

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 5th February, 2024, 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, Lotte Collett and Alexandra Worrell

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 13 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 15th January 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/2023/3058 DOWN LANE RECREATION GROUND, PARK VIEW ROAD, TOTTENHAM, LONDON (PAGES 7 - 104)

Proposal: Planning application for Phases 2a and 3 of the Down Lane Park Improvement Programme: demolition of former Park Pavilion and Park Depot Buildings (and associated structures), and basketball court to allow for construction of a new Community Hub Building and Community Garden, new basketball and netball courts, new children's play area, access routes, entrances and associated soft and hard landscaping.

9. PRE-APPLICATION BRIEFINGS

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

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

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

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

10. PPA/2023/0093 - COLLEGE OF NORTH EAST LONDON TOTTENHAM CENTRE, HIGH ROAD, TOTTENHAM, LONDON, N15 4RU (PAGES 105 - 126)

Proposal: The proposal seeks permission for the construction of a five-storey new building to host the Construction and Engineering Centre of the College.

11. UPDATE ON MAJOR PROPOSALS (PAGES 127 - 142)

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.

12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 143 - 158)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 1/01/2024 – 19/01/2024.

13. NEW ITEMS OF URGENT BUSINESS

14. DATE OF NEXT MEETING

To note the date of the next meeting as 7th March.

Kodi Sprott, Principal Committee Coordinator

Tel – 020 8489 5343

Fax – 020 8881 5218

Email: kodi.sprott@haringey.gov.uk

Fiona Alderman

Head of Legal & Governance (Monitoring Officer)

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

Friday, 26 January 2024

7:00-9:13

PRESENT:

Councillors: Barbara Blake (Chair), Reg Rice (Vice-Chair), John Bevan, Cathy Brennan, Sue Jameson, Emine Ibrahim, Pippa Connor, George Dunstall and Lotte Collett

1. FILMING AT MEETINGS.

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

2. PLANNING PROTOCOL

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

3. APOLOGIES

Apologies were received from Councillor Emery and Councillor Worrell. Councillor Connor would be his substitute. This was in accordance with Committee standing orders 53 to 56.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

Cllr Ibrahim stated a declaration of interest regarding item 8, she was a councillor for the Noel Park Ward. She would be viewing the item with an open mind.

6. MINUTES

RESOLVED

To approve the minutes of the Planning Sub Committee held on the 11th December as a correct record.

7. PLANNING APPLICATIONS

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

8. HGY/2023/2357 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 N8 & N22 (PAGES 19 - 126)

Planning Officer, Valerie Okeiyi introduced the report for approval of 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 pursuant to planning permission HGY/2017/3117 dated 19th April 2018. Robbie McNaugher noted to members that a further late objection was received from Park Malvern Residents Association. This objection was based on lack of engagement and the thresholds of the parameters being

exceeded; the residence group believe they should have been notified on this. Officer's response to this was addressed in the addendum, there had been a public consultation and letters were sent out directly to residents. There were also meetings with the resident's association in October. In terms of the parameter plans being exceeded, that was noted to be amended through a non-material amendment.

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

- The wall on the 14th floor terrace is 1.5m, which is higher than building regulations standard of 1.1m. Officers were confident that this wall wasn't climbable. There would be an enclosure feel, the terrace would also provide wind protection whilst still providing potential for views further out. It was noted that there would be an amendment to condition 2 to include words on safety measures.
- There was a 21-day consultation period given to reserved matters applications, the consultation for this application ended in October. There were regular liaisons with resident groups and pre/post application engagement events – this went beyond what is often seen. The scope of this was limited due to the application being an application for reserved matters. The exhibition detailed proposals for phase 4, residents could feed back on the proposal and put forward names of businesses for the new public square space.
- There had been ongoing wind mitigation disputes about inputs, should an agreement not be reached, this could be controlled by conditions and further mitigations of landscaping. There would be scope to change this within the landscaping conditions. There was a meeting on Friday with council officers but there were delays in setting this up. Officers were approached in October regarding this, but it took a while to receive a response back and then there was the Christmas break. The applicant had still presented the scheme to residents at their October meeting.
- There is a slight change to the number of car parking spaces provided. This development would be car free/car capped. The applicant could provide parking, but residents would not be able to apply for on-street parking. Most of the spaces available would be for wheelchair accessible units, which complies with the London plan. Residents who moved in would not be able to apply for parking permits on the local roads.
- There is communal amenity space on the 10th floor of H1 which is a standalone building. There would be communal amenity space for blocks h2/h3 and a communal podium terrace between h2/h3. In terms of green space, within the master plan of scale there had been spaces put aside for this, such as Hornsey Park Road. In terms of links to Wood Green common, this square would provide a link for residents to be able to access; there would be further work to improve and enhance that. The applicant had paid to improve the tunnel access to Alexandra Palace.
- The development fitted in with the wider area, wider work was being led by the regeneration service of the Council. There was a need to improve open space and there had been engagement over the last summer. Through the Council Capital and Community Infrastructure Levy, three school streets would be funded, there would be improvements made to Mayese Road, Caxton Gardens and Wood Green Common specifically. Part of this would be funded by the development, so this wider development and this phase have and will pay community infrastructure levy. Some of the money which had already been collected from the scheme and elsewhere in the local area was already being used for these projects specifically to improve links and access.

- It was common for developments of this nature to have a one way system, within that one way system there would be loading bays and this would be a managed service.
- The Haringey CIL was predicted to be around £8,000,000; this would be going into part of the capital project.
- The Cultural Strategy ensured spaces provided could accommodate uses, such as for the Brewery or College Arts. Discussions around this were occurring with College Arts.
- Within phase 2 the homes provided would be shared ownership, phase 3 which was one of the recent reserved matters approvals there would be social rent and the Council could acquire this. Within phase 1 would be social rented homes. A lot of the affordable housing had already been delivered, there was a 32% affordable housing provision. This was now at 47%, thus had exceeded the target. Overall, the entire master plan would hit that target and there was now a Council block that would also be included.
- One of the main points about the Square was that it had to be flexible. This Square would host events, markets, and performances - for that reason it wouldn't be appropriate for this to be a further green space.

The following was noted in response to questions from the applicant team:

- In terms of the consultation, 20,000 leaflets were posted to the local community. At the public consultation, the resident's association said this information was also posted onto their WhatsApp group. In October, there was a walk of the site and a presentation delivered. The applicant had worked with the Council and within parameter plans and master plans. They had also worked closely with the architects and taken on board comments.
- The public square would have hard landscaping as this would be suitable for the purpose; markets/performances. Hornsey Park would be a 2-minute walk away if a green space was desired for residents.
- Officers could not condition a financial contribution. The CIL would cover the NHS contribution.
- Following the QRP, all issues which had been addressed were resolved. One issue raised was the scheme layout and the proximities of block h1-h2. Block h1 was then situated further to the west. The use of stone rather than brick would prevent damage from graffiti. The number of trees had increased, the design team were happy with the changes made since the panel and were satisfied all concerns have been addressed. The three floors had been made more prominent and distinctive to the lower floors than they were previously, this was to give them a greater distinction as tall buildings in their longer and medium views.
- There had been several phases on wind studies for the scheme. There had been wind tunnel testing, in line with the outline consent. Favourable aspects were shown in the initial computer modelling, more work was done in developing landscaping to mitigate. It was not just the height but also the orientation and the exposure. There was a lot of factors that went into how windy conditions end up around the base of the buildings.
- In terms of fire safety, there would be sprinklers in the development.

Cllr Bevan put forward a motion to amend the NHS contribution, this was not seconded so this motion was not carried.

The Chair asked Robbie McNaugher, Head of Development Management and Enforcement

Planning to sum up the recommendations as set out in the report. It was noted there would be an amendment to condition 2 to include safety. The Chair moved that the recommendation be granted following a vote with 10 for, 0 against and 0 abstentions.

RESOLVED

1. That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives.

Conditions – Summary (the full text of recommended conditions is contained in Section 12 of this report)

- 1) In accordance with plans
- 2) Landscaping
- 3) Boundary treatment
- 4) Design details

Informatives – Summary (the full text of recommended conditions is contained in Section 12 of this report)

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers

9. PRE-APPLICATION BRIEFINGS

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

10. PPA/2024/0002 157-159 HORNSEY PARK ROAD, N8 0JX (PAGES 127 - 150)

Planning Officer, Valerie Okeyi proposed the report for redevelopment of the site to provide 32 residential units and commercial floorspace with associated disabled parking, landscaping and access.

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

- In terms of the commercial space, it would sit within the site allocation for mixed use and there was a quantum of commercial space to be provided across the whole area. At the QRP they felt that it would be preferable as a residential led scheme. There were merits in that as it was a small site which sat behind other residential units. However, there was a desire for a link through the scheme and the planners felt that there was an ability to tie in commercial activities. The size of the commercial unit being 1.1 square meters would be suitable for a smaller business.

- The 2017 site allocation document had largely come to fruition in terms of planning permissions. The demand for workspace was high and there was not anything in terms of material planning considerations that would necessarily steer officers away from that.
- Site access would only be from Hornsey Park Rd, but there would be a construction management plan that would be put forward with the application to detail how the works would be managed. The applicant had dealt with sites with tighter access than this. It would equally come down to the sizes of the vehicles and also the method of construction used; those things could be mitigated. Surveys could also be carried out for residents.
- All of the flats would have kitchens. There would only be dual aspects within the scheme. The applicant had worked to mediate between houses on Hornsey Park Road therefore did not believe these homes would look out of place. The shared ownership would be roughly 55% of private sale value. A 2-bedroom flat would estimate around £300,000.
- The applicant had not looked at opening the Moselle and turning it into an open river. This would create issues with adjoining properties if opened and then closed. This could create a weak spot; the boundary of the site ran down the middle of the Moselle therefore this would have to be in conjunction with the other adjoining landowners.
- Initially, affordable housing was going to be situated within block B. Currently, the scheme was showing 6%-14% affordable offering. It had proven difficult to put social housing in with private housing as housing associations preferred not to mix due to their own costs. The applicant was in the early viability stage and was reviewing with the external consultant; this would be an opportunity to look at the committed sum. The team hadn't yet discussed the community space but were predominantly looking at class E use.
- The site would be adjacent to the Clarendon site but also next to the other houses, the applicant was looking to create a transition between the two. There had been extensive discussions with the QRP and chairs review and following on from that changes have been made to the design.
- Following on from the recent viability studies, there would be potential for a maximum of 4 affordable units provided and minimum of 2. Once the applicant had confirmed the number of units and the Council agreed, there could then be further discussions around a Council offering.
- Class E commercial space could be shops, restaurants, cafes, offices, nurseries, creches or a small health centre. Due to the location of the site and size there was not an expectation of a large business expressing interest; however, the applicant would be open to flexibility.

11. UPDATE ON MAJOR PROPOSALS (PAGES 151 - 166)

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.

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

- Cllr Bevan noted the planning application for Shell Petrol Station at the end of Park Lane and requested an update, this would be taken away and looked into.

- It was explained that the Civic Centre application was at a legal letter stage which would set out provisions.
- Grove Lawn Tennis club has had a number of extensions to the deadline while issues were being worked through.

12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 167 - 190)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 27/11/2023 – 29/12/2023.

13. NEW ITEMS OF URGENT BUSINESS

DATE OF NEXT MEETING

- 14.** To note the date of the next meeting as 5th February.

Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2023/3058**Ward:** Tottenham Hale**Address:** Down Lane Recreation Ground, Park View Road, Tottenham, London

Proposal: Planning application for Phases 2a and 3 of the Down Lane Park Improvement Programme: demolition of former Park Pavilion and Park Depot Buildings (and associated structures), and basketball court to allow for construction of a new Community Hub Building and Community Garden, new basketball and netball courts, new children's play area, access routes, entrances and associated soft and hard landscaping.

Applicant: London Borough of Haringey's Regeneration and Parks and Leisure Departments

Ownership: Public

Case Officer Contact: Zara Seelig

1.1 The application is being brought before committee as the applicant is the Council.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal is part of the Council's Parks & Greenspaces Strategy and supports the ongoing regeneration of the area by providing an enhanced amenity funded by contributions from surrounding developments that will benefit the present and future needs of the local community.
- The development would introduce a well thought out, high-quality development that responds appropriately to the local context and is supported by the Quality Review Panel.
- The proposal would not result in 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 due to the distance between the neighbouring properties and the proposal, and the use remaining as existing.
- The development would promote the use of sustainable transport, providing an appropriate quantity of cycle parking spaces for this location and is supported by sustainable transport initiatives. It would be 'car free' other than the provision of one disabled parking space and one staff parking space and there would be no significant adverse impacts on the surrounding highway network or on car parking conditions in the area.

- The development would be zero carbon and exceed the London Plan carbon reduction targets, as well as providing site drainage and biodiversity improvements.

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 satisfactory to the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability.
- 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.

Conditions

1. Three years
2. Approved Plans
3. Details and Materials
4. Landscaping
5. Arboricultural Method Statement incl Tree Protection Plans
6. Lighting
7. Secure by design accreditation and certification
8. Land Contamination and Unexpected Contamination
9. Construction Logistics Plan
10. Car Parking Management Plan
11. Delivery and Servicing Plan/Waste management plan
12. Demolition/Construction Environmental Management Plans
13. Cycle parking
14. Event Management Plan
15. Noise Management Plans
16. Energy Strategy
17. Overheating
18. Sustainability and Biodiversity Measures
19. Water Butts
20. Passivhaus
21. Fire Safety Solutions
22. Surface Water Drainage Scheme
23. Detailed Management Plan

Informatives

- 1) CIL liable
- 2) Hours of construction
- 3) Thames Water Groundwater Risk Management Permit
- 4) Asbestos

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3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4. CONSULTATION RESPONSES
5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION

APPENDICES:

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| Appendix 1 | Planning Conditions and Informatives |
| Appendix 2 | Plans and Images |
| Appendix 3 | Consultation Responses – Internal and External Consultees |
| Appendix 4 | QRP Report |

3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Proposed development

- 3.1.1. The application proposals are part of a wider masterplan for Down Lane Park consisting of works to be undertaken under permitted development and works applied for under this full planning application.
- 3.1.2. The application proposals consists of Phases 2a and 3 of the Down Lane Park Improvement Programme: demolition of former Park Pavilion and Park Depot Buildings (and associated structures), and basketball court to allow for construction of a new Community Hub Building and Community Garden, new basketball and netball courts, new children's play area, access routes, entrances and associated soft and hard landscaping.
- 3.1.3. The works being undertaken under permitted development include landscaping, new park entrances, improving existing park entrances, SuDSs, upgraded outdoor gym and a new play area.

Full planning application

- 3.1.4. Planning permission is sought for the demolition of the existing Park Pavilion and Park Depot buildings and redevelopment of the site to provide a new community hub building with 402m² of floorspace, this hub includes a large community hall and a community Café and kitchen. The internal layout of the building can be adapted to suit the sizes of space required at any one time. A pergola would be attached to the community hub building that leads out onto a community garden.
- 3.1.5. To the south of the community hub building and garden would be new basketball and netball courts, a new children's playground and landscaping improvements.

Figure 1 - Full Masterplan of Down Lane Park



- Park boundary
- Entrances & Boundaries
 - 1 New park entrance
 - 2 Improved existing park entrance
 - 3 School street
 - 4 Breaking down park edge boundary
 - 4 Cycle routes connecting wider area
- Community Space
 - 5 Community hub space with outdoor cafe overspill
 - 6 Enclosed community garden space
 - 7 Back of House / Service Yard
- Sports & Play
 - 8 Upgraded outdoor gym
 - 9 New play area
 - 10 Existing artificial grass pitch
 - 11 New accessible Multi Use Games Area (basketball, netball)
 - 12 Existing retained tennis courts
 - 13 Perimeter activity route - Running, walking, cycle training (approx 0.85km)
- Ecology & Biodiversity
 - 14 Greening of southern area
 - 15 Biodiverse selectively mown meadow grass
 - 16 Sustainable urban drainage
 - 17 Mown grass / glades within planting
 - 18 New viewing mounds

3.1.6. The planning application has involved a comprehensive co-design process as well as the pre-application process including:

- 3 x Co-Design Group study visits
- 5 x Co-Design Group meetings
- 1 x Co-Design Group meeting walkabout
- 10 x Co-Design Group meeting workshops
- 4 x Community Hub Building workshops
- 2 x Public Engagement Periods

3.1.7. The application is an important piece of the regeneration of the area and provides improved amenities to support the growth in population underway through new developments surrounding the park. A significant proportion of the funding (over £2Mil) for these works is provided through S106 payments from surrounding developments along with GLA grant funding and income (£4Mil) from the Council's Strategic Development Partnership with Related Argent.

3.2. Site and Surroundings

3.2.1. The application site, which forms part of Down Lane Park extends to 0.98 hectares. The application site contains the existing former Park Pavilion and Parks Depot Buildings, which have a total floorspace of 647 sqm (excluding outdoor amenity space). The application site also contains the existing basketball court and Parks Depot yard for Down Lane Park.

3.2.2. To the immediate south of the application site is the southern edge of Down Lane Park, which contains a children's playground. To the immediate north of the application site is a 7-a-side Artificial Grass Pitch (AGP) and three tennis courts. Beyond these to the north is 'north-field' of Down Lane Park, which is grassed and contains many mature trees and various public footpaths.

3.2.3. Pedestrian access from the west into Down Lane Park is via four entrances along Park View Road. Pedestrian access from the east is via three entrances along the eastern boundary of the application site, from Ashley Road. Vehicular access is via Park View Road, directly into the Parks Depot yard. There is an HGV entrance at the junction of Ashley Road and Burdock Road.

3.2.4. Surrounding the application site are a mixture of uses. Directly north of the application site is vacant land that is being redeveloped for residential use with a small quantum of commercial use ('the Ashley Road Depot site'). Northeast of the application site are the buildings that make up Harris Academy Tottenham, a local all-through school with nursery. Southeast of the application site are numerous newly built residential buildings, some of which have commercial uses at ground floor. South and southwest of the application site, beyond Hale Road, is 'Heart of Hale', a part-built, part-under construction development of tall buildings that are a mix of residential and commercial uses. Terraces of two-storey residential development is to the west of the application site, beyond Park View Road.

- 3.2.5. The application site is well served by public transport, PTAL 4- 6b. Next to the 'Heart of Hale' is Tottenham Hale station, which is served by the London Underground's Victoria line and a national railway station served by the London Stansted and East Anglia line. Tottenham Hale bus station is also next to the railway and London Underground stations.
- 3.2.6. The red line shows the application site boundary where Phases 2a and 3 (the proposed development is sought) and the blue line shows the remainder of Down Lane Park, where the other phases of works will take place under Permitted Development (see figure 2 below).

Figure 2 – Aerial View



3.3 Relevant Recent Planning and Enforcement history

- 3.3.1 HGY/2002/1685 – Erection of single storey extension to provide new nursery, rest room and associated facilities – Approved (with conditions)
- 3.3.2 HGY/2019/1259 - Planning permission is sought to create an Artificial Grass Pitch (AGP) with associated features including a 4.5m high ball stop fencing and gates with roof netting, a 1.20m high pitch barrier and gates located internally within the fenced enclosure to segregate the playing area (the field of play) from adjoining hard-standing areas, new hard-standing areas complete with associated porous asphalt surfacing providing for pedestrian circulation, vehicular maintenance and emergency access, storage area for portable goals, associated drainage works, tree removal works, 12m high floodlight system and maintenance equipment store.
– Approved (with conditions)

4. CONSULTATION RESPONSES

4.1 Quality Review Panel and Urban Design London Review Panel

- 4.1.1 The scheme has been presented to Haringey's Quality Review panel and has been presented to the Urban Design London review panel.
- 4.1.2 Following the Quality Review Panel meeting in May 2023, the Panel offered their 'warm support' for the scheme

4.2 Application Consultation

- 4.2.1 The following were consulted regarding the application:

(Comments are in summary – full comments from consultees are included in appendix 3)

INTERNAL:

Design Officer

Commends the quality of the design

Transportation

No objections raised, subject to conditions – see transport section of the report for comments

Arb Officer

Please see trees section of the report for the comments

Parks and Leisure

This application should be supported so that residents can benefit from an excellent local park see Appendix 3 for full comments

Drainage

Please see drainage section of report for the comments

Nature Conservation Officer

No Objection, see Appendix 3 for full comments

Carbon Management

Please see Sustainability section of report for the comments

Pollution Officer

No Objection, see Appendix 3 for full comments

EXTERNAL

Tottenham Hale Residents Association

No response received

Friends of Down Lane Park

No response received

LUOS Community Hub & Cafe

No response received

5. LOCAL REPRESENTATIONS

3.1. On 27 November 2023, notification was sent to the following regarding planning application HGY/2023/3058:

- 1703 neighbour letters

3.2. The number of representations received from neighbours, local groups etc have been collated for the planning application are as follows:

No of individual responses: 6

Objecting: 5
Supporting: 0
Others: 1

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

- Smaller and separate playgrounds, limit the communication between parents.
- Additional entrance/exits will make the park/playgrounds more unsafe.
- Object to the removal of the nursery.
- Removing the railings would make the area significantly more dangerous.
- Women pedestrians would have to make a diversion due to safety concerns.
- The proposed boundary hedging is supported but could be in addition to the railings.
- Current hedging/plants have been over pruned and concerns over this happening with new planting.
- There was not adequate replacement trees for those removed to facilitate the MUGA in 2020.
- Visually legible entrances and exits with good lighting and adequate street crossings to facilitate access is what is needed by the local community.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

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

6.1 Principle of the development

National Policy

6.1.1 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.

- 6.1.2 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

- 6.1.3 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.
- 6.1.4 London Plan Policy G4 states that proposal should not result in the loss of protected open space and where possible, create areas of publicly accessible open space, particularly in areas of deficiency.

Local Policy

- 6.1.5 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.
- 6.1.6 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.
- 6.1.7 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.
- 6.1.8 Policy DM19 requires proposals on sites which are, or are adjacent to, internationally designated sites, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site. Development that has a direct or indirect adverse impact upon important ecological assets, either individually or in combination with other development, will only be permitted where the harm cannot be reasonably avoided; and it has been suitably demonstrated that appropriate mitigation can address the harm caused.
- 6.1.9 Policy DM20 states that development that protects and enhances Haringey's open spaces will be supported. The reconfiguration of open space will be supported where it is part of a comprehensive, deliverable scheme, there would be no net loss of open space; it would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would

secure a viable future for the open space; and would not be detrimental to any environmental function performed by the existing open space.

6.1.10 DM20 also notes that the Council will require all development providing new or replacement open space, wherever possible, to connect to the All London Green Grid. Protection and enhancement of this network will make a positive contribution to Haringey and its communities, in addition to providing social, recreational and ecological benefits.

6.1.11 With regard to buildings and structures on open space it notes that proposals for ancillary development on open space will be supported where they are necessary for, or would facilitate, the proper functioning of the open space, would not be detrimental to any other functions of the open space, are ancillary to the use(s) of the open space, of an appropriate scale, do not detract from the open character of the site or surroundings; and contribute positively to the setting and quality of the open space.

6.1.12 DM20 supports the provision and improvement of outdoor leisure facilities and notes that ancillary developments which enhance the park and open space offer (such as refreshment facilities, market and event spaces, public conveniences, public art installations or outdoor play and fitness equipment), or those which meet the special needs of education, will be permitted, provided that they are of a high standard of design and quality, safe and accessible to all, do not detrimentally impact on nature conservation and biodiversity and do not adversely detract from the overall function, amenity, character and appearance of the park or open space.

6.1.13 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.

Assessment

6.1.14 The proposal supports the ongoing regeneration of the area by providing an enhanced amenity funded by contributions from surrounding developments that will benefit the present and future needs of the local community.

6.1.15 The site is currently occupied by a park pavilion building which is leased to Pavilion Pre-School Nursery and Living Under One Sun community organisation. The proposal seeks to demolish the pavilion building and erect a single storey community hub providing an improved space for the community which consists of a large hall to be used for community space and events and a community café and kitchen. These two spaces can be amalgamated to one large room should they be required for large events and the large hall can be internally divided to provide smaller separate rooms. The proposed community hub building also includes

changing facilities and toilets. Space for community use such as a nursery is provided in the Ashley Road Masterplan in a building adjacent to the park.

6.1.16 The proposal aligns with Policy DM49 of the DM DPD by providing a replacement community facility which meets the needs of the community. It also meets the criteria for new and extended social and communities facilities being a highly accessible location within a growth area providing a flexible, multifunctional and adaptable space.

6.1.17 The proposal aligns with the Council's adopted Parks & Greenspaces Strategy (July 2023) which has three key aims 1) Inclusion and Wellbeing 2) Climate change, biodiversity, and sustainability 3) Good Quality Parks. The proposal seeks to make the park welcoming to all, support peoples physical and mental well-being, cope with the changing climate, deliver a net gain for biodiversity and overall to provide a great quality park for residents and visitors alike. There will be a reduction of 200 sqm of built floorspace and significant enhancement to the recreational spaces in line with DM20.

