

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Monday, 8th September, 2025, 7.00 pm - George Meehan House,  
294 High Road, Wood Green, London, N22 8JZ (watch the live  
meeting [here](#), watch the recording [here](#))**

**Councillors:** Sean O'Donovan, Lotte Collett, Barbara Blake (Chair), Reg Rice (Vice-Chair), Nicola Bartlett, John Bevan, Cathy Brennan, Scott Emery, Emine Ibrahim, Alexandra Worrell and Amin

**Co-optees/Non Voting Members:**

**Quorum:** 3

### 1. FILMING AT MEETINGS

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

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

### 2. PLANNING PROTOCOL

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

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

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

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

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

### **3. APOLOGIES**

To receive any apologies for absence.

### **4. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at Item 10 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 - 8)**

To confirm and sign the minutes of the Planning Sub Committee held on 29<sup>th</sup> July as a correct record.

## **7. PLANNING APPLICATIONS (PAGES 9 - 176)**

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. UPDATE ON MAJOR PROPOSALS (PAGES 177 - 190)**

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.

## **9. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 191 - 212)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period **01.07.2025 – 31.07.2025**.

## **10. NEW ITEMS OF URGENT BUSINESS**

## **11. DATE OF NEXT MEETING**

To note the date of the next meeting as 9<sup>th</sup> October.

Kodi Sprott, Principal Committee Coordinator  
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Fiona Alderman  
Director of Legal & Governance (Monitoring Officer)  
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Friday, 29 August 2025

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7:00 – 10.15pm

**1. FILMING AT MEETINGS.**

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

**2. PLANNING PROTOCOL**

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

**3. APOLOGIES**

Apologies for absence were received from Cllr Ibrahim, Cllr Collett and Cllr Bartlett

**4. URGENT BUSINESS**

There were no items of urgent business.

**5. DECLARATIONS OF INTEREST**

Cllr O'Donovan declared an interest in regard to item 9 as chair of the Alexandra Palace and Park board.

**6. MINUTES**

**RESOLVED**

To approve the minutes of the Planning Sub Committee held on the 2nd June.

**7. PLANNING APPLICATIONS**

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

**8. HGY/2025/0617 37-39 WEST ROAD N17 0RN (PAGES 5 - 162)**

Sarah Madondo, Principal Planning Officer, introduced the item for demolition of all buildings and structures and the construction of a building for flexible Class B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscape planting.

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

- Two trees were being retained, and the section 106 would allow for 6 more trees. This is considered to be an acceptable improvement.
- This proposal would include servicing and parking on site, taking stress off the highway, which would not interfere with Spurs event day parking
- The exact brick to be used in the development would be decided on in the future, as the building industry is currently finding that bricks are not consistently available. The brick to be used would be secured by condition and agreed by Officers in advance of building works.
- With upskilling, the employees that they would expect on site were a mix of logistic experts and office workers. The employment initiatives that officers were securing in

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the section 106 was helping towards training and was also securing a portion of jobs to be for residents.

- The stage one and two road safety audits were carried out as part of the detailed design. All lorries would be able to turn within the site and enter and leave in forward gear; and visibility at the entrance and pedestrian safety have been prioritised.
- There is a standard condition recommended securing submission of samples and details of timber materials. Officers would make sure that the timber cladding detailing specification is robust and that it would age/weather well.
- The café currently on site does not have planning permission, the developer has not incorporated that as part of this development, but this could relocate in the area.
- In terms of the 22 car parking spaces, the proposal had been assessed in line with the London plan requirements, and it fulfils those requirements. Officers noted the issue about parking pressures and had secured a financial contribution towards reviewing parking management measures in the area which could lead to a CPZ.
- A contribution was secured from the applicant towards delivering enhanced highways conditions, which would uplift this area.
- The committee thanked the applicants for their strong response to the points raised in the QRP report.

The Chair asked Catherine Smyth, Head of Development Management and Enforcement Planning to sum up the recommendation as set out in the report. The Chair moved that the recommendation be approved following a unanimous decision.

### RESOLVED

That the Committee resolve to GRANT planning permission and that the Director of Planning and Building Standards or the Head of Development Management is authorized to issue the planning permission and impose conditions and informatives subject to the signing of a legal agreement providing the obligations as set out in the Heads of Terms below.

2.2 That the legal agreement referred to in resolution (2.1) above, is to be completed no later than 3 months from the date of the Planning Sub-Committee meeting or within such extended time as the Assistant Director for Planning, Building Standards & Sustainability/Head of Development Management & Planning Enforcement shall in their sole discretion allow; and

2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions and informatives; and

2.4 That delegated authority be granted to the Head of Development Management or the Director of Planning and Building Standards to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions and informatives 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.

Summary Lists of Conditions, Informatives and Heads of Terms Summary of Conditions (the full text of the recommended conditions can be found in Appendix 1 of this report).  
Conditions

1. Development begun no later than three years from date of decision

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2. In accordance with approved plans
3. Materials submitted for approval
4. Land contamination
5. Unexpected contamination
6. Demolition/Construction Environmental Management Plans
7. Demolition Management Plan and Construction Management Plan (with Demolition Logistics Plan and Construction Logistics Plan)
8. Restrictive uses classes
9. Cycle Parking Design and Layout
10. Surface Water Drainage
11. Secure by design accreditation
12. Energy Strategy
13. Overheating
14. Urban Greening factor
15. BREEAM
16. External lighting
17. Boundary treatment
18. Plant Noise
19. Delivery/Service plan and Waste Management
20. Disabled parking bays
21. Car Parking Design and Management Plan
22. Electric Vehicle charging
23. Hard and soft landscaping works
24. Tree Protection
25. Living Roofs
26. DEN connection 2
7. Management and Control of dust
28. Considerate construction
29. Fire Statement

## Informatives

- 1) CIL
- 2) NPPF
- 3) Land Ownership
- 4) Hours of construction
- 5) Party Wall Act
- 6) London Fire Brigade
- 7) Thames Water
- 8) Advertisement
- 9) Secure by design
- 10) Pollution

## **9. HGY/2023/2584 13 BEDFORD ROAD N22 7AU (PAGES 163 - 370)**

Valerie Okeiyi, Principal Planning Officer, introduced the item for demolition of the existing building and the erection of a new mixed use development up to five storeys high with commercial uses (Use Class E) at ground level, 12 no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage. Lift overrun, plant enclosure and photovoltaic (PV) panels at roof level.

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

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- Condition 22 regarding the living roof related to the green roof and the green wall, there was also condition 5 which related to landscaping, so these crossed over.
- The applicants had produced a revised daylight and sunlight impact, at Officer's request. The impact arising from the development on neighbours' amenity was justifiable in the circumstances.
- Every traffic management order prepared, in connection with events at Alexandra Palace, would need to take into consideration access for future residents to their property. This would be the same for the existing garage who need access to their MOT service and their customers. If there was any mass crowd movement for safety and anti-terrorism reasons, officers may not allow any access at all, but in preparing a demolition/construction management plan which is a condition attached to this application, the developer would have to take into consideration any known road closures that were proposed at Alexandra Palace.
- The affordable housing the scheme could viably deliver is 3 shared ownership homes, which equated to 25% affordable housing. However, a further appraisal was carried out to see whether any social rented homes could be delivered. In this instance it was concluded that the scheme would generate a deficit, meaning there would be no social rented homes.
- The policy is to provide affordable housing on site in the first instance. The viability work had started off on that basis. The policy also says that where there were legitimate viability issues and circumstances that there could instead be a payment in lieu, and that was the case here. It had not been possible to secure a registered provider on site. The Council itself was not interested in purchasing the affordable homes for its own use.
- An existing kerb into the site would be removed and the footway reinstated, with single yellow lines to allow for temporary collection of rubbish. The management company would bring bins to the kerb on the day of collection. The rubbish truck would stop for 5-10 minutes and load them in. This is a small redevelopment, which officers did not envisage would cause any traffic problems.
- The QRP agreed that this was an appropriate height and scale of development for this site. There would be an increase of height of one storey compared to the existing neighbour and the further retail parades along Bedford Rd.
- Regarding the affordable housing payment in lieu (PIL) to be secured in the section 106 legal agreement, this could be spent on affordable housing, including social rent. Officers were working in partnership with the Council's housing delivery programme to ensure the PIL is spent appropriately, including within the new build Council housing proposals.
- How CIL income is spent is not a formal decision for this committee. This is ultimately decided through cabinet powers, but the types of things CIL can be spent on are projects such as delivery of green and open space, play space, transport infrastructure and highways and road infrastructure.
- The applicant revised their affordable housing viability statement providing further evidence, and discussions had since taken place between the applicant and the independent assessor, which is BNPP, and with that in mind, it was found that 3 shared ownership homes could be delivered, which equated to 25% affordable housing. Alternatively, less than one social rent home could be delivered on site.
- Profit margins that were built into the viability appraisal by the developer were considered by BNPP and agreed. They were looking at a profit that was within a reasonable amount.

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- The viability appraisal is to negate the effect of any inflated land value. It looked at existing use value.
- In terms of the premium, the applicant's viability assessors assumed a 20% premium. To incentivise the landowner to bring the site forward for development when the viability review went to BNPP, they took a 10% landowner premium as a reasonable amount. Early and late-stage reviews of the scheme would take place, so that the Council can secure additional value that might arise.
- Marc Simon, a local resident attended the committee to speak in objection of the proposal. He was glad to see that there was a fire statement that appeared satisfactory to building control, but disappointed that a landscape architect had not been involved in the scheme. They questioned how the green wall would survive.
- Ruth Cowan, a local resident attended the committee to speak in objection of the proposal. Whilst she was in favour of the creation of more housing in the borough, especially affordable housing, she had concerns around the consideration of the light and privacy impacts to Palace Mansions and Forest Lodge; concerns that the style and height of the building doesn't relate to other homes on Bedford Rd or Alexandra Park Rd; and concerns about the pressure on car parking provision in the local area.

The following was noted in response to questions to the objectors:

- Neither of the residents had further discussions with the applicant.
- Cars would be moved to park on the roads further down, creating pressure.
- It was important that this would be a wheelchair accessible property.
- In terms of the fire safety concerns and the fire statement, this was submitted and reviewed by building control officers and planning officers who were satisfied that the policy requirement had been sufficiently addressed. A formal detailed assessment would be undertaken for fire safety at the formal building control stage.
- It was also worth noting this building is not a high-risk building in terms of the definition of building safety, so it did not meet the criteria of needing to be considered by the National Building Safety regulator.

The applicant attended the committee and spoke in support of the application:

- For many years, this site had operated as a petrol station and a car repair garage, but currently the site was outdated, underutilised and no longer aligned with Haringey's vision for regeneration, sustainability or good design. Its current use contributed very little to the neighbourhood, generating noise emissions and formed a long-standing eyesore within the local environment. The proposed scheme had been designed to contribute meaningfully to the local area, bringing forward much needed new homes, active commercial frontage and significant environmental improvements. The application was a result of extended extensive collaboration with council officers and stakeholders. The applicant had participated in three formal pre application meetings, a full design review panel process, a signed planning performance agreement and detailed technical dialogue around design, servicing and amenity.
- They had also engaged with residents early in the process, listening carefully to feedback and responding constructively. The scheme evolved as a result, with reductions in height and massing, improved materials, enhanced refuge, refuse arrangements and open space provision. Finally, the wider economic benefit the proposal represents is over £4 million worth of private investment. It will generate approximately £40,000 annually in Council tax and business rates helping local services for years to come.

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

- Officers submitted a basement impact assessment which took into consideration the excavations and all the hydrology of the immediate area. As previously mentioned, this development had been seen by building control, and detailed structural analysis would be undertaken.
- All flats would be dual aspect and triple aspect.
- There was the possibility of some street tree planting, however, there was a recent set back in that an initial survey indicates that services may be located under the pavement which may not allow tree planting. The S106 requires exploration of services below the pavement and if there was a possibility of planting.
- As the architect noted, there would be a feasibility study to see if trees in front of the site could be planted. If trees could not be planted due to utilities / services on the street outside the site, a payment in lieu would be made towards greening in the local area.
- The maintenance of the building would be down to the management company of the block.
- There are fuel tanks in the ground, so the site would need to be de-contaminated.
- There was an internal lift to the building which would provide adequate suitable access to all the flats. All flats would be part M2 compliant, so they were accessible; with one flat suitable for use by a wheelchair user.

