023/0710 | Approve | 02/08/2023 | Sterling House, 67 Lawrence Road, Tottenham, London, N15 4EY | Approval of details pursuant to condition 17 (Overheating) attached to planning permission HGY/2018/3655 and pursuant to condition 17 (overheating) of the second S96a Planning Permission reference HGY/2020/2361 | Valerie Okeiyi |
| Tottenham Central | Non-Material Amendment | HGY/2023/1589 | Approve | 14/07/2023 | Redlands, Summerhill Road, Tottenham, London, N15 4HE | Non-Material Amendment for the demolition of sections of the existing boundary wall which surrounds the site as structurally unsafe. | Sarah Madondo |
| Tottenham Central | Non-Material Amendment | HGY/2023/1887 | Approve | 09/08/2023 | Land at Watts Close, Tottenham, London, N15 5DW | Non-material amendment to planning permission ref: HGY/2022/0035 to amend the description of the development to the following: Demolition of 11 dwellings and community building and replace with 18 new homes. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. The proposals includes 2. on-site wheelchair parking bays, amenity and play space, landscaping, cycle and refuse/recycling storage. | Tania Skelli |
| Tottenham Central | Non-Material Amendment | HGY/2023/0259 | Approve | 05/07/2023 | Flat 1, 52 Kitchener Road, Tottenham, London, N17 6DX | Non-Material Amendments to planning reference HGY/2022/3860 for the alterations to rear and side elevations including the replacement of a door with a window | Sabelle Adjagbor |
| Tottenham Central | Approval of details reserved by a condition | HGY/2022/4395 | Approve | 02/08/2023 | Sterling House, 67 Lawrence Road, Tottenham, London, N15 4EY | Approval of details pursuant to condition 8 (NOx Boiler Details) of planning permission HGY/2018/3655 | Valerie Okeiyi |
| Tottenham Central | Approval of details reserved by a condition | HGY/2023/1868 | Approve | 16/08/2023 | 67, Sterling House, Lawrence Road, Tottenham, London, N15 4EY | Approval of details pursuant to condition 21 (Service and Delivery Plan) attached to planning permission HGY/2018/3655 | Valerie Okeiyi |
| Tottenham Central | Approval of details reserved by a condition | HGY/2023/2019 | Approve | 04/09/2023 | 67, Sterling House, Lawrence Road, Tottenham, London, N15 4EY | Approval of details pursuant to condition 30 (central dish/aerial system) attached to planning permission HGY/2018/3655 | Valerie Okeiyi |
| Tottenham Central | Approval of details reserved by a condition | HGY/2023/2018 | Approve | 14/09/2023 | 67, Sterling House, Lawrence Road, Tottenham, London, N15 4EY | Approval of details pursuant to condition 28 (cycle storage) attached to planning permission HGY/2018/3655 | Valerie Okeiyi |
| Tottenham Central | Approval of details reserved by a condition | HGY/2023/2011 | Approve | 03/08/2023 | 67, Sterling House, Lawrence Road, Tottenham, London, N15 4EY | Approval of details pursuant to condition 7 (planting schedule) attached to planning permission HGY/2018/3655 | Valerie Okeiyi |
| Tottenham Central | Approval of details reserved by a condition | HGY/2023/2021 | Approve | 21/08/2023 | Sterling House, 67 Lawrence Road, Tottenham, London, N15 4EY | Approval of details pursuant to condition 33 (implementation of 45-63 Lawrence Road) attached to planning permission HGY/2018/3655 | Valerie Okeiyi |
| Tottenham Central | Approval of details reserved by a condition | HGY/2023/2020 | Approve | 07/09/2023 | 67, Sterling House, Lawrence Road, Tottenham, London, N15 4EY | Approval of details pursuant to condition 31 (privacy screen) attached to planning permission HGY/2018/3655 | Valerie Okeiyi |

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| Tottenham Central | Consent under Tree Preservation Orders | HGY/2023/0238 | Approve with Conditions | 17/07/2023 | 64 Grove Park Road, Tottenham, London, N15 4SN | Rear Garden with No Side Access: T1 - XXXL Oak Tree (0.92+ DBH) Upon inspection we noted a mature oak tree growing within the rear garden area of 64 Grove Park Road. The spread of the crown covers approximately 5 gardens with multiple sheds and outbuildings below. We Advise: Crown reduce by 3m and remove all major deadwood. Reason for works: Works to be undertaken to remove dead branches to improve form and increase safety, also to increase light and air penetration for plants below the tree's crown and the adjoining property. | Daniel Monk |
| Tottenham Central | Approval of details reserved by a condition | HGY/2023/1326 | Approve | 13/07/2023 | Land at Watts Close, Tottenham, London, N15 5DW | Approval of details pursuant to condition 8 (a and b) (Land Contamination) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings | Tania Skelli |
| Tottenham Central; Bruce Grove | Approval of details reserved by a condition | HGY/2023/0549 | Approve | 11/07/2023 | 101, Mount Pleasant Road, London, N17 6TW | Approval of details reserved by condition 5 (Detail of refuse, waste and recycling storage facilities) attached to planning permission HGY/2019/2041 | Kwaku Bossman-Gyamerah |
| Tottenham Hale | Householder planning permission | HGY/2023/1193 | Approve with Conditions | 10/07/2023 | 67 Dowsett Road, Tottenham, London, N17 9DL | Front and rear roof lights | Emily Whittredge |
| Tottenham Hale | Lawful development: Existing use | HGY/2023/2217 | Not Determined | 10/10/2023 | 80B Seymour Avenue, Tottenham, London, N17 9ED | 1 Bed dwelling. 1 bed bungalow registered as a property in council tax over 7 years, no clarity of existing use being 1 bed bungalow | Mercy Oruwari |
| Tottenham Hale | Lawful development: Existing use | HGY/2023/1876 | Permitted Development | 08/09/2023 | 62 Hanbury Road, Tottenham, London, N17 9RJ | Certificate of Lawfulness for existing loft conversion including dormer extensions to main rear roof slope and outrigger and roof lights to the front roof slope. | Sabelle Adjagboni |
| Tottenham Hale | Lawful development: Existing use | HGY/2023/1700 | Approve | 21/08/2023 | Unit 35, Millmead Business Centre, Mill Mead Road, Tottenham, London, N17 9QU | Certificate of lawfulness for use of unit E 35 as offices | Sarah Madondo |
| Tottenham Hale | Lawful development: Existing use | HGY/2023/1621 | Approve | 21/08/2023 | Ashley House, Ashley Road, London N17 9LZ | Certificate of lawfulness (existing use) for implementation of planning permission HGY/2019/0108 allowed at appeal under APP/Y5420/W/19/3232707, by way of demolition works involving the demolition of brickwork, demolition of areas of the facade and removal of windows. | Philip Elliott |