6.1.18 As the proposed development enhances the existing facilities and makes a positive contribution towards the community, in addition to providing social, recreational and ecological benefits, it is considered in principle the proposal is compliant with policy DM20.

6.2 Design and Appearance

National Policy

6.2.1 Chapter 12 of the NPPF (2023) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve

6.2.2 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

6.2.3 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).

Local Policy

- 6.2.4 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.
- 6.2.5 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.
- 6.2.6 Policy DM2 of the DM DPD states that proposals should ensure that new developments can be used safely, easily and with dignity by all are designed so that the layout improves people's access to social and community infrastructure, including local shops and public transport protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes and should not impede pedestrian and cycling permeability; and have regard to the principles set out in 'Secured by Design'

Assessment

Quality Review Panel (QRP) Comments:

- 6.2.7 The Quality Review Panel (QRP) has assessed the scheme in full in May 2023. The panel on the whole supported the scheme.
- 6.2.8 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 warmly supported the proposal for improvements to Down Lane Park. The project team is to be commended for the extensive co-design process and the amount of work completed since the Urban Design London review in October 2022. The panel supports the masterplan approach. Further development is now required to achieve a sufficient level of detail for planning submission. The scheme should be interrogated in terms of both technical spatial requirements and human experience, to ensure that the masterplan still works, and that opportunities to contribute to the park's identity are taken. It is important to resolve the inactive boundary to the Berkeley Square development, as well as to gain assurance that highways officers are happy with the scheme's impact on its immediate surroundings. The layout is working well but would benefit from a cohesive wayfinding strategy. The central circulation spine in the southern part of the park should be designed as a space in its own right. The park's perimeter boundary treatments need to be tested from a safety perspective, to ensure that the various approaches will cohere. A prominent, direct entrance to the park should be added beside the Community Hub. The panel encourages the project team to develop a sense of arrival at all park entrances, and to work with local artists to use the

identity of the culverted Moselle River in placemaking. The play spaces should create an exciting offer at a neighbourhood scale. The panel would like to see greater provision of accessible toilets and suggests detailed improvements to the specifics of their design. Passivhaus design for the Community Hub is welcomed. All spaces, inside and out, should respond to their microclimate to ensure user comfort year-round. The circular economy agenda for existing materials should be progressed. A more holistic and ambitious approach to biodiversity would better integrate habitat creation. Using the same external material for both front and back of the Community Hub would help it to read as one building. The internal layout could be improved to help spaces be welcoming and easier to monitor, and to ensure that the building works well for income-generating private events.

Urban Design London Panel review comments:

6.2.9 The Urban Design Review Panel was held on 19th October 2022. The panel was presented with two ‘early stage’ masterplan options and commented on both. The summary of the comments is provided below:

The Panel acknowledge that the desire to move towards delivery. However, the Design Team were encouraged to take stock and investigate opportunities with stakeholders including the EA and Thames Water for de-culverting the River Moselle through the park, that if deliverable would create an exemplary green and resilient open space for the borough.

The Panel does not yet accept the rationale behind placing the new Hub building at a central location within the park and encouraged the Design Team to consider alternate locations to the south of the park which are overlooked from the street and closer to public transport.

The Panel look forward to reviewing the scheme and the emerging brief for the hub in the future following more detailed design work.

6.2.10 The proposal was then amended, in terms of the buildings location, in line with these comments.

Figure 3 – 3D sketch of the proposed community hub building from the Berol Link



View looking west from the 'Berol Link'

Figure 4 – 3D Sketch of the Community Hub and Garden



Community garden and cafe entrance
(Signage is indicative only)

Figure 5 – 3D Sketch of the view from Park View Road to the Southern Play Area



Indicative sketch visual along Park View Road pedestrian entrance route (3m width) looking north towards landmark play feature (indicative) within a planted setting

6.2.12 The design officer has reviewed the proposal and considers the project as impressive and an improvement of a vital public amenity. The proposal is considered to mitigate the sharp contrast in height between the existing residential and proposed large scale developments surrounding the site. The proposal is considered to deliver much needed facilities for the new community of these buildings that have limited private outdoor amenity space.

6.2.13 The proposal has been subject to extensive consultation and co-design, including detailed participation by a panel of existing local residents, pre-app discussion with planning and design officers and review by both the GLA's Urban Design London (UDL) design review panel and Haringey's own independent Quality Review Panel (QRP), who both agreed at their final review that they warmly supported the proposals, whilst listing a few remaining concerns, detailed in the relevant section below, in which it is also explained how they have all been resolved. This is in line with Policy D4 of the London Plan (2021) that states proposals should have a design-led approach.

Proposed Improvements to the Park

6.2.13 The design officer notes that the new boundary treatment to the recent and current development sites to the south-east of the park, which currently has unsightly

fencing, will improve the housing development's setting and the park's activation in addition to the appearance of the new paths along these boundaries.

6.2.14 The design officer notes that improved landscaping includes new and improved trees, improved drainage and greater biodiversity in planting, as well as including new and improved equipped and incidental childrens play areas, sports pitches, adult fitness facilities, practical walking routes, and seating areas. This is in line with the requirements set out in chapter 12 of the NPPF (2023), Policy SP11 of the Local Plan (2017) and policy DM2 of the Development Management DPD (2017).

Masterplanning Contribution

6.2.15 The design officer notes that the new entrances at the southern end of the site opens this area up to be more accessible and connected to its surroundings and the newer developments surrounding the site.

6.2.16 The Ashley / Green Link is masterplanned in the adopted Tottenham Hale District Centre Framework and incorporated in all relevant planning permissions, to provide aligned streets that connect, through Down Lane Park and to Chesnut Road to provide a pedestrian friendly green route from Tottenham High Road to the Lee Valley at The Paddock and the new Walthamstow Wetlands public park, whilst the emerging town centre is a cluster of high rise, high density new developments containing housing above workspace and retail uses clustered around the bus, tube and rail interchange of Tottenham Hale. The design officer notes the improvement of existing green spaces, in addition to creating new ones and linking them together and to their surroundings, is considered a key part of making the high-density development, providing much needed new homes, many affordable, liveable, and the increased local population will in turn improve the viability of the public parks and the facilities they contain.

6.2.17 The design officer notes that new and renovated paths proposed within and through the park will be direct, clear to follow and safe to use, as well as being attractive, offering pleasing unfolding vistas, views across the wider spaces of the park and experience of interesting and attractive soft landscaping. The masterplan also encompasses fencing, with existing fencing to remain along the whole of the eastern side and southern part of the southern park, in both cases where they are against busy roads, albeit that existing gateways will be retained and matching new gateways installed where new entrances are created, but fences will be removed or not installed along the northern and western edges, where new residential developments will have pedestrian only paths along the park edge, and along the northern portion of Ashley Road, a school street, not a through route and to be further traffic calmed; in these cases there will be landscaping to prevent informal paths.

The New Community Hub Building

6.2.19 The new Community Hub building is situated to the western side of the southern area of the park, with access off of Park View Road for servicing and disabled

parking. Additionally, the location of the building close to the road/access results in a safer, more user friendly building during the evenings. The proposal includes changing facilities that will benefit the users of the sports pitches and games areas.

6.2.20 The design officer notes that the design of the hub building is well thought out and compliments the surrounding park, with a series of three pitched roofs defining the different spaces housed and creating south facing shelter. The materials playfully break up the spaces, showing definition between their uses.

Design Review (UDL & QRP)

6.2.21 As noted above, these proposals have been reviewed twice by the GLA's Urban Design London (UDL) design review panel and Haringey's own independent Quality Review Panel (QRP), warmly supporting the masterplan and proposals, and particularly commending the extensive co-design, whilst listing a few remaining concerns. The design officer advises that these have all been resolved in subsequent revisions and explanations, as detailed as follows:

- Resolving the inactive boundary to the Berkeley site (to the south-east) has been achieved in further design work;
- Whether highways officers are happy with its impact on immediate surroundings – following further clarification and design refinement, highways officers have given their support;
- Cohesive wayfinding strategy needed – now included;
- Central circulations spine design in its own right – this has also been further refined with a strong avenue of trees defining the route;
- Perimeter boundary treatments should be tested from a safety perspective – these have been so that those boundaries to busy roads retain high metal railings, and those onto footpaths and quiet roads have landscaping to discourage access in the wrong places;
- Add a prominent separate park entry beside the hub – this was investigated but rejected, as there are already several other entrances to the park along the western edge, and adding an entrance would compromise connections between the hub building and either the community garden or the service yard – it would normally be possible for visitors to access the park through the hub building;
- Use identity of the culverted Moselle in art/placemaking – it is in the landscaping and can be in the art programme (to come);
- Playspace should be exciting at the neighbourhood scale – this should be achieved, as the expanded playspace more centrally located in the park should be more visible and appealing to surrounding residents whilst the other uses at the southern end should help draw people into the park much more than at present;
- More accessible toilets needed & other detailed observations on accessibility – these have all been incorporated;
- Use the same external materials to the front and back elevation – this related to an earlier design, the proposed hub building now would be clearly identified as using the same palette of materials, with the front “celebration” element in weathering

steel to both sides and onto the community garden, the middle and rear supporting elements in brick to both sides;

- Improvements to internal layout needed to make spaces more welcoming and more easily monitored – internal layout has been replanned to reduce circulation, have a better celebration space, and a central kitchen / servery / supervision hub.

Summary

6.2.22 Officers consider the proposal has a strong design-led approach that will deliver a much needed upgraded and enhanced community facility with further upgrades around the park as part of the full masterplan. The proposed community hub building responds well to surrounding developments in terms of building height, form and scale/massing in line with policy DM1 of the Development Management DPD (2017). The proposal will deliver a scheme with safe and accessible pedestrian and cycle routes, with 'secured by design' initiatives in line with policy DM2 of the Development Management DPD. The proposal is of a high quality, safe and sustainable design in line with policy SP11 of the Local Plan (2017).

6.3 Impact on Neighbouring Amenity

6.3.1 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.

6.3.2 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.

6.3.3 The proposed building is single storey in nature, and the distance between the new building and the surrounding residential properties and boundary treatments creating a sense of separation would result in the proposal not having an adverse impact on neighbouring amenity by reason of overbearingness, loss of daylight/sunlight or loss of privacy. The use of the site would remain largely the same.

6.4 Parking and Highways

6.4.1 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.

- 6.4.2 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.
- 6.4.3 This site has a Public Transport Accessibility Level (PTAL) of 6a, which is considered 'Excellent' accessibility to public transport services. The site has convenient access to local transport links, with Tottenham Hale Underground station being only a 7min walk and 3min. Furthermore the site is well served by local bus services, as the site is close to Tottenham Hale bus station. The site is located within the Hale Controlled Parking Zone, which restricts parking to permit holders only Monday to Saturday 08:30 – 18:30, with extended times on events days and public holidays.

Parking

- 6.4.4 The development will mostly be car free, though there will be on-site car parking for 1 disabled bay and 1 staff parking space. Swept path drawings have been submitted for these spaces and they are found to be satisfactory by the transportation planning team. They note that the disabled bay will be provided with a 1.2m transference area, which is within guidelines for disabled bays. Although, it will need to be built in accordance with the design guidance provided in BS8300: Vol 1.

Cycle parking

- 6.4.5 In terms of cycle parking provision the development will see 12 long-stay and 56 short-stay spaces being provided for staff and visitors. The Long-stay cycle parking will be located in 2 clusters of 6. The full details of how the cycle parking will be accessible, secure, and sheltered can be secured via a planning condition, this is to be in accordance with the published London Plan 2021 Policy T5 Cycle and the London Cycle Design Standards (LCDS).
- 6.4.6 The design and arrangement of all cycle parking will need to meet the requirements of TfL's London Cycle Design Standards.
- 6.4.7 As such, the transportation planning team advise that the cycle parking is acceptable subject to the relevant condition being imposed in respect of proposed cycle parking arrangements.

Deliveries and Servicing

- 6.4.8 The transportation planning team note that the details of this for the site is acceptable, the details of which should be secured by way of condition for both servicing and deliveries. The refuse collection can access the site from Park View Road, the final details will be secured via a service and delivery plan condition.

Construction Logistics and Management

- 6.4.9 A draft Construction Logistics Plan has been submitted as part of the application. The developer will need to submit a full document to be inspected LBH Transport Planning. This can be secured via way of a planning condition.
- 6.4.10 Overall it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway.

6.5 Sustainability, Energy and Climate Change

- 6.5.1 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.
- 6.5.2 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. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.
- 6.5.3 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

- 6.5.4 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
- 6.5.6 The development achieves a reduction of 102% carbon dioxide emissions on site, and is aiming for Passivhaus certification which is supported by the carbon management team. They requires some clarifications with regard to Sustainability Strategy which can be addressed through planning conditions.

Energy Strategy

6.5.7 The overall predicted reduction in CO₂ emissions for the development shows an improvement of approximately 102% 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 3.1 tonnes of CO₂ from a baseline of 3.0 tCO₂/year.

Energy – Clean

6.5.8 The applicant is not proposing any Be Clean measures. A Combined Heat and Power (CHP) plant would not be appropriate for size of development.

Energy – Green

6.5.9 As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.

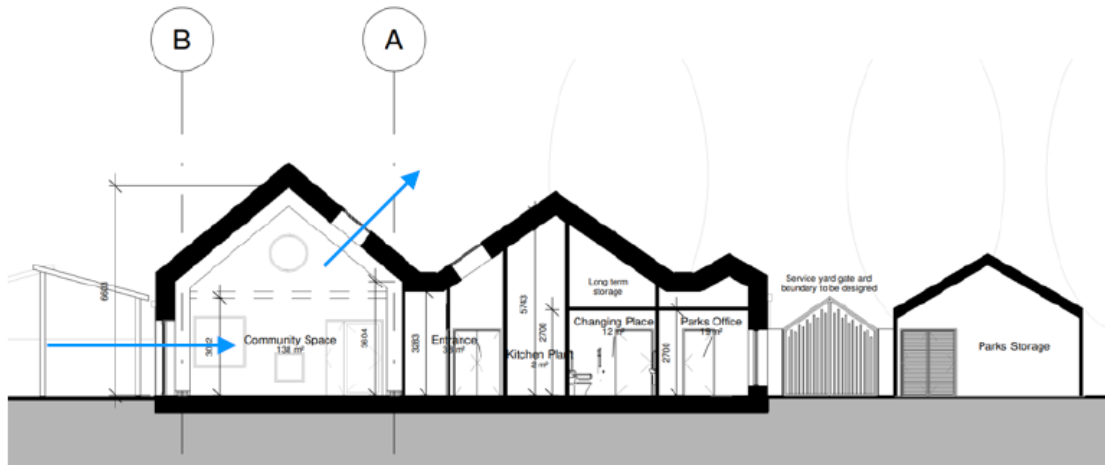
6.5.10 The application has reviewed the installation of various renewable technologies. The report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total of 2.8 tCO₂ (95%) reduction of emissions are proposed under Be Green measures.

6.5.11 The solar array peak output would be 26.5kWp, which is estimated to produce around 48.2 kWh/year of renewable electricity per year. The array of 53 panels would be mounted on a south facing pitched roof on an area of 112m².

6.5.12 A high efficiency Variable Refrigerant Flow (VRF) heat pump is proposed to provide heating, hot water and cooling throughout the development. A Mitsubishi unit is proposed to provide a Heating SCOP of 3.6 and a Cooling SEER of 5.27, and also supply the DHW load of the building.

Overheating

6.5.13 London Plan Policy SI4 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.



Building section showing window ventilation opening and rooflight exhaust. Rooflights will be openable and controlled by a manual electric opening system that closes when rain is detected.

6.5.14 In accordance with the Energy Assessment Guidance, the applicant has undertaken a dynamic thermal modelling assessment in line with CIBSE TM52 with TM49 weather files, and the cooling hierarchy has been followed in the design. The report has modelled all the commercial spaces (community space, café, kitchen, parks office, bookable kitchen, office meeting room) under the London Weather Centre files.

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

- Natural ventilation in Kitchen/Servery and Bookable kitchen
- Openable rooflights controlled by a manual electric opening system that closes when rain is detected.
- Natural ventilation and VRF system with Fan Coil Units for community space, café, parks office and office meeting room.
- Glazing g-value of 0.5
- External walls 0.09 W/m²K
- Roof 0.09 W/m²K
- Ground Floor 0.075 W/m²K
- Windows 0.9 W/m²K, Windows frame 1.0 W/m²K, glass 0.6 W/m²K
- Doors <1.00 W/m²K

6.5.16 The submitted overheating strategy is considered acceptable.

Sustainability

6.5.17 Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The 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.

6.5.18 Conditions will secure measures to reduced water demand and manage surface water.

Non-Domestic BREEAM Requirement

6.5.19 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.

6.5.20 The applicant proposing going further and demonstrating 'net zero' carbon by targeting Passivhaus certification instead of a BREEAM assessment. This is supported and Passivhaus certification is conditioned.

6.6 Urban Greening, Trees and Ecology

6.6.1 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.

6.6.2 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.

6.6.3 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.

6.6.4 Policy DM19 requires proposals on sites which are, or are adjacent to, internationally designated sites, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site. Development that has a direct or indirect adverse impact upon important ecological assets, either individually or in combination with other development, will only be permitted where the harm cannot be reasonably avoided; and it has been suitably demonstrated that appropriate mitigation can address the harm caused.

- 6.6.5 Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

The Biodiversity Net Gain calculation shows a net gain of 18.74%, which is above the 10% requirement as set out in the Environment Act 2021.

- 6.6.6 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

- 6.6.7 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.

6.6.8 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 overall Urban Greening Factor score is 0.5068 which exceeds the policy requirement.

Trees

- 6.6.9 London Plan Policy G7 states that London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees. Development proposals should ensure that, wherever possible, existing trees of value are retained.

- 6.6.10 Development Management policy DM1 states that proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to trees on and close to the site.
- 6.6.11 Policy SP13 of the Local Plan states that development shall protect and improve sites of biodiversity and nature conservation, including private gardens through protection, management and maintenance of existing trees and the planting of new trees where appropriate.
- 6.6.12 The Arboricultural Officer has reviewed the arboricultural tree survey and arboricultural impact assessment (AIA) and concurs with much of the document including the tree category classification. They note that no category A (high quality) trees are to be removed. Only 2 category B trees out of 247 are to be removed (moderate quality) with 1 category C trees out of 289 to be removed (low quality) within the application site boundary. There would be 42 new trees provided within the application site, a net gain of 39 trees.
- 6.6.13 The tree officer concludes that providing all the Arboricultural report is adhered to and conditioned including the Tree Protection Plan (TPP), AIA, and Arboricultural Method Statements (AMS) provided, there are no concerns with the proposal. So overall the impact on trees is considered acceptable.

6.7 Flood Risk and Drainage

- 6.7.1 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 2.
- 6.7.2 The applicant has submitted a Flood Risk Assessment and Drainage Strategy report. These have been reviewed by the LBH Flood Water Management officer who support the proposal subject to securing the details via condition. They note that because this area of the site has been previously developed and is largely hardstanding, this area of the wider parks works would have limited SUD implications and the wider park redevelopment includes much more substantial SUDS's additions. The area this proposal relates to includes some SUD'S incorporated including the delivery of a new range of planting styles that support sustainable urban drainage interventions. The detailed design will be secured by conditions will be added as per the comments above the drainage is therefore acceptable.

6.8 Air Quality

6.8.1 Policy DM23 of the DM DPD states that all development proposals should consider air quality and be designed to: a Improve or mitigate the impact on air quality in the Borough; and b Improve or mitigate the impact on air quality for the occupiers of the building or users of the development. Air quality assessments will be required for all major development and other development proposals, where appropriate. Where necessary, adequate mitigation must be provided.

6.8.2 There would not be an increase in vehicle movements as part of the proposal. The proposal includes cycle parking storage and improved pedestrian and cycle routes. There is also biodiversity/urban greening improvements as part of the proposal and therefore would be compliant with policy DM23.

6.9 Land Contamination

6.9.1 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.

6.9.2 The Council's Pollution Team have been consulted and raised no objections, should any contamination be found during the construction phase, further investigation and relevant remedial works will be required which is controlled by a condition.

6.10 Fire Safety

6.10.1 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 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.

6.11 Conclusion

- The proposal supports the ongoing regeneration of the area by providing an enhanced amenity funded by contributions from surrounding developments that will benefit the present and future needs of the local community.
- The development would introduce a well thought out, high-quality development that responds appropriately to the local context and is supported by the Quality Review Panel.

- The proposal would not result in 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 due to the distance between the neighbouring properties and the proposal, and the use remaining as existing.
- The development would promote the use of sustainable transport, providing an appropriate quantity of cycle parking spaces for this location and is supported by sustainable transport initiatives. It would be 'car free' other than the provision of one disabled parking space and one staff parking space and there would be no significant adverse impacts on the surrounding highway network or on car parking conditions in the area.
- The development would be zero carbon and exceed the London Plan carbon reduction targets, as well as providing site drainage and biodiversity improvements.

7.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Based on the information given on the plans, the Mayoral CIL charge will be £0 and the Haringey CIL charge will be £0. The proposal to construct a community building makes the application liable for Mayors CIL, however, as the existing GIA of 647sqm which can be deducted from what is being proposed exceeds the proposed GIA of 402sqm, the CIL charge is £0.

8.0 RECOMMENDATION

GRANT planning permission for the reasons set out in Section 2 above. The conditions list and informatives can be found at APPENDIX 1.

APPENDIX 1 – Planning Conditions and 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 shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details of entrances and porches which shall include a recess of at least 115mm;
 - e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
 - g) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
 - h) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority, together with a full schedule of the exact product references for all materials.

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

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

4. 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 including details of tonal contrasts between pedestrian, cycle and vehicle priority areas;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, wayfinding measures, signs etc.)
- e) detailed management and maintenance plans; and

Soft landscape works shall be supported by:

- f) Planting plans including an assessment of existing and proposed trees;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and demonstration a tree canopy net gain in the future;
- i) 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:

- j) Existing trees to be retained;

k) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and

l) Any new trees and shrubs, including street trees, to be planted, together with a schedule of species (all existing trees to be removed shall be replaced);

m) detailed final urban greening factor plan showing that a factor of greater than 0.4 has been achieved.

n) Boundary treatment and Access

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.

5. The development hereby approved shall be constructed in accordance with the Arboricultural Impact Assessment (AIA), Tree Survey, and Tree Protection Plan (TPP) prepared by Underhill Tree Consultancy, report reference UTC-0705-AIA Rev A dated 17th October 2023 and including the tree protection plans (TPP).

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

6. Prior to completion of the development hereby approved details of all external lighting to approved 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 Council's Senior Lighting Engineer. Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. The agreed lighting scheme shall be installed as approved and retained/maintained as such thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

7. a) Prior to the completion of the development hereby approved, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that the development can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development.

b) Prior to the completion of development, '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.

c) Commercial aspects of the development must achieve the relevant Secured by Design Accreditation at the final fitting stage, prior to occupation of such building in accordance with part (b) above and commencement of business. Details shall be submitted to and approved, in writing, by the Local Planning Authority.

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

Reason: To ensure the safety and security of the development and locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

8. 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.

9. 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 plan shall include the following matters, but not limited to, and the development shall be undertaken in accordance with the details as approved:
 - 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 before and after completion.
- f) The implementation and use of the Construction Logistics and Community Safety (CLOCS) standard.
- g) The applicant will be required to contact LBH Highways to agree condition on surveys.
- H) Site logistics layout plan, including parking suspensions, turning movements, and closure of footways.
- I) Swept path drawings.

Reason: to ensure that the impacts of the development proposal on the local highways network are minimised during construction, and to coordinate construction activities in key regeneration areas which will have increased construction activities.

10. The applicant will be required to provide a Car Parking Management Plan which must include details on the allocation and management of the on-site car parking spaces including the disabled bay and staff parking spaces will be allocated.

Reason: To ensure the development complies with the London Plan 2021 Policy T6.5 Non-residential disabled person parking and Haringey Development Policy DM32.

11. Prior to the occupation of the development hereby approved, a Delivery and Servicing Plan (DSP) shall be submitted to and approved by the local planning authority. The DSP must be in place prior to occupation of the development. The service and delivery 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. It should demonstrate how the development will include the consolidation of deliveries and enable last mile delivery using cargo bikes.

Details should be provided on how deliveries can take place without impacting on the public highway, the document should be produced in line with [TfL guidance](#).

The final DSP must be submitted at least 6 months before the site is occupied and must be reviewed annually in line with the travel plan for a period of 3 unless otherwise agreed by the highway's authority.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway and to comply with the TfL DSP guidance 2020.

12. 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.

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.

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

13. Prior to the commencement of development above ground, full details of the type and location of accessible, secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 12 long stay and 56 short stay cycle parking spaces for users of the development, with the long stay storage being separate from the short stay storage, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

14. Prior to the use of the site for the community use an Events Management Plan (EMP) shall be submitted in writing to and for approval the Local Planning Authority. The EMP shall include the following:
 - a) hours of operation
 - b) maximum number of visitors
 - c) visitor management and dispersal
 - d) Car park management plan. The EMP shall be implemented as approved and maintained thereafter, unless agreed in writing by the Local Planning Authority.