The Chair asked Catherine Smyth, Head of Development Management and Enforcement Planning to sum up the recommendation as set out in the report. The Chair moved that the recommendation be approved following a vote 6 for, 1 in abstention.

That the Committee authorise the Head of Development Management or the Director of Planning and Building Standards to GRANT planning permission subject to the conditions and informatives set out below and the completion of an agreement satisfactory to the Head of Development Management or the Director of Planning and Building Standards that secures the obligations set out in the Heads of Terms below. 2.2 That delegated authority be granted to the Head of Development Management or the Director of Planning and Building Standards to make any alterations, additions or deletions to the recommended measures and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee. 2.3 That the agreement referred to in resolution (2.1) above is to be completed no later than 21/08/2025 within such extended time as the Head of Development Management or the Director of Planning & Building Standards shall in their sole discretion allow; and 2.4 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions. Conditions/Informative Summary - Planning Application HGY/2023/2584 (the full text of recommended conditions/informative is contained in Appendix 2 of the report. Conditions

1. Three years
2. Drawings
3. Detailed Drawings and External Materials
4. Boundary Treatment
5. Hard and Soft Landscaping
6. Site levels
7. External Lighting
8. Secure by Design Accreditation
9. Secure by Design Certification

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10. Contaminated Land
11. Unexpected Contamination
12. Non-Road Mobile Machinery (NRMM)
13. Demolition/Construction Environmental Management Plan
14. Arboricultural Impact Assessment
15. Delivery and Servicing Plan and waste Management Plan
16. Cycle Parking
17. Car parking Management Plan
18. Energy Strategy
19. Overheating Report
20. Sustainability Strategy
21. Living roofs and walls
22. Biodiversity Measures
23. BREEAM
24. Detailed Basement Impact Assessment
25. Piling (Thames Water)
26. Piling and Deep Foundations (Environment Agency)
27. Underground Strategic Water Main (Thames Water)
28. Surface Water Drainage (LBH Flood and Water Management Lead)
29. Management/Maintenance (Flood and Water Management Lead )
30. Remediation Strategy and Verification Plan (Environment Agency)
31. Verification Report (Environment Agency)
32. Satellite dish/television antenna
33. Extract flues/fans
34. Telecommunications infrastructure
35. Fire safety
36. Noise from Plant/Equipment
37. Commercial Units – Noise Attenuation
38. Commercial units - Hours of operation
39. Restriction to Use Class
40. Commercial Shopfront
41. Shopfront Advertising Signs
42. Air Quality Neutral
43. Architect Retention
44. Wheelchair Accessible Dwellings

#### Informatives

- 1) Positive and Proactive
- 2) Permission subject to a 106 legal agreement
- 3) CIL
- 4) Hours of Construction
- 5) Party Wall Act
- 6) Naming and Numbering
- 7) Fire Brigade
- 8) Asbestos
- 9) Metropolitan Police Service Designing Out Crime
- 10) Thames Water - Groundwater Risk Management Permit
- 11) Thames Water - Water Pressure
- 12) Water Consumption

## **10. PRE APPLICATION BRIEFINGS**

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

7:00 – 10.15pm

**11. HGY/2024/3386 312 HIGH ROAD N15 4BN (PAGES 371 - 402)**

Kwaku Bossman- Gyamera, principal planning officer, introduced a planning application which seeks consent for refurbishment, conversion, and extension of the existing building, along with the construction of two new single storey buildings to the rear. The scheme would retain commercial use on part of the ground floor and would provide 52 partially self-contained units, providing short term emergency accommodation.

The Chair read out the following, committee procedure rules, standing order 18, 'no meeting shall continue after 10 p.m., except that discussion of the specific item or case in hand at 10 p.m. may continue thereafter at the discretion of the Chair of the meeting'. Consideration of any business remaining shall be deferred to the next ordinary meeting, except where the matter(s) falls to be dealt with under the urgency provisions.

The following comments were made by the applicant, in response to questions from the committee:

- The applicant has owned the property for many years and is a profit-making company with 30 years' experience in this field; the Joy Foundation is a trading name.
- The company run a similar purpose built 35-unit facility on Prince Regent Lane, in LB Newham; which is also a controlled environment in terms of access to the premises.
- There was going to be a detailed management plan submitted with the application and that would detail how the facility would be run; the document would be secured under legal agreement.
- There would be a lot of surveillance to prevent anti-social behaviour. There would be 2 security staff on the premises 24/7. There could be up to 6-7 staff there during the day.
- There would be a legal agreement obligation which meant that the owner would have to offer the temporary accommodation to Haringey residents first.
- A landscape architect's input would be hugely beneficial at the design stage, particularly around the outdoor spaces.
- There would be quality brickwork and green roofs which would be fully accessible.
- There would be a mix of people in all sorts of circumstances. The proposal had been discussed with the Council's Housing officers.
- The fees would be set by the Council, and likely be between £45 and £55 per night, the £55 would be the price for the accommodation for wheelchair users.
- This was a good location because there were street frontage and a secure gate. There would always be excellent staffing and two security staff present.
- The applicant was not seeking to retain the existing church, and community uses on the upper floor. They were proposing to bring back a retail use on the ground floor so that there would be some clear communication with the street and the retail frontage, this would be open to the public.

Planning Sub Committee: 08 September 2025

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

### 1. APPLICATION DETAILS

Reference Nos: HGY/2025/1348

Ward: Hermitage and Gardens

Address: St Ann's General Hospital, St Ann's Road, Tottenham, London, N15

**Proposal:** Application for the approval of Reserved Matters in respect of appearance, landscaping, layout and scale relating to Phase 3 associated with the outline component of planning permission HGY/2022/1833 for Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces. Details are provided to satisfy Conditions 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 73, 77, 79, 80 and partial approval of Condition 72, for Phase 3 of the site

**Applicant:** Peabody Trust, Catalyst by Design and Hill Residential Limited

**Ownership:** Private

**Case Officer Contact:** Samuel Uff

**Date received:** 21/07/2025

**Last amended:** 11/08/2025

- 1.1 The application has been referred to the Planning Sub-Committee for decision as the planning application is a major application.

### SUMMARY OF KEY REASONS FOR RECOMMENDATION

- A hybrid planning application (part full part outline applications) was approved in July 2023 reference HGY/2022/1833 for up to 995 homes, of which 60% of units are affordable. This also included a flexible range of non-residential uses within Use Class E, F1/F2, pedestrian and vehicle accesses, landscaping and Site of Importance for Nature Conservation (SINC) enhancements and associated parking and works.
- The Outline part of the hybrid application granted consent for 'access', with appearance, landscaping, layout and scale reserved for future consideration. This reserved matters application now seeks to approve those aforementioned reserved

matters for Phase 3 of the scheme. This also included approval of Parameter Plans (setting out maximum heights and footprints) and a Design Code.

- A Reserved Matters Application (RMA) for Phases 1B & 2 was approved in August 2024 under reference HGY/2023/3250 for 464 houses and 99 sqm (GIA) of non-residential (use Class E, F1 and F2) floorspace.
- A subsequent amendment to Phase 1A was approved in October 2024 for an additional house in place of an approved substation, which was no longer required. An amendment to the Parameter Plans was approved in March 2025 for increased maximum height of parts of Block L and M.
- The details of the proposed reserved matters regarding appearance, landscaping, layout and scale would accord with key documents namely the Parameter Plans and Design Code which were approved as part of the outline planning permission. The key planning and public benefits arising from the scheme align with the outline planning permission approved within the hybrid permission. These benefits include the delivery of 291 new homes with a range of houses, maisonettes and flats across a range of sizes from 1-bed to 5-bed; of which 54% of homes would be affordable and 56% of habitable rooms would be affordable within this phase of development. The housing mix and affordable provision are in line with the outline permission for the site
- The proposal would provide a high quality design for this final phase of the development, which would be wholly consistent with previous phases of development, that would respect the surrounding heritage assets and provide a sustainable development that minimises carbon emissions and promotes sustainable travel.
- The proposed landscaping will enhance biodiversity and provide high quality amenities for residents. This includes the provision of new publicly accessible open space; creation of new public spaces throughout Phase 3; new routes and enhanced permeability; and high-quality connections and entrances into the site, including a link to the operational St Ann's Hospital site to the east.
- Information has been submitted and is acceptable regarding Conditions 61 (Reserved Matters Submission Requirements), 62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 73 (Climate

Change Adaptation), 77 (Car Park Management Plan), 79 (Energy Strategy) and 80 (Overheating Strategy) of the outline/hybrid permission for Phase 3; according with the approved planning permission. The application also seeks partial approval of condition 72 (Boundary Walls), which requires further detail of the timeframe for delivery when known.

- The application previously proposed to also seek approval for details required under Condition 74 (Pipework Information) for phase 3, but further information is required on these matters. This condition requires details to be submitted and approved 'prior to commencement', so there is no deviation for the approved hybrid permission in this regard. This submission will be forthcoming for consideration in the future, as appropriate.
- The reserved matters submission for phase 3 of this development does not result in any significant additional impact, compared to the outline approval, nor does the submission raise any other significant issues; and represents sustainable redevelopment. This is in compliance with the Environmental Impact Assessment (EIA) approved as part of the hybrid permission.

## 2 RECOMMENDATION

- 2.1 That delegated authority be granted to the Head of Development Management or the Director of Planning and Building Standards to make any alterations, additions or deletions to the 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 Planning Sub-Committee.
- 2.2 That the Committee resolve to GRANT CONSENT for both the reserved matters approval application and approval of details for phase 3 of the development in relation to Conditions 61 (Reserved Matters Submission Requirements), 62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 73 (Climate Change Adaptation), 77 (Car Park Management Plan), 79 (Energy Strategy) and 80 (Overheating Strategy) and partial approval of condition 72 (Boundary Walls).
- 2.3 That the Committee authorise the Head of Development Management or the Director of Planning and Building Standards to issue the reserved matters consent subject to the conditions and informatives set out below.

- 2.4 That the Committee authorise the Head of Development Management or the Director of Planning and Building Standards to issue the approvals, discharging the conditions submitted.
- 2.5 Conditions/Informative Summary - Planning Application HGY/2025/1348 (the full text of recommended conditions/informatives is contained in Appendix 1 of the report).

**Conditions for RMA application**

- 1. Approved Drawings
- 2. Approval of Materials (Samples)
- 3. Cycle Storage
- 4. BREEAM – Commercial only
- 5. Commercial unit layout
- 6. Surface Water Drainage System
- 7. Tree removal
- 8. Commercial Shopfront Glazing
- 9. Advertisement consent

**Informatives Summary**

- 1. Gateway 2 considerations
- 2. Ventilation of refuse stores
- 3. Partial approval of c.72 (boundary wall)
- 4. Conditions c.74 (pipework)
- 5. CIL
- 6. Designing Out Crime

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- 8.0 RECOMMENDATIONS

APPENDICES: to be provided

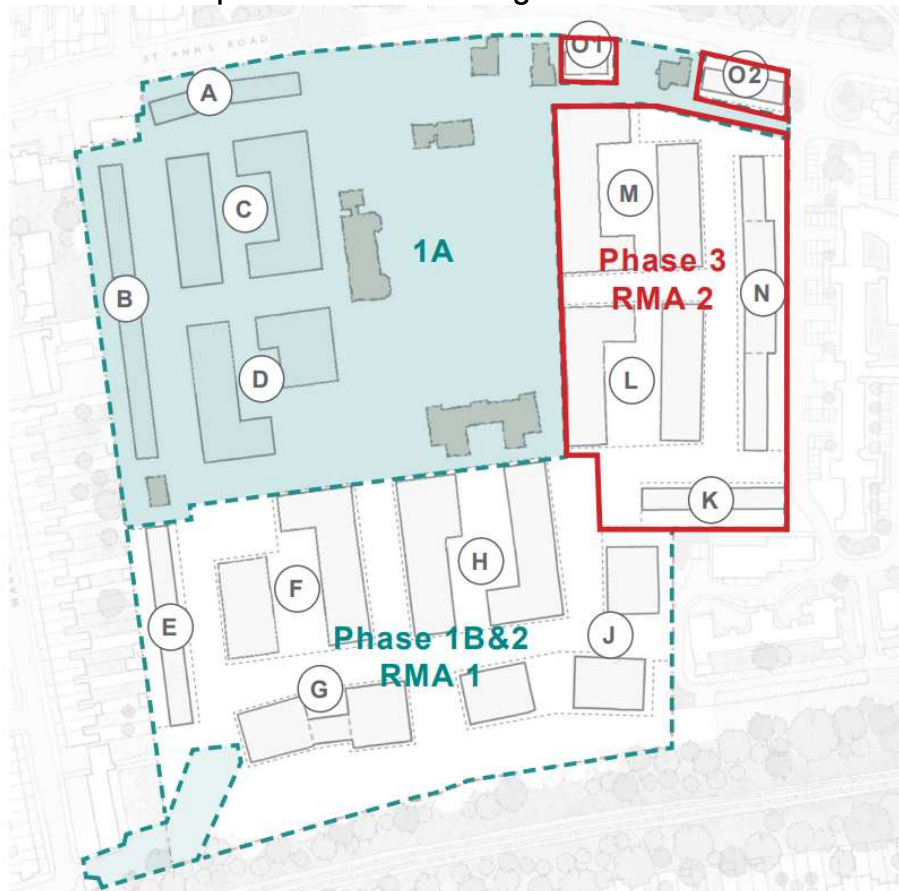
- Appendix 1: Planning Conditions & Informatives
- Appendix 2: Images of the site and proposed scheme
- Appendix 3: Internal and External Consultee representations
- Appendix 4: Public Consultation Comments
- Appendix 5: Quality Review Panel Report
- Appendix 6: Plans and Documents List

### 3. PROPOSED DEVELOPMENT AND SITE LOCATION

#### Proposed Development

- 3.1. This application seeks the approval of reserved matters relating to layout, scale, appearance and landscaping for Phase 3 of the St Ann's New Neighbourhood development. The final reserved matter, access, was not reserved and formed part of the detailed component of the hybrid submission; so already has approval.