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| Tottenham Hale | Lawful development: Existing use | HGY/2023/1622 | Approve | 21/08/2023 | Cannon Factory and Ashley House, Ashley Road, London N17 9LZ | Certificate of lawfulness (existing use) for implementation of planning permission HGY/2016/4165, by way of demolition works involving the demolition of brickwork, demolition of corrugated walls, dismantling of roller shutters, and removal of windows. | Philip Elliott |
| Tottenham Hale | Lawful development: Proposed use | HGY/2022/4255 | Permitted Development | 03/07/2023 | 20 Sherringham Avenue, Tottenham, London, N17 9RN | Certificate of Lawfulness for a proposed Loft conversion with rear dormer extension | Sabelle Adjagboni |
| Tottenham Hale | Lawful development: Existing use | HGY/2022/0715 | Approve | 10/08/2023 | 108, Hamilton Close, London, N17 9HW | Use of property as House in Multiple Occupation - Class C4 (Certificate of Lawfulness: existing use). | Martin Cowie |
| Tottenham Hale | Full planning permission | HGY/2021/2304 | Approve with Conditions | 30/08/2023 | 29-33, The Hale, London, N17 9JZ | Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures. | Philip Elliott |
| Tottenham Hale | Full planning permission | HGY/2022/2551 | Approve with Conditions | 10/08/2023 | Unit 1, Hale Works Apartments, Daneland Walk, London, N17 9GW | Installation of plant to service new tenant in unit 1 of retail unit above | Martin Cowie |
| Tottenham Hale | Consent to display an advertisement | HGY/2022/2552 | Approve with Conditions | 09/08/2023 | Unit 1, Hale Works Apartments, Daneland Walk, London, N17 9GW | Application for consent to display illuminated and non-illuminated advertisements | Martin Cowie |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2022/0779 | Approve | 14/08/2023 | Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17 | Application for the approval of details pursuant to conditions B19 (Monitoring and Maintenance Plan - Contamination - Environment Agency) and B24 (Contaminated Land - Part 1 - LBH Environmental Health) in relation to Plot B (Ferry Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019 | Martin Cowie |
| Tottenham Hale | Full planning permission | HGY/2022/2407 | Approve with Conditions | 22/06/2023 | 456-460, High Road, London, N17 9JD | Change of use of part of the ground floor commercial unit to provide 5no. flats including alterations to elevations | Kwaku Bossman-Gyamera |
| Tottenham Hale | Lawful development: Proposed use | HGY/2023/1847 | Permitted Development | 05/09/2023 | 27 Dawlish Road, Tottenham, London, N17 9HN | Certificate of Lawfulness proposed use: Loft conversion with rear dormer and rear pod, with 2no. front-facing roof lights. | Sabelle Adjagboni |
| Tottenham Hale | Householder planning permission | HGY/2023/0693 | Approve with Conditions | 23/06/2023 | 62 Hanbury Road, Tottenham, London, N17 9RJ | Single storey ground floor wraparound extension | Sabelle Adjagboni |
| Tottenham Hale | Householder planning permission | HGY/2023/1855 | Approve with Conditions | 06/09/2023 | 25 Rosebery Avenue, Tottenham, London, N17 9RY | Erection of a ground floor rear/side wrap around infill extension. | Oskar Gregersen |
| Tottenham Hale | Lawful development: Proposed use | HGY/2023/2163 | Permitted Development | 23/08/2023 | 65 Seymour Avenue, Tottenham, London, N17 9RE | Hip to gable extension, rear dormer, side window and front roof lights (Certificate of lawfulness) | Emily Whittredge |
| Tottenham Hale | Lawful development: Proposed use | HGY/2023/2199 | Permitted Development | 10/10/2023 | 16 Sherringham Avenue, Tottenham, London, N17 9RN | Certificate of lawfulness for the erection of a single storey rear extension to replace an existing lean-to extension. | Sabelle Adjagboni |

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| Tottenham Hale | Full planning permission | HGY/2023/0891 | Approve with Conditions | 21/06/2023 | Emily Bowes Court, Lebus Street, Tottenham, London, N17 9FD | Temporary permission for use of portacabins as a general practitioner surgery (Use Class E) to be in place for a period of one year. Associated car parking and landscaping also to be retained for the temporary period | Martin Cowie |
| Tottenham Hale | Consent to display an advertisement | HGY/2023/0896 | Approve with Conditions | 17/08/2023 | Unit 2, 2 Ashley Road, London N17 9LP | Application for advertisement consent to display two new fascia signs and one new projecting sign. | Oskar Gregersen |
| Tottenham Hale | Consent to display an advertisement | HGY/2023/1803 | Approve with Conditions | 17/10/2023 | 448-454 High Road, Tottenham, London, N17 9JN | Display of 1x externally illuminated projecting sign, fascia sign with halo-lit lettering and 1x non-illuminated horizontal band. | Emily Whittredge |
| Tottenham Hale | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1399 | Refuse | 06/07/2023 | 25 Rosebery Avenue, Tottenham, London, N17 9RY | Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.9m | Oskar Gregersen |
| Tottenham Hale | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1739 | Approve | 14/08/2023 | 17 Parkhurst Road, Tottenham, London, N17 9RB | Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3.1m | Oskar Gregersen |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/1603 | Approve | 31/07/2023 | Council Depot, Ashley Road, Tottenham, London, N17 9DP | Approval of details pursuant to condition 25 (CEMP) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works | Samuel Uff |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/1376 | Approve | 15/09/2023 | Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17 | Application for the approval of details pursuant to site-wide condition 16 in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. | Nathan Keyte |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/1379 | Approve | 10/07/2023 | Council Depot, Ashley Road, Tottenham, London, N17 9DP | Approval of details reserved by a condition 24 (Considerate Contractors) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works | Samuel Uff |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/1392 | Approve | 10/07/2023 | Council Depot, Ashley Road, Tottenham, London, N17 9DP | Approval of details pursuant to condition 22b (Contamination - risk assessment & conceptual model) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works | Samuel Uff |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/1049 | Approve | 17/07/2023 | Council Depot, Ashley Road, Tottenham, London, N17 9DP | Approval of details pursuant to condition 34 (Piling Method Statement) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works | Samuel Uff |

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| Tottenham Hale | Non-Material Amendment | HGY/2023/1666 | Approve | 09/08/2023 | 1 Station Square, Station Road, London, N17 9JZ | S.96a application for a Non-Material Amendment to remove parts a - D of Condition 15 (Combined Heat and Power (CHP) facility and associated infrastructure) attached to planning permission Ref: HGY/2016/3932 (as amended) approved on 10 August 2017 in respect to the development at Millstream Tower (formerly One Station Square), N17. | Martin Cowie |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/2516 | Approve | 22/09/2023 | 22-24 Scales Road, Tottenham, London, N17 9HA | Approval of details pursuant to condition 9 (Secure by design accreditation) attached planning approved application Ref: HGY/2020/1809. (Full Discharge) | Kwaku Bossman-Gyamera |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/1712 | Approve | 23/08/2023 | 456-460 High Road, Tottenham, London, N17 9JD | Approval of details reserved by a condition 4 (Type and location of secure and covered cycle parking facilities) and condition 5 (Provision of refuse and waste storage and recycling facilities) attached to planning permission ref: HGY/2022/2407 | Kwaku Bossman-Gyamera |
| Tottenham Hale | Non-Material Amendment | HGY/2023/2520 | Approve | 27/09/2023 | Unit 2, Rosa Luxemburg Apartments, 16 Ashley Road, Tottenham, London, N17 9ST | Non-Material Amendment (NMA) to planning permission HGY/2019/2804 [S73 to HGY/2017/2045] (as amended by HGY/2020/2806 & HGY/2021/1170) to relocate the entrance door of Unit 2 and extend the existing canopy over the proposed entrance door. | Philip Elliott |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/1233 | Approve | 10/07/2023 | Council Depot, Ashley Road, Tottenham, London, N17 9DP | Partial approval of details pursuant to Stage 1 of condition 26 (Archaeological Investigation) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works | Samuel Uff |
| Tottenham Hale | Non-Material Amendment | HGY/2023/1931 | Approve with Conditions | 10/08/2023 | Unit 1, Hale Works Apartments, Daneland Walk, Tottenham, London, N17 9GW | S.96a application (Non-Material Amendment) seeking a variation of Condition 4 attached to planning permission ref. HGY/2017/2005 to amend the opening hours of Unit 1, Hale Works Apartments, Daneland Walk N17 9GW | Martin Cowie |
| Tottenham Hale | Non-Material Amendment | HGY/2023/1239 | Approve | 28/06/2023 | Berol Yard, Ashley Road, London, N17 9LJ | Non-Material Amendment (NMA) to planning permission HGY/2017/2044 to alter Condition 63 in order to allow the two guest suite serviced apartments on the top floor to operate on an unrestricted basis in terms of visitor occupants. | Philip Elliott |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2022/3853 | Approve | 03/08/2023 | Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London N17 | Application for the partial approval of details pursuant to Condition D37 (CO2 - Great London Authority Energy) relating to Plot D (Ashley Road West) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. This application seeks to discharge Condition D37 in part as it relates to the marketing suite only. | Martin Cowie |