Reason: in order to ensure the safety and movement of visitors and protect the amenity of surrounding residents.

15. A Noise Management Plan (NMP), setting out how noise levels from inside the premises and from the outdoor amenity area will be minimised /managed shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The NMP shall identify measures to reduce the impact of the noise on the amenity of neighbouring and surrounding residents. Noise management measures will need to include (but not limited to) how the outdoor areas will be used, management and supervision of the site, rules of use, the use of soft furnishings and the hours of operation of the community hall and ancillary outdoor space. The NMP shall be submitted to and approved prior to the commencement of the use to which this consent relates. The NMP shall be fully implemented and operated at all times in accordance with the approved details.

Reason: In order to safeguard the amenity of surrounding residents.

16. The development hereby approved shall be constructed in accordance with the RIBA Stage 3 Energy Statement Rev D prepared by Etude (dated September 2023)

delivering a minimum 102% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 26.5 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 7% reduction in SAP10.2 carbon factors, including 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)
- Specification of any additional equipment installed to reduce carbon emissions.

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 air source heat pumps 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.

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.

17 The development hereby approved shall be constructed in accordance with the RIBA Stage 3 Overheating Assessment Rev D prepared by (dated September 2023). Prior to occupation of the development, details of external/internal blinds to all habitable spaces must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading

coefficient, purge ventilation, etc. Occupiers must retain internal blinds for the lifetime of the development or replace the blinds with equivalent or better shading coefficient specifications.

The following overheating measures must be installed prior to occupation and be retained for the lifetime of the development to reduce the risk of overheating in habitable rooms in line with the RIBA Stage 3 Overheating Assessment Rev D prepared by (dated September 2023)

- Natural ventilation in Kitchen/Servery and Bookable kitchen
- Openable rooflights controlled by a manual electric opening system that closes when rain is detected.
- Natural ventilation along with VRF system with Fan Coil Units for community space, café, parts office and office meeting room.
- Glazing g-value of 0.5
- External walls 0.09 W/m²K
- Roof 0.09 W/m²K
- Ground Floor 0.075 W/m²K
- Windows 0.9 W/m²K, Windows frame 1.0 W/m²K, glass 0.6 W/m²K
- Doors <1.00 W/m²K

If the design of development is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy S14, and Local Plan (2017) Policies SP4 and DM21.

18. Prior to above ground commencement of development, details of the sustainability strategy shall be submitted to and approved by the Local Planning Authority. This shall include specifications, plans and sections that demonstrate sustainable design, layout, construction techniques and proposed measures to improve the sustainability of the scheme including but not limited to sustainable transport, health and wellbeing, reduction of material use and waste, water consumption, and flood risk, drainage improvements, and biodiversity enhancement.

The report shall include:

- Urban greening and biodiversity enhancement measures;
- Details on electric vehicles charging points, cycle parking facilities;
- A target percentage for responsibly sourced, low-impact materials used during construction;
- Justification for the demolition of the existing buildings in terms of its impact on the whole life carbon of the development and the circular economy principles;

- Details on how any demolition materials can be reused;
- Details on how surface water runoff will be reduced and overall sustainable drainage strategy;
- Climate Change mitigation measures to be considered for the external spaces and the impact of the increase in severity and frequency of weather events on the building structures.

Reason: To ensure the development provides the maximum provision towards increasing the level of sustainability in line with London Plan (2021) policies G6, SI7 and Haringey Local Plan Policy SP4, DM21, DM25, and DM29.

19. Prior to the occupation of the development hereby approved, 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 the development has been submitted to and approved in writing by the Local Planning Authority and the approved facilities shall be retained in perpetuity.

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.

20. Prior to the commencement of construction works, a Design Stage Passivhaus Strategy shall be submitted to and approved by the Local Planning Authority. This should show that a Passivhaus level space heating demand target of 15 kWh/m²/year is achieved, accompanied by Passive House Planning Package (PHPP) calculations.

Within one month of completion of the development, a Passivhaus Certificate will be submitted for approval demonstrating that the development meets the Passivhaus Standards, awarded by a suitably qualified independent Passivhaus Certifier.

Reasons: 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.

21. Prior to the first occupation of the development hereby approved, an updated Fire Strategy Report shall be submitted to the Local Planning Authority for its written approval, including the following additional details: where fire and rescue service pumping appliances are to be sited; the location of fire evacuation assembly points and mitigation measures to ensure they are kept clear of obstructions; evacuation strategy including provisions for the evacuation of mobility impaired users of the development and details of how the strategy would be communicated to these users;

adequate firefighting water supply; how the FSR would be managed, updated and monitored as required.

Once approved the development shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In line with Policy D12 of the London Plan 2021

22. No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:

a) A hydraulic calculations using XP Solutions Micro-Drainage software or similar approved. All elements of the drainage system should be included in the model, with an explanation provided for any assumptions made in the modelling. The model results should be provided for critical storm durations of each element of the system, and should demonstrate that all the criteria above are met and that there is no surcharging of the system for the QBAR rainfall, no flooding of the surface of the site for the 3.3% (1in30) rainfall, and flooding only in safe areas for the 1% (1in100) plus climate change.

b) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.

c) 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.

d) The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter retained.

Reason : To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.

23. Prior to occupation of the development hereby approved, a detailed management maintenance plan for the lifetime of the development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

INFORMATIVES

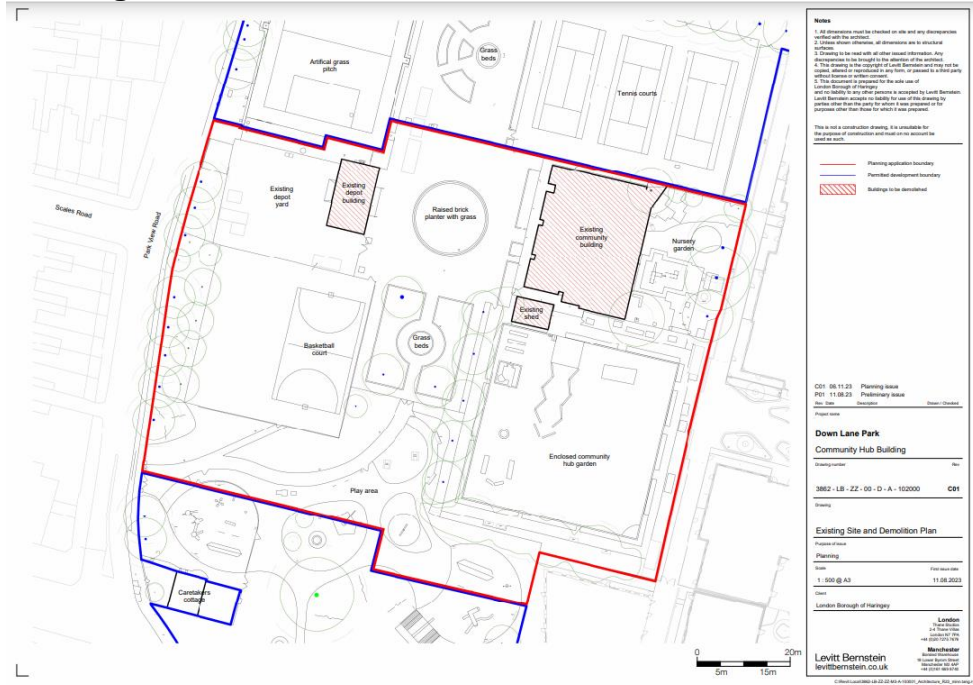
1. **INFORMATIVE : Community Infrastructure Levy** The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL, however, as the existing GIA is 647sqm which can be deducted from what is being proposed, exceeds the proposed GIA of 402sqm, the CIL charge is £0. This will be collected by Haringey after the scheme is 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.
2. **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.
3. **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.
4. **INFORMATIVE:** Prior to demolition or any construction work of the existing buildings, 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.

APPENDIX 2 – Plans and Images

Location Plan



Existing Site and Demolition Plan



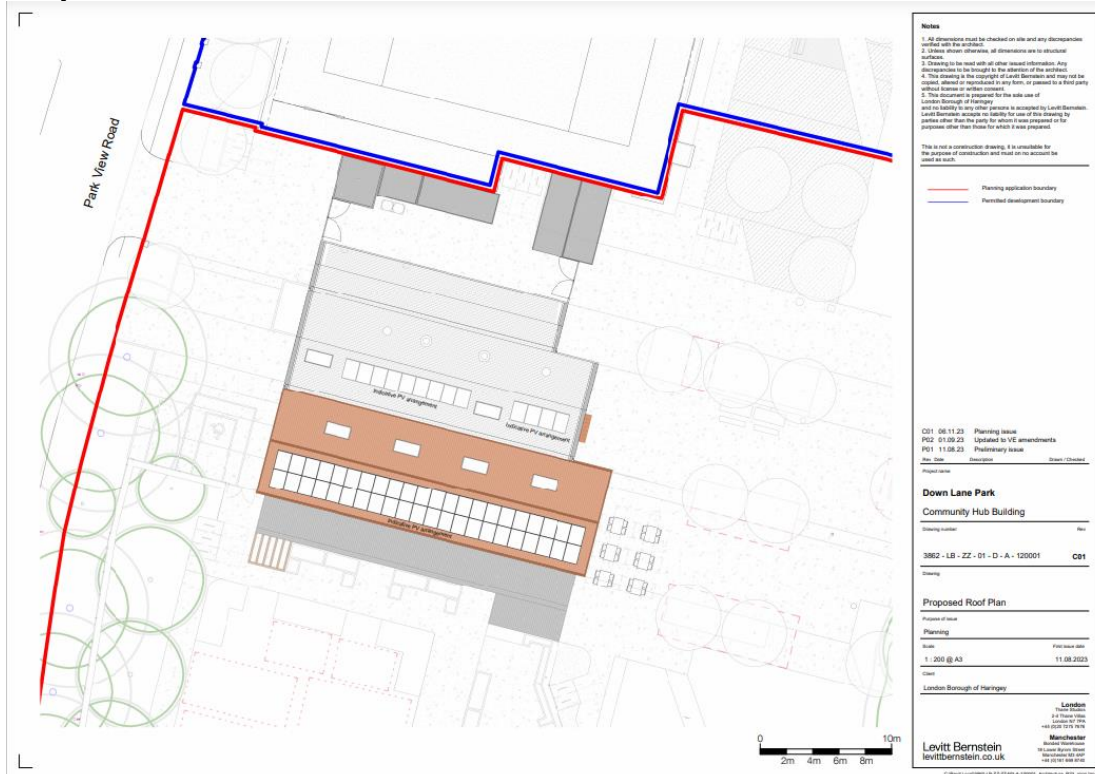
Proposed Site Plan



Proposed Ground Floor Plan



Proposed Roof Plan



Landscape General Arrangement 1 of 2



Landscape General Arrangement 2 of 2

APPENDIX 3 - Consultation Responses – Internal and External Consultees

Stakeholder	Question/Comment	Response
INTERNAL		
Design Officer	<p>HGY/2023/3058 - Down Lane Recreation Ground, Park View Road, Tottenham, London</p> <p><i>Phases 2a and 3 of the Down Lane Park Improvement Programme: demolition of former Park Pavilion and Park Depot Buildings (and associated structures), and basketball court to allow for construction of a new Community Hub Building and Community Garden, new basketball and netball courts, new children’s play area, access routes, entrances and associated soft and hard landscaping.</i></p> <p>Many thanks for asking for my comments on the above. This is an impressive project to improve a vital public amenity in a location at the heart of some of the greatest development and the most new homes, Tottenham Hale District Centre. It also forms the main boundary of this significant growth area and the main nearby area of established existing residential streets, not intended to see much development, and therefore it mitigates the sharp difference in scale and height between them. This transformational improvement represents one of the main gains for the existing community from having such a lot of large scale new development on their doorstep, as well as providing facilities necessary for the new community, especially those in high-rise developments with small amounts of private outdoor space.</p> <p>To ensure the best quality development possible, that meets the needs and wants of the existing and new communities, it has been subject to extensive consultation</p>	Support Noted

and co-design, including detailed participation by a panel of existing local residents, pre-app discussion with planning and design officers and review by both the GLA's Urban Design London (UDL) design review panel and Haringey's own independent Quality Review Panel (QRP), who both agreed at their final review that they warmly supported the proposals, whilst listing a few remaining concerns, detailed in the relevant section below, in which it is also explained how they have all been resolved.

Proposed Improvements to the Park

The proposals promise to represent a significant improvement to the usability and landscape quality of the park, and in particular to its interfaces with its rapidly changing surroundings, whilst retaining its open green quality. The changes to the larger, more open northern part of the park retain and improve the very popular diagonal north-west to south-east corner route, adding the new possibility of a north-east to south-west corner route appropriate for new developments such as the Ashley Depot site and the improved link to Tottenham Marshes, and open up the currently inactive eastern side. A much-improved boundary to the recent and current development sites to the south-east of the park, which currently has very hostile & unsightly fencing, will improve those housing development's setting and the park's activation as well as appearance of the new paths along these boundaries, animated by residential front doors.

Improved landscaping include new additional and better trees, better drainage and greater biodiversity in planting, as well as including new and improved equipped and incidental childrens playspace, concentrated further north than right at the noisiest southern end as at present, sports pitches, other adult fitness facilities, purposeful and leisure walking routes, and sitting out areas. Colleagues

specialising in park landscaping, trees and biodiversity will comment on the quality, durability and suitability of the soft landscaping, including its biodiversity appropriateness, but from a design point of view it promises to contribute to a superb, improved landscaped setting to both the existing established community to the north and west of the park as well as to new major building developments to the north-east, south-east and south-west, such as Ashley Depot, Welbourne/Monument Way and the Tottenham Hale district centre.

Masterplanning Contribution

At least as significantly, potentially of greater long term significance, the smaller southern part of the park will be opened up much more to its rapidly changing surroundings, whilst retaining a predominantly fenced boundary appropriate to its busy urban setting, with new entrances off The Hale into the heart of the rapidly emerging new town centre, to the east aligned with the new pedestrian streets recently built by the Berkeley Square development (“Berol Link”), and being built as part of the Notting Hill Genesis development currently under construction (“Ashley / Green Link”), and opposite to the west aligned with the newly landscaped pedestrian path of Chesnut Road.

The Ashley / Green Link is masterplanned in the adopted Tottenham Hale District Centre Framework and incorporated in all relevant planning permissions, to provide aligned streets that connect, through Down Lane Park and to Chesnut Road to provide a pedestrian friendly green route from Tottenham High Road to the Lee Valley at The Paddock and the new Walthamstow Wetlands public park, whilst the emerging town centre is a cluster of high rise, high density new developments containing housing above workspace and retail uses clustered around the bus, tube and rail interchange of Tottenham Hale. Improving existing green spaces, as well

as creating new ones and linking them together and to their surroundings, is considered a key part of making the high-density development, providing much needed new homes, many affordable, liveable, and the increased local population will in turn improve the viability of the public parks and the facilities they contain.

New and renovated paths proposed within and through the park will be direct clear to follow and safe to use, as well as being attractive, offering pleasing unfolding vistas, views across the wider spaces of the park and experience of interesting and attractive soft landscaping. The masterplan also encompasses fencing, with existing fencing to remain along the whole of the eastern side and southern part of the southern park, in both cases where they are against busy roads, albeit that existing gateways will be retained and matching new gateways installed where new entrances are created, but fences will be removed or not installed along the northern and western edges, where new residential developments will have pedestrian only paths along the park edge, and along the northern portion of Ashley Road, a school street, not a through route and to be further traffic calmed; in these cases there will be landscaping to prevent informal paths.

The New Community Hub Building

At the heart of the southern part of the park, the new Community Hub Building will provide a flexible suite of hireable community rooms, a café, and public toilets, in a landmark centrepiece building that will also form a hub for park management and maintenance and for the new community gardens. The local nursery currently housed in the old community building could be accommodated by this new building if desired, but there are also plans for a new, well-equipped nursery in the ground

floor of the nearest new building in the Notting Hill Genesis “Ashley House & Ashley Park” development currently under construction immediately next door.

The location of the new Community Hub is to the west side of the centre of the southern part of the park, close enough to Park View Road to allow servicing and disabled parking access and safe night time use of the building without having to introduce light pollution to the park, and to allow the new developments on the east side, including the new nursery, to have a park view. It will be centrally located to the equipped sports pitches particularly the adjacent multi-use games area & tennis courts, as well as the larger sports pitches in the northern part, to which it will provide changing, supervision and maintenance,, whilst the community garden will be centred on a lawn immediately south of the building providing ideal spill-out space. Its location was arrived at following testing of eight different alternatives as part of extensive consultation, of which this was originally the applicants’ 7th choice, but has been proved to be the best choice.

The design of the hub promises to be striking and iconic, with a series of pitched roofs defining the different spaces housed, creating south facing shelter, solar panel and rooflight locations and creating a strong triple gable form in important views of the proposed hub from the east across the centre of the park, and west on the entrance approach from Park View Road.

Design Review (UDL & QRP)

As noted above, these proposals have been reviewed twice by the GLA’s Urban Design London (UDL) design review panel and Haringey’s own independent Quality Review Panel (QRP), warmly supporting the masterplan and proposals, and

particularly commending the extensive co-design, whilst listing a few remaining concerns. Officers consider these have all been resolved in subsequent revisions and explanations, as detailed as follows:

- Resolving the inactive boundary to the Berkeley site (to the south-east) has been achieved in further design work;
- Whether highways officers are happy with its impact on immediate surroundings – following further clarification and design refinement, highways officers have given their support;
- Cohesive wayfinding strategy needed – now included;
- Central circulations spine design in its own right – this has also been further refined with a strong avenue of trees defining the route;
- Perimeter boundary treatments should be tested from a safety perspective – these have been so that those boundaries to busy roads retain high metal railings, and those onto footpaths and quiet roads have landscaping to discourage access in the wrong places;
- Add a prominent separate park entry beside the hub – this was investigated but rejected, as there are already several other entrances to the park along the western edge, and adding an entrance would compromise connections between the hub building and either the community garden or the service yard – it would normally be possible for visitors to access the park through the hub building;
- Use identity of the culverted Moselle in art/placemaking – it is in the landscaping and can be in the art programme (to come);
- Playspace should be exciting at the neighbourhood scale – this should be achieved, as the expanded playspace more centrally located in the park should be more visible and appealing to surrounding residents whilst the other uses at the southern end should help draw people into the park much more than at present;
- More accessible toilets needed & other detailed observations on accessibility – these have all been incorporated;
- Use the same external materials to the front and back elevation – this related to an earlier design, the proposed hub building now would be clearly

	<p>identified as using the same palette of materials, with the front “celebration” element in weathering steel to both sides and onto the community garden, the middle and rear supporting elements in brick to both sides;</p> <ul style="list-style-type: none"> • Improvements to internal layout needed to make spaces more welcoming and more easily monitored – internal layout has been replanned to reduce circulation, have a better celebration space, and a central kitchen / servery / supervision hub. 	
Carbon Management Officer	<p>Carbon Management Response 22/12/2023</p> <p>In preparing this consultation response, we have reviewed:</p> <ul style="list-style-type: none"> • RIBA Stage 3 Energy Statement Rev D prepared by Etude (dated September 2023) • RIBA Stage 3 Overheating Assessment Rev D prepared by (dated September 2023) • Relevant supporting documents. <p>1. Summary</p> <p>The development achieves a reduction of 102% carbon dioxide emissions on site, and is aiming for Passivhaus certification which is supported. Some clarifications must be provided with regard to Sustainability Strategy. This should be addressed prior to the determination of the application or should be addressed through planning conditions.</p> <p>2. Energy Strategy</p> <p>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.</p> <p>The overall predicted reduction in CO₂ emissions for the development shows an improvement of approximately 102% in carbon emissions with SAP10.2 carbon</p>	Support noted and conditions attached as required.

factors, from the Baseline development model (which is Part L 2021 compliant). This represents an annual saving of approximately 3.1 tonnes of CO₂ from a baseline of 3.0 tCO₂/year.

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

<i>Non-residential (SAP10.2 emission factors)</i>			
	Total regulated emissions (Tonnes CO₂ / year)	CO₂ savings (Tonnes CO₂ / year)	Percentage savings (%)
Part L 2021 baseline	3.0		
Be Lean	2.7	0.3	7%
Be Clean	2.7	0.0	0%
Be Green	-0.1	2.8	95%
Cumulative savings		3.1	102%
Carbon shortfall to offset (tCO₂)	-0.1		
Carbon offset contribution	Not required as it is a zero-carbon development.		

Actions:

- Please submit the GLA's Carbon Emission Reporting Spreadsheet.

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.

The calculated energy use intensity and space heating demand is within the GLA's benchmark.

Building type	EUI (kWh/m ² /year)	Space Heating Demand (kWh/m ² /year)	Methodology used
Non-residential	57	13.1	PHPP modelling with preliminary assumed value.

Energy – Lean

The applicant has proposed a saving of 0.3 tCO₂ in carbon emissions (7%) through improved energy efficiency standards in key elements of the build, based on SAP10.2 carbon factors. Although this is below the minimum requirement of 15% reduction set in London Plan Policy SI2, it is understood that it is challenging for non-residential developments to reach the minimum 15% requirement against Part L 2021. So, this is supported.

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

Floor u-value	0.0075 W/m ² K
External wall u-value	0.09 W/m ² K
Roof u-value	0.09 W/m ² K
Door u-value	1.00 W/m ² K

Window u-value	1.00 W/m ² K
G-value	0.50
Air permeability rate	1 m ³ /hm ² @ 50Pa
Ventilation strategy	Mechanical ventilation with heat recovery (MVHR 80% efficiency; AHU SFP 1.6 W/l/s; FCU SFP 0.3 W/l/s)
Thermal bridging	Accredited Construction Details
Low energy lighting	100%

Overheating is dealt with in more detail below.

Energy – Clean

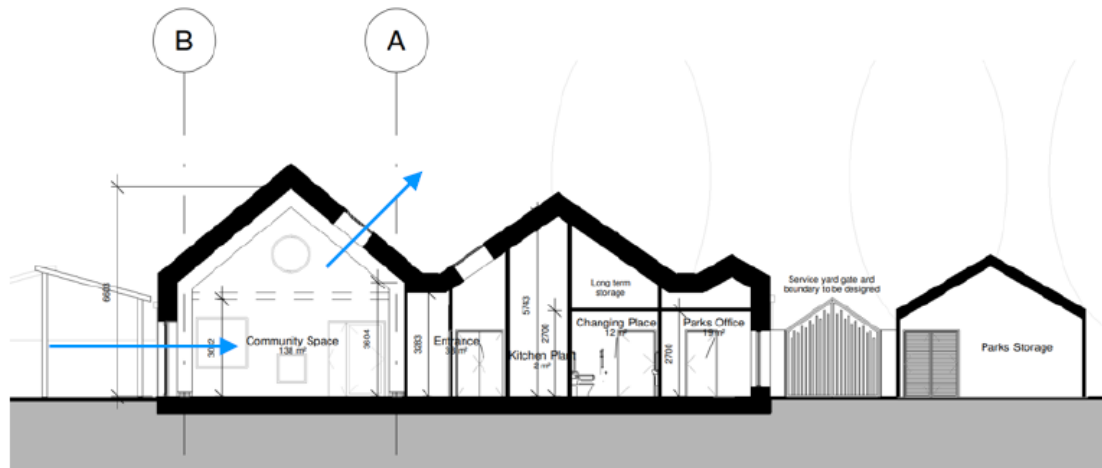
The applicant is not proposing any Be Clean measures. The site is not within reasonable distance of a proposed Decentralised Energy Network (DEN). A Combined Heat and Power (CHP) plant would not be appropriate for size of development.

Energy – Green

As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.

The application has reviewed the installation of various renewable technologies. The report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total of 2.8 tCO₂ (95%) reduction of emissions are proposed under Be Green measures.

	<p>The solar array peak output would be 26.5kWp, which is estimated to produce around 48.2 kWh/year of renewable electricity per year. The array of 53 panels would be mounted on a south facing pitched roof on an area of 112m².</p> <p>A high efficiency Variable Refrigerant Flow (VRF) heat pump is proposed to provide heating, hot water and cooling throughout the development. A Mitsubishi unit is proposed to provide a Heating SCOP of 3.6 and a Cooling SEER of 5.27, and also supply the DHW load of the building.</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - A living roof should be installed under the solar PV, or if this is not feasible, the roof should be light coloured to reduce solar heat gains and the improve efficiency of the solar panels. - Please identify on the plans where the air source heat pumps will be located and how the units will be mitigated in terms of visual and noise impact. <p>3. Carbon Offset Contribution No carbon shortfall.</p> <p>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.</p>	
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Building section showing window ventilation opening and rooflight exhaust. Rooflights will be openable and controlled by a manual electric opening system that closes when rain is detected.