#### Illustration 1: Masterplan Site and Phasing



- 3.2. Phase 3 of the development will consist of 291 new homes (Use Class C3) with approximately 56% affordable homes (by habitable room) across a mix of tenures (London Affordable Rent, London Living Rent & Shared Ownership) alongside 425 sqm (GIA) of Commercial floorspace, comprising a mix of Class E (Commercial, Business and Service), F1 (Learning and Non-Residential Institutions) and F2 (Local Community) uses.
- 3.3. Associated landscaping public realm and play space will also be provided in this phase, including two pedestrian access links to the adjacent hospital site, as well

as the Eastern Orchard and associated playspace. A total of 90 trees will be provided in Phase 3, as part of the 471 trees to be planted across the whole development.

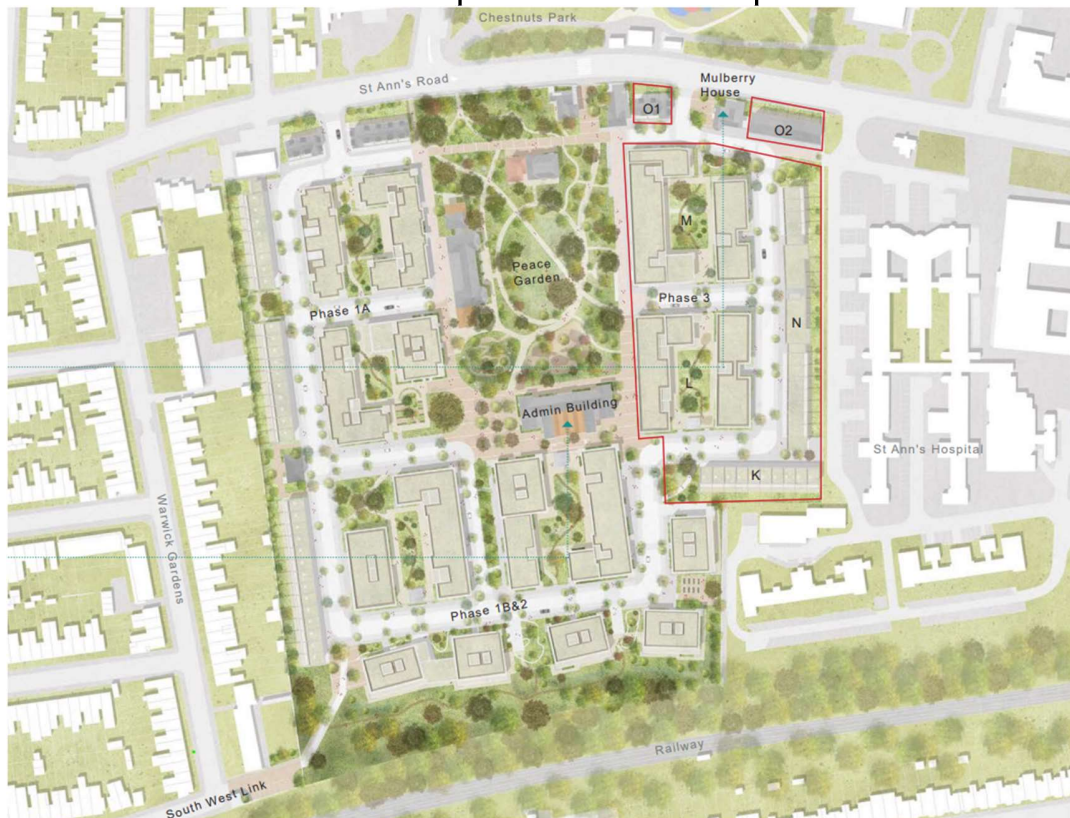
- 3.4. Cycle storage will be provided in accordance with London Plan standards and 49 car parking spaces within the new development will be provided, in accordance with the Outline Permission. This all aligns with the hybrid consent (ref: HGY/2022/1833).
- 3.5. The proposed buildings within Phase 3 will follow the pattern of development consented in Outline across Plots K to O. The plots are set out below:
- Plot K comprises three-storey terraced housing in the south eastern corner of the site.
  - Plots L & M comprises five to eight storey courtyard plots fronting onto the central Peace Garden.
  - Plot N comprises three / four storey houses / maisonettes backing onto the adjacent hospital site.
  - Plot O1 and O2 comprise two / three storey houses adjacent to St Ann's Road.
- 3.6. Consent is also sought for the approval of Conditions 62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 72 (Boundary Walls), 73 (Climate Change Adaptation), 77 (Car Park Management Plan) 79 (Energy Strategy) and 80 (Overheating Strategy) for Phase 3 of the site of Outline Planning Permission Reference HGY/2022/1833, as the wording of each of these conditions requires submission alongside a reserved matters application.
- 3.7. Details relating to Condition 74 (Pipework Information) were also submitted as part of this application submission but require further work, so have been omitted from the description of development. The conditional requirement for these on the outline consent is 'pre-commencement' so there is no requirement to approve these as part of this application and the conditions will be retained and considered further as required.

### **Site and Surroundings**

- 3.8. The application site is a 7.2ha plot of land that forms part of the existing St Ann's Hospital, which is a Victorian-era former fever hospital located on the southern side of St Ann's Road. The site has been significantly developed in accordance with the Hybrid permission (ref: HGY/2022/1833).

- 3.9. Phase 1a is nearing completion and development has commenced on Phases 1b and 2. Phase 1a of the Hybrid consent is sited on the western edge of the site and consists of 239 homes in a range of typologies and the restoration of several of the heritage buildings on the site. This was increased to 240 homes through an NMA (reference: HGY/2024/2446) which added an additional home in place of an approved substation that was no longer required. This phase also includes the centrally located Peace Garden.
- 3.10. Phases 1b and 2 were approved in outline and have had a subsequent reserved matter application (RMA) approved under reference HGY/2023/3250. Phase 1b and 2 are located on the southern edge of the site and will consist of 464 homes in a range of typologies alongside 99 sqm (GIA) of non-residential (use Class E, F1 and F2) floorspace.
- 3.11. Phase 3, is for the eastern part of on the site, adjacent to the retained Hospital building. Phase 3 is the final phase of development for the site

**Illustration 2: Phases of Development within Masterplan Site Area**



- 3.12. Vehicular and pedestrian access to the site is from St Ann's Road, which is located to the north. The site is 1.5 km from Seven Sisters Station, 1.9 km from South Tottenham Station, 1.3 km from Harringay Green Lanes Station and 1.7

km from Harringay Station. There are bus stops close to the site providing services to transport nodes throughout London.

- 3.13. The northern part of the site is located within the St Ann's Conservation Area. The Conservation Area extends along the northern strip of the site parallel to St Ann's Road. There are no statutory listed buildings at the site, but it includes Mayfield House, which is a locally listed building.
- 3.14. The site has a relatively flat topography with a gentle fall in land levels from west to east and north to south. It includes a mix of natural landscaped elements, including tree planting and two Sites of Importance for Nature Conservation (SINC) areas close to its southern boundary. There is also a woodland Tree Preservation Order (TPO) and an Ecological Corridor by this site boundary.
- 3.15. The site is designated as being within an Area of Change in the Local Plan. The site is within Flood Zone 1 and is therefore at low risk of flooding. It is also within a Critical Drainage Area and a Groundwater Source Protection Zone.
- 3.16. The application site forms a large part of Site Allocation SA28 of the Site Allocations DPD 2017 which has been identified for new residential development, town centre uses and other uses. This was assessed in detail in the hybrid permission, which included the outline permission for this phase.

**Illustration 3: Illustrative Massing of Masterplan Site**



### *Surrounding area*

- 3.17. The wider Masterplan site is bounded to the south by the London Overground railway line and the rear gardens of properties in Warwick Gardens to the west. To the east are the retained St Ann's Hospital medical facilities which are to remain in situ. Further to the east is Hermitage Road. Chestnuts Park is located opposite the site to the north.
- 3.18. The remainder of the local area is predominantly residential in character with buildings of varying styles and age. There are further heritage assets located 300 metres to the east of the application site, along St Ann's Road, including the Grade II\* listed St Ann's Church, Grade II listed St Ann's Church school and Grade II listed 1-5 Avenue Road.

### **Relevant Planning and Enforcement History**

- 3.19. The most relevant planning history in relation to the site is as follows.
  - **HGY/2022/1833:** Hybrid Planning Application granted consent on 10 July 2023 for the following:
    - (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;*
    - (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and*
    - (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.*
  - **HGY/2023/3250:** RMA 1 for Phase 1b and 2 approved in August 2024 for the following:
 

*Application for reserved matters seeking approval of appearance, landscaping, layout and scale in respect of Phases 1b and 2 of the site pursuant to Condition 61 of Planning Permission Reference HG/2022/1833 dated 10 July 2023 for*

*"outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces". Details are provided to partially satisfy Conditions 63, 65, 66, 67, 68, 69, 70, 71, 72 and 73 for Phases 1b and 2 of the site of Outline Planning Permission Reference HGY/2022/1833.*

- HGY/2024/2446: Removal of substation and additional residential unit approved in October 2024 to Phase 1a:

*Non-Material Amendment to amend condition 2 (approved plans and documents) to add an additional dwelling to the northern end of the approved terrace in Plot B2 and associated removal of the approved substation of the approved Hybrid Consent for application ref. HGY/2022/1833 for detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces*

- HGY/2025/0009: NMA to amend Parameter Plan heights and footprints approved in March 2025:

*Non-Material Amendment to amend condition 2 (Approved Plans and Documents), condition 64 (Outline Parameters) and condition 65 (Drawings References) to increase the height of Plot L and Plot M and increase the width of Plot N and Plot L, as well as relocation of Plot N substation of the approved Hybrid Consent for application ref. HGY/2022/1833 for detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces*

4. CONSULTATION RESPONSE

*Quality Review Panel*

- 4.1. The reserved matters proposals were presented to Haringey's Quality Review Panel at pre-application stage. The Panel's written response is attached in Appendix 5.

*Planning Application Consultation*

- 4.2. An officer summary of the responses received is below. The full text of internal and external consultation responses is contained in Appendix 3.

**Internal**

**LBH Carbon Management** – The overheating strategy will meet required guidelines but should also consider the hierarchy of design and any additional passive measures that could be incorporated in the southerly elevations. The pipework details need to ensure a singular connection (**Officer Comment:** The overheating strategy is considered to provide highly efficient, policy compliant homes and further costly modelling and interventions are not considered to be justified, as discussed in more detail below).

**LBH Conservation** – No objection.

**LBH Design** – Complimentary of the design response to QRP comments and aligned with the Design Code and previous phases of development.