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| Tottenham Hale | Approval of details reserved by a condition | HGY/2022/3851 | Approve | 31/07/2023 | Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London N17 | Application for the partial approval of details pursuant to Condition D6 (Overheating and Model Report - LBH Carbon Management) in relation to Plot D (Ashley Road West site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. This application seeks to discharge Condition D6 in part as it relates to the marketing suite only. | Martin Cowie |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/2022 | Approve | 25/08/2023 | Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ | Approval of details pursuant to Condition 28 (Updated Construction Logistics Plan) relating to Demolition Phase 1 only of Planning Permission HGY/2016/4165 | Philip Elliott |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/1746 | Approve | 20/10/2023 | Council Depot, Ashley Road, Tottenham, London, N17 9DP | Partial approval of details (Existing Condition Survey only) pursuant to Condition 54 (Public Highway Condition Survey) attached to Planning Permission Ref: HGY/2022/0752 dated 31 August 2022. | John Kaimakamis |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/1461 | Approve | 24/07/2023 | Council Depot, Ashley Road, Tottenham, London, N17 9DP | Approval of details pursuant to condition 53 (Arborocultural Method Plan) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works | Samuel Uff |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/2043 | Approve | 10/08/2023 | Land north of Monument Way and South of Fairbanks Road, London, N17 | Application for approval of details pursuant to Condition 16 (Car Parking Management Details) of planning permission ref: HGY/2018/0050 approved on 16.03.2018 in relation to Land North of Monument Way and South of Fairbanks Road, N17. | Martin Cowie |
| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/1300 | Approve | 10/07/2023 | Council Depot, Ashley Road, Tottenham, London, N17 9DP | Approval of details pursuant to condition 22a (Contamination - site investigation) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works | Samuel Uff |
| Tottenham Hale | Non-Material Amendment | HGY/2023/2300 | Approve | 25/08/2023 | Ashley House Cannon Factory site, Ashley Road, London N17 9LJ | Non-Material Amendment (NMA) to planning permission HGY/2016/4165 to enable changes to be made to Condition 28 (Updated Construction Logistics Plan) to allow for separate submissions for demolition and construction works to be submitted where this applies to each phase. | Philip Elliott |
| Tottenham Hale | Non-Material Amendment | HGY/2023/1910 | Approve | 20/10/2023 | Council Depot, Ashley Road, London, N17 9DP | Non-Material Amendment (NMA) to Planning Permission Ref: HGY/2022/0752 to amend the ?Description of Development? so as to remove references to the affordable housing provision and tenure in order to allow for an increase in the number of affordable homes and changes to the affordable tenures. | John Kaimakamis |

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| Tottenham Hale | Approval of details reserved by a condition | HGY/2023/2270 | Approve | 17/10/2023 | Hale Wharf, Ferry Lane, Tottenham, London | Partial approval of details (Ground Floor of Blocks C and K only) pursuant to Condition B16 (BREEAM) attached to Planning Permission Ref: HGY/2016/1719 dated 12 June 2017. | John Kaimakamis |
| Unknown | Approval of details reserved by a condition | HGY/2022/0841 | Approve | 31/07/2023 | 7, Cross Lane, London, N8 7SA | Approval of details pursuant to condition 5 (landscaping) attached to planning permission HGY/2020/1724 | Valerie Okeiyi |
| Unknown | Full planning permission | HGY/2022/2111 | Refuse | 06/07/2023 | Flat 1, 51, Rosebery Gardens, London, N8 8SH | Erection of a two-storey rear extension at first and second floor level. | Cameron Sturges |
| West Green | Householder planning permission | HGY/2023/1471 | Approve with Conditions | 29/08/2023 | 8 Miller House, West Green Road, Tottenham, London, N15 3DR | Construction of a garden shed in rear garden. | Daniel Boama |
| West Green | Lawful development: Proposed use | HGY/2023/1212 | Approve | 29/06/2023 | 47 Walpole Road, Tottenham, London, N17 6BE | Certificate of lawfulness for the proposed erection of a single storey rear extension. | Daniel Boama |
| West Green | Householder planning permission | HGY/2023/2227 | Approve with Conditions | 17/10/2023 | 200 Langham Road, Tottenham, London, N15 3NB | Erection of single storey rear and side extension. | Sabelle Adjagboni |
| West Green | Lawful development: Proposed use | HGY/2023/1370 | Permitted Development | 12/10/2023 | 6 Lismore Road, Tottenham, London, N17 6LE | Certificate of lawfulness for proposed erection of a single storey rear infill/side extension with the insertion of 1no. rooflight. (AMENDED DESCRIPTION) | Daniel Boama |
| West Green | Lawful development: Proposed use | HGY/2023/1378 | Permitted Development | 18/07/2023 | 200 Boundary Road, Tottenham, London, N22 6AJ | Certificate of Lawfulness for a proposed Single storey rear extension | Sabelle Adjagboni |
| West Green | Full planning permission | HGY/2023/0926 | Approve with Conditions | 30/08/2023 | 43 Belmont Avenue, Tottenham, London, N17 6AX | Redevelopment of site to provide 5 apartments - consisting of 3 x 1 bed & 2 x 2 bed flats. (Revised Scheme) | Kwaku Bossman-Gyamera |
| West Green | Householder planning permission | HGY/2022/3581 | Approve with Conditions | 19/07/2023 | 39, Waldeck Road, London, N15 3EL | Single storey rear and side infill extension | Neil McClellan |
| West Green | Householder planning permission | HGY/2022/1224 | Approve with Conditions | 04/08/2023 | 168, Downhills Park Road, London, N17 6AP | Erection of rear veranda (retrospective) | Emily Whittred |
| West Green | Removal/variation of conditions | HGY/2021/1312 | Refuse | 14/08/2023 | 300, Philip Lane, London, N15 4AB | Variation of condition 2 (Approved Plans) relating to planning permission ref: HGY/2019/1467, to allow changes to the front area and elevations, including cycle parking details. | Oskar Gregersen |
| West Green | Full planning permission | HGY/2022/1773 | Approve with Conditions | 03/08/2023 | Church Of St Benet Fink, Walpole Road, London, N17 6BH | The installation of 4 No. antennas mounted in the belfry window reveals, the installation of 1 No. face mounted GPS node and the installation of 1 No. cabinet on the ground on the eastern elevation and associated ancillary development thereto. | Josh Parker |
| West Green | Householder planning permission | HGY/2023/1110 | Approve with Conditions | 31/07/2023 | 92 Mannoek Road, Tottenham, London, N22 6AA | Replacement of single storey rear extension with new full width extension. | Mercy Oruwari |
| West Green | Lawful development: Proposed use | HGY/2023/1352 | Permitted Development | 14/07/2023 | 367 Lordship Lane, Tottenham, London, N17 6AE | Certificate of Lawfulness proposed use: loft conversion with rear dormer extension and insertion of two Velux rooflights on the front roof slope. | Sabelle Adjagboni |
| West Green | Householder planning permission | HGY/2023/1115 | Approve with Conditions | 06/07/2023 | Flat 1, 36 Belmont Road, Tottenham, London, N15 3LT | Replacement of existing ground floor rear/side extension with a ground floor single storey rear extension, inc. internal alterations and associated works. | Daniel Boama |
| West Green | Householder planning permission | HGY/2023/0622 | Approve with Conditions | 22/06/2023 | 65 Walpole Road, Tottenham, London, N17 6BH | Proposed First Floor Side Extension Above Existing Ground Floor | Sabelle Adjagboni |