In accordance with the Energy Assessment Guidance, the applicant has undertaken a dynamic thermal modelling assessment in line with CIBSE TM52 with TM49 weather files, and the cooling hierarchy has been followed in the design. The report has modelled all the commercial spaces (community space, café, kitchen, parks office, bookable kitchen, office meeting room) under the London Weather Centre files.

Results are listed in the table below.

		Number of spaces pass TM52

	DSY1 2020s	Naturally ventilated	5/6	
	DSY2 2020s	Naturally ventilated	3/6	
	DSY3 2020s	Naturally ventilated	2/6	
	DSY1 2050s	Naturally ventilated	4/6	
	DSY2 2050s	Naturally ventilated	1/6	
	DSY3 2050s	Naturally ventilated	0/6	
	DSY1 2080s	Naturally ventilated	1/6	
	DSY2 2080s	Naturally ventilated	0/6	
	DSY3 2080s	Naturally ventilated	0/6	
	DSY1 2020s	Combination of natural ventilation and cooling	4/4	
	DSY2 2020s	Combination of natural ventilation and cooling	3/4	
	DSY3 2020s	Combination of natural ventilation and cooling	2/4	
	DSY1 2050s	Combination of natural ventilation and cooling	3/4	
	DSY2 2050s	Combination of natural ventilation and cooling	2/4	
	DSY3 2050s	Combination of natural ventilation and cooling	1/4	
	DSY1 2080s	Combination of natural ventilation and cooling	1/4	

DSY2 2080s	Combination of natural ventilation and cooling	1/4
DSY3 2080s	Combination of natural ventilation and cooling	0/4

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

- Natural ventilation in Kitchen/Servery and Bookable kitchen
- Openable rooflights controlled by a manual electric opening system that closes when rain is detected.
- Natural ventilation and VRF system with Fan Coil Units for community space, café, parks office and office meeting room.
- Glazing g-value of 0.5
- External walls 0.09 W/m²K
- Roof 0.09 W/m²K
- Ground Floor 0.075 W/m²K
- Windows 0.9 W/m²K, Windows frame 1.0 W/m²K, glass 0.6 W/m²K
- Doors <1.00 W/m²K

The submitted overheating strategy is considered acceptable.

Overheating Actions:

- 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).

- Demonstrate how the future mitigation measures will improve the overheating results.

5. Sustainability

Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The 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.

Action:

- A target (%) for responsible sourced, low-impact materials used during construction.
- Set out how water demand will be reduced, e.g. rainwater harvesting, grey water system.
- Set out how surface water runoff will be reduced, that it will be separated from wastewater and not discharged into the sewer.

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 proposing going further and demonstrating 'net zero' carbon by targeting Passivhaus certification instead of a BREEAM assessment. This is supported and Passivhaus certification is conditioned.

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 shows a net gain of 18.74%, which is above the 10% requirement as set out in the Environment Act 2021.

The overall Urban Greening Factor score is 0.5068.

6. Planning Conditions

To be secured.

Energy Strategy

The development hereby approved shall be constructed in accordance with the RIBA Stage 3 Energy Statement Rev D prepared by Etude (dated September 2023) delivering a minimum 102% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 26.5 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 7% reduction in SAP10.2 carbon factors, including 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)
- Specification of any additional equipment installed to reduce carbon emissions.

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 air source heat pumps 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.

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.

Overheating

The development hereby approved shall be constructed in accordance with the RIBA Stage 3 Overheating Assessment Rev D prepared by (dated September 2023). Prior to occupation of the development, details of external/internal blinds to all habitable spaces must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, purge ventilation, etc. Occupiers must retain internal blinds for the lifetime of the development or replace the blinds with equivalent or better shading coefficient specifications.

The following overheating measures must be installed prior to occupation and be retained for the lifetime of the development to reduce the risk of overheating in habitable rooms in line with the RIBA Stage 3 Overheating Assessment Rev D prepared by (dated September 2023)

- Natural ventilation in Kitchen/Servery and Bookable kitchen*
- Openable rooflights controlled by a manual electric opening system that closes when rain is detected.*
- Natural ventilation along with VRF system with Fan Coil Units for community space, café, parts office and office meeting room.*
- Glazing g-value of 0.5*
- External walls 0.09 W/m²K*
- Roof 0.09 W/m²K*
- Ground Floor 0.075 W/m²K*
- Windows 0.9 W/m²K, Windows frame 1.0 W/m²K, glass 0.6 W/m²K*
- Doors <1.00 W/m²K*

If the design of development is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.

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.

Passivhaus

Prior to the commencement of construction works, a Design Stage Passivhaus Strategy shall be submitted to and approved by the Local Planning Authority. This should show that a Passivhaus level space heating demand target of 15 kWh/m²/year is achieved, accompanied by Passive House Planning Package (PHPP) calculations.

Within one month of completion of the development, a Passivhaus Certificate will be submitted for approval demonstrating that the development meets the Passivhaus Standards, awarded by a suitably qualified independent Passivhaus Certifier.

Reasons: 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.

Sustainability

Prior to above ground commencement of development, details of the sustainability strategy shall be submitted to and approved by the Local Planning Authority. This shall include specifications, plans and sections that demonstrate sustainable design, layout, construction techniques and proposed measures to improve the

sustainability of the scheme including but not limited to sustainable transport, health and wellbeing, reduction of material use and waste, water consumption, and flood risk, drainage improvements, and biodiversity enhancement.

The report shall include:

- Urban greening and biodiversity enhancement measures;*
- Details on electric vehicles charging points, cycle parking facilities;*
- A target percentage for responsibly sourced, low-impact materials used during construction;*
- Justification for the demolition of the existing buildings in terms of its impact on the whole life carbon of the development and the circular economy principles;*
- Details on how any demolition materials can be reused;*
- Details on how surface water runoff will be reduced and overall sustainable drainage strategy;*
- Climate Change mitigation measures to be considered for the external spaces and the impact of the increase in severity and frequency of weather events on the building structures.*

Reason: To ensure the development provides the maximum provision towards increasing the level of sustainability in line with London Plan (2021) policies G6, SI7 and Haringey Local Plan Policy SP4, DM21, DM25, and DM29.

Water Butts:

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

	<p><i>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>Senior Arboricultural Officer</p>	<p>From an arboricultural point of view, I hold no objections to the proposed application.</p> <p>There have also been several on site meetings with the Project Team in the last 12 months.</p> <p>An arboricultural tree survey and arboricultural impact assessment (AIA) has been submitted by Underhill Tree Consultancy updated 17th October 2023.</p> <p>The report has been carried out to British Standard 5837: 2012 Trees in relation to design, demolition and construction- Recommendations.</p> <p>I concur with much of the document including the tree category classification.</p> <p>No category A (high quality) trees are to be removed, only four category B trees out of 247 are to be removed (moderate quality) with five category C trees out of 289 to be removed (low quality).</p> <p>22 out of 23 category U trees are to be removed (cannot be retained due to condition).</p> <p>Plans show off site planting along Ashley Road and these need to be confirmed for future development proposals.</p>	<p>Support Noted subject to conditions</p>

	<p>I believe, from on-site meetings, that there might be changes to felling all of G1 & G2 and this will need to be confirmed.</p> <p>I would also like to know the changes in the ground levels around the mature Beech tree T35 (I was unable to find reference within the literature.) Significant changes within the root protection area (RPA) of trees can have detrimental affects on trees.</p> <p>There is an extensive re planting with trees with good diversity, interest, and urban fitness.</p> <p>At a later stage a planting list, specification, and aftercare programme to establish independence in the landscape will need to be finalised.</p> <p>Reports for Biological Net Gains have been exceeded and ecological surveys have all accounted for the wider vicinity and designated green corridors.</p> <p>Providing all the Arboricultural report is adhered to and conditioned including the Tree Protection Plan (TPP), AIA, and Arboricultural Method Statements (AMS) provided, I hold no objections to the proposal.</p> <p>We will need clarification for paragraph four above.</p>	
Pollution Officer	<p>Thank you for re-contacting the Carbon Management Team (Pollution) regarding the above application for Phases 2a and 3 of the Down Lane Park Improvement Programme: demolition of former Park Pavilion and Park Depot Buildings (and associated structures), and basketball court to allow for construction of a new Community Hub Building and Community Garden, new basketball and netball courts, new children’s play area, access routes, entrances and associated soft and hard landscaping at Down Lane Recreation Ground, Park View Road, Tottenham, London and I would like to comment as follows.</p> <p>Having considered the relevant applicant submitted information including: Design and Access Statement prepared by Levitt Bernstein, dated 6th November 2023; Energy</p>	Support noted. Subject to conditions

Statement prepared by Etude Consulting Ltd, dated 27th September 2023 taking note of the provision of air to air heat pumps and solar PVs and Geo-Environmental Investigation Report prepared by Ground and Environmental Services Ltd with reference 12230/GEI, dated October 2019 taking note of Sections 5 (Intrusive Investigation), 6 (Laboratroy Testing), 9 (Ground Contamination Assessment), 10 (Contamination Risk Assesment) and 12 (Conclusions and Recommendations), **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.**

1. 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.

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.

2. NRMM

18 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.

19 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

3. Demolition/Construction Environmental Management Plans

1. 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
2. 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;

	<ul style="list-style-type: none"> 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. <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. 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 	
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	<p>vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.</p> <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. <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><u>Reason:</u> 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><u>Informative:</u></p>	
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	<p>1. Prior to demolition or any construction work of the existing buildings, 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.</p> <p>I hope the above clarifies our position on the submitted application? Otherwise, feel free to contact us should you have any further query in respect to the application.</p>	
<p>Senior Transport Planning Officer</p>	<p>No objections subject to the following conditions:</p> <p>Conditions</p> <p><u>Cycle Parking</u></p> <p>The applicant will be required to submit plans showing accessible; sheltered, and secure cycle parking for 12 long-stay and 56 short -stay spaces for approval. The quantity must be in line with the London Plan 2021 T5 Cycle and the design must be in line with the London Cycle Design Standard. No Development (including demolition) shall take place on-site until the details have been submitted and approved in writing by the Council.</p> <p>REASON: to be in accordance with the published London Plan 2021 Policy T5, and the cycle parking must be in line with the London Cycle Design Standards (LCDS).</p> <p><u>Delivery and Servicing Plan and Waste Management</u></p>	<p>Support Noted subject to conditons</p>

	<p>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. It should demonstrate how the development will include the consolidation of deliveries and enable last mile delivery using cargo bikes.</p> <p>Details should be provided on how deliveries can take place without impacting on the public highway, the document should be produced in line with TfL guidance.</p> <p>The final DSP must be submitted at least 6 months before the site is occupied and must be reviewed annually in line with the travel plan for a period of 3 unless otherwise agreed by the highway's authority.</p> <p>Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway and to comply with the TfL DSP guidance 2020</p> <p><u>Car Parking</u></p> <p>The applicant will be required to provide a Car Parking Management Plan which must include details on the allocation and management of the on-site car parking spaces including the disabled bay and staff parking spaces will be allocated.</p> <p>Reason: To ensure the development complies with the London Plan 2021 Policy T6.5 Non-residential disabled person parking and Haringey Development Policy DM32.</p>	
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Obligation – I have spoken with the planning Officer and Robbie they don't feel this application can include a S106 agreement. Therefore, they would just include this as a condition instead.

Construction Logistics and Management Plan

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:

- b) 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.
- c)
- 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 before and after completion.
- f) The implementation and use of the Construction Logistics and Community Safety (CLOCS) standard.

	<p>g) The applicant will be required to contact LBH Highways to agree condition on surveys.</p> <p>H) Site logistics layout plan, including parking suspensions, turning movements, and closure of footways.</p> <p>I) Swept path drawings.</p> <p>Reason: to ensure that the impacts of the development proposal on the local highways network are minimised during construction, and to coordinate construction activities in key regeneration areas which will have increased construction activities.</p>	
<p>Planning SUD'S Enquiry Team</p>	<p>Please add the following conditions:</p> <p><u>Surface Water Drainage condition</u></p> <p>No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:</p> <p>e) A hydraulic calculations using XP Solutions Micro-Drainage software or similar approved. All elements of the drainage system should be included in the model, with an explanation provided for any assumptions made in the modelling. The model results should be provided for critical storm durations of each element of the system, and should demonstrate that all the criteria above are met and that there is no surcharging of the system for the QBAR rainfall, no flooding of the surface of the site for the 3.3% (1in30) rainfall, and flooding only in safe areas for the 1% (1in100) plus climate change.</p>	<p>Comments noted</p> <p>Subject to conditions</p>

- f) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.
- g) 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.
- h) The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter retained.

Reason : To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.

Management and Maintenance condition

Prior to occupation of the development hereby approved, a detailed management maintenance plan for the lifetime of the development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system

<p>Nature Conservation Officer</p>	<p>A Preliminary Ecological Appraisal, protected species assessment and ecological evaluation of the proposed development, habitats and protected species. Biodiversity Net Gain calculations. Mitigating and compensatory measures are outlined in the urban greening and biodiversity enhancement measures documents. All have been prepared to current good practice guidance covering relevant legislation and policy.</p> <p>Conclusion</p> <p>From an Ecology and Biodiversity point of view, I hold no objections to the proposed application.</p>	<p>Support Noted</p>
<p>Head of Parks and Leisure</p>	<p>Design Development</p> <p>As a service we are incredibly proud of the route that has been taken to developing this important scheme in the heart of Tottenham Hale. The community alongside elected officials and officers have worked extensively over many months to find the best balance of the all the competing demands for the allocation and use of space within Down Lane Park. They have also striven to link together the old and new parts of the area and provide linkages up to the high street and out to the marshes. Hopefully encouraging residents to actively travel and explore the green space network that lies beyond the path. Those that committed the time will leave a lasting legacy behind for generations to come.</p> <p>Broader design proposals</p> <p>We can see from some of the comments on the application that some people find the concept of not having a traditional fence on the Ashley Road side of the park concerning and we recognise and respect those fears. There is good evidence that</p>	<p>Support Noted</p>

increasing the visibility into the park and people's ability to enter and exit the park at more locations will add to the feeling of safety for many people. This landscaping on this side of the park, through bollards, hedging, trees, meadow planting and other features will deter children and dogs from running out of the park. Being physically active is imbedded in the design and whether that be a much-improved environment to walk within, marked running trails, play on the way, stay and play playgrounds, retention of the existing sporting facilities, the community garden or additional sports courts there is something for the majority of those who live locally. Biodiversity and sustainability are at the heart of the design and the planting, suds, building design and other features will all help this modern park cope with the changing climate and improve the outcomes for nature. The extensive tree planting will contribute to furthering the councils' ambitions to plant 10,000 new trees and increase average canopy cover to 30% across the borough. Throughout the park accessibility for all has been a key design principle from the materials to the design of many of the new park features.

The planning application area

As a parks team we always seek to limit the amount of space in our parks that are taken up by buildings and other hard surfaces. Every inch of space we give over to non green areas has to be justified and with a clear need and community benefits identified. As is the case now we have sort to contain these areas in as small a part of the park as possible. The design seeks to free up and green up the southernmost part of the park and make a connection into the Ashley Link. Further promoting the east west travel routes. The design proposal provides for a modern community hub, one that can both serve the park but also provide a new community facility easily accessible from Park View road. Integrated into the hub is also new provision for the parks staff who will be based on site and on hand to ensure the park looks good all he time. The new modernised and expanded play provision will ensure the local children can enjoy excellent play provision within a short distance of the toilets and

	<p>café facilities. The new netball and basketball courts respond to the latest thinking to address women and girls exclusion from many other similar spaces.</p> <p>Alignment with the Parks and Greenspaces Strategy</p> <p>After extensive public engagement and co-design, the Council adopted its new Parks & Greenspaces Strategy in July 2023. The new strategy has three key aims 1) Inclusion and Wellbeing 2) Climate change, biodiversity, and sustainability 3) Good Quality Parks. The changes and improvements to Down Lane Park are an embodiment of the three aims of the strategy. Once completed the park will be welcoming to all, there will be good provision to support peoples physical and mental well-being, the design will be able to cope with the changing climate, there will be a net gain for biodiversity and overall, the reuse of materials design features, material choices and staffing provision will make this a sustainable park. Taking all those elements together wont just make this a good quality park but a great quality park for residents and visitors alike.</p> <p>This application should be supported so that residents can benefit from an excellent local park.</p>	
<p>Principle S106 CIL Infrastructure Planning Officer</p>	<p>Thank you for your e-mail. The proposal to construct a community hall deems the application liable for Mayors CIL, however, as the existing GIA of 647sqm which can be deducted from what is being proposed exceeds the proposed GIA of 402sqm, the CIL charge is £0.</p>	<p>Noted</p>
<p>External</p>		
<p>None</p>		
<p>Neighbouring</p>		

properties Comments		
	<ul style="list-style-type: none"> • Smaller and separate playgrounds, limit the communication between parents. 	<p>The proposal will provide an upgraded play space, close to the community hub, with an additional play space in the park itself.</p>
Safety Concerns	<ul style="list-style-type: none"> • Additional entrance/exits will make the park/playgrounds more unsafe. • Removing the railings would make the area significantly more dangerous. • Women pedestrians would have to make a diversion due to safety concerns. • The proposed boundary hedging is supported but could be in addition to the railings. • Visually legible entrances and exits with good lighting and adequate street crossings to facilitate access is what is needed by the local community. 	<p>The existing 1.2 metre high railings, are to be retained along Park View Road and into Hale Road, with new planting to include trees, hedge planting and habitat features along a stretch of Park View Road. The Northern boundary will be a permeable planted boundary. These works can be undertaken under permitted development and do not require planning consent.</p> <p>Improved lighting, accessibility and the community hubs location adjacent to Park View</p>

		<p>Road will improve the safety of users of the site.</p> <p>The addition of more entrances/exits, in addition to the removal of railings along the Eastern edge will make the park less enclosed and less likely to be the source of criminal activity.</p> <p>Crime prevention officers have been involved in the scheme from the offset and throughout to ensure safety within the park is enhanced.</p>
	<ul style="list-style-type: none"> • Object to the removal of the nursery. 	<p>The Ashley Road masterplan includes community space which can accommodate children's nursery, located directly adjacent to the site.</p>
Environmental Impacts	<ul style="list-style-type: none"> • There was not adequate replacement trees for those removed to facilitate the MUGA in 2020. • Current hedging/plants have been over pruned and concerns over this happening with new planting. 	<p>There would be 42 new trees provided within the application site, a net gain of 39 trees.</p>

		A condition will be attached ensuring the development is carried out in accordance with the Arboricultural report, including the Tree Protection Plan (TPP), AIA, and Arboricultural Method Statements (AMS) provided
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APPENDIX 4 – QRP Report

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London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Down Lane Park

Wednesday 17 May 2023

Berol House, 25 Ashley Road, London N17 9LJ

Panel

Peter Studdert (chair)

Martha Alker

Fenella Griffin (Urban Design London panel member)

Rachael Marshall

David Ubaka

Attendees

Biplav Pagéni

London Borough of Haringey

Kevin Tohill

London Borough of Haringey

Richard Truscott

London Borough of Haringey

Kirsty McMullan

Frame Projects

Bonnie Russell

Frame Projects

Yvonne Dinney

Disability Action Haringey (observer)

Ruth Gordon

Cabinet Member for Council Housebuilding,
Placemaking and Development (observer)

Apologies / report copied to

Owain Jones

London Borough of Haringey

- Use the same external materials to the front and back elevation – this related to an earlier design, the proposed hub building now would be clearly identified as using the same palette of materials, with the front “celebration” element in weathering steel to both sides and onto the community garden, the middle and rear supporting elements in brick to both sides;
- Improvements to internal layout needed to make spaces more welcoming and more easily monitored – internal layout has been replanned to reduce circulation, have a better celebration space, and a central kitchen / servery / supervision hub.

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.

Report of Formal Review Meeting
17 May 2023
HQRP136_Down Lane Park

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1. Project name and site address

Down Lane Park, Park View Road, London N17 9EX

2. Presenting team

Emily Read	Regeneration, London Borough of Haringey
Kriste Wilson	Parks & Leisure, London Borough of Haringey
Kate Digney	Levitt Bernstein Associates
Tom Randle	Levitt Bernstein Associates
Minn Tang	Levitt Bernstein Associates

3. Planning authority briefing

Down Lane Park is a seven-hectare open space at the heart of an established community and significant new residential development. It provides vital amenity space within an ethnically diverse neighbourhood where many residents face challenging levels of deprivation. In 2022, the project secured a Mayoral Green & Resilient Spaces Fund to enable improvements.

The scheme intends to maximise the park's potential as part of the essential civic infrastructure serving the social, recreational and environmental wellbeing needs of a growing population. Haringey council and the Community Design Group agreed overarching project objectives, which include addressing safety, making the park inclusive and accessible, maximizing green space, ecology, biodiversity, and climate change resilience, improving connectivity, enhancing sports and play facilities, and delivering a permanent community hub building. In Phase 1, this focuses on the north-east of the park, comprising sustainable drainage, accessible pathways, improved connectivity, and habitat creation. It will also support user engagement and local green skills development to be delivered in partnership with voluntary and community sectors.

The park is located adjacent to the Tottenham Hale District Centre which has accommodated significant growth and development in recent years in accordance with the Tottenham Hale District Centre Framework (2015), Tottenham Area Action Plan (2017), and London Plan (2017/2021). Park improvements will need to respond positively to these plans and developments, as well as to supplementary planning guidance set out in the council's Green & Open Spaces Strategy (2016) and Streets & Spaces Strategy (2016). It will be important to consider the impact of these proposals in relation to the local Sites of Importance for Nature Conservation, Flood Zone 2 and the culverted Moselle River. The location and design of uses within the park, relative to the wider urban context beyond the park boundary, will also require careful consideration.

This is the first Haringey Quality Review Panel. An Urban Design London panel reviewed proposals in October 2022. Officers noted the need for this scheme to satisfy the complex and sometimes contradictory needs of the various park users, current and future. They asked for the panel's views in particular on the interface and connections between the park and its wider context.



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4. Quality Review Panel's views

Summary

The panel warmly supports the proposal for improvements to Down Lane Park. The project team is to be commended for the extensive co-design process and the amount of work completed since the Urban Design London review in October 2022. The panel supports the masterplan approach. Further development is now required to achieve a sufficient level of detail for planning submission.

The scheme should be interrogated in terms of both technical spatial requirements and human experience, to ensure that the masterplan still works, and that opportunities to contribute to the park's identity are taken. It is important to resolve the inactive boundary to the Berkeley Square development, as well as to gain assurance that highways officers are happy with the scheme's impact on its immediate surroundings. The layout is working well but would benefit from a cohesive wayfinding strategy. The central circulation spine in the southern part of the park should be designed as a space in its own right. The park's perimeter boundary treatments need to be tested from a safety perspective, to ensure that the various approaches will cohere. A prominent, direct entrance to the park should be added beside the Community Hub. The panel encourages the project team to develop a sense of arrival at all park entrances, and to work with local artists to use the identity of the culverted Moselle River in placemaking. The play spaces should create an exciting offer at a neighbourhood scale. The panel would like to see greater provision of accessible toilets and suggests detailed improvements to the specifics of their design. Passivhaus design for the Community Hub is welcomed. All spaces, inside and out, should respond to their microclimate to ensure user comfort year-round. The circular economy agenda for existing materials should be progressed. A more holistic and ambitious approach to biodiversity would better integrate habitat creation. Using the same external material for both front and back of the Community Hub would help it to read as one building. The internal layout could be improved to help spaces be welcoming and easier to monitor, and to ensure that the building works well for income-generating private events.

These comments are expanded further below.

Design stage

- The panel supports the masterplan for the park. It thinks that the main design moves have been successfully identified, and facilities mapped in the right locations.
- However, the panel is concerned that the scheme has not yet been developed to a sufficient level of detail to submit a full planning application in summer 2023. Further detail on deliverability and usability is required to reassure the London Borough of Haringey that the scheme will not feel like a masterplan when it is built.



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- This next layer of information is an exciting opportunity for the project team to interrogate the design, ensuring that it brings joy at every turn and enhances the identity and nature of the park. Sketch sections and views should be utilised to explore this from a human perspective.
- The panel encourages the project team to continue to work closely with highways officers. At this stage, a good understanding of the impact of the projects on the park's immediate surroundings would be expected, and a mutual agreement in place.
- There is currently a solid precast concrete wall between Down Lane Park and the Berkeley Square housing development along the south-eastern edge, creating a dead space between the tennis courts and the residences. The original intention in the planning consent was for front doors to open onto the park, activating this space.
- The panel endorses the project team's vision of removing the concrete boundary and establishing a landscape buffer here instead. However, this change is still subject to discussion and should be resolved as soon as possible, to give comfort that this edge will actively contribute to the park.
- The panel encourages the project team to carry out a technical exercise working out the details needed to turn the masterplan into a full proposal. For example, routes with bicycle lanes alongside pedestrian should be of a generous width, reflecting the guidance in LTN120.