**LBH Lead Local Flood Authority** – Clarification of flow rates for each Phase are required to be collated together (**Officer Comment:** The software for the previous phases is different so collating has taken slightly longer than anticipated but Officers are satisfied that this can be adequately addressed through condition).

**LBH Noise** – No objection

**LBH Pollution** – No objection

**LBH Transportation** – No objection.

**LBH Trees** – No objection but have requested to review the detailed arboricultural report regarding the removal of apple tree (T59) (**Officer Comment:** A condition is recommended for these details to be submitted for approval prior to any removal of the tree).

**LBH Waste Management** – No objection

External

Environment Agency - No objection

Health & Safety Executive (HSE) – No objection, but suggest further consideration of detailed means of escape and condition of existing hydrants prior to submission of Gateway 2 (Officer Comment: The applicant is aware and will provide this information post-Planning, as required, i.e. will be provided as part of Gateway 2 submission for Building Control which is a separate regulatory regime).

Historic England – Archaeological Service (GLAAS) – No objection

LB Hackney – No objection

Metropolitan Police (Designing Out Crime Officer) – No objection subject to condition (Officer Comment: The condition for secure by design was attached to the hybrid permission decision notice and will apply)

Natural England – Responded with “no comment”.

TfL – No objection, but concern raised about siting of bike stores in rear gardens and potential use for other means than cycle parking (Officer Comment: Potential for bike stores in front gardens has been considered but this would overwhelm the access to these houses, especially with the bin stores in the front garden. There is a clear route through the house to the gardens and it is considered that users could readily use this for cycle storage).

Thames Water – No objection

**LOCAL REPRESENTATIONS**

- 5.1. The application has been publicised by way of a press notice, several site notices which were displayed around the site and in the vicinity of the site and over one thousand individual letters sent to surrounding local properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application are as follows:
- 5.2. The number of representations received from neighbours, local groups etc. were as follows:
- No of individual responses: 2
  - Objecting: 0
  - Supporting: 1
  - Others: 1

5.3. The main issues raised in representations from residents are summarised below.

Support:

- Welcome the biodiversity proposals and note the technical reports indicating 12% net biodiversity gain.

Other:

- Biodiversity Net Gain (BNG) should be ensured through maintenance (**Officer Comment:** a landscape management and maintenance plan and ecological enhancement condition is provided and will be enforced through condition and the existing S106 legal agreement).
- Should be bird boxes (**Officer Comment:** two integrated nest-boxes have been included in each block and in retained trees)
- More trees to be retained and native hedges and trees planted (**Officer Comment:** Almost all Category A and above trees will be retained. A total of 90 trees will be provided in Phase 3, as part of the 471 trees to be planted across the whole development. Additional hedgerow to be planted represents a 214.99% increase of baseline hedgerow value.)
- All roofs should have solar (**Officer Comment:** Roofs of all blocks of flats will accommodate PV panels. The houses in all phases have not got PV on the basis that the roofs of these houses as that the maintenance of the roofs of these houses are highly costly for end users and the managing agent, Peabody, and would not provide sufficient levels to warrant inclusion in this scheme. This is an accepted position through the hybrid permission)

## 6. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the Development
2. Consideration of Reserved Matters
3. Policy Context
4. Quality Review Panel Comments
5. Scale
6. Layout
7. Living conditions
8. Appearance
9. Landscaping
10. Heritage Impacts
11. Housing Mix
12. Biodiversity net gain and ecology
13. Energy and sustainability
14. Conditions required with RMA submission
15. Conditions required prior to commencement
16. Financial and Other Mitigation Legal Agreement
17. Equalities
18. Conclusion

### Principle of the development

6.1.1 The principle of development has been established under the hybrid (part outline/part full) planning permission Ref: HGY/2023/3250.

## 6.2 Consideration of Reserved Matters

6.2.1 A series of Parameter Plans, a Development Specification and a Design Code are secured under Conditions 61 and 64 of the outline planning permission and future reserved matters applications are required to be in compliance with these. The parameter plans control land use, scale, access and movements, landscape and amenity, whilst the Design Code sets out 'must and should' codes relating to these matters.

6.2.2 Condition 1 of the outline planning permission states the following:

*"No Phase within the Development hereby approved in the Outline Component shall be commenced unless and until details of the following:*

- a) appearance*
- b) landscaping*
- c) layout; and*
- d) scale*

*(hereinafter referred to as the "reserved matters") in relation to that part of the Development, have been submitted to and approved in writing by, the Local Planning Authority. The "Outline Component" can be defined as "the Phases of the development to be shown on the construction phasing plan approved pursuant to Condition 3 in respect of which this decision notice grants outline planning permissions subject to the approval of the reserved matters detailed in Condition 61.*

*Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters."*

- 6.2.3 Access matters were approved under the outline part of the hybrid permission, with site access points from the north and, for pedestrians and cyclists, to the southwest. These are not proposed to be altered as part of the reserved matters submission.
- 6.2.4 Therefore, the following matters reserved under the outline consent will be considered in turn:
- Scale;
  - Appearance;
  - Layout (external and internal); and
  - Landscaping.
- 6.2.5 Other issues are reviewed in detail, as well as the conditions required to be submitted alongside this Reserved Matters Application (RMA).

### 6.3 Overarching Policy Context

#### National Policy

- 6.3.1 The 2024 National Planning Policy Framework (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to 'drive and support development' through the local development plan process. It also advocates policy that seeks to significantly boost the supply of housing.
- 6.3.2 Chapter 12 of the NPPF 2024 states that that high quality design is a key aspect of sustainable development, that it creates better places in which to live and work, and that it helps make development acceptable to communities. It states that "Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents".
- 6.3.3 The NPPF also acknowledges 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 should be visually attractive due to good architecture, layouts, and appropriate and effective landscaping.

#### The London Plan

- 6.3.4 The London Plan 2021 Policy D3 emphasises the importance of high-quality design and seeks 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. It emphasises the use of the design review process to assess and inform design options early in the planning process (as has taken place here).
- 6.3.5 Policy D6 of the London Plan concerns housing quality and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increase, due the increased pressures that arise. It also requires development capacity of sites to be optimised through a design-led process.

#### Local Policy

- 6.3.6 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.
- 6.3.7 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.
- 6.3.8 Policy DM6 of the DM DPD expects all development proposals for taller buildings (i.e. those which are greater in height than their surroundings and are less than ten storeys in height) to respond positively to local context and achieve a high standard of design in accordance with Policy DM1.
- 6.3.9 The Mayor's Housing SPG (2016) reinforces the need for privacy but cautions against adhering rigidly to minimum distance requirements and also calls for the BRE guidance on daylighting and sunlighting to be applied flexibly and sensitively to proposed higher density development, especially in town centres – taking account of local circumstances, the need to optimise housing capacity and the scope for the character and form of an area to change over time.

### Outline planning consent requirements

- 6.3.10 The approved Design Code provides detailed requirements on the expected architectural character and appearance of the reserved matters submission, as well as further requirements on layouts. Whilst the Parameter Plans do not strictly relate to the appearance of the development, they do provide control over land use, scale, access and movements, landscape and amenity, including setting out maximum building heights within various parts of Phase 3 (and the previously approved Reserved Matters Applications for Phase 1B & 2).
- 6.3.11 The Design Code is an Approved Document that is crucial to ensuring that future phases would be built out to be at least as good quality as the initial phases, for which detailed planning permission was granted. In general, the Design Officer considers the Design Code (DC) to be a very high-quality document that is useful in supporting and protecting high quality design and a coherent design across the development, tying the later phases, only previously applied for in outline, to the earlier phase approved previously in detail.
- 6.3.12 The DC document is structured with Site Wide Codes, Landscape Codes and Architectural Codes. The Design Officer considers that the general principles within the Site Wide codes are excellent, placing some of the more detailed Conservation Area principles within the Site Wide codes, especially crucial views, giving them a welcome prominence. To avoid them being forgotten in the Architectural and Landscape Codes, there is cross referencing throughout. Codes are described as either 'must' or 'should' be carried out. Unlike many other Codes, 'may' is never used, to give greater certainty, but reasonable flexibility in implementing the outline portions of the overall scheme. The Design Officer considers the most crucial elements are definitive and welcomes such clarity.

### 6.4 Quality Review Panel (QRP) Comments:

- 6.4.1 The Quality Review Panel (QRP) has assessed the scheme in full at pre-application stage (on 5 February 2025). The panel on the whole supported the scheme and saw it as a positive final phase of a high-quality development.
- 6.4.2 It is important to note that at the time of the QRP meeting there was an application for a non-material amendment to the Parameter Plans to allow a modest increase in height of the proposed Block L which was also discussed and considered by QRP, which has since been approved (ref: HGY/2025/0009). The Parameter Plans are set by that approval, and so such comments have been responded to in that context and prominence given to suggestions raised that are relevant to the consideration of the issues in this RMA.
- 6.4.3 The QRP report states that: *"The Haringey Quality Review Panel welcomes the proposals for St Ann's New Neighbourhood Phase Three. The scheme is well-*

*considered and likely to create a high-quality place to live. The panel makes suggestions to help the development reach its full potential.*

- 6.4.4 *The increase in height and massing [associated with the NMA to Parameter Plans under consideration – and now approved HGY/2025/0009] is likely to result in overshadowing of residential amenity spaces. Massing and amenity spaces should therefore be reshaped in response to daylight and sunlight assessments, to ensure that courtyards are usable. The balance between noise and overheating is a challenge on this site. Further work is needed to fully develop a mitigation strategy, combining inset balconies, learning from post-occupancy evaluation of earlier phases, and carrying out more extensive performance checks.*
- 6.4.5 *The eastern elevation of Plot N will be conspicuous, and the design should therefore reflect the equal prominence of both façades. The Plot O architecture needs further development, focusing on the corners and drawing details from the retained buildings. Residential entrances should be more generous, with views through to the courtyards. Upper floor layouts would be improved by introducing natural light and views the ends of corridors, or near the cores. The panel welcomes the sustainable drainage strategy and retention of existing trees. The project team is encouraged to maximise opportunities for the landscape to enhance health and wellbeing for all ages. The provision of a convenience store is positive, but it is important that its frontage onto Chestnuts Park is not obscured. The rear elevation and servicing for the store should be managed to avoid a negative impact on Courtyard M.*
- 6.4.6 *The panel encourages Haringey officers to ensure that the future hospital site is well integrated. The wider masterplan offers an opportunity for an exemplary development, with health and wellbeing at its heart.”*
- 6.4.7 Detailed QRP comments from the most recent review together with the officer comments are set out below in Table 01 below.