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| West Green | Lawful development: Proposed use | HGY/2023/2727 | Permitted Development | 19/10/2023 | 89 Langham Road, Tottenham, London, N15 3LR | Certificate of Lawfulness for proposed use of part of the dwelling for home working in relation to the operation of a mini-cab service. | Laina Levasor |
| West Green | Lawful development: Proposed use | HGY/2023/1664 | Permitted Development | 25/08/2023 | 52 Graham Road, Tottenham, London, N15 3NJ | Certificate of Lawfulness for a loft extension to terraced house. | Sabelle Adjagboni |
| West Green | Lawful development: Proposed use | HGY/2023/1895 | Permitted Development | 04/08/2023 | 142 Higham Road, Tottenham, London, N17 6NS | Certificate of Lawfulness for proposed loft conversion including a rear dormer extensions and the insertion of three rooflight on the front roof slope. | Daniel Boama |
| West Green | Householder planning permission | HGY/2023/1475 | Approve with Conditions | 31/07/2023 | Flat A, 45 Langham Road, Tottenham, London, N15 3QX | Erection of rear outbuilding with green roof | Zara Seelig |
| West Green | Lawful development: Proposed use | HGY/2023/1294 | Permitted Development | 09/08/2023 | 110 Clonmell Road, Tottenham, London, N17 6JU | Certificate of lawfulness for the formation of a rear dormer, roof extension including the insertion of 2 front rooflights and rear Juliet balcony - proposed use. | Mercy Oruwari |
| West Green | Householder planning permission | HGY/2023/1277 | Approve with Conditions | 05/07/2023 | 61 Rusper Road, Tottenham, London, N22 6RA | Demolition of an existing garage and erection of a single storey side extension. | Daniel Boama |
| West Green | Removal/variation of conditions | HGY/2023/1410 | Refuse | 07/09/2023 | Shop, 458-460 West Green Road, Tottenham, London, N15 3PT | Variation of condition 3 to increase the opening hours to 9:00 am - 12:00 am Sunday to Thursday and 9:00 am - 1:00 am Friday to Saturday. | Kwaku Bossman-Gyamera |
| West Green | Removal/variation of conditions | HGY/2023/1409 | Refuse | 07/09/2023 | Ground Floor Shop, 454 West Green Road, Tottenham, London, N15 3PT | Variation of condition 3 to increase the opening hours to 9:00 am - 12:00 am Sunday to Thursday and 9:00 am - 1:00 am Friday to Saturday. | Kwaku Bossman-Gyamera |
| West Green | Lawful development: Existing use | HGY/2023/1979 | Refuse | 09/08/2023 | 165 Westbury Avenue, Wood Green, London, N22 6RX | Certificate of Lawfulness for the existing use of the property as a 6 person HMO (Use Class C4) | Laina Levasor |
| West Green | Lawful development: Proposed use | HGY/2023/0792 | Permitted Development | 21/07/2023 | 134 Boundary Road, Tottenham, London, N22 6AE | Certificate of Lawfulness proposed rear dormer with rooflight; 3 new front rooflights; raising of party walls. | Nathan Keyte |
| West Green | Change of use | HGY/2023/1176 | Approve with Conditions | 23/06/2023 | 427 Lordship Lane, Wood Green, London, N22 5DH | Change of use from a licensed betting office (Sui Generis) to a coffee shop (Class E(b)) (retrospective) | Emily Whittredge |
| West Green | Householder planning permission | HGY/2023/1872 | Approve with Conditions | 06/09/2023 | 67 Walpole Road, Tottenham, London, N17 6BH | Erection of a first floor side extension above the existing garage with a hipped roof. | Daniel Boama |
| West Green | Lawful development: Existing use | HGY/2023/1725 | Approve | 25/08/2023 | Westbury Court, 423-435 Lordship Lane, London N22 5DH | Certificate of lawfulness of proof to trigger condition 1 (works begin within 3 years) has been implemented via the start of removal of the external timber cladding to rear of the building, constituting Phase 1A of development. | Josh Parker |
| West Green | Householder planning permission | HGY/2023/1432 | Approve with Conditions | 16/08/2023 | 5A Langham Place, Tottenham, London, N15 3NA | Installation of replacement windows and bifold doors. | Mercy Oruwari |
| West Green | Lawful development: Existing use | HGY/2023/2045 | Refuse | 27/09/2023 | 2 Frome Road, Tottenham, London, N22 6BP | Certificate of lawfulness: for the exiting use of 2 Frome Road as five self contained flats. | Oskar Gregersen |
| West Green | Lawful development: Proposed use | HGY/2023/0844 | Approve | 14/07/2023 | 190 Walpole Road, Tottenham, London, N17 6BW | Certificate of Lawfulness for a proposed dormer extension to the rear incorporating a Juliet balcony. | Nathan Keyte |
| West Green | Lawful development: Existing use | HGY/2023/1249 | Approve | 05/07/2023 | 64 Mannock Road, Tottenham, London, N22 6AA | Certificate of Lawfulness for the existing use of the property as two separate self-contained flats. | Kwaku Bossman-Gyamera |