Scheme layout and wider integration

- The panel supports the project team's choice of location for the Community Hub. It also welcomes the consolidation of a comprehensive play zone, new perimeter activity route, and new entrances that further open up the park to the south. It also thinks that the cross routes are working well, and that they build on the east-west axes in the wider neighbourhood.
- However, the panel is not yet convinced that these connections and new facilities will be as apparent on the ground. It recommends developing a wayfinding strategy to connect the scheme as a whole.
- The proposed layout puts emphasis on the central circulation spine in the southern part of the park. This is currently an 'in between zone' intended to accommodate many ancillary uses such as bicycle and push chair parking. The design and quality of this space needs more thought.

Boundary treatments

- A variety of boundary treatments are proposed to the perimeter of Down Lane Park – retaining the existing railings to the south, leaving it completely open to the north, and using natural features or palisade fencing to the east and west.

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The panel recommends further work to define the look and feel of each treatment and explore how the various approaches will work together.

- The project team should also interrogate the perimeter boundaries to ensure that the design solution works from both the interior park side and the exterior road and residential sides.
- For example, with the increasing use of quiet electric vehicles, the panel is concerned that children may not hear the dangers of the road immediately on the other side of the natural feature boundaries. Some landscape areas in the park are designed to encourage children to run through hedges, so they also may not realise the difference where this is intended as a boundary. The project team should thoroughly test these ideas from a safety perspective.
- In some instances, it may be that removing railings and opening up the park is the right way to increase the park's permeability, but that it requires traffic calming measures in parallel to work safely. In other instances, it may be that the railings should be retained. Here, views through could be constructed to create visual links instead.

Entrances

- The vehicle entrance for the service yard to the north of the Community Hub is currently more prominent from the street than the pedestrian entrance. In addition, the pedestrian entrance only allows access to the park through the Community Hub.
- Although this entrance is intended for night-time use, the panel thinks that the pedestrian entrance should have a clear relationship to the street and the park. It advises exploring whether the park storage buildings could shift northwards to create more space for a direct route into Down Lane Park next to the Community Hub building.
- The panel would like to see the entrance to the Community Hub emphasised through the architectural design, rather than with signage.

Placemaking

- The panel understands the constraints that would make it very difficult to daylight the culverted Moselle River tributary that runs approximately three meters underneath the proposed Moselle Walk. However, it thinks that more could be done to bring the presence of the water into this landscape character in placemaking terms, if not physically.
- The panel suggests finding historic maps of the river Moselle and working with local artists to develop the identity of Moselle Walk, helping people to gain a deeper understanding of place.



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- The scheme proposes five new entrances to the park. These are also opportunities to add to the identity of Down Lane Park. Each point of arrival should be explored, considering its character and the provision of facilities such as seating and drinking fountains.

Inclusive design

- The panel commends the project team for putting inclusive design to the fore throughout the work to date, but makes some suggestions for further improvements.
- In terms of access into Down Lane Park from the surrounding neighbourhood, wheelchair users should be able to move from one side of the road to the other without having to travel the length of the street to find a dropped curb. This should be addressed to ensure that all entrances, existing and new, are easy to use.
- In line with best practice, a place to pause should be incorporated every 50 metres throughout Down Lane Park for neurodivergent or less mobile users and their carers. Publicly Accessible Standard 6463 may prove helpful as it brings all current guidance on neurodiversity into one place.
- The panel suggests that all public toilets within the park should be large enough to fit two children, two parents and a pushchair at the same time.
- As the only toilet in the café is an accessible toilet, the panel is concerned that it will often be taken out of use for those who need it most. More toilets should be provided.
- In accordance with British Standards, the baby changing facilities should also be provided separately from wheelchair accessible toilets, to ensure that they are available more of the time. The panel advises following BS8300 Volume Two, which has guidance on baby change facility design which does not yet form part of building regulations.
- All cubicles for people with ambulant mobility impairments should have grab rails, all family toilets should have a 'parent lock' (a lock above child height), and any outward opening doors should be recessed rather than opening onto a main circulation route.
- Wherever seating is provided, at least 50 per cent should be accessible. This means that it includes options with one or two arm rests, back rests, and seating at different heights to make it easier to transfer from a mobility scooter or wheelchair to a seat. BS8300 guidance on accessible seating may be useful.
- The panel thinks that the natural material palette for the interior of the Community Hub will look beautiful, but it suggests checking that there will be



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sufficient visual contrast, and that pattern or visual contrast is not introduced where it might cause confusion for users.

- The project team may find it helpful to refer to the 'Colour, Light and Contrast Manual: Designing and Managing Inclusive Built Environments', by Geoffrey Cook and Keith Bright.

Sustainable design

- It is positive that the Community Hub will be designed to Passivhaus standards. The panel encourages the project team to ensure that thermal comfort problems are tackled at an early stage and not designed in.
- The panel asks for more detail on how microclimate will be addressed across the scheme, inside and outside. Ensuring that spaces are comfortable will increase their longevity.
- For example, the community space and café could suffer from overheating in the summer. The panel understands that the pergola to the south is fully covered, but its concerns about the amount of south-facing glazing remain. A natural ventilation strategy should be developed as part of this exercise that tests the performance of all spaces.
- The creation of shaded areas in the woodland to the north-east of the park is welcomed. The panel encourages the project team to also think about shade in the southern part of the park. In the hot summer months this will provide welcome relief. This does not have to be provided through tree cover: it could be an opportunity to create variety in the types of shelter across the scheme.
- The panel asks for further detail on how the proposed Sustainable Urban Drainage system and rainwater harvesting from roofs will work.
- It is proposed that some of the existing railings around the perimeter of the park will be removed during Phase One. In line with the circular economy aspirations of the scheme, the panel encourages the project team to develop an economic masterplan for what happens to removed materials. For example, they could be sold on to contribute to Phase Two.

Biodiversity

- The attention paid to biodiversity is welcome, but the approach feels too piecemeal. Rather than only reacting to the existing habitats in the park, the panel suggests taking a more holistic and ambitious approach.
- Working closely with the project team's planting consultant, this should consider what the council's aspirations are for biodiversity net gain, including target species, and how these fit into the wider habitats of the Lea Valley.



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Play spaces

- Residents in the area will benefit from small play areas and incidental 'play on the way' provided in emerging nearby developments. They will also have access to the larger, more natural environments of Walthamstow Wetlands and Tottenham Marshes in the wider context. This scheme must offer something different to both, at a neighbourhood park scale.
- The panel encourages the project team to develop the design further to ensure it creates a special and exciting play offer. The panel suggests that the play equipment is not bespoke as this may cause future issues for ongoing maintenance and safety checks.
- The panel would like to see more analysis of why some of the existing ball courts are not well-used. This will help to determine whether a simple refurbishment that increases the quality of materials will be sufficient, or if other issues such as lighting or the ability to use the facilities in the evenings should be addressed.

Community Hub – architectural language

- The architecture of the Community Hub is developing well. The panel enjoys the way the building addresses both the street and the park, creating a presence on Park View Road where the existing hub building does not.
- The panel recommends that the same external material is used on both the front and the back, so that the building reads as a single structure. This does not necessarily need to be brick. Timber could work well and would be an honest expression of the building's construction.
- The architectural language or materiality could draw from the nearby nursery building (part of the adjacent Notting Hill Genesis development) to create a visual relationship between these community assets.
- The pergola feels overplayed as a device at present. The panel suggests testing it at different scales to find the right balance.

Community Hub – internal layout

- The panel understands that the internal Community Hub layout has been designed and tested with the operator of the existing Living Under One Sun hub. However, it suggests that the layout could be improved to help with the monitoring of spaces, ensuring security and a welcoming arrival experience.
- The Community Hub kitchen is under pressure to achieve a lot in a relatively small space. The panel notes that it would be a useful income generator if the hub could be rented out for private events such as weddings. It is therefore important that the space performs adequately and allows the generation of profit that can be reinvested into spaces for the community.



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Next steps

The panel would welcome the opportunity to review Down Lane Park again at a chair's review, especially to focus on the detail of the play spaces, boundary treatments and entrances.

Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

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

Design Standards

Character of development

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



Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2023/0093

Ward: Tottenham Central

Address: College Of North East London Tottenham Centre, High Road, Tottenham, London, N15 4RU

Proposal: The proposal seeks permission for the construction of a five-storey new building to host the Construction and Engineering Centre of the College.

Applicant: Capital City College Group

Agent: Quadrant Town Planning

Ownership: Private

Case Officer Contact: John Kaimakamis

2. BACKGROUND

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

3. SITE AND SURROUNDINGS

- 3.1 The site forms part of the College of Haringey, Enfield and North East London, known as CONEL, and is located on High Road, Tottenham Green. The existing campus comprises approximately 19,930 square metres of education floorspace providing a range of different vocational courses.



Fig 1- College Campus outlined in red

- 3.2 The site is within an 'Area for Change' in the Tottenham Area Action Plan and is also located on the western extreme of Tottenham Green Conservation Area. The site sits behind the 1970s tower block of the College and is surrounded by listed buildings located immediately to the north of the site and by the locally listed MCC Tottenham Technical College.

Heritage Context

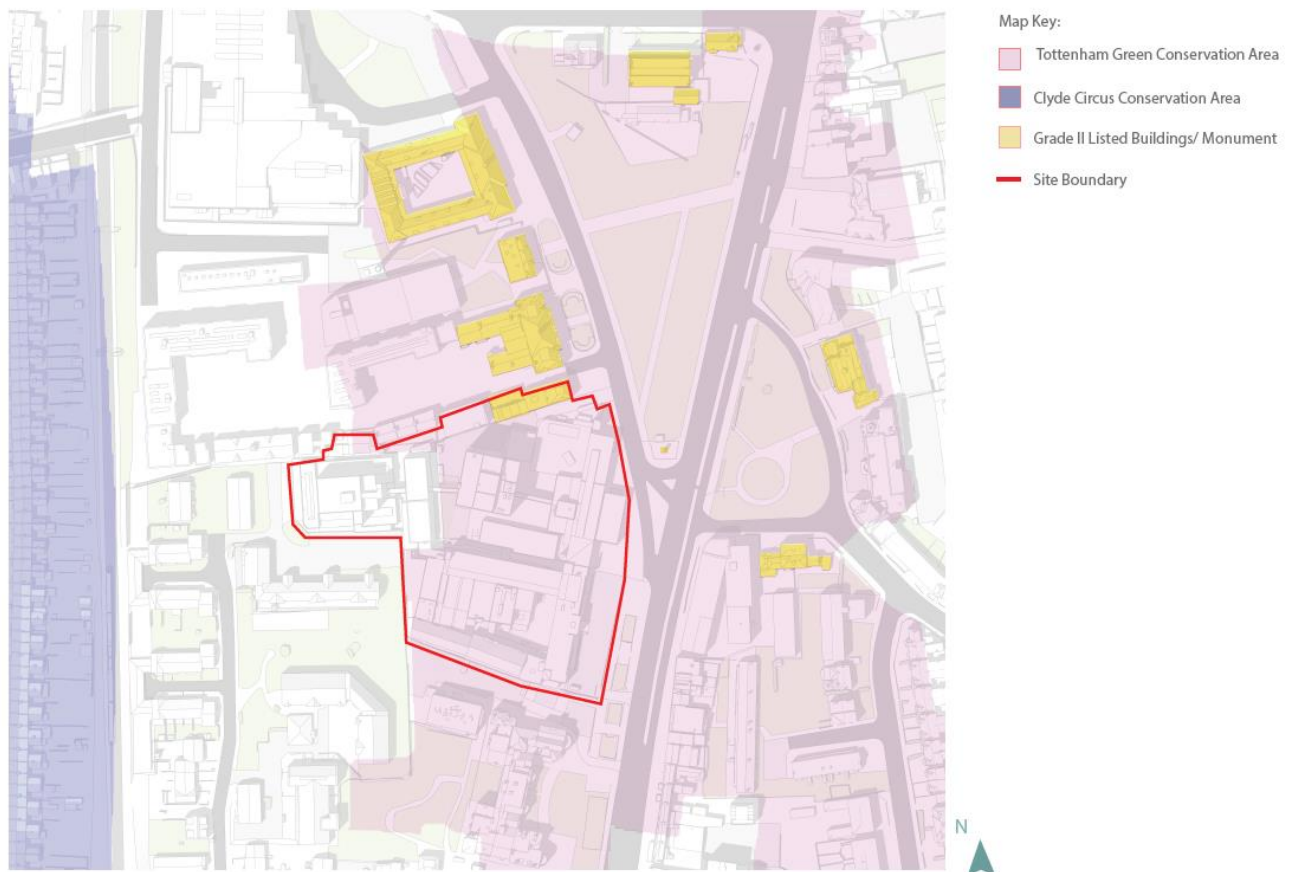


Fig 2: Heritage Context

- 3.3 The buildings surrounding the site range from the 2 storey cottages and the 3-storey listed old firemen's station to the north, the 8-storey tower block to the east, the 4-storey residential development to the south and west. The existing 8-storey tower Block of the college sits above the listed old Fire Station in eastward views along Townhall approach, as well as in northward views of the locally listed college building along the High Road.
- 3.5 The site has a PTAL value of 6a which is considered 'excellent' access to public transport services. There are several bus services accessible to the site, while Seven Sisters underground station is within walking distance of the college.

4. PROPOSED DEVELOPMENT

- 4.1. The proposal seeks permission for the construction of a six-storey new building to host the Construction and Engineering Centre of the College as part of a master planning process. Further phases of the masterplan will restore the original quadrangle that shaped the development of the main 2005 building, and the proposed development of the Construction Centre is intended to improve and facilitate the reconfiguration of the campus and the activation of the courtyard space.
- 4.2. Specifically, the proposal comprises the following:
- Demolition of the 1,050 sq m existing gym/lecture theatre;
 - Construction of new 2,700 sq m building extending over 5 storeys (approximately 22.0 metres in height);
 - Creation of double height workshops on the ground and first floor accommodating bespoke construction trades – plumbing, plastering, electrical, brickwork; and

- Cantilevered upper floors providing classrooms and breakout areas for student collaboration

5. PLANNING HISTORY

- 5.1 None of the planning history is relevant to the current proposal.

6. CONSULTATION

6.1. Public Consultation

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. However, the applicant has confirmed that they are currently undertaking their own engagement with the local community prior to submission.

6.3. Quality Review Panel

- 6.4. The proposal was presented to Haringey's Quality Review Panel (QRP) on 18 October 2023. Following the Quality Review Panel meeting, the Panel offered their support for the principle of the scheme and set out their recommendations to address relevant design considerations of the building. A summary of the Panel's response is as follows:

The panel supports the principle of a new college building on the proposed site, but makes comments on height, massing and architecture and the need for a wider masterplan for the college. A comprehensive masterplan is essential to ensure the building forms part of a longer-term plan, and does not constrain future options. The panel is concerned that the new building will make disposal of the existing Construction and Engineering Centre site for residential use difficult. It is also concerned that the proposed development will make future construction access to the southern quadrangle very difficult. The panel asks for a comprehensive masterplan to be submitted alongside an application for this building to address phasing, architectural approach and landscape design, including a brief showing how the Construction and Engineering Centre site could be developed. However, the panel questions whether disposing of land is the best plan for the college in the longer term, given the likelihood of future growth in demand for construction skills training.

The panel thinks that the proposed height of the new building will have a negative impact on the adjoining conservation area, in views from Tottenham Green and in particular from Isobel Place. It recommends the building is lowered by two storeys at the northern end. The architecture should be refined to reduce its visual impact and to create a clearer relationship with the Tower Building, for instance exploring the use of horizontal banding. The building should also have a clearer relationship to the existing college buildings, and more could be done to highlight the main entrance.

A landscape and public realm strategy should be produced, covering the future quadrangles, the boundary with the potential residential site, the access route to the north and the interface with Isobel Place among other areas. The panel endorses the potential of the new building to provide a learning tool for students, and asks for further work on sustainable material choices. Overshadowing of the Tower Building should be assessed, and measures taken to address overheating and run-off.

- 6.4 Following the Quality Review Panel meeting, Officers have met with the applicant to discuss revisions and to address the matters raised by the QRP. Revised plans have now been received.
- 6.5 The latest revised plans that are being presented to Committee Members were also presented to a QRP Chair's Review on Wednesday 17th January. The QRP advised that they were in support of the proposal and that the revisions had addressed the Panel's previous comments, although the acknowledged that further details would be submitted with any planning application. The Panel stated that they did not consider that the proposal required to be presented to them again. Whilst written comments have yet to be received at the time of writing of this report, should these comments be received prior to the Committee date they will be reported in an addendum.

(The QRP's full written response is included under Appendix 2)

7. MATERIAL PLANNING CONSIDERATIONS

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

Principle of Development

- 7.2. The principle of the re-provision of education floorspace on the campus in the form of new and upgraded facilities is acceptable and welcomed given the London Plan and Haringey Local Plan strategic policies promoting education and skills, whilst the site is also located in an 'Area of Change' within the Tottenham Area Action Plan (TAAP) which seeks to promote new infrastructure for education purposes.
- 7.3. Whilst there is not a specific site allocation for this site, the TAAP identifies the site as just on the edge of the 'Tottenham Green Sub Area'. The TAAP supports the area as the civic and cultural heart of Tottenham, and sets objectives including; the redevelopment of underused sites that detract from the significance of the conservation area and public realm enhancements between the buildings on the green to create more attractive and accessible public squares. Policy TG1 Tottenham Green's Civic Heart states that development which serves to consolidate and improve access to community facilities in the area will be supported.
- 7.4. With regard to education and skills, Objective 1 of the TAAP is "World class education and training" to enable Tottenham residents to access the full range of options available to them in London. Policy AAP4 "Employment" states that the Council will support local residents to access local and London-wide jobs and, where appropriate, may seek planning contributions towards employment initiatives in line with policies SP9 and DM48. Policy AAP11 "Infrastructure" states that the Council will actively seek to introduce tertiary education operators into the Tottenham area to ensure local residents have excellent options to gain skills to access the London jobs market. The proposal will require ongoing work to ensure and demonstrate that the education, training and skills benefits arising from it are maximised in accordance with these policies.
- 7.5. Therefore the principle of educational use on this site is considered acceptable but must comply with all other relevant considerations and planning policies as highlighted below.

Masterplanning

- 7.6. To facilitate this proposal, the existing building in the western corner of the campus that currently houses the Construction and Engineering Centre will be demolished and this parcel of land be made available for future redevelopment. Given the height of the proposed new building and running the length of the entire boundary of the adjacent parcel of land, the proposal must be designed with consideration to potential future development on this adjacent land.
- 7.7. The adjacent land can be accessed from the north at Isobel Place, and an indicative residential development has been provided that shows an appropriate separation between the new proposed block and this land. However the indicative proposals provided do not appear to optimise development whilst maintaining an appropriate separation from the east and avoiding north facing single aspect residential accommodation to the north.
- 7.8. The applicant must demonstrate that a realistic high quality residential proposal on this site can be accommodated and would not be prejudiced by the new Construction and Engineering Centre building.

Design, Conservation and Appearance

- 7.9 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.
- 7.10 Policy DM1 of the Development Management Development Plan Document (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.
- 7.11 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 urban design terms, including being of a high design quality.
- 7.12 The site is on the western edge of Tottenham Green Conservation Area which is characterised as an established, spacious civic and educational space. The site sits behind the 1970s tower block of the College and is surrounded by listed buildings located immediately to the north of the site and by the locally listed MCC Tottenham Technical College. Policy HC1 of the London Plan, Policy ST12 of the Local Plan and Policy DM9 of the DM DPD collectively seek to protect conservation areas and heritage assets from inappropriate and harmful development and ensure that any potential harm caused is outweighed by the public benefit that the proposal would provide.
- 7.13 Within this context it is proposed, as part of a master planning process to develop a part four, part five-storey new building (approximately 22.0 metres in height) to host the Construction Centre of the College. The applicant has responded to concerns from officers and the Quality Review Panel and the proposal has been reduced in height from an initial six-storey new building (approximately 26.5 metres in height) . Further phases of the masterplan will restore the original quadrangle that shaped the development of the main 2005 building, and the proposed development of the Construction Centre is

intended to improve and facilitate the reconfiguration of the campus and the activation of the courtyard space.

- 7.14 The development site is constrained by its densely built immediate context set just behind the spacious historic frontage of the Conservation Area where the established group of listed buildings including the Old Fire Station, Tottenham Town Hall and the former County School have a consistent height, similar style and mutual generous gaps and uncluttered views into their rear that characterise the civic space of the Conservation Area.
- 7.15 The buildings surrounding the proposed development range from the 2 storey cottages and the 3-storey listed old firemen's station to the north, the 8-storey tower block to the east, the 4-storey residential development to the south and west. The existing 8-storey tower Block of the college sits above the listed old Fire Station in eastward views along Town Hall approach, as well as in northward views of the locally listed college building along the High Road. The existing 8 storey tower Block is considered to detract from the character and appearance of the Conservation Area primarily because of its intrusive and distracting scale and height that dominate in views well above the established scale, height and roofline provided by the listed and locally listed buildings forming the historic frontage of the area.
- 7.16 As part of the pre-application process, the proposed scheme has been tested in agreed views of the heritage buildings and the Conservation Area as part of the heritage impact assessment of the proposal. As set out above, following discussions with officers and feedback from the QRP, the applicant has reduced the proposed building by a whole floor and setback some of the massing to the northern boundary of the site.
- 7.17 Officers consider that the amendments to the proposals have mitigated some the potential harm to the heritage assets and that any resultant harm can be outweighed by the level of public benefits that would be derived from the scheme subject to a clear and convincing justification outlining the full extent and level of these public benefits.
- 7.18 Furthermore, officers agree with comments provided by the QRP that a further developed material strategy is required to ensure the proposed building relates to the existing college buildings, including the historic Tottenham Technical College building and the newer additions, as well as its impact on key views such as that from Tottenham Green. The material strategy should have regard to the contextual analysis conducted for the site as well as helping break up the impact of the northern part of the building. The applicant has provided further information in the form of three options with regard to the proposed material strategy that seek to address the above matters.
- 7.19 Further discussions around the detailed design, including elevation composition and detailed layout with Officers and the applicant are ongoing as part of the pre-application discussions. The applicant has been working on landscaping and architecture so to ensure these components of the scheme are well integrated.

Transportation and Parking

- 7.20 The site has a PTAL value of 6a, which is considered 'excellent' access to public transport services. There are several bus services accessible to the site, while Seven Sisters underground station is within walking distance of the college.

- 7.21 It is noted within the submitted information that a review of the disabled bays provided at the front of the college will be undertaken against the London Plan requirements to ensure there is sufficient provision. Further information is required to outline the location and dimensions of these disabled bays and whether they would be in compliance with the development plan.
- 7.22 Full details of existing and proposed cycle parking arrangements will be required to be provided. Whilst it is understood that there will not be an increase in staff or students, the proposal includes the removal of existing car parking spaces and as such this needs to be considered in the context of whether existing cycle space capacity is adequate for the purposes of redeveloping the site and a contribution to active travel infrastructure may be necessary.
- 7.23 Full details of the proposed servicing/delivery arrangements and trips that will be generated will need to be provided in a Delivery and Servicing Plan as part of the Transport Assessment. This will need to include the numbers of trips, types of vehicles, and the associated dwell times plus details of where service vehicles will stop and dwell.
- 7.24 A detailed draft of the Construction Logistics Plan for the site will be required at application stage, outlining the construction period and programme, and the numbers and types of construction vehicles attending the site. All arrangements to minimise the impact on both the Public Highway and adjacent neighbours will need to be included in this document.

Impacts on Amenity of Surrounding Residents

- 7.25 The site is in relatively close proximity to a number of adjoining properties. Potential impacts on residential amenity comprises a range of issues which include daylight, sunlight, overlooking, overshadowing impacts, as well as sense of enclosure, a loss of outlook and noise.
- 7.26 The Development Plan contains policies which seek to appropriately safeguard the amenities of residential occupiers when considering new development. Both the Haringey Local Plan and London Plan reference the Building Research Establishment (BRE), which provides guidance on site layout planning to achieve good sunlighting and daylighting. It is intended for building designers, developers, consultants and Local Planning Authorities (LPAs).
- 7.27 The applicant has provided a sunlight and daylight report with an assessment of the proposal in terms of its relationship with existing neighbouring buildings which surround the site. This shows some transgressions above the BRE guidelines, however officers consider that the impact on daylight would be that of a predominantly minor adverse impact. It should be noted that this limited impact does not apply across all of the tests above to individual properties but rather in some instances of one or two of the tests.
- 7.28 On the basis of the submitted report, officers consider that the overall impact of the proposals in terms of the above tests would be at levels that are considered acceptable for a scheme of this nature that seeks to bring forward the delivery of a land use that is in need within the borough. As such, and notwithstanding the outstanding information to be submitted, it is considered the predominantly minor impacts on daylight could be outweighed by the public benefits of the scheme.