QRP Comment	Officer Response
<i>Height and massing</i>	
<ul style="list-style-type: none"> <li><i>The panel understands the need for a modest increase in the heights of the wings of Blocks L and M, but thinks that the massing onto courtyards L and M feels uncomfortable. It could impact the usability of the courtyard gardens, particularly Courtyard M where the height increase is in the wing to the south.</i></li> </ul>	<p>These comments regarding a height increase relate to the NMA application, ref: HGY/2025/0009, to alter the Parameter Plan to increase building height, that was detailed in the QRP discussion and helped inform the consideration of the NMA application. These new heights are set within the amended Parameter Plans and are not relevant to the consideration of this RMA beyond how suitable the design and detailing relates to the heights approved with the Parameter Plans. However, amenity spaces remain high quality in this proposal and should be considered in the context of the high quality overall landscaping of the wider site.</p>
<ul style="list-style-type: none"> <li><i>Daylight/sunlight assessments should be carried out as soon as possible to inform the height and massing, and the amenity spaces reshaped in response to maximise sunlight. This exercise should also consider whether the recessed homes at lower level will receive sufficient natural light.</i></li> </ul>	<p>A Daylight/Sunlight study for the proposed homes was provided at the time of the NMA approval and showed that all homes had the ability to achieve suitable living conditions set against the outline parameter massing. It should be noted that the Blocks L3 and M3 remain as per the height approved in the Parameter Plans as part of the hybrid permission.</p> <p>An updated revision to the Daylight / Sunlight (D/S) study has been submitted with this application and assesses the proposals in detail. Whilst some shortcomings are outlined these are generally due to the orientation and typology of proposed homes and are consistent with other plots within the masterplan permission and are to be expected within such urban environments.</p> <p>Plot N has the greatest level of non-compliance with BRE guidance, but the typology of Plot N is very different to the rest of the scheme and includes duplex</p>

	<p>homes (4b6p and 5b7p). In some of these there are some low scores to the smallest of the 4<sup>th</sup> or 5<sup>th</sup> bedroom or where occasional bedrooms or kitchen / dining / living room spaces are adjacent to or below balconies, but these are accompanied by other rooms / spaces that have very high levels. The balconies have additional benefits of providing amenity spaces and overheating mitigation, which are considered to be important factors in considering the balance of acceptable living conditions.</p>
<ul style="list-style-type: none"> <li><i>The project team could explore making one element of Block M taller, while keeping one element at the previous height and removing the wing to the south, creating an 'L'-shaped block that avoids overshadowing Courtyard M. This would follow the height and massing established on the earlier phases of the masterplan, where a precedent has been set for this approach.</i></li> </ul>	<p>These suggestions were design discussions about how best to address the requirement for additional height. This has been approved through the NMA, which concluded that the heights were consistent with the wider masterplan.</p> <p>The applicant tested a number of options, and also met officers through extensive pre-application discussion of options.</p>
<ul style="list-style-type: none"> <li><i>The panel also suggests drawing sections through the whole site to check that the maisonettes are not overshadowed.</i></li> </ul>	<p>The Daylight/Sunlight and Overshadowing report addresses this and concludes that the proposals perform generally very well against BRE guidance. Sections across the site have been provided, and the 3D model has been inputted into Daylight Sunlight software for a more robust assessment. This is explained further in the previous bullet point.</p> <p>As referenced above, the massing of the buildings closest to Plot N (L3 and M3) has not changed since the hybrid application stage, meaning the relationships of the closest building has not changed.</p>

<b>Quality of accommodation</b>	
<i>The panel understands the challenge of balancing overheating and noise, especially for bedrooms facing onto St Ann's Road. The project team is encouraged to carry out post-occupancy evaluation of the earlier masterplan phases (both qualitative and quantitative, and over a 12 month period). Phase Three should be informed by these results to create robust and resilient solutions.</i>	St Ann's development is progressing at pace but none of Phase 1a is occupied yet. It would not be possible, therefore, to incorporate results of any post-occupancy review into the proposals. The application is supported by a Noise Report, which has been agreed by Officers.
<i>The inset balconies are a good way to maximise ventilation for those homes more at risk from overheating, and are likely to perform well. The overheating performance of all single aspect homes should also be checked.</i>	The positives of the inset balconies for ventilation are noted. The proposals are supported by a robust overheating strategy and report which set out a range of mitigations. The has considered the QRP comments through the process (including across previous phases) and accordingly the applicants have sought to incorporate inset balconies where possible. Single aspect homes are considered to respond favourably, as per the report, but further investigation of whether further passive design measures can be considered in the overheating strategy will take place, which will evolve further through the applicant drawing up proposals to comply with the existing 'pre-commencement' condition no.80 on this matter.
<i>Homes on the ground floor should also be given particular attention, as there could be conflicts between night-time ventilation and security.</i>	As set out in the overheating report, ground floor windows will benefit from grills or lockable louvred shutters. The details of all external materials are covered by condition.
<i>The project team could also explore thermal mass, attenuated openings and external shading as options to avoid the need for active cooling. The aesthetic</i>	This has all been considered and is outlined in detail within the overheating report. External shading is to be provided to some windows (Plot N) which do not pass passively, which are

<i>impact of these measures will need to be considered too.</i>	able to pass with external shading. As above, the details of all external materials are covered by condition.
<i>The energy strategy and building fabric approach are both positive responses to the requirements of Part L Building Regulations. Further detail on the photovoltaic panels would be helpful, such as their locations and appearance in key views.</i>	The proposed PV panel layout is detailed within the application. This includes an indicative mounting system. The details of all photovoltaics are conditioned.
<i>The panel suggests carrying out a noise assessment of the energy centre in Block L2, to make sure that it will not disturb residents in this location.</i>	As suggested by the panel, an Air Source Heat Pump Noise Impact Assessment has been submitted and confirms compliance with relevant standards.
<b>Architecture</b>	
<i>The eastern side of Plot N is treated as a rear elevation, and turns its back on the hospital site. However, the panel is concerned that this elevation will be prominent and visible upon entry into the hospital site. This elevation is key for the success of the entire masterplan. It is also different from Phase 1 in its adjacencies. It is not exactly the same context, and should therefore address its unique condition.</i>	<p>This is expanded on within Section 8.3 of the Design and Access Statement (DAS) submitted with this application.</p> <p>To create a more civic presence towards the existing St Ann's Hospital to the east, the larger two-bedroom flats and central cores have been designed to project towards the eastern façade, punctuated by short sections of galley access along with minor alterations across the façade.</p> <p>A subsequent meeting post QRP allowed Officers to review this amended design and it was agreed that this had successfully addressed the QRP comments.</p>
<i>While galley access could work on the eastern façade, a more civic presence would create a positive relationship with the future hospital. In keeping with the established masterplan language of blocks with frontages onto both the street</i>	The galley access has been reduced in prominence and broken up to better relate to the other elevations. As detailed above, this is considered to be a successful amendment following the QRP review.

<p><i>and the courtyards, Plot N should be redesigned as a dual-frontage block.</i></p>	
<p><i>The panel also suggests finding ways to connect the hospital site to St Ann's New Neighbourhood. If a view through the N3 maisonettes to the Peace Garden is not possible, a sense of connection could be achieved through a roofscape that creates a sky view and indicates the neighbourhood behind.</i></p>	<p>The site currently has two, clear, delineated visual and walkable accesses through it. Access details were approved in the hybrid / outline permission.</p> <p>As discussed in the QRP meeting, a view through Block N would mean the loss of homes. The approach with two cores to the upper floor flats, combined with the independent street access for houses and maisonettes, is considered to be successful, balanced against a potential single, central access.</p>
<p><i>The testing of options for the Plot O houses is welcome. The designs are developing in the right direction, but do not yet work in their context. Significant further work is needed, but this is an exciting opportunity for exemplar houses.</i></p> <p><i>These houses will be the first part of Phase Three that people will see from St Ann's Road, framing the site entrance. The panel thinks that they should be special, but not grand, with more emphasis on the corner homes. The existing buildings retained on the site could provide helpful references for the detailing.</i></p>	<p>This is expanded on within Section 9.9 of the DAS submitted with this application, illustrating the evolution of the proposals from the initial hybrid application to the submitted version following QRP and officer feedback.</p> <p>In response to comments that Plot O2 lacked "heft" from officers, and that the third-storey element could relate better to the street, the proposals introduced articulated roof forms that reflect those included in Plots O1 and A, and the retained and surrounding buildings.</p> <p>There have been four separate iterations of Plot O discussed and the proposed is considered to be the best compromise of 'heft' and heritage response.</p> <p>In response to QRP feedback, the Plot O2 houses have been refined to emphasise the 'special' corner home, and to include elements of concrete detailing to windows and entrances, and white-brick detailing to reference a contemporary take on the local</p>

	<p>conservation area and retained building context, as incorporated within Plot O1 and Plot A of Phase 1A.</p> <p>The vertical proportions of the gable facade reference the gable chimneys of Acacia House opposite at the hospital entrance, whilst providing daylight and openness to the stairwell of this end home.</p> <p>The roof pitch is reminiscent of the detailing of the Mulberry House frontage directly adjacent, with additional fenestration to the corner home roof reminiscent of the detailing of the Admin building gables within the depth of the site.</p> <p>Officers consider that the proposals subsequently have a stronger street presence and will successfully mark the entrance into Phase 3 from St Ann's Road.</p>
<b><i>Communal spaces</i></b>	
<i>The panel appreciates that ground floor space is pressured, but the residential entrances appear to be squeezed between the bin and bike stores, and should be more welcoming.</i>	Following the QRP review, this matter was reviewed by the design team, but expanding residential entrances and corridors was not feasible within the Parameter Plans, given the existing bin and bike stores across many ground floors.
<i>The entrances of Block M2 would be more successful if they were opened up for views and direct routes through to the courtyard, and followed a pattern. The panel recommends moving them closer to the commercial space to create more coherent through-cores, and reconfiguring the upper floors to create views and natural light from corridors to improve resident experience.</i>	<p>Following the QRP review, this matter was reviewed by the design team. Through lobbies have been created on the Plot L blocks and on Block M3, however introducing this on Blocks M1 and M2 isn't possible as it would lose more cycle parking spaces within the building, forcing the design team to find space in the courtyards.</p> <p>In terms of moving the entrances closer to the commercial space, this is not</p>

	feasible for the same reasons. This would also involve remodelling the core layout to achieve the through views. The views onto the Peace Garden are considered to be an attractive setting for these entrances that provides a welcoming arrival space consistent with the overall arrangements for the site.
<i>The panel understands that the upper floor layouts are compromised by the need to incorporate two stair cores. In Blocks M1/2 and L1/2, which have corridors with corners, the experience would be enhanced if there were windows for natural light and views out at the ends of the corridors.</i>	<p>It is considered that the generous central window openings within the core part of the block are the most appropriate way to approach the blocks and avoid potential overheating from the southern aspect.</p> <p>Introducing windows to the end of the corridors would only cause greater inefficiencies and would provide limited benefit for such a short stretch of corridor.</p>
<i>Alternatively, the light could be redistributed in Block M1/2, locating windows near each of the cores rather than in the centre of the corridors. This would allow residents to enjoy the views and light while waiting for the lift but would not take up any additional space.</i>	<p>Following the QRP review, this option was reviewed however it does take up additional space and it decreases the amount of glazing in the central part of the scheme.</p> <p>It has been possible to include a window to the northern lobby of Plot L1/2 however due to the core location within Plot M, this is not possible to replicate.</p>
<b><i>Landscape</i></b>	
<i>The panel commends the approach to the existing trees. Many have been retained, with the landscaping designed around them, even where the trees are close to buildings.</i>	Noted.
<i>The landscape designs should be developed further to maximise the benefits of this investment for the community. The project team is encouraged to take every opportunity in the landscape approach to</i>	The landscape strategy has been extensively reviewed, designed and shaped to provide a range of spaces for all ages and is one of the strongest parts of the scheme.

<i>introduce elements that will enhance health and wellbeing for all ages.</i>	There is also a landscape condition in the hybrid consent which requires submission of proposals for detailed planting plans, materials etc.
<i>The formal play areas are well resolved, and Chestnuts Park directly to the north of the site provides excellent formal amenity and play space, but further thought should be given to the design and provision of informal doorstep play. It is positive that the play areas are not fenced off.</i>	Significant consideration has been given to doorstep play, and will be provided in the courtyards, Service Tree Grove and Eastern Orchard.
<i>The panel welcomes the site-wide, well-connected sustainable drainage strategy, including permeable surfaces and bioretention tree pits.</i>	Noted.
<b>Convenience store</b>	
<i>The panel supports the provision of a convenience store, and considers it important that it has a relationship to Chestnuts Park. The transparency of the shop frontage should therefore be safeguarded through design codes or tenancy agreements, to maintain it as active frontage and prevent it from being obscured with, for example, advertising vinyl.</i>	The frontage will remain active and restrictions of use of vinyl on windows and such are incorporated into the permission. A condition requiring the detailed layout of the commercial unit is recommended to ensure this remains an active frontage. The design of the fascia means this will be incorporated into the overall design and appearance.
<i>The rear of the store also requires careful thought to ensure it does not have a negative impact on the residential Courtyard M. Care should be taken to ensure that the servicing, including bins and deliveries, is well managed. The rear elevation could be planted to contribute positively to the courtyard setting.</i>	The courtyard to Plot M is not designed to allow servicing / bins through it. The arrangement of the commercial unit is such that servicing would largely be from the front of site.
<b>Wider masterplan vision</b>	
<i>The panel understands that the masterplan for the retained hospital uses on the wider</i>	The applicant has advised that they are in regular dialogue with the NHS. The

*site has not yet been agreed. It is important that the two masterplans are well integrated, so both areas will feel like part of the same place. At present, they feel like disparate and disconnected spaces with a stark line and boundary between. The success of St Ann's as a neighbourhood lies in breaking this barrier down.*

present state is that Phase 3 (Plot N) faces onto a car park and there is no indication that will change in the medium or even long term.

Therefore, the proposals have included two very clear points of access. The two points of access in this phase are pedestrian friendly and open out onto landscaped areas. The two accesses are shown in the DAS; extracts below.