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| West Green | Full planning permission | HGY/2023/1546 | Approve with Conditions | 28/09/2023 | Park View Secondary School, Langham Road, Tottenham, London, N15 3RB | Erection of a double storey modular temporary building to be used for 13 classrooms, one office, toilet facilities & two staircases. Existing adjacent containers to be relocated to allow for modular building. | Sarah Madondo |
| West Green | Householder planning permission | HGY/2023/1557 | Refuse | 09/10/2023 | First Floor Flat, 30 Keston Road, Tottenham, London, N17 6PN | Erection of rear dormer, roof extension and rear roof terrace. Insertion of 2x side elevation windows, 1x front rooflight and 3 x windows installed within front turret. | Mercy Oruwari |
| West Green | Householder planning permission | HGY/2023/1798 | Refuse | 31/08/2023 | 298 Philip Lane, Tottenham, London, N15 4AB | Single storey rear extension | Sabelle Adjagboni |
| West Green | Lawful development: Proposed use | HGY/2023/1918 | Permitted Development | 26/07/2023 | 42 Keston Road, Tottenham, London, N17 6PL | Certificate of lawfulness for proposed L-shaped dormer extension to the rear of property. | Emily Whittredge |
| West Green | Householder planning permission | HGY/2023/1316 | Approve with Conditions | 13/07/2023 | 24 Graham Road, Tottenham, London, N15 3NL | Removal of existing front wall. Installation of wooden bike storage box with sliding door facing street. | Emily Whittredge |
| West Green | Lawful development: Proposed use | HGY/2023/2209 | Permitted Development | 10/10/2023 | 200 Langham Road, Tottenham, London, N15 3NB | Certificate of lawfulness for proposed loft conversion with dormer extensions to the main rear roof slope and outrigger roof and roof lights to the front roof slope. | Sabelle Adjagboni |
| West Green | Full planning permission | HGY/2023/1185 | Approve with Conditions | 27/06/2023 | Downhills Park, Downhills Park Road, London N17 6PB | The installation of new low level LED floodlighting to two outdoor tennis court Nrs 1 and 2 reconfigured from three tennis courts. | Kwaku Bossman-Gyamera |
| West Green | Full planning permission | HGY/2023/1355 | Approve with Conditions | 18/09/2023 | Land at Rear of 88 and 90 Westbury Avenue, London N22 6RT | Demolition of single storey lockup garage (B8 use) and erection of single storey (plus basement) detached 2 bedroom dwelling | Kwaku Bossman-Gyamera |
| West Green | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1353 | Not Required | 29/06/2023 | 367 Lordship Lane, Tottenham, London, N17 6AE | Erection of single storey extension which extends beyond the rear wall of the original house by 3.65m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Sabelle Adjagboni |
| West Green | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1935 | Not Required | 29/08/2023 | 26 Rusper Road, Tottenham, London, N22 6RA | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m | Sabelle Adjagboni |
| West Green | Prior notification: Development by telecoms operators | HGY/2023/2200 | Approve with Conditions | 06/10/2023 | Land at Broadwater Lodge, Higham Road, London N17 6NN | The proposed installation of a telecommunications base station comprising a 20m monopole, supporting 6 no antennas, 2 no dishes together with 2 no ground-based equipment cabinets and ancillary development thereto. (Prior Notification) | Kwaku Bossman-Gyamera |
| West Green | Approval of details reserved by a condition | HGY/2023/1657 | Approve | 01/08/2023 | Tangmere, Willan Road, Tottenham, London, N17 6NA | Approval of details reserved by a condition - Condition 5b (detailed design and material specification of storage compound) attached to application HGY/2022/2816. | Cameron Sturges |

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| West Green | Approval of details reserved by a condition | HGY/2023/0762 | Approve | 05/07/2023 | Broadwater Farm Estate, London, N17 | Approval of details reserved by Condition 37 (Arboricultural Method Statement) of planning permission reference HGY/2022/0823 for demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis). | Samuel Uff |
| West Green | Approval of details reserved by a condition | HGY/2023/0725 | Approve | 03/08/2023 | 423-435, Lordship Lane, London, N22 5DH | Discharge of Condition 5: No development shall take place until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Control of Dust and Emissions Supplementary Planning Guidance document (July 2014) and shall include a Dust Risk Assessment. The development shall be carried out in full accordance with the approved AQDMP. | Josh Parker |
| West Green | Non-Material Amendment | HGY/2023/0829 | Approve | 28/06/2023 | 423-435, Lordship Lane, London, N22 5DH | Non-Material Amendment to reword the conditions. The rewording of the conditions 4, 5 and 7 to separate a schedule of works from all other demolition and construction requirements. Planning application HGY/2017/3679 for: Demolition of existing building and erection of part 1, part 5, part 6 and part 7 storey building comprising commercial uses (use class A1, A2, A3, A4, A5) at ground floor and 50 residential dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space, at 423-435 Lordship Lane, Wood Green, London N22 5DH. Planning permission was granted on appeal on 29th June 2020 (PINS ref: APP/Y5420/W/19/3223654). | Josh Parker |
| White Hart Lane | Householder planning permission | HGY/2023/0343 | Approve with Conditions | 28/06/2023 | 2 Teynton Terrace, Tottenham, London, N17 7PZ | Erection of a single storey extension to the rear and the replacement of the main house's guttering. | Sabelle Adjagboni |
| White Hart Lane | Full planning permission | HGY/2023/1642 | Approve with Conditions | 11/08/2023 | First Floor Flat, 76 Granville Road, Wood Green, London, N22 5LX | Installation of roof windows to front and rear roof slopes | Laina Levassor |
| White Hart Lane | Householder planning permission | HGY/2023/1158 | Approve with Conditions | 14/08/2023 | 35 Henningham Road, Tottenham, London, N17 7DS | Retrospective application for a 2sqmt porch for the rear entrance | Zara Seelig |
| White Hart Lane | Householder planning permission | HGY/2023/1770 | Approve with Conditions | 30/08/2023 | Outbuilding to rear of 36 Devonshire Hill Lane, Tottenham, London, N17 7NG | Erection of single storey front extension to existing self-contained studio dwelling and associated internal reconfiguration, provision of cycle and bin storage, associated works to boundary fencing. | Laina Levassor |