Sustainability

- 7.29 In accordance with the London Plan Policy SI2 all major development should be 'zero carbon' by minimising operational emissions and energy demand in accordance with the Mayor of London's energy hierarchy and discussions are ongoing on the overall energy strategy for the development. Officers are discussing with the Applicants proposals of how the development could connect to a Decentralised Energy Network (DEN) and the site's potential role in delivering a network within the local area.
- 7.30 A range of sustainability and carbon measures, including Urban Greening proposals will be required and these discussions are ongoing with the Carbon and Biodiversity Teams.

Appendix 1

PLANS AND IMAGES



Site Plan



Existing site plan

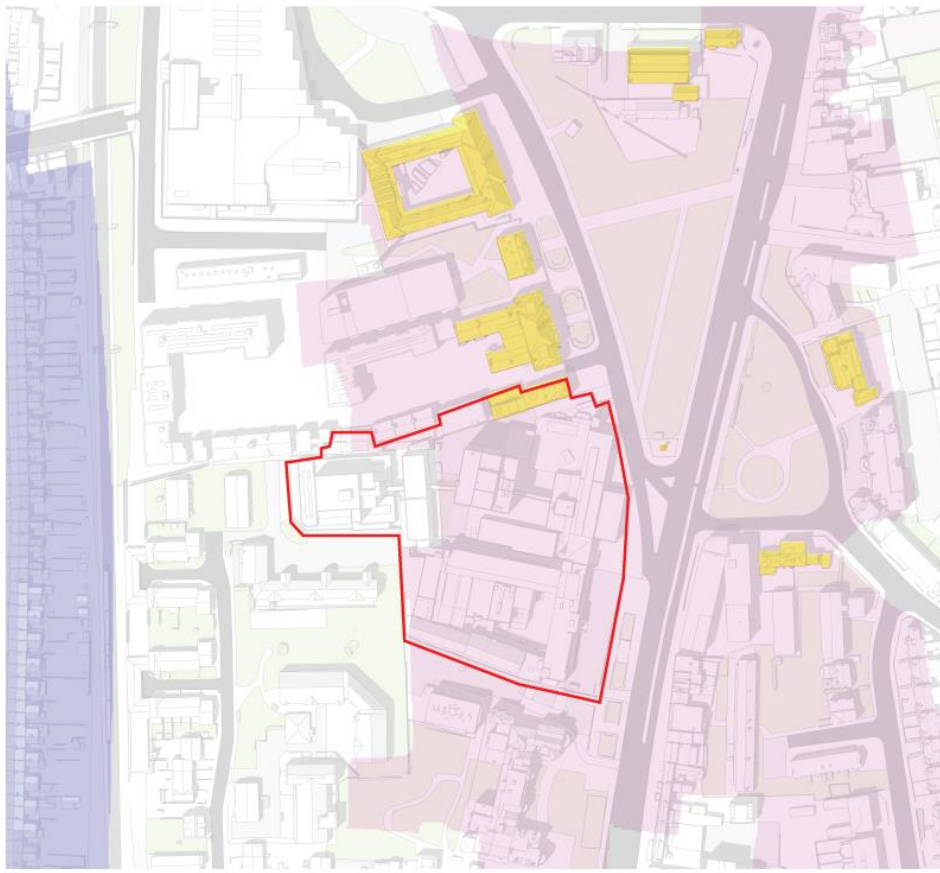


Proposed Option Perspective Views



- Map Key:
- ▲ Grade II Listed Building
 - ① Correlating Picture and View Direction
 - Proposed Design
 - Site Boundary

Heritage Context



Map Key:

- Tottenham Green Conservation Area
- Clyde Circus Conservation Area
- Grade II Listed Buildings/ Monument
- Site Boundary

Existing Related Site GIA = 19,932m² excluding Tottenham Green



Proposed New Massing Plan



Proposed Key Perspective Views



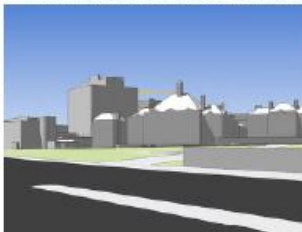
Map Key:

- ▲ Grade II Listed Building
- ③ Correlating Picture and View Direction
- Proposed Design
- Site Boundary

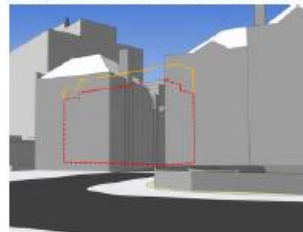
Pictures Key:

- ⋯ Proposed Design Outline (obscured by surrounding context)
- Proposed Design
- Outline of Original QPR Design

1 - Holy Trinity Church and Old Well and Well House



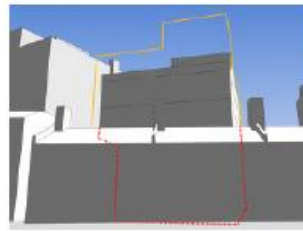
4 - Tottenham Town Hall and Former Fire Station



11 - View from the Railway



15 - View along Isobel Place behind the cottages.



Materiality Study: Approach 03 Elevations - Single colour/tone of brickwork with banding

In this approach a consistent colour and tone of brick is used, however a contrasting banding is introduced at each floor level. This references the detailing of the adjacent College tower as well as the nearby listed buildings, both of which adopt a red brick with a light tone stone/concrete banding. This adds a further level of richness to the facades in addition to the brick detailing at the expressed sections of the elevations. For consideration is whether this or the more recessive approach illustrated on pages 24 and 25 is more appropriate?



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation

Materiality: Proposed Colour Palette on Site



Diagram of material palette on site and surrounding buildings with Proposed Elevation style 03



Reference images


Site-wide Landscape Masterplan

Here we present the concept masterplan in its entirety, and demonstrate a cohesive interplay between the key spaces. We have considered the entrance experience, the relationship with the College to its surrounding context, the quality of the external environments within the site, how to improve legibility and enhance the unique identity of the college. We have looked to integrate planting, sustainable urban drainage solutions, and other ecological enhancements. The proposal seeks to rationalise the external spaces, creating a more cohesive and legible experience for staff and students. Two main courtyard spaces share some fundamental principles yet offer contrasting experiences for visitors. We have also looked to demonstrate how a residential development could comfortably sit within the wider master plan offering a high quality environment for future residents.






KEY

— Site Boundary




Soft Landscape

-  Proposed mixed species tree canopies
-  Ornamental woodland understorey planting
-  Green roof
-  Residential private amenity lawn

Hard Landscape

-  Permeable flag paving
-  Permeable sett paving to entrance footways
-  Permeable sett paving to entrance car park
-  Red brick paving type 1
-  Red brick paving type 2
-  Loading area

Entrances

-  New entrance to college
-  New entrance to residential plot
-  Service entrance



Site-wide Concept Landscape Masterplan

Residential Development



Appendix 2 – QRP Response

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London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: College of Haringey Enfield and North East London

Wednesday 18 October 2023

College of Haringey Enfield and North East London (CONEL), Tottenham Centre,
High Road, London N15 4RU

Panel

Peter Studdert (chair)
Phil Armitage
Rosie Bard
James Halsall
David Ubaka

Attendees

John Kaimakamis	London Borough of Haringey
John McRory	London Borough of Haringey
Biplav Pageni	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Tom Bolton	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
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

College of Haringey Enfield and North East London (CONEL), Tottenham Centre,
High Road, London N15 4RU

2. Presenting team

Ashley Furlong	Capital City College Group
Robin Hindley	Capital City College Group
Neil Scott	Capital City College Group
Linda Odiase	Atkins
John Ridgett	Atkins
Graham Day	Introba
Steven Bee	Urban Counsel
Mo Poswall	Peter Marsh Consulting
Louise Morton	Quadrant Town Planning

3. Planning authority briefing

The site forms part of the College of Haringey Enfield and North East London (CONEL) and is located on the High Road, on the western edge of Tottenham Green Conservation Area. The site sits behind the 1970s tower block of the college by the locally listed Tottenham Technical College and by statutorily listed buildings immediately to the north. The development site is constrained by its dense built context and the historic frontage of the conservation area, which includes an established group of listed buildings.

The existing campus comprises approximately 19,930 square metres of education floorspace providing a range of vocational courses. The proposal seeks permission for a six-storey new building to host the Construction and Engineering Centre of the college as part of a phased wider masterplan. The existing building in the western corner of the campus, which currently houses the Construction and Engineering Centre, does not form part of the application. Once vacated it will be demolished, and this parcel of land made available for a future residential redevelopment.

Officers are very supportive of the proposal in principle, asked for the panel's views on the relationship between the strategic objectives of the college masterplan and the proposals; the potential impact on the view from Tottenham Green and Isobel Place; on the height of the building; and on how the application affects the future disposal and development of the Construction and Engineering Centre site

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4. Quality Review Panel's views

Summary

The panel supports the principle of a new college building on the proposed site, but makes comments on height, massing and architecture and the need for a wider masterplan for the college. A comprehensive masterplan is essential to ensure the building forms part of a longer-term plan, and does not constrain future options. The panel is concerned that the new building will make disposal of the existing Construction and Engineering Centre site for residential use difficult. It is also concerned that the proposed development will make future construction access to the southern quadrangle very difficult. The panel asks for a comprehensive masterplan to be submitted alongside an application for this building to address phasing, architectural approach and landscape design, including a brief showing how the Construction and Engineering Centre site could be developed. However, the panel questions whether disposing of land is the best plan for the college in the longer term, given the likelihood of future growth in demand for construction skills training.

The panel thinks that the proposed height of the new building will have a negative impact on the adjoining conservation area, in views from Tottenham Green and in particular from Isobel Place. It recommends the building is lowered by two storeys at the northern end. The architecture should be refined to reduce its visual impact and to create a clearer relationship with the Tower Building, for instance exploring the use of horizontal banding. The building should also have a clearer relationship to the existing college buildings, and more could be done to highlight the main entrance.

A landscape and public realm strategy should be produced, covering the future quadrangles, the boundary with the potential residential site, the access route to the north and the interface with Isobel Place among other areas. The panel endorses the potential of the new building to provide a learning tool for students, and asks for further work on sustainable material choices. Overshadowing of the Tower Building should be assessed, and measures taken to address overheating and run-off.

These comments are expanded below.

Masterplan

- The panel is concerned that there is no comprehensive, effective masterplan in place for CONEL's Tottenham site and that, as a consequence, the proposals do not form part of a wider vision for the college. The lack of a masterplan means that the current proposals will generate substantial practical problems elsewhere on the site that could prevent CONEL from progressing its longer-term plans.
- The panel is not persuaded that residential development of the existing Construction and Engineering Centre site will be feasible if the scheme goes ahead as proposed. The suggested residential access to the site via the college's service route along the northern boundary of the site does not seem a convincing option.



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- The panel also questions whether the site could be successfully marketed with the western façade of the proposed building in such close proximity, incorporating a significant amount of glazing. These windows would require privacy treatment to avoid prejudicing future development on the adjacent plot.
- The panel also asks for greater clarity about the nature of the boundary with the future development site. More attention should be paid to the quality and condition of the boundary with the proposed building.
- The panel emphasises the need to develop a brief for the Construction and Engineering Centre site to demonstrate the nature of the development anticipated on the site. The brief should show how the proposals have been designed to enable a future development, including a viable access solution, greening proposals, and the envisaged approach to the architecture and materiality of buildings coming forward on the site. This should form part of a wider masterplan for the whole college site, which should be submitted alongside a planning application for the new building.
- The panel questions, however, whether selling part of the very constricted college site is the right approach in the longer term. The demand for green building skills taught at CONEL is likely to increase as part of the drive to achieve net zero carbon. The panel feels it could be counterproductive to reduce the college's long-term capacity to meet this demand.
- The panel is also concerned that delivery of the 'two quadrangle' strategy for the college will not be feasible if the proposals are permitted to landlock sites intended for future development. Construction access to the southern courtyard would be complicated and expensive, and could prejudice the existing Tottenham Technical College building. Strategic thinking is needed to ensure the current proposals do not prejudice wider ambitions for the college in meeting shorter-term needs. A manageable long-term strategy is needed for phasing development, as part of the college masterplan.

Height and massing

- The panel has mixed views on whether the proposed building will have a significant negative impact on the conservation area and listed buildings in views from Tottenham Green. Its massing will fill an area of currently open sky between the former Town Hall and the former Fire Station, which could create a negative impact unless the building is of a high design quality.
- The panel is more concerned that the building will have a negative impact on the conservation area and locally listed buildings in Isobel Place, immediately to the north of the site, as well as having an impact on the amenities of local residents. The height of the building next to two-storey houses, combined with its eight-storey blank northern elevation, mean that it will feel overbearing.
- The panel also questions whether the height of the building will be appropriate in the context of the 'two quadrangles' strategy. It will position height next to



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the northern quadrangle, potentially overshadowing it and reducing the quality of the space.

- The panel therefore thinks that the building is too tall for its setting and should be reduced in height by two storeys, at least at the northern end, to enable a more sympathetic relationship with its context.
- The panel is also concerned that the new building will have an uneasy relationship with the existing Tower Block, especially where upper storeys step nearer. One option would be to try to increase the gap between the two buildings, pushing the new building to the west, and give the new building a separate identity. An alternative approach would be to give the new building a similar character to the tower so that it reads as a single 'family' composition when viewed from a distance.
- The panel encourages the design team to explore post-occupancy studies of other relevant college buildings to learn lessons from previous projects.

Architecture

- The panel likes the proposed use of varied, textured brick in the new building. However, it thinks that the materiality should be reworked to help reduce its impact in key views, especially from Tottenham Green.
- A clearer architectural and material strategy is required to create a stronger, more defined relationship with the Tower Building, and also to ensure the building is clearly related to the existing college buildings, including the historic Tottenham Technical College building and the newer additions. The architecture should speak clearly to the context it will belong to.
- The panel also questions the use of plain brickwork without any banding for the new building. Contextual analysis identifies a strong architectural language in the area of red brick with horizontal stone banding. The panel suggests banding should be explored as part of the material strategy to help break down the impact of the north end of the building, alongside reducing its height.
- The panel also suggests that the building's entrance could be better defined for instance by using contrasting materials and would benefit from an overhanging element both to help define it and to provide shelter.
- The panel encourages the team to explore how the design of the two stair cores can be developed to create more dramatic architectural elements. They could perhaps have a greater presence in the building's façade, which would help to activate surrounding spaces as well as providing visual excitement.

Landscape and public realm

- The panel notes the importance of developing a landscape strategy to accompany the proposals. Landscape design, ecology and the contribution of

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the scheme to creating a high-quality urban realm are all crucial aspects of the proposals. The panel asks for more work to develop a detailed approach.

- The landscape approach should not be confined to the area within the red line boundary of the current application, but should encompass all the internal courtyards spaces. A wider vision is needed for landscape within the college that addresses how the 'two quadrangles' vision will be achieved, and how attractive, green internal spaces can be provided, and the role this project will play in achieving these longer-term aims. The quadrangle spaces will make an important contribution to student well-being, but will also be crucial to site drainage. A strategy is needed to address their full role as well as showing how the improvements might be phased.
- This work should include developing a clear vision for the character of the service route along the northern college boundary. If this is intended to provide a future gateway to a residential site to the west it will need to be treated in a way that can make this possible, including high quality landscaping.
- The panel also asks for more thinking on how cycling can be encouraged as a primary means of access to the college.

Sustainability

- The panel is excited by the building's potential to act as a tool for students who are learning construction disciplines. In particular, it could provide a beacon for the role of new construction skills in addressing the climate crisis, for example through green roof design.
- To help achieve this, the panel suggests more work is needed to ensure material choices for the building are as sustainable as possible, and that the chosen options are deliverable. For example, cement replacement supplies are limited and can be hard to source, so it may not be practical to use this approach. The possibility of reusing steel should also be explored.
- The panel thinks that the energy strategy for the building is well-considered. However, it suggests that the impact of the proposed building on daylight and sunlight within the Tower Block should be assessed. The amount of light reaching internal spaces may be significantly reduced, influencing energy management within the existing building and the way spaces can be used.
- The panel also asks for more detail on how the proposals will mitigate future climate change impacts, including overheating and storm water run-off. This should be fully described as part of the sustainability strategy.

Next steps

The panel is available to review the scheme again if required, once the applicant has had the opportunity to respond to its comments.

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Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

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

Design Standards

Character of development

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



Report for:	Planning Sub Committee Date: 05th February 2024	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 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 2021 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information on major proposals so that



members are better informed and can seek further information regarding the proposed development as necessary.

4. Local Government (Access to Information) Act 1985

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

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
109 Fortis Green, N2 HGY/2021/2151	Full planning application for the demolition of all existing structures and redevelopment of the site to provide 10 residential units (use class C3) comprising of 6 x residential flats and 4 mews houses and 131m2 flexible commercial space in ground/lower ground floor unit, basement car parking and other associated works.	Members resolved to grant planning permission subject to the signing of legal agreement. Legal agreement to complete shortly.	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. Legal agreement to complete shortly.	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
44 Hampstead Lane, N6	Demolition of existing dwellings and redevelopment to provide a care home (Use Class C2); associated basement; side / front	Members resolved to grant planning permission subject to the signing of legal agreement.	Samuel Uff	John McRory

HGY/2022/2731	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.	Legal agreement to complete shortly.		
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 Stage 2 referral 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
The Goods Yard and The Depot 36 & 44-52 White Hart Lane (and land to the rear), and 867-879 High Road, N17 HGY/2022/0563	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	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Philip Elliott	John McRory

	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.			
Berol Quarter Berol Yard, Ashley Road, N17 HGY/2023/0261	<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. <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. And associated public realm and landscaping within the quarter.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Phil Elliott	John McRory
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	Members resolved to grant planning permission subject to the signing of legal letter.	Samuel Uff	John McRory

	associated works (Listed Building Consent Ref: HGY/2023/1044)			
Tottenham Hotspur Stadium, 748 High Road, Tottenham - NDP Hotel, N17 HGY/2023/2137	S.73 Minor Material Amendment to add 27m height, reconfigure footprint and internal layout.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Samuel Uff	John McRory
Printworks 819-829 High Road, opposite the junction with Northumberland Park and just east of the Peacock Industrial Estate, N17 HGY/2023/2306	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. 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.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Phil Elliott	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				

<p>Down Lane Recreation Ground, Park View Road, N17</p> <p>HGY/2023/3058</p>	<p>Improvement Programme: demolition of former Park Pavilion and Park Depot Buildings (and associated structures), and basketball court to allow for construction of a new Community Hub Building and Community Garden, new basketball and netball courts, new children's play area, access routes, entrances and associated soft and hard landscaping.</p>	<p>Application submitted and under assessment.</p> <p>Application to be reported to Members – 05th February 2024 Planning Sub Committee</p>	<p>Zara Seelig</p>	<p>Tania Skelli</p>
<p>St Anns General Hospital, St Anns Road, N15</p> <p>HGY/2023/3250</p>	<p>Reserved matters application (RMA) for Phases 1b and 2 of hybrid application ref. HGY/2022/1833.</p>	<p>Application submitted and under assessment.</p>	<p>John Kaimakamis</p>	<p>John McRory</p>
<p>Former Car Wash, Land on the East Side of Broad Lane, N15</p> <p>HGY/2023/0464</p>	<p>Construction of a new office block, including covered bin and cycle stores.</p>	<p>Application submitted and under assessment.</p>	<p>Sarah Madondo</p>	<p>Tania Skelli / Kevin Tohill</p>
<p>27-31 Garman Road</p> <p>HGY/2023/0894</p>	<p>Erection of two replacement units designed to match the original units following fire damage and demolition of the original units</p>	<p>Application submitted and under assessment.</p>	<p>Sarah Madondo</p>	<p>Tania Skelli</p>
<p>Former Petrol Filling Station</p> <p>76 Mayes road, N22</p> <p>HGY/2022/2452</p>	<p>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</p>	<p>Application submitted and under assessment.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>

	tenure and reconfiguration of the commercial floorspace.			
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 HGY/2023/0338 HGY/2023/0313 HGY/2023/0317 HGY/2023/0316	1.Dyne House & Island Site 2. Richards Music Centre (RMC) 3. Mallinson Sport Centre (MSC) 4. Science Block 5. Decant Facility 6. Farfield Playing Fields	Applications submitted and under assessment.	Samuel Uff	John McRory
Berol Yard, Ashley Road, N17 HGY/2023/0241	Section 73 application for minor material amendments	Application submitted and under assessment.	Philip Elliott	John McRory

<p>Berol Yard, Ashley Road, N17</p> <p>HGY/2023/2505</p>	<p>Section 73 application for minor material amendments to the permitted scheme at Berol Yard, Ashley Road, London, N17 9LJ (planning permission ref: HGY/2017/2044). This application seeks to amend Condition 7 (Approved Drawings) and Condition 13 (Land use (Retail)) to allow for the ground floor commercial space and associated mezzanine at 1 Berol Yard (now named The Gessner) to become Use Class E flexible commercial space.</p>	<p>Application submitted and under assessment.</p>	<p>Philip Elliott</p>	<p>John McRory</p>
<p>Warehouse living proposal – Omega Works B, Hermitage Road, Warehouse District, N4</p> <p>HGY/2022/4310</p>	<p>Demolition with façade retention and erection of buildings of 4 to 9 storeys with part basement to provide redevelopment of the site for a mixed-use scheme comprising employment use (use Class E) and 36 residential units (use class C3). Together with associated landscaping, new courtyard, children’s play space, cycle storage, new shared access route, 2x accessible car parking spaces and waste and refuse areas.</p>	<p>Application submitted and under assessment.</p>	<p>Phil Elliott</p>	<p>John McRory</p>
<p>Warehouse living proposal – Omega Works A, Hermitage Road, Warehouse District, N4</p> <p>HGY/2023/0570</p>	<p>Redevelopment of the site for a mixed-use scheme comprising employment use (use Class E), 8 warehouse living units (sui-generis use class) and 76 residential units (use class C3). Together with associated landscaping, cycle storage, 9x accessible car parking spaces, children’s play space and waste and refuse areas.</p>	<p>Application submitted and under assessment.</p>	<p>Phil Elliott</p>	<p>John McRory</p>
<p>Warehouse Living proposal – 341A</p>	<p>Construction of two new buildings to provide new warehouse living accommodation (Sui</p>	<p>Application submitted and under assessment.</p>	<p>Phil Elliott</p>	<p>John McRory</p>

<p>Seven Sisters Road / Eade Rd N15</p> <p>HGY/2023/0728</p>	<p>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>Estimated committee date - March 2024</p>		
<p>26 Lynton Road, N8</p> <p>HGY/2023/0218</p>	<p>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)</p>	<p>Invalid</p>	<p>Gareth Prosser</p>	<p>John McRory</p>
<p>Land at the Chocolate Factory and Parma House, 5, Clarendon Road, N22</p> <p>HGY/2023/2436</p>	<p>S.73 application to amend affordable housing tenure to London Affordable Rent.</p>	<p>Application submitted and under assessment.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>
<p>Tottenham Hale Station, London</p>	<p>Section 73 application to vary Conditions 1 and 11 of the approved development (application ref. HGY/2018/1897 which amended the</p>	<p>Application submitted and under assessment.</p>	<p>Nathan Keyte</p>	<p>John McRory</p>

<p>Underground Ltd, Station Road, N17</p> <p>HGY/2023/3078</p>	<p>original permission HGY/2013/2610 for changes to the works to extend the operational railway station at Tottenham Hale). The variations are to replace the requirement of providing a new station entrance and footbridge from Hale Village to Tottenham Hale Station, to instead requiring pedestrian and cycle network improvements on Ferry Lane and accessory works.</p>			
<p>1-6 Crescent Mews, N22 7GG</p> <p>HGY/2023/1620</p>	<p>Revised application for demolition of the existing buildings, retention of slab level, perimeter wall along northern boundary of site, and wall adjacent to Dagmar Road gardens, and redevelopment of the site to provide two 3 storey blocks fronting Crescent Mews, a 1 storey block adjacent to Dagmar Road and a 4 storey building to the rear comprising 30 residential units (Use Class C3), including 4 disabled car parking spaces, associated landscaping and cycle parking within the development and a new paved and landscaped lane at the front of the development with street lighting. Installation of vehicle and pedestrian access gates at entrance to mews and erection of boundary treatment to the rear of the commercial units.</p>	<p>Application submitted and under assessment.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>
<p>Braemar Avenue Baptist Church, Braemar Avenue, Wood Green, N22</p> <p>HGY/2023/3192</p>	<p>Demolition of existing Church Hall and 1950's brick addition to rear of main Church building and redevelopment of site to provide new part 1, part 4 storey building (plus basement), comprising a new church hall and associated facilities at ground and basement level and self contained residential units at ground to fourth</p>	<p>Application submitted and under consultation.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>