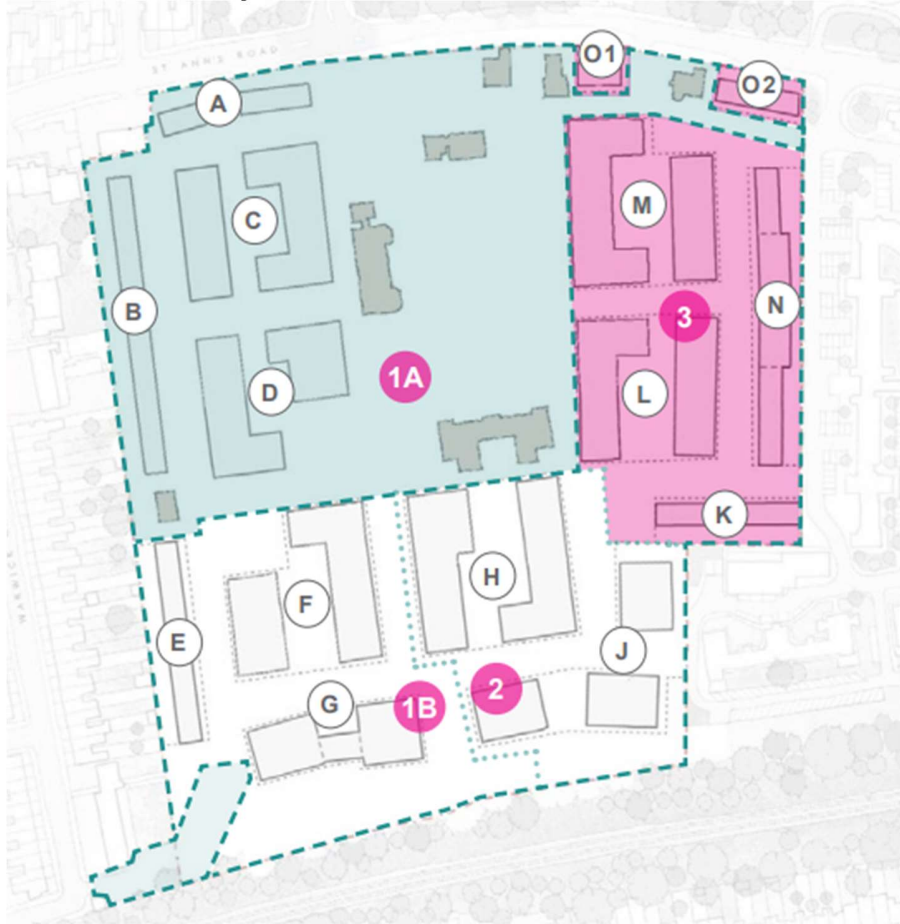
It is considered this is a positive boundary treatment to the NHS land, whilst delineating residential and hospital uses. The accesses will be clearly visible from the hospital site and provide an appealing and clear access between the sites.

<p><i>The project team for this masterplan should find opportunities to integrate the hospital into St Ann's New Neighbourhood, for example by creating visual links through to the landscaped public realm spaces.</i></p>	<p>See above. If there are further developments of the hospital site, then they could design those changes to complement what is approved in the access to this site. It is important to note that access details have already been approved in the hybrid / outline permission.</p>
<p><i>The two masterplans together present a unique opportunity for exemplary regeneration. The landscape-led St Ann's New Neighbourhood would tie in well with the needs of a hospital. When this part of the masterplan comes forward, Haringey officers are encouraged to ask for a design that sets a new bar for sustainability, health and wellbeing, context and craftsmanship</i></p>	<p>It is noted that the design of Masterplans is considered in the overall design and has been considered specifically with regard to Plot N, immediately adjacent to the hospital site.</p>

6.4.8 The proposed buildings within Phase 3 are contained within 5 plots as set out within the consented permission and associated approvals for Plots K-O. Specifically:

- Plot K comprises three-storey terraced housing in the south eastern corner of the site.
- Plots L & M comprise five to eight storey courtyard plots fronting onto the central Peace Garden.
- Plot N comprises a mix of three / four storey houses / maisonettes backing onto the adjacent Hospital site.
- Plot O1 and O2 comprise two / three storey houses adjacent to St Ann's Road.

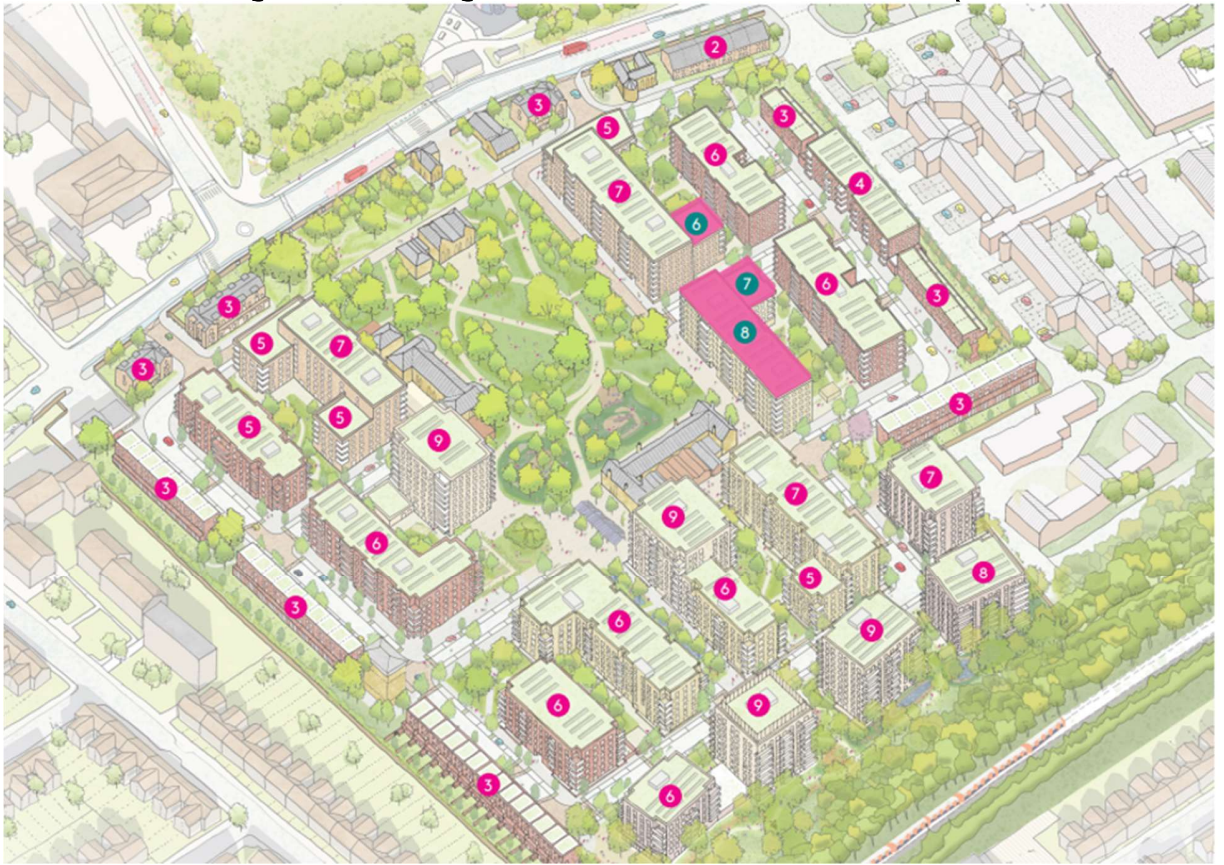
Illustration 4: Layout of Plots in Phase 3 in context of wider Masterplan



## 6.5 Scale

- 6.5.1 The scale of development was secured in the Parameter Plans 'Maximum Heights' and 'Maximum Footprints' which limits an overall maximum floorspace and allows for a general built form in the form of a massing envelope.
- 6.5.2 The provision of the eighth storey in the Parameter Plans was approved through the NMA application ref: HGY/2025/0009, which approved a modest increase in the maximum size of Plot L. This was to ensure that the layout of Blocks L and M would comply with updated legislation that has come into force since the approved hybrid consent. That report considered the relative heights of Blocks L and M would have had variation as approved, so were never going to be consistent height, due to the higher floor to ceiling height of the commercial ground floor of Block M. The additional height approved through the NMA also ensured that the maximum, 995, number of homes that were approved in the hybrid consent would be able to come forward over the entire masterplanned scheme, and that the scheme could continue to offer a high proportion of affordable housing.

**Illustration 5: Heights of Buildings in Phase 3 in context of Masterplan**



6.5.3 Overall, the height and footprints of all the plots are in conformity with the Parameter Plans, whereby the strategy of concentrating height was centred around the edge of the central park (Peace Garden), including blocks L1 & L2 and M1 & M2 in this phase to a transition of massing to the east through Blocks L3 and M3 and Block N, along the eastern boundary with the remaining adjacent site of St Ann's Hospital.

## 6.6 Layout

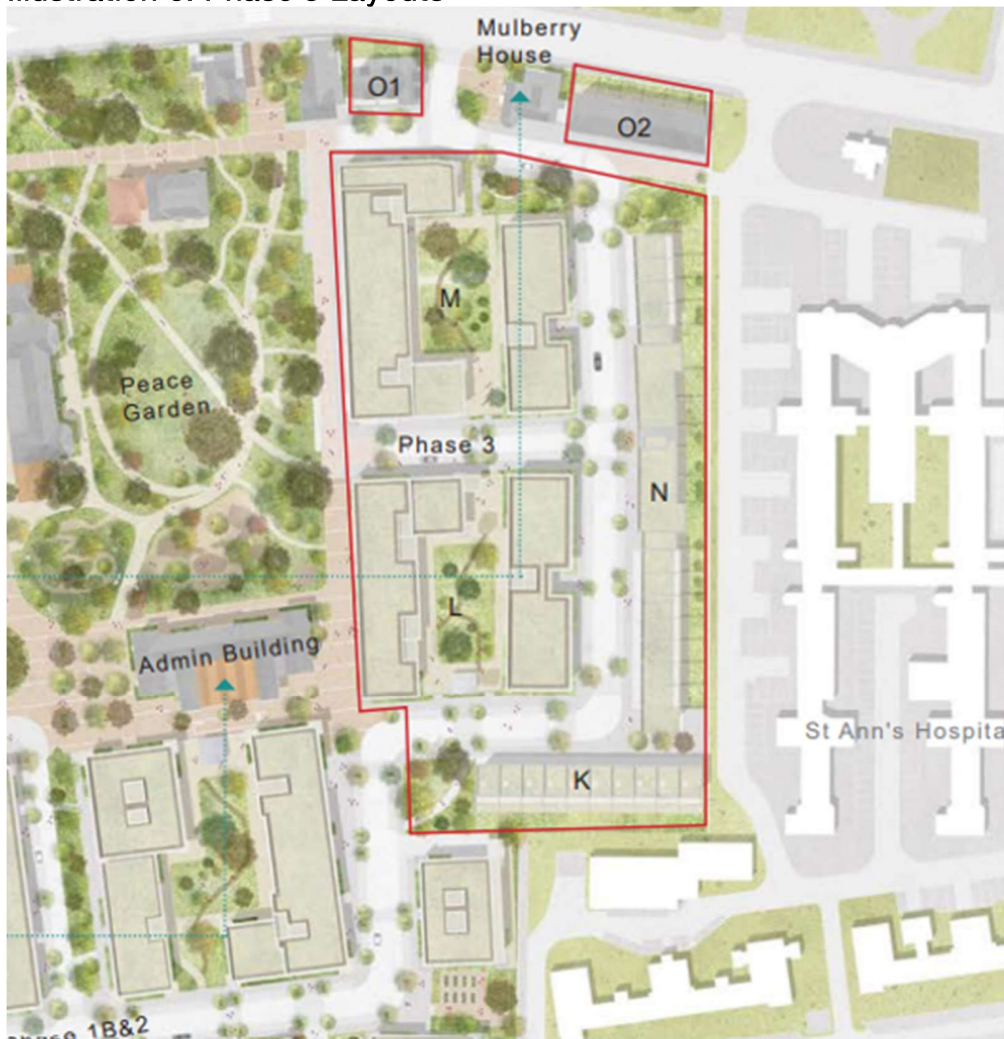
6.6.1 The layouts are in accordance with the approved Parameter Plans, which considered distance between buildings and indicative living conditions such as any potential for overlooking and potential overshadowing.