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| White Hart Lane | Consent to display an advertisement | HGY/2021/2690 | Approve with Conditions | 17/07/2023 | Nisa Local, Unit 1 Emer Court, Rowland Road, London, N17 7AW | Retrospective application for display of signage to include lightbox fascia sign above main entrance and parking signs (AMENDED DESCRIPTION). | Mark Chan |
| White Hart Lane | Approval of details reserved by a condition | HGY/2022/2345 | Approve | 09/10/2023 | Land rear of, 15-29, Risley Avenue, London, N17 7HJ | Details of 'car free' agreement as required by Condition 20 of planning permission ref: HGY/2022/0018 for: Redevelopment of car park and hardstanding area to provide 4 units, associated amenity space, landscaping, refuse and cycling facilities | Emily Whittredge |
| White Hart Lane | Full planning permission | HGY/2022/0967 | Approve with Conditions | 15/09/2023 | 313 The Roundway and, 8-12, Church Lane, London, N17 7AB | Demolition of existing buildings and erection of a three to five storey building with new Class E/F1 floorspace at ground floor and residential C3 units with landscaping and associated works. | Christopher Smith |
| White Hart Lane | Approval of details reserved by a condition | HGY/2022/2738 | Approve | 03/07/2023 | Shop, 1-3, Eldon Parade, Eldon Road, London, N22 5DU | Approval of details pursuant to condition 3 (Cycle Parking) attached to application HGY/2021/1918 | Gareth Prosser |
| White Hart Lane | Lawful development: Existing use | HGY/2022/4517 | Approve | 21/06/2023 | 512 Lordship Lane, Wood Green, London, N22 5DD | 3 x self-contained C3 flats on the first and second floors | Sabelle Adjagboni |
| White Hart Lane | Lawful development: Proposed use | HGY/2023/2159 | Permitted Development | 14/08/2023 | 170 Devonshire Hill Lane, Tottenham, London, N17 7NR | Certificate of Lawfulness for proposed single storey rear extension for which prior approval was not required under application ref: HGY/2023/0778 | Laina Levassor |
| White Hart Lane | Householder planning permission | HGY/2023/2259 | Approve with Conditions | 03/10/2023 | 103 Perth Road, Wood Green, London, N22 5QG | Proposed replacement of existing front porch. | Nathan Keyte |
| White Hart Lane | Full planning permission | HGY/2023/1927 | Approve with Conditions | 02/10/2023 | Unit 2, 550 White Hart Lane, Tottenham, London, N17 7BF | Proposed installation of two electrical charging upstands | Sabelle Adjagboni |
| White Hart Lane | Lawful development: Proposed use | HGY/2023/1898 | Permitted Development | 24/07/2023 | 217 Devonshire Hill Lane, Tottenham, London, N17 7NP | Rear dormer and front roof lights (Certificate of lawfulness) | Emily Whittredge |
| White Hart Lane | Consent to display an advertisement | HGY/2023/1230 | Approve with Conditions | 23/06/2023 | Shop, 506 Lordship Lane, Wood Green, London, N22 5DE | Installation of a new fascia and projecting signs | Kwaku Bossman-Gyamera |
| White Hart Lane | Householder planning permission | HGY/2023/1966 | Approve with Conditions | 12/09/2023 | 36 Homecroft Road, Wood Green, London, N22 5EL | Erection of ground floor rear extension | Cameron Sturges |
| White Hart Lane | Householder planning permission | HGY/2023/0784 | Refuse | 18/07/2023 | 5 Waltheof Avenue, Tottenham, London, N17 7PL | Construction of a loft extension with a rear dormer with timber sash windows. | Daniel Boama |
| White Hart Lane | Householder planning permission | HGY/2023/0995 | Refuse | 01/09/2023 | 4 Balliol Road, Tottenham, London, N17 7NY | Replacement of existing timber windows to front elevation of property with new UPVC windows and the replacement of the existing timber front door with a new UPVC front door. | Zara Seelig |
| White Hart Lane | Lawful development: Proposed use | HGY/2023/2003 | Approve | 24/08/2023 | 103 Perth Road, Wood Green, London, N22 5QG | Certificate of Lawfulness for proposed single storey rear extension | Nathan Keyte |
| White Hart Lane | Full planning permission | HGY/2023/0846 | Approve with Conditions | 21/08/2023 | 37 Flexmere Road, Tottenham, London, N17 7AU | Construction of a hip-to-gable roof extension and dormer roof extension to the main rear roof | Sabelle Adjagboni |
| White Hart Lane | Lawful development: Existing use | HGY/2023/1252 | Refuse | 09/10/2023 | 82 Granville Road, Wood Green, London, N22 5LX | Certificate of Lawfulness for the existing use of the property as five self-contained flats. | Mercy Oruwari |
| White Hart Lane | Full planning permission | HGY/2023/0880 | Approve with Conditions | 23/06/2023 | Shop, 506 Lordship Lane, Wood Green, London, N22 5DE | Installation of replacement shopfront and retractable canopy. | Kwaku Bossman-Gyamera |
| White Hart Lane | Full planning permission | HGY/2023/2206 | Refuse | 18/10/2023 | 2 Sandford Avenue, Wood Green, London, N22 5EH | Change of Use from Single Family Dwelling (Use Class C3) to a HMO for 5 occupants (Use Class C4) | Laina Levassor |
| White Hart Lane | Full planning permission | HGY/2023/2056 | Approve with Conditions | 04/09/2023 | 27 Perth Road, Wood Green, London, N22 5PY | Construction of dormer extension to outrigger. | Laina Levassor |

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| White Hart Lane | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1111 | Not Required | 03/07/2023 | 155 Rivulet Road, Tottenham, London, N17 7JH | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Sabelle Adjagboni |
| White Hart Lane | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/2153 | Not Required | 10/10/2023 | 5 Paisley Road, Wood Green, London, N22 5RA | Erection of single storey extension which extends beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Sabelle Adjagboni |
| White Hart Lane | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1478 | Not Required | 18/07/2023 | 120 Devonshire Hill Lane, Tottenham, London, N17 7NH | Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m. | Sabelle Adjagboni |
| White Hart Lane | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1947 | Not Required | 30/08/2023 | 14 Grainger Road, Wood Green, London, N22 5LT | Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Sabelle Adjagboni |
| White Hart Lane | Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses | HGY/2023/1750 | Approve with Conditions | 25/08/2023 | 21 Great Cambridge Road, Tottenham, London, N17 7LH | Application to determine if prior approval is required for the proposed change of use of the property from Commercial, Business and Service use (Use Class E) to Dwellinghouse use (Use Class C3). Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). | Neil McClellan |
| White Hart Lane | Approval of details reserved by a condition | HGY/2023/0655 | Approve | 03/08/2023 | 555 White Hart Lane, Tottenham, London, N17 7RP | Approval of details pursuant to condition 13 parts (a) and (b) (BREEAM) attached to planning permission HGY/2020/0635 | Valerie Okeiyi |
| Woodside | Change of use | HGY/2023/1143 | Approve with Conditions | 21/06/2023 | 262 High Road, Wood Green, London, N22 8JX | This is the application of "Change of use" only from (Class E) to Nail Salon (Sui Generis). The proposal does not include any internal or external development on the site. | Zara Seelig |
| Woodside | Full planning permission | HGY/2023/1015 | Approve with Conditions | 13/09/2023 | 266 High Road, Wood Green, London, N22 8JX | Proposed single storey rear extension (retrospective application). | Zara Seelig |
| Woodside | Householder planning permission | HGY/2023/1094 | Approve with Conditions | 19/06/2023 | Ground Floor Flat, 11 Dunbar Road, Wood Green, London, N22 5BG | Replacement of existing rear/side extension for the erection of a single storey rear extension with rear sliding doors, a flat roof with a parapet wall, and a courtyard/lightwell. | Daniel Boama |
| Woodside | Listed building consent (Alt/Ext) | HGY/2023/2112 | Approve with Conditions | 28/09/2023 | Civic Centre, High Road, London N22 8LE | Listed building consent for survey, trial cleaning and repairs of internal stone and terrazzo finishes | Samuel Uff |
| Woodside | Lawful development: Existing use | HGY/2023/2397 | Approve | 15/09/2023 | Flat A, 33 Myddleton Road, Wood Green, London, N22 8LY | Certificate of Lawfulness for existing rear outbuilding | Laina Levassor |
| Woodside | Lawful development: Proposed use | HGY/2023/1272 | Permitted Development | 07/07/2023 | 126 Woodside Road, Wood Green, London, N22 5HS | Certificate of Lawfulness for a proposed Loft Conversion | Sabelle Adjagboni |