	<p>floor level with associated refuse, recycling storage, cycle parking facilities including landscaping improvements</p> <p>(revised viability information provided)</p>			
IN PRE-APPLICATION DISCUSSIONS				
Timber merchants, 289-295 High Road, Wood Green, N22	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	Pre-application Meeting held on 20 th October 2023 and response issued.	Samuel Uff	John McRory
18 West Road & Unit 4 West Mews, Hotspur Industrial Estate, West Road, N17 0RE	2no. industrial warehouse (Use Class B2/B8) units with ancillary office spaces and associated parking and servicing	Pre-application held on 16 th January 2024	Sarah Madondo	Tania Skelli
Tottenham Green Campus (now known as Capital City College Group, Tottenham Centre) N15	New Construction and Engineering Centre, extending to 3,300 sq. m	Third pre-application Meeting to take place 7 th December 2023. QRP undertaken and follow up QRP Chair's review earmarked for January 24.	John Kaimakamis	John McRory
157-159 Hornsey Park Road, N8	Redevelopment of the site to provide 32 residential units and 193 sqm of commercial floorspace with associated disabled parking, landscaping and access	PPA in place with ongoing meetings	Valerie Okeiyi	John McRory
Plevna Crescent	Proposed amendments to existing planning consent reference HGY/2017/2036	PPA to be agreed	Valerie Okeiyi	John McRory

Newstead, Denewood Road, Hornsey, N6	Demolition of existing vacant care home buildings, erection 3 x two/three-storey blocks to create 11 family dwellings.	Meeting held and pre-app response to be issued shortly.	Roland Sheldon	John McRory
Former Mary Feilding Care Home, 103-107 North Hill, Highgate N6 4DP	Proposed Rehabilitation clinic (3,899.3 sq. m. GEA) and a residential building accommodating 9 flats (1,008.1 sq. m. GEA)"	PPA to be agreed	Valerie Okeiyi	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	Mixed-use development including commercial floorspace (town centre use), purpose-built student accommodation and associated amenity space, shared ownership homes, social rent homes, and an urban green space, including a north-south pedestrian and cycle connection through the site.	PPA in place with ongoing meetings	Valerie Okeiyi	John McRory
30-48 Lawrence Road, N15	83 residential units and workspace	PPA in place with ongoing meetings	Gareth Prosser	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.	2 nd pre-application held	Valerie Okeiyi	John McRory
Lock Keepers Cottages, Ferry Lane, Tottenham, N17	Erection of a part twenty and part twenty-five storey building containing seventy-seven apartments above a café and office following demolition of the existing buildings.	Follow up pre-application being arranged	John Kaimakamis	John McRory

50 Tottenham Lane, Hornsey, N8 Council Housing led project	Council House scheme	Initial pre-app meeting held	Gareth Prosser	Matthew Gunning
Sir Frederick Messer Estate, South Tottenham, N15 Council Housing led project	Two new blocks of up to 16 storeys including 99 units and new landscaping. Mix of social rent and market.	Initial pre-app meetings and QRP held. Discussions ongoing.	TBC	John McRory
Reynardson Court, High Road, N17 Council Housing led project	Refurbishment and /or redevelopment of site for residential led scheme – 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
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
25-27 Clarendon Road, N22	Residential-led redevelopment of site, including demolition of existing buildings.	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory

Selby Centre, Selby Road, N17	Replacement community centre, housing including council housing with improved sports facilities and connectivity.	Talks ongoing with Officers and Enfield Council.	Phil Elliott	John McRory
Ashley House and Cannon Factory, Ashley Road, N17	Amendment of tenure mix of buildings to enable market housing to cross subsidise affordable due to funding challenges.	Agreed PPA – Submission date unknown.	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
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 pre-app meetings held. Meeting was held on 20 Feb 2023. A further meeting has been requested but not yet confirmed.	Samuel Uff	John McRory
Parma House Clarendon Road (Off Coburg Road), N22	14 units to the rear of block B that was granted under the Chocolate Factory development (HGY/2017/3020).	Pre-app advice issued.	Valerie Okeiyi	John McRory
36-38 Turnpike Lane, N8	Erection of 9 residential flats and commercial space at ground floor. (Major as over 1000 square metres).	Pre-application report issued.	Tania Skelli	John McRory

	(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.)			
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				
None at present				

Alexandra Park	Lawful development: Proposed use	HGY/2023/3004	Permitted Development	45295	40 Clyde Road, Wood Green, London, N22 7AE	Certificate of Lawfulness proposed use: Erection of a loft extension	Sabelle Adjagboni
Alexandra Park	Householder planning permission	HGY/2023/3021	Approve with Conditions	45294	123 Victoria Road, Wood Green, London, N22 7XG	Erection of a single storey infill extension. Improvements to the surfaces, walls and terracing to steep front garden access including the addition of a bike/bin storage shed at pavement level to the front of the house.	Mercy Oruwari
Alexandra Park	Householder planning permission	HGY/2023/3045	Refuse	45299	79 Grosvenor Road, Hornsey, London, N10 2DU	Proposed loft extension with rear roof dormer to 2nd floor outrigger.	Ben Coffie
Alexandra Park	Householder planning permission	HGY/2023/3075	Approve with Conditions	45301	319 Alexandra Park Road, Wood Green, London, N22 7BP	Demolition of existing pergola and storage room, partial excavation at rear of semi-detached house, and erection of two-storey rear extension with ground floor terrace, internal alterations and associated works.	Kwaku Bossman-Gyamera
Alexandra Park	Householder planning permission	HGY/2023/3095	Approve with Conditions	45302	25 Grosvenor Road, Hornsey, London, N10 2DR	Construction of roof extensions including hip to gable and rear dormer with associated rooflights to facilitate loft conversion	Laina Levassor
Alexandra Park	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2023/3124	Not Required	45294	328 Alexandra Park Road, Wood Green, London, N22 7BD	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
Alexandra Park	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2023/3240	Refuse	45306	61 Outram Road, Wood Green, London, N22 7AB	Erection of single storey extension which extends beyond the rear wall of the original house by 4.6m, for which the maximum height would be 3.78m and for which the height of the eaves would be 2.95m	Laina Levassor
Bounds Green	Removal/variation of conditions	HGY/2023/1129	Approve with Conditions	45302	107A Bounds Green Road, Wood Green, London, N22 8DF	Variation of condition 4 (restriction of permitted development rights) attached to planning permission HGY/1995/1465 to allow permitted development rights for a dwelling extension.	Eunice Huang
Bounds Green	Change of use	HGY/2023/2368	Refuse	45296	124 Myddleton Road, Wood Green, London, N22 8NQ	Conversion of upper floors into 2 x 1-bed flats and first floor rear extension above existing ground floor rear projection.	Rotand Sheldon
Bounds Green	Change of use	HGY/2023/2508	Approve with Conditions	45310	Shop, 94 Myddleton Road, Wood Green, London, N22 8NQ	Change of use from shop (Class E) to mixed use cafe/bar (Sui Generis).	Rotand Sheldon
Bounds Green	Householder planning permission	HGY/2023/3150	Approve with Conditions	45299	78 Woodfield Way, Wood Green, London, N11 2NT	Retrospective application for already installed AC units to the rear wall of the house	Rotand Sheldon
Bounds Green	Approval of details reserved by a condition	HGY/2023/2285	Approve	45306	Garages, Partridge Way, Wood Green, London	Approval of details pursuant to condition 6 (Energy Statement) attached to planning permission HGY/2021/2075.	Ben Coffie
Bruce Castle	Full planning permission	HGY/2023/0838	Refuse	45310	Shop, 155 Mount Pleasant Road, Tottenham, London, N17 6JH	Installation of new shutters and partial demolition of existing metal canopy.	Kwaku Bossman-Gyamera

Bruce Castle	Consent to display an advertisement	HGY/2023/3002	Refuse	45307	74 White Hart Lane, Tottenham, London, N17 8HP	Application for Express Consent under Town & Country Planning (Control of Advertisements) Regulations / Replacement of an existing 48-sheet advertisement display with an illuminated 48-sheet digital advertisement display	Oskar Gregersen
Bruce Castle	Lawful development: Existing use	HGY/2023/3029	Approve	45295	61 White Hart Lane, Tottenham, London, N17 8HH	Use of the rear unit as a separate self contained residential flat	Oskar Gregersen
Bruce Castle	Approval of details reserved by a condition	HGY/2023/3013	Approve	45294	707 High Road, Tottenham, London, N17 8AD	Approval of details reserved by condition 14 (Vehicular Turntable) to attached planning permission Ref: HGY/2020/0533.	Kwaku Bossman-Gyamera
Bruce Castle	Non-Material Amendment	HGY/2023/3330	Approve	45300	High Road West, London, N17	Non-Material Amendment (NMA) to planning permission HGY/2021/3175 to enable amendments to the wording of Condition 8 to allow for the phased discharge of the conditions as work progresses on plots close to Rail for London (?RIL?) assets.	Philip Elliott
Crouch End	Householder planning permission	HGY/2023/0053	Approve with Conditions	45300	48 Shepherds Hill, Hornsey, London, N6 5RR	Creation of new basement/lower ground to accommodate relocated garage accessed via new gated courtyard and via new gated side entrance (off Broughton Gardens). Reconfiguration of left side (viewed from the street) levelled garden to create driveway access to courtyard. Erection of side ground floor extension/new study above garage. Removal of front steps with existing front door enclosed to create balcony, new street level front entrance door installed below. Installation of 2x3 vertical windows (1x front/1x side) and relocation of 1x first floor side window.	Mercy Oruwari
Crouch End	Householder planning permission	HGY/2023/2491	Approve with Conditions	45299	45 Landrock Road, Hornsey, London, N8 9HR	Rear single storey side extension and rear roof dormer with rooflight to front roof slope (AMENDED DESCRIPTION).	Josh Parker
Crouch End	Lawful development: Proposed use	HGY/2023/2941	Approve with Conditions	45300	35 Glasslyn Road, Hornsey, London, N8 8RJ	The installation of an air source heat pump in the rear garden.	Ben Coffie
Crouch End	Householder planning permission	HGY/2023/3023	Approve with Conditions	45295	71 Mount View Road, Hornsey, London, N4 4SR	Alterations to the configuration of the windows at the rear of the property including the introduction of two sliding ppc aluminium doors to the rear and side elevations of the outrigger and the kitchen window with a picture window to the rear elevation. Replacement of all other existing windows with new conservation double glazed hardwood timber sash windows to match the existing. Creation of new ground floor side access door and window to outrigger in ppc aluminium finish. Partial raising of the boundary fence between No 71 and 69 to 2.1m.	Mercy Oruwari

Crouch End	Full planning permission	HGY/2023/3126	Approve with Conditions	45303	Ground Floor Flat Flat B, 7 Wolseley Road, Hornsey, London, N8 8RR	Erection of single storey rear extension to replace existing	Laina Levassor
Crouch End	Householder planning permission	HGY/2023/3196	Approve with Conditions	45301	15 Shanklin Road, Hornsey, London, N8 8TJ	Formation of rear dormer; installation of 3 x no. rooflights on front roof slope	Nathan Keyte
Crouch End	Full planning permission	HGY/2023/3205	Approve with Conditions	45301	Flat G, 115 Ferme Park Road N8 9SG	Construction of rear roof dormer to facilitate the enlargement of Flat G at roof level	Laina Levassor
Crouch End	Approval of details reserved by a condition	HGY/2023/0895	Approve	45302	Broadway Annexe Hornsey Town Hall, The Broadway, Hornsey, London, N8 9BQ	Partial approval of details pursuant to condition 10 - part (b) (Windows, doors, ironmongery) only of Listed Building Consent for the annex building permission HGY/2017/2223	Samuel Uff
Crouch End	Consent under Tree Preservation Orders	HGY/2023/2780	Approve with Conditions	45296	Flat 1, South View, 135 Hornsey Lane, Hornsey, London, N6 5NR	Works to tree protected by a TPO. T2 Sycamore reduce overall canopy by 2 m to reduce size and allow extra light to from area. Manage size for space. (Please note that the proposed works to T1 London Plane does not require notice or permission, as the tree is not protected by a TPO and is not located within a Conservation Area)	Daniel Monk
Fortis Green	Full planning permission	HGY/2023/1662	Approve with Conditions	45303	Bhail Mansions, 77 Creighton Avenue, Hornsey, London, N10 1NR	Proposed Change of Use of the Outbuilding to a small cooking business premise. No structural changes proposed.	Josh Parker
Fortis Green	Householder planning permission	HGY/2023/1890	Approve with Conditions	45309	34 Grand Avenue, Hornsey, London, N10 3BP	Additional front lightwell, reductions and underpinning of existing lower ground floor to allow garden access for additional living space. Addition of a garden store at lower ground level.	Josh Parker
Fortis Green	Householder planning permission	HGY/2023/2887	Approve with Conditions	45301	69 Windermere Road, Hornsey, London, N10 2RD	Demolition of the existing garage and store building and erection of outbuilding.	Rotand Sheldon
Fortis Green	Householder planning permission	HGY/2023/2926	Refuse	45303	10 Ringwood Avenue, Hornsey, London, N2 9NS	Erection of a detached rear garden building to house swimming pool and gym	Oskar Gregersen
Fortis Green	Householder planning permission	HGY/2023/2957	Approve with Conditions	45307	3 Marriott Road, Hornsey, London, N10 1JJ	Single storey rear extension	Josh Parker
Fortis Green	Removal/variation of conditions	HGY/2023/3022	Approve with Conditions	45295	23 Creighton Avenue, Hornsey, London, N10 1NX	Variation of condition 2 (approved plans) attached to planning permission HGY/2023/1992 (Demolition of existing rear conservatory and erection of single storey rear extension) to increase the height of the proposed rear extension by an additional 0.45m.	Nathan Keyte
Fortis Green	Householder planning permission	HGY/2023/3125	Approve with Conditions	45307	17 Muswell Avenue, Hornsey, London, N10 2EB	Replace existing ground floor and first floor extensions to the rear of the house (amended).	Josh Parker
Fortis Green	Lawful development: Proposed use	HGY/2023/3385	Permitted Development	45302	69 Fortis Green, Hornsey, London, N2 9JD	Certificate of Lawfulness for the proposed construction of a hip to gable and rear dormer extensions to facilitate a loft conversion with associated rooflight to fronroof slopepe	Laina Levassor

Fortis Green	Consent under Tree Preservation Orders	HGY/2024/0099	No Objections	45306	67 Grand Avenue, Hornsey, London, N10 3BS	Five Day Notice of intent to fell the TPO plum tree in the front garden of 67 Grand Avenue N10 3BS. The tree has moved in the recent storm and we have reason to believe it may fail in the next strong wind. It is leaning towards the house. It's quite hard to capture the evidence in a photo, but one sign is the gap between the tree and the privet hedge below. It has got bigger on one side and smaller on the other	Daniel Monk
Fortis Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2023/3212	Not Required	45302	50 Osier Crescent, Hornsey, London, N10 1QW	Erection of single storey extension which extends beyond the rear wall of the original house by 4.45m, for which the maximum height would be 3.16m and for which the height of the eaves would be 3m	Oskar Gregersen
Fortis Green	Consent under Tree Preservation Orders	HGY/2023/2445	Approve with Conditions	45303	Chester House, 30 Pages Lane, Hornsey, London, N10 1PR	T1: Holm Oak (18m): Crown reduce by 2m to previous points as part of regular maintenance	Daniel Monk
Fortis Green	Consent under Tree Preservation Orders	HGY/2023/2921	Approve with Conditions	45296	16 Beech Drive, Hornsey, London, N2 9NY	Works to tree protected by a TPO. T1 - Approx. H18 S15 70+DBH - Oak (in garden of no. 18). Selectively reduce laterals that encroach into garden of no. 16 by approx. 1-2m	Daniel Monk
Fortis Green	Approval of details reserved by a condition	HGY/2023/3098	Approve	45303	186 Creighton Avenue, Hornsey, London, N2 9BJ	Approval of details pursuant to condition 3 ref: HGY/2022/4164 (materials).	Josh Parker
Fortis Green	Non-Material Amendment	HGY/2023/3106	Approve	45309	Rutland House Surgery, Rutland House, 40 Colney Hatch Lane, Hornsey, London, N10 1DU	Non-material minor amendment to the wording of conditions 3 (materials), 4 (design detail), 6 (enclosures and screened facilities for refuse), 9 (green roof) and 12 (structural engineer), to change trigger point in respect of the submission of detail, attached to planning permission HGY/2020/2356.	Ben Coffie
Fortis Green	Approval of details reserved by a condition	HGY/2023/3107	Approve	45307	Rutland House Surgery, Rutland House, 40 Colney Hatch Lane, Hornsey, London, N10 1DU	Approval of details pursuant to condition 5 (Method of Construction Statement) attached to planning permission HGY/2020/2356.	Ben Coffie
Harringay	Lawful development: Existing use	HGY/2023/2753	Approve	45293	54 Wightman Road, Hornsey, London, N4 1RU	Certificate of Lawfulness for the existing use of the first, second, and third floors as 6 self-contained flats	Laina Levassor
Harringay	Full planning permission	HGY/2023/3025	Approve with Conditions	45310	103 Fairfax Road, Hornsey, London, N8 0NJ	Proposed removal of an existing metal pitch roof on the principal elevation, raise the ridge height, and construct a new part mono pitched front-facing tiled roof and a flat roof.	Ben Coffie
Harringay	Householder planning permission	HGY/2023/3094	Refuse	45303	111 Effingham Road, Hornsey, London, N8 0AE	Ground floor rear extension with single storey roof extension and roof terrace	Emily Whittredge
Harringay	Lawful development: Existing use	HGY/2023/3134	Approve	45307	67 Grand Parade, Tottenham, London, N4 1EB	Certificate of lawfulness existing use: Upper two floors of the property historically used as a maisonette have been converted into 3 self-contained studio flats.	Oskar Gregersen

Harringay	Lawful development: Existing use	HGY/2023/3148	Refuse	45309	541 Green Lanes, Hornsey, London, N8 0RL	Certificate of lawfulness Existing use: Use of 541 Green Lanes as 5 self contained residential flats (Flat numbers 1, 1A, 2, 3, 3A)	Oskar Gregersen
Hermitage & Gardens	Householder planning permission	HGY/2023/3254	Approve with Conditions	45300	20 Eade Road, Tottenham, London, N4 1DH	Erection of single storey rear extension, construction of rear dormer and outrigger extensions with roof terrace	Laina Levassor
Highgate	Full planning permission	HGY/2021/2318	Not Determined	45294	26, Highgate High Street, London, N6 5JG	Rear roof refurbishment works including replacement of felt roof on rear extension with GRP membrane; Replacement roof lights; Replacement rear single glazed timber sash windows to match existing, with removal of grilles; New rolled lead to shopfront roof; Replacement of shopfront roller security grille shutter and refurbishment of front elevation.	Matthew Gunning
Highgate	Full planning permission	HGY/2023/0389	Refuse	45302	41 Langdon Park Road, Hornsey, London, N6 5PT	Demolition of existing single storey rear extension and detached garage. Conversion of existing house into 2no. flats, together with erection of two storey rear extension, addition of rear dormer and other external alterations. Erection of 1no. single storey dwelling to the rear of the site. Works to the southern boundary, with new wall constructed and gates installed.	Eunice Huang
Highgate	Full planning permission	HGY/2023/1737	Approve with Conditions	45301	Esterel, Compton Avenue, Hornsey, London, N6 4LH	Replacement of security cabin and barrier	Laina Levassor
Highgate	Householder planning permission	HGY/2023/2247	Approve with Conditions	45299	4 Highgate Avenue, Hornsey, London, N6 5RX	Erection of single storey rear extension and internal alterations to single family dwelling (amended description).	Nathan Keyte
Highgate	Lawful development: Existing use	HGY/2023/2574	Approve	45307	Basement Flat , 287 Archway Road, London N6 5AA	Certificate of lawfulness: for existing use of the self-contained basement flat.	Mercy Oruwari
Highgate	Householder planning permission	HGY/2023/2613	Approve with Conditions	45300	43 Cholmeley Crescent, Hornsey, London, N6 5EX	Replacement of rear and side ground floor extension, with internal remodelling and minor landscaping works.	Mercy Oruwari
Highgate	Householder planning permission	HGY/2023/2705	Approve with Conditions	45301	15A Cholmeley Park, Hornsey, London, N6 5ET	Demolition of existing rear extension, erection of single-storey rear extension, enlargement of existing side extension, replacement of rear dormer roof extension to main roof, replacement of windows in front elevation to match existing in appearance, replacement of front door, changes to fenestration in side and rear elevations.	Roland Sheldon
Highgate	Householder planning permission	HGY/2023/2742	Approve with Conditions	45296	13 Stormont Road, Hornsey, London, N6 4NS	Part rear infill extension and part side extension and additional windows to the side elevation.	Josh Parker
Highgate	Householder planning permission	HGY/2023/2796	Approve with Conditions	45301	57 Cholmeley Crescent, Hornsey, London, N6 5EX	Demolition of existing conservatory and erection of new rear ground floor extension and rear first floor extension, with internal reconfiguration and updated patio.	Eunice Huang

Highgate	Full planning permission	HGY/2023/2948	Approve with Conditions	45295	Highcroft, North Hill, Hornsey, London, N6 4RD	Erection of an additional fourth floor on top of existing roof level to form 6 additional units; Provision of external amenity spaces and cycle storage; Associated demolition of existing building components and telecommunication structures at existing roof level.	Nathan Keyte
Highgate	Full planning permission	HGY/2023/2976	Approve with Conditions	45310	36 Cholmeley Park, Hornsey, London, N6 5ER	Removal of a length of existing timber fence and timber gate and the planting of new boundary hedging. Re-contouring the front garden to introduce an off-street parking bay. Laying of new permeable hard-landscaped pathway. Introduction of a 2.4m wide light duty domestic crossover on the adjacent pavement.	Zara Seelig
Highgate	Householder planning permission	HGY/2023/2997	Approve with Conditions	45310	42 Southwood Lane, Hornsey, London, N6 5EB	Erection of timber framed outbuilding/ Garden Studio in rear garden.	Nathan Keyte
Highgate	Removal/variation of conditions	HGY/2023/3052	Approve with Conditions	45310	Ridgefield, Courtenay Avenue N6 4LP	Variation of condition 2 (complete accordance with plans and specifications) attached to planning permission HGY/2013/0131 to incorporate changes to front, side and rear elevations and to enable replacement of ramp to basement garage with car lift, internal alterations to layout of dwellinghouse.	Roland Sheldon
Highgate	Approval of details reserved by a condition	HGY/2022/4175	Approve	45302	1 Townsend Yard, Hornsey, London, N6 5JF	Approval of details pursuant to condition 4 (hard and soft landscaping) attached to planning permission HGY/2020/0223.	Matthew Gunning
Highgate	Non-Material Amendment	HGY/2023/3003	Approve	45296	3 Talbot Road, Hornsey, London, N6 4QS	Non-Material Amendment to planning permission HGY/2021/0145 to revise the layout of the consented lower ground floor rear extension and other associated small changes.	Josh Parker
Highgate	Consent under Tree Preservation Orders	HGY/2023/3065	Approve with Conditions	45302	Stanhope Court, 42 Stanhope Road, Hornsey, London, N6 5NF	Works to trees protected by a TPO. T1) Mature Oak tree on rear boundary: Reduce overall crown by up to 2 metres; remove all dead and defective branchwood; all pruning cuts will be made strictly to BS3998 to conserve the long term health of the tree. T2) Horse Chestnut tree in rear garden: reduce overall crown by up to 3 metres; remove all dead and defective branchwood; all pruning cuts will be made strictly to BS3998.	Daniel Monk
Highgate	Approval of details reserved by a condition	HGY/2023/3206	Approve	45302	Boundary Wall To Graveyard, Highgate School, North Road, London	Approval of details for condition 4 of planning permission ref. HGY/2022/4251 granted on 01/03/2023 for repairs to boundary wall including structural elements to ensure safety. Redecoration and repair of railings. Installation of movement monitoring.	Ben Coffie