6.6.2 Plots L and M comprise residential courtyard plots, with the larger heights facing onto the Peace Garden, with the space between front and rear blocks creating enclosing courtyard landscaped amenity areas. Plot K is situated perpendicular to the southern elevation of Block L, parallel to the southern site boundary of Phase 3, on the other side of the proposed pedestrian access into the existing St

Ann's Hospital site. Plot N lies parallel to the eastern site boundary, adjacent to the retained St Ann's Hospital buildings.

- 6.6.3 Plots O1 and O2 comprise of buildings two / three storeys in height and run parallel to St Ann's Road and front onto the new northern access from the retained St Ann's Hospital site. The large wall along St Ann's Road is retained along this part of the site, as with the wider site, which would act as a means of creating a set of private gardens and have a frontage onto the proposed secondary road within the site meaning front gardens look into the site.

### Illustration 6: Phase 3 Layouts



- 6.6.4 Plots K and N maximise on-street access and contain rear gardens, which create a buffer between the eastern and southern boundaries of this part of the site. Plots L and M have the benefit of the large courtyard area at the rear, and front onto the expansive Peace Garden. These flats all have generous private balcony spaces.

- 6.6.5 The proposed scheme is in accordance with the approved Parameter Plans, which required a ground floor commercial unit in Plot M and residential use throughout. The commercial unit sits comfortably within the frontage and avoids conflict with the residential entrances and accessed rear service area. The QRP had queried whether the residential entrances could be more generous, but the front elevation is required to contain not only the residential and commercial entrances but also reasonably sized bike and bin stores. Significant amendments to create this through view would involve significant reconfiguration of stairwells / lift shafts.
- 6.6.6 In Plot L there is also the requirement to accommodate the approved energy centre at ground floor, as well as other plant, particularly as this avoids the addition of plant machinery at roof level. There is also no basement to either of these buildings. The proposed entrances have generous circulation accessibility and are conveniently sited within the front elevation, with open views onto the Peace Garden. Therefore, these are considered to be desirable and well designed, whilst working within the remit of the Parameter Plans.
- 6.6.7 The design of Blocks L1/2 and M1/2 have longer corridors than other approved plots within the development due to the re-designed internal layout. The number of homes served by the corridors complies with the illustrative masterplan strategy of 5-8 homes per core, but in these instances the cores are connected, in order to comply with fire legislation. The QRP had advised that this arrangement be considered to ensure suitable mitigation and additional windows and reconfiguration of cores. However, this is not considered necessary as future residents will have two cores, so the distance from any one core is acceptable, despite the longer corridors connecting the cores. Furthermore, they have also been specifically designed to ensure that there is adequate light and ventilation so that these achieve a sense of arrival and are therefore suitably mitigated. Thus, the design is supported not only from the improved fire safety perspective, but also for the design mitigations that have been incorporated.
- 6.6.8 The variety of different tenures provided across the proposals are separated by core, within a fully 'tenure neutral' approach. Where different tenures are within the same Blocks - L and M and Block N, these are more similar tenures, to ensure efficient management. Playspaces and amenity spaces are accessible to all to ensure a mixed community. The only exception to this is the courtyards of L and M, which are gated at night. This accords with the Affordable Housing Phasing Plans and Design Code.
- 6.6.9 Overall the external and internal layouts of the buildings would comply with the Parameter Plans and provides desirable and coherent design that aligns with the previous phases and envisaged masterplan for the site.

## 6.7 Living conditions

- 6.7.1 As with the other plots within the approved hybrid permission masterplanned site, all two bed dwellings and larger sized units have genuine dual aspect. Where possible the homes have private garden areas and / or desirable private balconies. The site has been designed to ensure that maximum numbers are dual aspect, but where any one-bed flats are not dual aspect they are designed to be east / west facing to avoid significant overheating issues. The overheating assessment has been considered by Officers and recognises these benefits, as well as how quality of this accommodation can be kept high for all homes whilst avoiding overheating and providing private amenity space for all homes. QRP comments also commended the use of inset balconies in this regard as well. The recessed balconies would allow for oblique views from side windows in these recesses, which presents a partial additional aspect, although without the full benefit of a true dual aspect layout.

**Illustration 7: Dual aspect plan forms**



- 6.7.2 The proportion of one-bed flats that do not achieve a genuine dual aspect is similar to those in the approved full permission of Phase 1 and the recently approved RMA for Phases 1B and 2. The majority of these one-bed homes with single aspect are located within Plots L and M, which have views onto the courtyard or the Peace Garden, or in the case of Block N, onto a quiet, landscaped side road frontage. Those homes within Block N also contain entrances onto the open, recessed galley entrance rather than an enclosed corridor. These galleys each serve only two or three homes, so it is reasonable to think that doors could easily be opened for cross ventilation during the day as required. It is accepted that the oblique views are also beneficial mitigation for these homes and improving ventilation and avoiding overheating.

**Illustration 8: Plot N & Part N upper floors with oblique views and galley access**



- 6.7.3 Layouts of the blocks were approved in the Parameter Plans and the internal configurations of flats has been designed to minimise overlooking between any sensitive rooms. Where ground floor homes are proposed they are to be set back from the public realm and contain suitable landscaping to ensure privacy is achieved through screening and planters, as approved in other plots within the hybrid permission. The internal nature of the masterplanned site is such that although these areas are open to the public, they will not have a significant footfall and associated noise and disturbance that might be associated with traditional public highways.
- 6.7.4 Suitable landscaping of streets and public realm and retention and further planting of high quality trees is also welcomed as an integrated part of the layout. This landscaping and public realm approach ties the plots together to create a coherent ‘whole’ and breathable layout, as discussed in more detail below.

#### *Daylight*

- 6.7.5 The Internal Daylight/Sunlight and Overshadowing report outlines that 83% of all windows would meet the BRE guidance. This broadly aligns with what has been previously approved in Phases 1A, 1B and 2. Of the 17% that don’t meet the BRE guidance, these are generally slightly below guidance and are all bedrooms, kitchens and parts of the open plan (kitchen / dining / living) areas, whereas all primary living areas comfortably meet the guidance. Where there are shortfalls in the open plan living areas, these are due to the deep plan form and have been designed so that the main living or dining area is within a compliant area and the darker recesses are to the more practical uses, such as kitchen. The BRE states that if a kitchen has daylight levels that don’t meet guidance, it should be directly linked to a well daylighted room, which would be the case in all instances with this proposal, either within a combined living area or in adjacent living rooms.
- 6.7.6 The BRE guidance sets out that bedrooms are less sensitive with regard to daylight and this should be considered when applying the BRE guidance. These bedrooms are generally located in the most constrained locations being in corners, beneath overhanging balconies, or with an outlook directly fronting another block within the proposed development.
- 6.7.7 In the instances where rooms don’t meet BRE guidance in daylight illuminance, these are often in rooms where windows are directly below overhangs or adjacent to recesses from balconies and only have modest failings in illuminance. If the balconies were removed, then there would be no issue, but it is considered preferable that all flats have access to a private external amenity space. The recessed balconies also have the benefit of the additional oblique window and overheating benefits. These are considered to be beneficial in the overall design of development and balance of how all homes can have desirable living conditions. The design and layout approach is similar to that of Phases 1A, 1B

and 2, and the minor constraints and non-compliances are to be expected on a site of this nature.

### *Sunlight*

- 6.7.8 In respect of direct sunlight, the target is for all homes to achieve at least 1.5 hours of direct sunlight on March 21st regardless of the orientation. Ideally this is to be achieved in main living rooms.
- 6.7.9 Eighty-seven per cent (87%) of all rooms would meet this guidance for direct sunlight. In the instances of the thirteen percent (13%) that would not meet this guidance, it is not possible to achieve because they do not have a southerly orientation. The BRE guidance accepts this may be the case in larger developments and notes that *“for larger developments of flats, especially those with site constraints, it may not be possible to have every living room facing within 90° of due south”*.
- 6.7.10 Overall the 87% of rooms achieving the guidance level is considered favourably. Where homes do deviate from the BRE guidance the results should be considered in line with the intentions of the BRE criteria, especially given the delivery of homes as part of a large residential development, This also compares favourably to previous approvals for other plots in other phases within the wider site which achieved 78% of rooms meeting BRE guidance, and is reasonable given the overall benefits of the development.

### *Overshadowing*

- 6.7.11 The provision of sunlight to open spaces should be assessed using the ‘two hours sun contour’ test, which quantifies at the proportion of an open space that receives at least two hours of direct sunlight on the 21st March.
- 6.7.12 In terms of overshadowing impacts to proposed amenity areas, the results show that six of the nine amenity spaces within Phase 3 would be above the BRE guidance for sunlight. The three deviating spaces include a small space to the north of Block K; rear gardens of Block O2; and the courtyard / podium of Block M. Supplementary analysis considering 1.5-hours assessment on the 21st March, together with an assessment on the 21st June have shown that all areas would be well lit by sun.
- 6.7.13 Whilst there are deviations on March 21st, the occupiers will also have access to a public amenity area that meets BRE guidance, which was approved as part of the consents for Phases 1a and 1b and 2 in addition to these areas. The landscaping design will be based on areas of greater shade and direct sunlight and can be designed appropriately. In this regard, the phases should be read as a complete Masterplan, and as such the total figure of all the proposed amenity areas across the site combined shows 75.5% of the amenity areas receiving 2-

hours of sun on the 21st March and therefore overall, the sunlight amenity levels are considered to be good. The compliance rate increases to 96.5% when considered for a 21st June assessment.

- 6.7.14 In the wider context it is considered that though there are spaces where the BRE guidance is not met on every occasion within this phase they will have minor, non-significant impacts on the overall usability and appreciation of amenity spaces, within the masterplan site as a whole, and that these would be desirable spaces that will be suitably landscaped and accessible as a whole.

*Layout and living conditions summary*

- 6.7.15 It is critical to appreciate that there are many factors to take into account in considering the acceptability of living conditions as a whole – and that sometimes there will be competing matters that need to be carefully considered in a balanced way - sunlight and daylight, BRE guidance, outlook, noise and overheating. Officers consider this the scheme achieves an appropriate balance.
- 6.7.16 Overall, the residential and commercial detailed layouts in this reserved matters application follow on from the quality detailed layouts in the consented hybrid permission, with a commercial unit capable of animating the south-western square, and high quality new homes, that seek to be indistinguishable between market and affordable (in several different tenures).
- 6.7.17 All room and flat sizes meet or exceed statutory requirements and provide adequate private external amenity space. Adequate daylight and sunlight levels, privacy, along with interesting outlook for future residents, have all been carefully considered as part of the design approach for Phase 3 and achieve good results. Overall, the layout and living conditions are considered to be of a very high level and align with the overall quality of the previous phases of the wider site.

## **6.8 Appearance**

- 6.8.1 The Design Code sets out several criteria for the eventual appearance of the plots approved in outline permission. Key to this appearance design is that there be consistent architectural expression with a continuation of the resemblance around the perimeter of the Peace Garden and toward the conservation area, in terms of form, scale, elevational design and materiality. The façade brickwork was required to have tones appropriate to height and the relationship within the masterplan.
- 6.8.2 The Design Code sets out general principles of providing a strong façade treatment with distinct base, middle and roof levels. Reference to window returns, siting and form of communal and independent units, balcony treatment, roof detail and relationship with retained buildings are all referenced. The Design Code Compliance document submitted with this application shows how extensively

these design features and approach have been applied to the appearance of the design creating a continuation of the high quality design of previous plots.

- 6.8.3 With regard to integration into the previous approvals, it is important that the facade materials follow specific rhythm and design for a coherent design through the site. The Design Code states that facade details should conform to specifications on façade materials and tones in-keeping with those in Plot 1A. These should be lighter tones applied to buildings in front of the Peace Garden; slightly deeper tones for those bounding the conservation area; and earthy tones along the eastern and western edges of the site
- 6.8.4 As well as materiality, elevations have been refined to respond to sunlight/daylight and overheating studies, bringing greater variation in response to orientation, while retaining the same language of previous approved plot design. Bedrooms are designed to be set behind balconies and the layouts are designed to maximise openable areas to reduce overheating and optimise ventilation to western and southern façades, maintaining comfortable summer temperatures.