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| Woodside | Householder planning permission | HGY/2023/1592 | Approve with Conditions | 04/08/2023 | Flat A, 47 Lyndhurst Road, Wood Green, London, N22 5AX | Proposed loft conversion including the construction of a rear dormer extension and insertion of three rooflights on the front slope. | Daniel Boama |
| Woodside | Householder planning permission | HGY/2023/1599 | Approve with Conditions | 14/08/2023 | 30 Sidney Road, Wood Green, London, N22 8LU | Re-conversion of 2x self-contained flats into a 3 bedroom single family dwelling including internal alterations. | Mercy Oruwari |
| Woodside | Consent to display an advertisement | HGY/2023/2100 | Refuse | 27/09/2023 | 479 High Road, London N22 8JD | Application for advertisement consent to display a 48-sheet digital display sign on flank elevation of building. | Sabelle Adjagboni |
| Woodside | Householder planning permission | HGY/2023/1830 | Approve with Conditions | 05/09/2023 | First Floor Flat, 211 Lyndhurst Road, Wood Green, London, N22 5AY | Loft conversion incorporating the formation of a hip to gable extension, a rear dormer and the installation of 3x front rooflights. | Mercy Oruwari |
| Woodside | Householder planning permission | HGY/2023/1689 | Approve with Conditions | 14/09/2023 | 3 Barratt Avenue, Wood Green, London, N22 7EZ | Proposed infill Rear Extension and associated changes. | Nathan Keyte |
| Woodside | Lawful development: Proposed use | HGY/2023/1785 | Approve | 17/08/2023 | 16 Leith Road, Wood Green, London, N22 5QA | Certificate of Lawfulness for loft conversion consisting of the formation of a rear L Shaped dormer extension and the installation of roof lights on the front slope. | Oskar Gregersen |
| Woodside | Householder planning permission | HGY/2023/1698 | Approve with Conditions | 22/08/2023 | 10 Hampshire Road, Wood Green, London, N22 8LR | Demolition of the existing 1no. rear infill extension. Erection of 1no. flat roof rear infill extension with 1no. rooflight. Replacement of the rear extension pitched roof with a flat roof and parapet walls. | Daniel Boama |
| Woodside | Removal/variation of conditions | HGY/2022/4434 | Refuse | 25/08/2023 | Cafe, 272 High Road, Wood Green, London, N22 8JY | Variation of Condition 3 (The use hereby permitted shall not be operated before 0800 or after 2300 hours Monday to Saturday and not at all on Sundays or Bank Holidays) of planning permission ref. HGY/2001/1538 to allow opening of the premises between 07.00 to 02.00 Monday to Sunday and Bank Holidays. | Emily Whittredge |
| Woodside | Lawful development: Proposed use | HGY/2023/1702 | Permitted Development | 06/07/2023 | 10 Hampshire Road, Wood Green, London, N22 8LR | Rear dormer and front roof lights (Certificate of lawfulness) | Emily Whittredge |
| Woodside | Lawful development: Proposed use | HGY/2022/2661 | Permitted Development | 21/08/2023 | 1, Woodside Road, London, N22 5HP | Certificate of lawfulness (proposed): Loft conversion, with installation of rear dormer extending over onto outrigger and the addition of two front rooflights. | Oskar Gregersen |
| Woodside | Consent to display an advertisement | HGY/2021/2686 | Approve with Conditions | 06/07/2023 | Workshop Rear Of, 228-230, High Road, London, N22 8HH | Fascia advertisement sign above workshop | Nathan Keyte |
| Woodside | Lawful development: Proposed use | HGY/2023/2244 | Permitted Development | 13/10/2023 | 25 Cheshire Road, Wood Green, London, N22 8JJ | Certificate of lawfulness for the proposed erection of a single storey rear extension. | Sabelle Adjagboni |
| Woodside | Lawful development: Existing use | HGY/2023/2188 | Approve | 06/10/2023 | 34 Parkhurst Road, Wood Green, London, N22 8JQ | Certificate of lawfulness: for the existing use of the property as 5 self contained flats | Mercy Oruwari |
| Woodside | Demolition in a conservation area | HGY/2023/1122 | Refuse | 20/07/2023 | 65 Bounds Green Road, Wood Green, London, N22 8HB | Restoration of side boundary wall to its original dimensions with re-used and new matching bricks on the side facing Park Avenue. | Daniel Boama |
| Woodside | Lawful development: Proposed use | HGY/2023/1708 | Permitted Development | 23/08/2023 | 20 Ringslade Road, Wood Green, London, N22 7TE | Certificate of Lawfulness proposed use: Single storey rear extension | Sabelle Adjagboni |
| Woodside | Change of use | HGY/2023/2147 | Approve with Conditions | 18/10/2023 | Workshed 7, Car Park, River Park Road, Wood Green, London, N22 7TB | Change of use from a Knitting retail shop (Class E) to a Body Piercing shop (Sui Generis). | Daniel Boama |

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| Woodside | Lawful development: Existing use | HGY/2023/1282 | Approve | 03/10/2023 | Ground Floor Flat, 12 Barratt Avenue, Wood Green, London, N22 7EZ | Certificate of Lawfulness for the existing use of the property as two self-contained flats (comprising one ground floor flat and one first floor flat). | Daniel Boama |
| Woodside | Lawful development: Proposed use | HGY/2023/1551 | Approve | 27/06/2023 | 61 Wolves Lane, Wood Green, London, N22 5JD | Certificate of lawfulness for proposed erection of a single storey 2.5m high outbuilding in the rear garden incidental to the enjoyment of the dwellinghouse. | Daniel Boama |
| Woodside | Full planning permission | HGY/2023/0773 | Approve with Conditions | 27/06/2023 | Flat A, 13 Cheshire Road, Wood Green, London, N22 8JJ | Proposed single storey rear extension to ground floor flat | Sabelle Adjagboni |
| Woodside | Full planning permission | HGY/2023/2050 | Refuse | 21/09/2023 | 349C High Road, Wood Green, London, N22 8JA | Change of use from first floor office to HMO Use (8 no. Ensuite Rooms) with 3 no roof windows including internal and external alterations. | Kwaku Bossman-Gyamera |
| Woodside | Lawful development: Proposed use | HGY/2023/1753 | Refuse | 25/08/2023 | 39 Bracknell Close, Wood Green, London, N22 5RE | Certificate of Lawfulness for proposed additional storey under Class AA | Laina Levassor |
| Woodside | Lawful development: Existing use | HGY/2023/1082 | Approve | 04/09/2023 | 57 Park Avenue, Wood Green, London, N22 7EY | Certificate of lawfulness for use of property as HMO Class C4 | Sarah Madondo |
| Woodside | Householder planning permission | HGY/2023/1768 | Approve with Conditions | 29/08/2023 | Flat A, 53 Sidney Road, Wood Green, London, N22 8LT | LOFT EXTENSION INCLUDING REAR FACING DORMER | Sabelle Adjagboni |
| Woodside | Lawful development: Existing use | HGY/2023/1304 | Approve | 11/07/2023 | 346 High Road, Wood Green, London, N22 8JW | Certificate of Lawfulness for existing use of the first and second floors of the property at 346 High Street, N22 8JW as four self-contained flats (Flat A, Flat B, Flat D and Flat E). | Daniel Boama |
| Woodside | Householder planning permission | HGY/2023/1026 | Approve with Conditions | 20/07/2023 | 23 Forfar Road, Wood Green, London, N22 5QE | First floor side extension | Emily Whittredge |
| Woodside | Householder planning permission | HGY/2023/0662 | Approve with Conditions | 25/08/2023 | First Floor Flat B, 7 Sidney Road, Wood Green, London, N22 8LT | Alteration of first floor rear elevation window, construction of rear dormer roof extension with associated roof terrace and installation of 1 x rear and 1 x front roof lights. | Laina Levassor |
| Woodside | Full planning permission | HGY/2023/1788 | Refuse | 31/08/2023 | 6 Hardy Passage, Wood Green, London, N22 5NZ | New Mansard Roof Over Flat Roof to Convert Front First Floor Flat From a Flat to a 4 Person Maisonette. | Kwaku Bossman-Gyamera |
| Woodside | Householder planning permission | HGY/2023/1360 | Approve with Conditions | 19/07/2023 | 25 Lascotts Road, Wood Green, London, N22 8JG | Proposed single storey rear/side extension. | Oskar Gregersen |
| Woodside | Full planning permission | HGY/2023/1183 | Approve with Conditions | 31/07/2023 | First Floor Flat, 24 Arcadian Gardens, Wood Green, London, N22 5AA | Loft conversion with rear dormer and velux windows to the front | Sabelle Adjagboni |
| Woodside | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1594 | Not Required | 02/08/2023 | 34 Kings Road, Wood Green, London, N22 5SN | Erection of single storey extension which extends beyond the rear wall of the original house by 3.68m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.35m | Laina Levassor |
| Woodside | Prior notification: Development by telecoms operators | HGY/2023/2421 | Permitted Development | 15/09/2023 | 606 Lordship Lane, Wood Green, London, N22 5JH | Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposal is for an upgrade to the existing rooftop telecommunications equipment. Existing 6No. Antennas to be removed and replaced with proposed 6No. Antennas and associated ancillary works. Existing Cabinets to be upgraded internally. For full details please refer to the enclosed drawings. | Kwaku Bossman-Gyamera |