Highgate	Consent under Tree Preservation Orders	HGY/2023/3234	Approve with Conditions	45306	54 North Hill, Hornsey, London, N6 4RH	Works to tree protected by a TPO. Reduce hornbeam (T1) height by 2m, back to previous cuts. Reduce lateral branches by 1.5m, back to previous cuts. Current height of tree 10m. Current spread of tree 15m. Final height after pruning 8m. Final spread after pruning 12m. Work to allow more light into the surrounding gardens, (54 North Hill and neighbours on Talbot Road).	Daniel Monk
Highgate	Consent under Tree Preservation Orders	HGY/2023/3260	Approve with Conditions	45308	Highgate Junior School, Bishopswood Road, London N6 4PL	Works to trees protected by TPOs. Works to trees, as detailed on Tree Survey Report attached, for specimens numbered T4262, T4263, T4264, T4265, T4267, T4268, T4269, T4270 and T4271. (**Amended description to include T4262**) Works to all other trees will be considered under application reference HGY/2023/3258, as those trees are not protected by TPOs but are located within a Conservation Area.	Daniel Monk
Hornsey	Householder planning permission	HGY/2023/2552	Refuse	45307	40 Rectory Gardens, Hornsey, London, N8 7PJ	Retrospective application for the erection of an outbuilding in the rear garden	Oskar Gregersen
Hornsey	Full planning permission	HGY/2023/2665	Approve with Conditions	45295	Ground Floor Flat A, 149 Nelson Road, Hornsey, London, N8 9RR	Addition of garden office in rear garden	Josh Parker
Hornsey	Householder planning permission	HGY/2023/2837	Approve with Conditions	45294	62 Beechwood Road, Hornsey, London, N8 7NG	Erection of single storey extension and installation of roof lights to the front and rear elevations.	Josh Parker
Hornsey	Lawful development: Proposed use	HGY/2024/0023	Permitted Development	45302	21 Elmfield Avenue, Hornsey, London, N8 8QG	Certificate of Lawfulness for proposed single storey rear extension and alterations to existing rear dormer windows	Laina Levassor
Muswell Hill	Householder planning permission	HGY/2023/1528	Approve with Conditions	45306	7 Wood Vale, Hornsey, London, N10 3DJ	Erection of a single rear extension, formation of rear terrace, external air source heat pump and rainwater storage tank, the construction of a hip to gable extension with installation of solar panels and rooflights to front roof slope, construction of a rear dormer extension with solar panels to the flat roof, replacement of an existing front porch, replacement of front elevation windows, replacement of rear elevation windows, replacement of side elevation window, installation of external wall insulation and the installation of electric vehicle charging point to driveway	Laina Levassor
Muswell Hill	Householder planning permission	HGY/2023/2068	Approve with Conditions	45308	49 Etheldene Avenue, Hornsey, London, N10 3QE	English casement and spring assisted double sash windows made of redwood frames and double glazed. To replace original single glazed windows and in keeping with their style.	Nathan Keyte

Muswell Hill	Householder planning permission	HGY/2023/2703	Approve with Conditions	45306	23 Methuen Park, Hornsey, London, N10 2JR	Erection of single storey rear extension, construction of side dormer with associated front and rear rooflights, construction of roof terrace	Laina Levassor
Muswell Hill	Householder planning permission	HGY/2023/2922	Approve with Conditions	45309	48 Queens Avenue, Hornsey, London, N10 3NU	Erection of a rear facing dormer and a garden unit, installation of rooflights and adaption to front boundary wall serving driveway.	Zara Seelig
Muswell Hill	Householder planning permission	HGY/2023/3061	Approve with Conditions	45300	27 Woodland Gardens, Hornsey, London, N10 3UE	Retrospective planning permission for an existing roof terrace on the existing flat roof of the outrigger, with frameless glass balustrade on all three sides.	Ben Coffie
Noel Park	Non-Material Amendment	HGY/2022/1986	Approve	45308	Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 6XJ	Non-Material amendments to planning permission HGY/2017/3020 and resultant update of Condition 2 (approved drawings and supporting documents) in relation to changes to Block A Chocolate Factory including retention of existing built form (previously shown to be demolished), resultant increase in floorspace and changes to floorplans, changes to atrium roof and design amendments to the 5th floor extension. Corresponding drawing reference updates to Conditions 3 and 36	Valerie Okeiji
Noel Park	Approval of details reserved by a condition	HGY/2022/2157	Approve	45308	Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 6XJ	Approval of details pursuant to condition 7 partial discharge (Materials) of planning permission HGY/2017/3020 and pursuant to condition 7 (Materials) of the first S96a Planning Permission reference HGY/2021/0624 in relation to Block A (Chocolate Factory) only	Valerie Okeiji
Noel Park	Approval of details reserved by a condition	HGY/2022/2160	Approve	45308	Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 6XJ	Approval of details pursuant to condition 34 partial discharge (Overheating) of planning permission HGY/2017/3020 and pursuant to condition 34 (Overheating) of the first S96a Planning Permission reference HGY/2021/0624 in relation to Block A (Chocolate Factory) only	Valerie Okeiji
Noel Park	Full planning permission	HGY/2023/1151	Approve with Conditions	45296	Noel Park Primary School, Gladstone Avenue, London N22 6PA	Installation of 74 No PV solar panels with a maximum output of 28.12 kWp on south east and south west facing roofs	Sarah Madondo
Noel Park	Change of use	HGY/2023/2763	Approve with Conditions	45306	9 Brampton Park Road, Wood Green, London, N22 6BG	Change of use of this property from a 5-bedroom single-family dwelling (C3) to a House in Multiple Occupation (HMO) for 6 people inc. associated bin storage and cycle storage (Retrospective application). (AMENDED DESCRIPTION)	Daniel Boama

Noel Park	Full planning permission	HGY/2023/2904	Approve with Conditions	45306	89 Willingdon Road, Wood Green, London, N22 6SE	Conversion of single-family dwelling house into 2x self-contained flats; with associated cycle parking, refuse storage, single storey rear and side extension	Sarah Madondo
Noel Park	Householder planning permission	HGY/2023/2987	Approve with Conditions	45296	107 Morley Avenue, Wood Green, London, N22 6NG	Demolition of existing rear addition and construction of new rear extension with brickwork and flat roof window.	Sabelle Adjagboni
Noel Park	Full planning permission	HGY/2023/3128	Approve with Conditions	45307	Patrol Base, Western Road, Wood Green, London, N22 6UH	Cladding replacement works, installation of external air conditioning unit and substation.	Kwaku Bossman-Gyamera
Noel Park	Full planning permission	HGY/2023/3132	Approve with Conditions	45307	111-113 High Road, Wood Green, London, N22 6BB	Erection of first and second floor rear extensions, 2 x rear dormer extensions, the insertion of 4 x rooflights to the front roof slope, and the change of use of the first, second and loft floors from Class A1 retail to Class C3 residential, creating of 6 x one-bedroom self-contained flats.	Kwaku Bossman-Gyamera
Noel Park	Prior approval Part 20 Class AB: New dwellinghouses on terrace building in commercial or mixed use	HGY/2023/3031	Refuse	45295	14 High Road, Wood Green, London, N22 6BX	New dwellinghouses on terrace buildings in commercial or mixed use. Prior approval under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AB	Zara Seelig
Noel Park	Consent under Tree Preservation Orders	HGY/2023/2966	Approve with Conditions	45300	152 Moselle Avenue, Wood Green, London, N22 6EX	T1 Eucalyptus of MWA Arb Report Works: 70% reduction of crown volume followed by biennial pruning back to previous pruning points. (As suggested in Tree Officer Report 01.08.23 following HGY/2023/1771) Reason: Clay shrinkage subsidence damage at 133 Morley Avenue, N22 6NP	Daniel Monk
Noel Park; Northumberland Park	Approval of details reserved by a condition	HGY/2023/3123	Approve	45306	175 Willoughby Lane, London N17 0RX	Approval of details reserved by a condition 4a(Dektop Study), 4b(Conceptual Model),4c(Site Investigation) and 4d(Risk Assessment) attached to planning reference HGY/2023/0664	Sarah Madondo
Northumberland Park	Householder planning permission	HGY/2023/2193	Approve with Conditions	45302	27 Wycombe Road, Tottenham, London, N17 9XN	Erection of single rear and side return extension, including new porch replacement with a second storey extension at the side to relocate the staircase to the first floor.	Kwaku Bossman-Gyamera
Northumberland Park	Consent to display an advertisement	HGY/2023/3060	Approve with Conditions	45300	45-47 Garman Road, London N17 0UR	Display of 4 No. externally building mounted illuminated fascia signs and 1No. non-illuminated fascia sign.	Kwaku Bossman-Gyamera
Northumberland Park	Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses	HGY/2023/2816	Approve with Conditions	45306	852-858 High Road, Tottenham, London, N17 0EY	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	Zara Seelig

Northumberland Park	Approval of details reserved by a condition	HGY/2023/0537	Approve	45300	Land to the rear of, 790-796, High Road, London, N17 0DH	Partial approval of details pursuant to Condition 7 (Hard and soft Landscaping) of planning permission HGY/2016/3310 (as amended) for the erection of a four-storey building (Sui Generis Use) to comprise new ticket sales offices, retail, administrative offices and other ancillary uses; demolition of rear extensions of the listed buildings Nos. 792 and 794 High Road; demolition of boundary wall to the rear of 792-796 High Road; associated hard and soft landscaping; and other ancillary works	Samuel Uff
Northumberland Park	Approval of details reserved by a condition	HGY/2023/2892	Approve	45301	175 Willoughby Lane, London N17 0RX	Approval of details reserved by a condition 9 (Construction Management Plan, including Construction Logistics Plan) attached to planning reference HGY/2022/0664 granted on 3rd October 2023 for the 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	Approval of details reserved by a condition	HGY/2023/3163	Approve	45306	175 Willoughby Lane, London N17 0RX	Approval of details reserved by a condition 6b(Plant & Machinery) attached to planning permission HGY/2022/0664	Sarah Madondo
Seven Sisters	Lawful development: Proposed use	HGY/2023/3195	Permitted Development	45309	9 Daleview Road, Tottenham, London, N15 6PL	Certificate of lawfulness for proposed use of a loft conversion with a rear L-shaped dormer extension, and insertion of 2no. front rooflights and 2no. rear rooflights on the main roof.	Daniel Boama
Seven Sisters	Approval of details reserved by a condition	HGY/2023/2289	Approve	45310	Land at Watts Close, London, N15 5DW	Approval of details pursuant to condition 5 (Overheating) 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/2023/2487	Approve	45309	245-249, High Road, London, N15 5BT	Approval of details pursuant to condition 6 (Construction Logistics Plan) attached to application HGY/2022/0280	Gareth Prosser

Seven Sisters	Approval of details reserved by a condition	HGY/2023/2690	Approve	45310	Land at Watts Close, London, N15 5DW	Approval of details pursuant to condition 6b (Living roofs) 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
South Tottenham	Removal/variation of conditions	HGY/2022/4173	Approve with Conditions	45308	Pacific House, Vale Road, London, N4 1QE, London	S.73 (minor material amendment) application to vary condition 2 (approved drawings) of planning permission HGY/2017/2172, approved through appeal APP/Y5420/W/19/3220232, for third floor roof extension to accommodate new offices (B1) use and amalgamation of existing flats 26 & 27 and insertion of rear windows. Amendments to allow additional height for lift overrun to roof; alteration of second floor front window and front entrance; insertion ground floor side doors; relocation of cycle storage; and alterations to façade detailing.	Samuel Uff
South Tottenham	Consent to display an advertisement	HGY/2023/1597	Approve with Conditions	45309	Land and Railway Arches to the South of Page Green Road, London N15 4PG	Display of 1 X illuminated fence mounted fascia sign , one illuminated fascia band, one freestanding double-sided pole mounted sign and two double-sided trolley signs.	Sarah Madondo
South Tottenham	Full planning permission	HGY/2023/1962	Approve with Conditions	45296	First Floor Flat B, 40 Springfield Road, Tottenham, London, N15 4AZ	Formation of rear dormer including inset terrace (amended proposal).	Sabelle Adjagboni
South Tottenham	Lawful development: Proposed use	HGY/2023/2013	Permitted Development	45302	147 Antill Road, Tottenham, London, N15 4BB	Certificate of Lawfulness proposed development: Erection of a roof/outrigger dormer	Sabelle Adjagboni
South Tottenham	Householder planning permission	HGY/2023/2752	Approve with Conditions	45303	11-13 Riverside Road, Tottenham, London, N15 6DA	Erection of ground floor rear extensions at No.13 and a Joint first-floor rear extension at No's 11 and 13.	Mercy Oruwari
South Tottenham	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2023/3130	Refuse	45293	58 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 3.5m 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/2023/3149	Refuse	45295	81 Wellington Avenue, Tottenham, London, N15 6AX	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 3.3m and for which the height of the eaves would be 3m.	Sabelle Adjagboni

South Tottenham	Approval of details reserved by a condition	HGY/2023/2771	Approve	45301	Grove Court, 11 Markfield Road, Tottenham, London, N15 4QA	Approval of details pursuant to condition 4 (refuse and waste storage) pursuant to planning permission ref: HGY/2020/3223 granted on 11th May 2023 for new dwellinghouses on detached blocks of flats	Gareth Prosser
St Ann's	Approval of details reserved by a condition	HGY/2022/2019	Refuse	45295	Land adjacent to, 38-84, Cornwall Road, London, N15 5AR	Approval of details reserved by a condition 15 (Secured by Design Accreditation) attached planning permission ref: HGY/2021/0967 granted on 26/05/2021 for the erection of 2 x 3 storey residential blocks containing 9 flats (3 x 1 bed flats in front block & 4 x 2 bed flats and 2 x 2 bed wheelchair flats in rear block); Associated development including communal bin store, bike store, communal landscaping, and upgrades to the landscaping along existing Cornwall Road frontage	Oskar Gregersen
St Ann's	Lawful development: Proposed use	HGY/2023/3082	Permitted Development	45301	Left Flat, 68 Etherley Road, Tottenham, London, N15 3AU	Certificate of Lawfulness for proposed use of loft conversion including the construction of a rear L-shaped dormer and Juliet balcony.	Daniel Boama
Stroud Green	Full planning permission	HGY/2023/0497	Approve with Conditions	45301	112 Stapleton Hall Road, Hornsey, London, N4 4QA	Replacement of existing single-glazed timber windows to double-glazed timber windows to front elevation and double-glazed uPVC to rear elevation.	Sabelle Adjagboni
Stroud Green	Full planning permission	HGY/2023/1517	Approve with Conditions	45310	189 Mount View Road, Hornsey, London, N4 4JT	New build 4 bedroom single family dwelling to the Rear of 189 Mount View Road	Josh Parker
Stroud Green	Full planning permission	HGY/2023/1720	Approve with Conditions	45303	19 Charter Court, Stroud Green Road, Hornsey, London, N4 3SG	Installation of an ESP kitchen extraction system for the ground floor cafe at No 19 located on the rear wall up to the roof of the main building. (AMENDED SCHEME SEE REVISED PLAN)	Mercy Oruwari
Stroud Green	Full planning permission	HGY/2023/2599	Approve with Conditions	45309	Flat 2, 9 Albany Road, Hornsey, London, N4 4RR	Replacement of rear french doors with a new set of double glazed aluminium sliding glass doors, with the door opening remaining the same size.	Eunice Huang
Stroud Green	Full planning permission	HGY/2023/2604	Approve with Conditions	45299	7 Oxford Road, Hornsey, London, N4 3HA	Single storey rear extension; three new rooflights; and amalgamation of 7no. studio flats to form 1no. 3bed 4person flat, 1no, 1bed 2person flat and 1no.2bed 3person flat.	Nathan Keyte
Stroud Green	Householder planning permission	HGY/2023/2736	Approve with Conditions	45295	62 Denton Road, Hornsey, London, N8 9NT	Erection of a single storey rear extension	Sabelle Adjagboni
Stroud Green	Householder planning permission	HGY/2023/2915	Approve with Conditions	45309	41 Albert Road, Hornsey, London, N4 3RP	Demolition of existing rear lean-to and conservatory and the erection of a single storey rear and side extension with a pitched roof and 8no. rooflights. Replacement of existing single-glazed windows with new double-glazed windows on the front and rear elevations. Installation of 8no. solar panels on the main roof rear slope.	Daniel Boama

Stroud Green	Full planning permission	HGY/2023/2989	Approve with Conditions	45302	22 Upper Tollington Park, Hornsey, London, N4 3EL	Ground floor rear extension, and roof extension with loft conversion with roof terrace. Internal alterations to accommodate the amalgamation of six studio flats into the following: one 3-bedroom flat on the ground floor, one 1-bedroom flat on the 1st floor and one 2 bedroom maisonette flat on the 2nds and loft floors.	Zara Seelig
Stroud Green	Full planning permission	HGY/2023/3024	Approve with Conditions	45295	Shop, 38 Quernmore Road, Hornsey, London, N4 4QP	Removal of existing shopfront and replacement with a new frontage in connection with prior approval HGY/2023/2192	Josh Parker
Stroud Green	Full planning permission	HGY/2023/3116	Refuse	45306	Flat A, 172 Stroud Green Road, Hornsey, London, N4 3RS	Conversion to 2 self-contained flats, over 2 floors (lower ground floor and upper ground floor) with separate rear amenity space	Josh Parker
Stroud Green	Consent under Tree Preservation Orders	HGY/2024/0050	No Objections	45301	1 Uplands Road, Hornsey, London, N8 9NN	Five Day Notice: The mimosa tree in the corner of 1 Uplands Road is (was) covered by a TPO. It was blown over from ground level in yesterday's high winds (2nd Jan). The tree has fallen across neighbouring properties and will be removed. Photo attached.	Daniel Monk
Stroud Green	Approval of details reserved by a condition	HGY/2023/3012	Approve	45295	Shop, 38 Quernmore Road, Hornsey, London, N4 4QP	Approval of details pursuant to Condition 3 (secure and covered cycle parking) attached to planning application reference HGY/2023/2192.	Josh Parker
Stroud Green	Approval of details reserved by a condition	HGY/2023/3115	Approve	45310	35 Mayfield Road, Hornsey, London, N8 9LL	Approval of details pursuant to condition 4 (Privacy Screen) attached to planning permission HGY/2023/1595.	Ben Coffie
Stroud Green	Non-Material Amendment	HGY/2023/3133	Approve	45307	Public House, 263 Seven Sisters Road, Hornsey, London, N4 2DE	Non-material amendment following a grant of planning permission ref. HGY/2023/1147 to make the fence top detail flat opposed to arched and add 200mm in height to total 1.5m.	Josh Parker
Tottenham Central	Householder planning permission	HGY/2023/1527	Approve with Conditions	45299	3 Handsworth Road, Tottenham, London, N17 6DB	Erection of single storey rear side infill extensions and L-shape loft conversion with rear dormers and new velux windows.	Sabelle Adjagboni
Tottenham Central	Householder planning permission	HGY/2023/2750	Approve with Conditions	45300	63 Woodside Gardens, Tottenham, London, N17 6UN	Creation of a side infill extension with a sloped roof, installation of three roof lights, replacement of rear bay windows and door with new windows to match existing in style and colour and internal alteration.	Sabelle Adjagboni
Tottenham Central	Full planning permission	HGY/2023/3108	Approve with Conditions	45306	Flat B, 2 Napier Road, Tottenham, London, N17 6XX	Replacement of all existing upvc windows and doors with oak timber windows at the front elevation with metal windows at the rear.	Oskar Gregersen

Tottenham Central	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2023/3077	Not Required	45294	57 Napier Road, Tottenham, London, N17 6YG	1. 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 3m and for which the height of the eaves would be 3m. 2. Erection of single storey extension which extends beyond the side 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
Tottenham Central	Approval of details reserved by a condition	HGY/2023/0743	Approve	45308	Sterling House, 67 Lawrence Road, Tottenham, London, N15 4EY	Approval of details pursuant to condition 19 (Living roof) attached to planning permission HGY/2018/3655 and pursuant to condition 19 (Living roof) of the second S96a Planning Permission reference HGY/2020/2361	Valerie Okeiyi
Tottenham Central	Approval of details reserved by a condition	HGY/2023/2744	Approve	45308	67, Sterling House, Lawrence Road, Tottenham, London, N15 4EY	Approval of details pursuant to condition 18 (Sustainability Statement) attached to planning permission HGY/2018/3655	Valerie Okeiyi
Tottenham Central	Approval of details reserved by a condition	HGY/2023/3017	Approve	45295	St Marks Methodist Church, Forster Road, Tottenham, London	Approval of details pursuant to condition 3 (secure and covered cycle parking facilities) attached to planning permission ref. HGY/2023/0961 granted on 4 April 2023 for the 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	Approval of details reserved by a condition	HGY/2023/3018	Approve	45294	11 Bruce Grove, Tottenham, London, N17 6RA	Approval of details pursuant to conditions 3 (typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging) and 5 (landscaping scheme) attached to planning permission HGY/2023/1279	Sarah Madondo
Tottenham Central	Approval of details reserved by a condition	HGY/2023/3019	Approve	45294	Cedar Place, 14 Bruce Grove, Tottenham, London, N17 6YT	Approval of details pursuant to conditions 3 (typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging) and 5 (landscaping scheme) of planning permission HGY/2023/1037.	Sarah Madondo

Tottenham Central	Approval of details reserved by a condition	HGY/2023/3036	Approve	45294	8 Bruce Grove, Tottenham, London, N17 6RA	Approval of details pursuant to conditions 4 (no excavations are permitted with the installation of a new bin area), 5 (installation of new pier gates within the RPAs are carried out by hand) and 6 (all tree planting, hedging to be confirmed in writing to the Local Planning Authority and an Arboricultural method statement supplied for any works within the RPAs) attached to planning permission HGY/2022/2677	Sarah Madondo
Tottenham Central	Approval of details reserved by a condition	HGY/2023/3037	Approve	45294	9 Bruce Grove, Tottenham, London, N17 6RA	Approval of details pursuant to condition 4 (no excavations are permitted with the installation of a new bin area), 5 (installation of new pier gates within the RPAs are carried out by hand) and 6 (all tree planting, hedging to be confirmed in writing to the Local Planning Authority and an Arboricultural method statement supplied for any works within the RPAs) attached to planning permission HGY/2022/2675	Sarah Madondo
Tottenham Hale	Full planning permission	HGY/2023/0977	Approve with Conditions	45303	Dot.com 352-354 High Road, Tottenham, London, N17 9HT	Replacement of Ground Floor shop-front window with new window to match First Floor, and minor alteration to rear of Flat 1 and 4 to include garden access to both flats.	Kwaku Bossman-Gyamera
Tottenham Hale	Consent to display an advertisement	HGY/2023/1805	Approve with Conditions	45306	Ground floor commercial unit, 7 Station Road, Tottenham Hale, London, N17 9LR.	Display of signage on ground floor commercial premises including 10 x fascia signs (2 x illuminated, 8 x non-illuminated)	Oskar Gregersen
Tottenham Hale	Lawful development: Existing use	HGY/2023/3090	Approve	45303	55 Holcombe Road, Tottenham, London, N17 9AR	Certificate of Lawfulness Existing use for use as a HMO (Class C4) for more than four years prior to the date of this application.	Oskar Gregersen
Tottenham Hale	Approval of details reserved by a condition	HGY/2023/1330	Approve	45296	Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London N17	Approval of details pursuant to Condition C18 (Child Playspace Strategy) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott
Tottenham Hale	Approval of details reserved by a condition	HGY/2023/3072	Approve	45300	Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London N17	Approval of details pursuant to Condition A5 (BREEAM - Post Occupation Certificate) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019 in relation to the non-residential space North Island Plot (Plot A).	Philip Elliott
West Green	Full planning permission	HGY/2023/0920	Refuse	45307	405-407 Lordship Lane, London N17 6AG	Retention of external alterations to roof and single storey side extension together with associated alterations	Kwaku Bossman-Gyamera

West Green	Lawful development: Proposed use	HGY/2023/3097	Permitted Development	45303	58 Langham Road, Tottenham, London, N15 3LX	Certificate of Lawfulness Proposed Use: Loft conversion including the construction of an L-shaped dormer at the rear of the property.	Sabelle Adjagboni
West Green	Lawful development: Existing use	HGY/2023/3103	Approve	45306	2 Frome Road, Tottenham, London, N22 6BP	Certificate of Lawfulness: Existing use as five self-contained flats.	Oskar Gregersen
West Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2023/3272	Not Required	45302	177 Higham Road, Tottenham, London, N17 6NX	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 3m and for which the height of the eaves would be 3m	Laina Levassor
Woodside	Full planning permission	HGY/2022/0789	Refuse	45309	Ground Floor Flat, 198, High Road, London, N22 8HH	Retention of an existing ground floor flat, with proposed single storey rear infill extension.	Roland Sheldon
Woodside	Listed building consent (Alt/Ext)	HGY/2023/1152	Approve with Conditions	45296	Trinity Primary Academy, Bounds Green Road, Wood Green, London, N22 8ES	Listed Building Consent for the installation of 19 No PV solar panels with a maximum output of 6.93 kWp. The panels will be installed on the internal tiled pitched roof.	Sarah Madondo
Woodside	Full planning permission	HGY/2023/1401	Refuse	45301	Wood Green Social Club, 3 Stuart Crescent, Wood Green, London, N22 5NJ	Change of use of the ground floor of 3 Stuart Crescent from a social club to a place of worship.	Eunice Huang
Woodside	Lawful development: Existing use	HGY/2023/2920	Approve	45296	72 Cranbrook Park, Wood Green, London, N22 5NA	Certificate of lawfulness existing use: Use of the ground floor rear garden rooms as a self-contained one bedroom flat.	Oskar Gregersen
Woodside	Approval of details reserved by a condition	HGY/2023/2925	Approve	45301	68 Palmerston Road, Wood Green, London, N22 8RF	Approval of details pursuant to Condition 3 (Cycle Parking), Condition 4 (Refuse, Waste & Recycling facilities) and Condition 5 (Treatment & Planting) relating to permission HGY/2020/1619 granted on 17/08/2020 for the conversion of existing first / second floor flat into 2 self contained flats.	Laina Levassor