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| Woodside | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1826 | Not Required | 22/08/2023 | 6 Berners Road, Wood Green, London, N22 5NE | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.98m and for which the height of the eaves would be 2.66m | Laina Levassor |
| Woodside | Prior notification: Development by telecoms operators | HGY/2023/2759 | No Objections | 13/10/2023 | Thomas Hardy House, Commerce Road, Wood Green, London, N22 8EE | In accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended), formal notification in writing of one calendar month notice in advance, of our intention to install electronic communications. The proposed work comprises: ? The installation of a new 0.3 DIA m temporary transmission dish at 28.00m utilising the existing steelwork. | Kwaku Bossman-Gyamara |
| Woodside | Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses | HGY/2023/2046 | Approve with Conditions | 20/09/2023 | 3 The Mews, Truro Road, Wood Green, London, N22 8EL | Application to determine if prior approval is required for the proposed change of use of a single storey commercial building from Commercial, Business and Service Use (Class E) to a one-bedroom studio dwelling (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA. | Oskar Gregersen |
| Woodside | Prior notification: Development by telecoms operators | HGY/2023/2435 | Permitted Development | 14/09/2023 | River Park House, 225 High Road, Wood Green, London, N22 8HQ | formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposal is for an upgrade to the existing rooftop telecommunications installation. Proposed 1No. Tripod. The existing 4No. Antennas are to be relocated and associated ancillary works. Existing 2No. Antennas to be reused. Existing Equipment Cabin to be refreshed internally. For Full details please refer to enclosed drawings. | Kwaku Bossman-Gyamara |
| Woodside | Prior approval Part 1 Class A.1(ea): Larger home extension | HGY/2023/1329 | Not Required | 29/06/2023 | 28 Gathorne Road, Wood Green, London, N22 5ND | Erection of single storey extension which extends beyond the rear wall of the original house by 5.03m, for which the maximum height would be 3.05m and for which the height of the eaves would be 2.8m | Sabelle Adjagboni |
| Woodside | Approval of details reserved by a condition | HGY/2023/1161 | Approve | 22/06/2023 | 708 Lordship Lane, Wood Green, London, N22 5JN | Approval of details pursuant to condition 3 (Secure and covered cycle parking) attached to planning reference HGY/2022/1472 | Sarah Madondo |

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| Woodside | Approval of details reserved by a condition | HGY/2023/1173 | Approve | 29/09/2023 | Wolves Lane Nursery, Wolves Lane, Wood Green, London | Approval of details pursuant to condition 3 (materials) attached to planning permission ref: HGY/2021/1474 (Demolition of existing classroom, 3 x office cabins, barn (packing shed) and polytunnels to allow the erection of four replacement community buildings (2 x single storey, 1 x part 1, part 2 storey), comprising new teaching, meeting and learning spaces, together with associated landscaping (working yard, events yard and new planting), entrance canopy fronting Wolves Lane and on site cycle parking and car parking (4no.) for staff.) | Gareth Prosser |
| Woodside | Approval of details reserved by a condition | HGY/2023/1228 | Approve | 22/06/2023 | 708 Lordship Lane, Wood Green, London, N22 5JN | Approval of details pursuant to condition 4 (Refuse and Waste Storage) attached to planning reference HGY/2022/1472 | Sarah Madondo |
| Woodside | Approval of details reserved by a condition | HGY/2023/1955 | Approve | 13/09/2023 | Wood Green Social Club, 3 Stuart Crescent, Wood Green, London, N22 5NJ | Approval of details pursuant to condition 17 (contamination report) Part A only, attached to planning permission HGY/2021/2031. | Eunice Huang |
| Woodside | Approval of details reserved by a condition | HGY/2023/1722 | Approve | 08/08/2023 | 132 Station Road, Wood Green, London, N22 7SX | Approval of details pursuant to condition 5 (Parking and Cycle Facilities) attached to planning permission ref: HGY/2020/3036 | Matthew Gunning |
| Woodside | Approval of details reserved by a condition | HGY/2023/0950 | Approve | 29/09/2023 | Wolves Lane Nursery, Wolves Lane, Wood Green, London | Approval of details pursuant to 11(a) (Energy Strategy) attached to planning permission ref: HGY/2021/1474 (Demolition of existing classroom, 3 x office cabins, barn (packing shed) and polytunnels to allow the erection of four replacement community buildings (2 x single storey, 1 x part 1, part 2 storey), comprising new teaching, meeting and learning spaces, together with associated landscaping (working yard, events yard and new planting), entrance canopy fronting Wolves Lane and on site cycle parking and car parking (4no.) for staff.) | Gareth Prosser |
| Woodside | Approval of details reserved by a condition | HGY/2023/1553 | Approve | 02/10/2023 | 132 Station Road, Wood Green, London, N22 7SX | Approval of details pursuant to Condition 21 (Energy) of Planning permission HGY/2020/3036. | Matthew Gunning |
| | Householder planning permission | HGY/2022/4060 | Approve with Conditions | 04/07/2023 | Flat B, 47 Rathcoole Avenue, Hornsey, London, N8 9LY | Erection of rear dormer extension and installation of two roof lights to the front roof slope. | Michelle Meskell |