#### *Plots L and M*

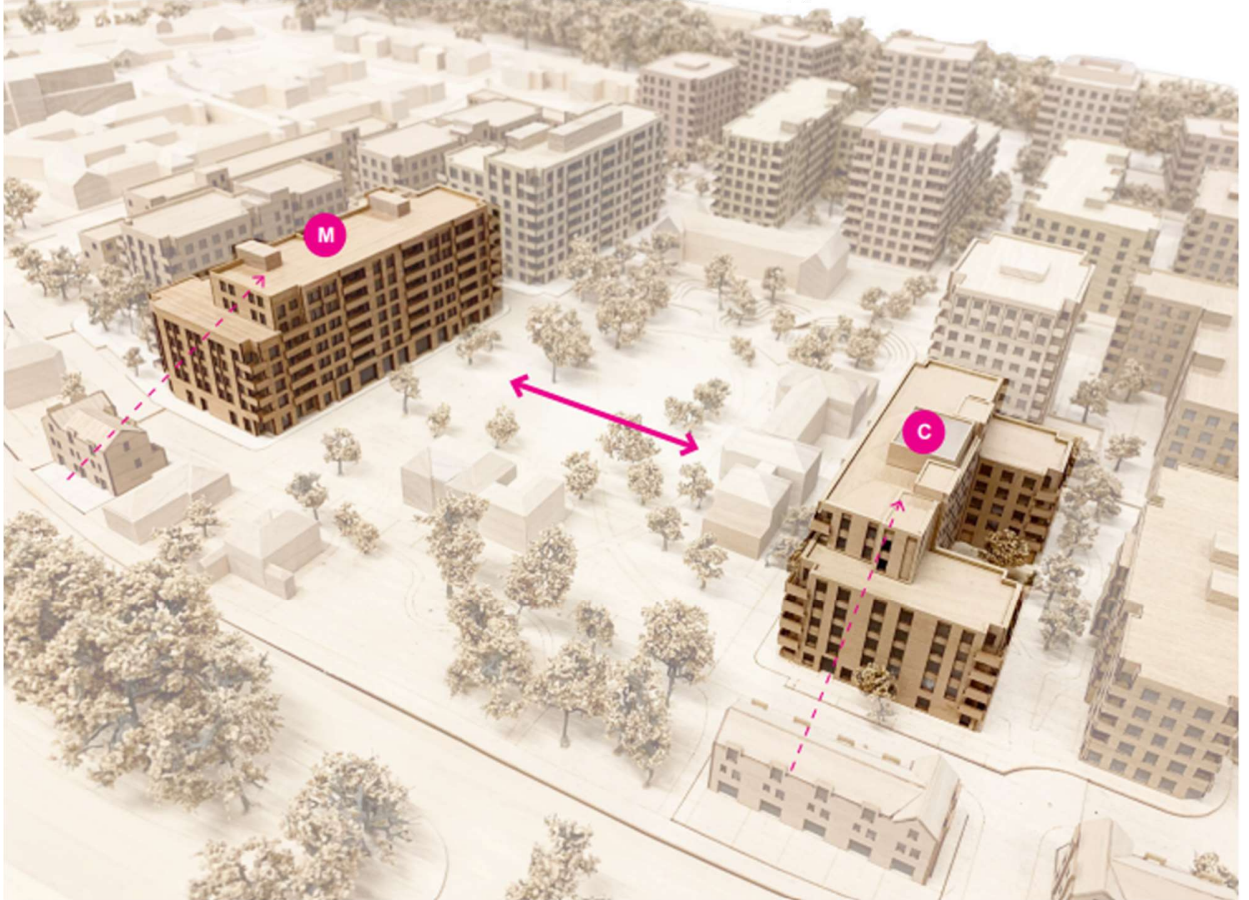
- 6.8.5 The frontage of Plots L and M (Blocks L1&2 and M1&2) face onto the Peace Garden and address the corresponding plots around this central open space. The Design Code is explicit that buildings onto the Peace Garden create a coherent composition and that balconies reflect those of Plot C in the approved Phase 1A. The scale and massing in relation to the edges of the site are favourable and considerate of the St Ann's frontage and retained buildings. Plot M sits behind St Ann's Road, stepping up in height from 2 / 3 storeys on that frontage to 5 storeys in the closest part of this block, similar to the relationship of Block C in Phase 1A.

#### **Illustration 9: Front Elevation of Plots M, L and N**



- 6.8.6 The relatively lighter brick colour corresponds with this setting and conforms to that set out in the Design Code. The tripartite composition, articulating the base of the building, middle floors and roof line corresponds with the Design Code and previous approved plots. Prominent entrances and paired semi-projecting balconies also reflect the Phase 1A balconies in Plot C in terms of expression.

Illustration 10: Plot M in context of Masterplan plots opposite



- 6.8.7 The ground floor height of Plots M1&2 is marginally taller than other buildings fronting the Peace Garden, as it accommodates the commercial use. The decorative concrete surround of the commercial entrance and integrated signage with greater brick prominence of either wing is welcomed as a transition to the adjacent residential ground floor of Block L. The submitted DAS states that *“the quality of this frontage is supported by wording in the Design Code (which should form part of the lease terms / employers’ requirements to future retail tenants) restricting the use of adhesive window film and requiring security shutters to be located internally.”* This is in accordance with the Design Code desire to keep this as an active frontage.

**Illustration 11: Plots M and L as seen from the Peace Garden**



- 6.8.8 The rear Blocks of L3 and M3 are staggered in height and provide the desirable transition of massing from the central Peace Garden toward the edges of the site. The dual frontage of these buildings would have positive relationships with the internal courtyards of Plots L and M, and present an eastern street frontage onto Plot N.

**Illustration 12: Rear (west) of Block M3 and front (east) of Block N**



6.8.9 The QRP made various comments regarding these blocks, but these were generally confined to the proposed modest increase in scale and massing proposed under the NMA application that was under consideration at the time. Various follow up discussions with the applicant team and Officers were held prior and subsequent to the QRP meeting and it was agreed that the proposed approach to massing was the most appropriate. The modest increase in height of Blocks L1&2 and M1 have been approved in the Parameter Plans and therefore are not revisited in this consideration beyond the visual appearance of this massing.

6.8.10 The overall appearance of these prominent blocks facing onto the Peace Garden is considered to be a positive design, coherent with the previously approved plots and the surround design and complies with the ambitions of the Design Code.

#### *Plot N*

6.8.11 Plot N comprises an eastern edge to the site, with front entrances to terraced houses and maisonettes and larger communal entrances for the upper floor flats, facing onto the new internal road frontage. Desirable, integrated external first floor louvred shutters have been included in the eastern elevation to help mitigate overheating for bedrooms. A rear wall along the boundary with the hospital site is detailed, as required by condition, and this will enclose private rear gardens. Proposed brickwork has a darker, varied tone, as sought by the Design Code façade detailing.

6.8.12 There is a transition of height from the three storey terraced housing on the northern and southern end of the plot and the four storey massing of the maisonettes and flats spanning the main, central part of the plot. The communal entrances to the upper floor flats have the distinct higher massing of the core overrun above, but these have been successfully integrated into the overall design and massing. A single storey refuse store breaks the massing between the terraced houses and maisonettes, which provides the robust communal storage envisaged in the Design Code, as well as a break between massing and an additional aspect for flats.

**Illustration 13: Rear (eastern) elevation Block N**



- 6.8.13 The western elevation frontage has a rhythm of semi-projecting balconies along the street, each stacking above one another and canopied entrances to the communal maisonette entrances below. More modest canopies are provided for the terraced dwellings on either wing of the terrace.
- 6.8.14 There is a slight deviation from the Design Code (part 4.5.14) in regard to Block N, which stated that *“the communal entrance to the maisonette apartment building should be located facing the Secondary Street and be visible from the Peace Garden”*.
- 6.8.15 The proposed design includes dual core communal entrances, so the suggested centrally located entrance would not work in this layout. The Design Code envisaged the communal entrance also serving the maisonettes, which are now served by independent entrances. This is seen as an overall positive amendment and helps enforce the active frontage of this secondary street, as required by part 4.5.12 of this section of the Design Code. It should also be noted that this part of the Design Code was guidance rather than a requirement and is considered in the round as part of this detailed design. Overall the design composition is considered to be well-balanced and an attractive frontage that sits comfortably with the adjacent buildings.
- 6.8.16 The eastern elevation, as seen from the retained hospital site, currently fronts onto a service road and parking areas within that site. However, it is noted that this elevation will be visible within the hospital site and therefore has been designed to create an activation and positive relationship with that site, rather than just as a rear elevation ‘turning away’ / closing off the design. The galley access and visual presence of the eastern elevation was highlighted in QRP comments, noting that this should have a greater civic presence and consider future development of the hospital site.
- 6.8.17 The QRP acknowledged that a galley access could be incorporated into a re-worked elevation and this has been retained in the proposed design. However, the projecting massing of the communal entrance cores has broken up this massing and the overall appearance is that of the more desired civic, public space fronting design, without appearing as the main frontage. The use of Juliet balconies and inset balconies is considered to greatly improve the appearance from that viewed by QRP and this is seen as a positive design evolution that better addresses the neighbouring site. It should also be noted that there are no imminent plans to redevelop this part of the hospital site, but regardless, the design would ensure that the opportunity for future development would not be constrained.

#### *Plot O1 and O2*

- 6.8.18 The massing of these two plots were always envisaged to respond to that of the retained buildings along St Ann’s Road and to continue the language of Phase 1A

houses. The St Ann's frontage of these plots sits behind the site wall, so is not a typical street facing elevation. The brick tone is consistent throughout this street 'frontage' and a desirable approach to the conservation area.

6.8.19 The Plot O1 gable house type addresses the north east site entrance and relationship with the refurbished Mulberry House. This addresses the north eastern site entrance with a gable frontage and front door, continuing the language of Phase 1A.

6.8.20 This house typology incorporates the gable typology established within Phase 1A. The pitched roof reflects the conservation area and demarcates the end terrace as distinct from the rest of the terraces. Front and rear dormers are to be formed in brickwork, referencing those within the conservation area, whilst being square in profile to mediate between the local surroundings and the apartment buildings in the site to which they face. The overall composition is considered to be attractive and suitable for this conservation area frontage and gateway to the new the site.

6.8.21 Plot O2 has front and rear gables and a prominent projecting bay in the eastern elevation, which responds to those approved in Plot 1A and Plot O1. The appearance of the southern elevation as the front façade, as with Plot O1, allows activation of the 'Service Tree Grove' access from the hospital site toward the Peace Garden.

**Illustration 14: Plot O2, Mulberry House and Plot O1**



6.8.22 Comments from QRP and Officers suggested that the initial approaches were too apologetic and lacking 'heft', or too blocky and not providing the pitched roofs required in the Design Code. The design proposed has been refined to emphasise the corner home as an entry point to the site and better address this area. The inclusion of elements of concrete detailing to windows and entrances and white brick detailing references a contemporary take on the local conservation area. This is considered to be a successful means of addressing this corner and giving

it prominence, whilst complying with the Parameter Plan heights and the Design Code.

*Plot K*

- 6.8.23 Plot K townhouses continue the language of the western terrace of the masterplan within Phases 1A/B. Façades reference a domestic character, with canopied private entrances from the internal road, set behind a modest landscaped buffer frontage. The warm red brick tone follows the established design of previous phases and façade design outlined in the Design Code. The window composition and brickwork shadow gap detail express each house individually. These are considered to be suitable design for this part of the site.

*Appearance summary*

- 6.8.24 Overall, the elevational composition of the proposed buildings would not result in a significant change from those approved in the consented hybrid permission. The Design Officer considers the consistency of the architectural approach to be a strong virtue of the scheme, emphasising the primacy of the retained existing buildings and range of landscaped spaces, to which the new predominantly residential buildings will provide a frame, setting and background, whilst providing elegant, attractive, and distinctive homes.

## 6.9 Landscaping

- 6.9.1 London Plan Policy G4 states that development proposals should not result in the loss of open space. Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design. Predominantly residential developments should meet a target urban greening score of 0.4. Policy G6 states that Sites of Importance for Nature Conservation (SINCs) should be protected and seeks to secure biodiversity net gain. Policy G7 states that existing trees of value should be retained, and replacement trees should be shown to be adequate through an appropriate tree valuation system.
- 6.9.2 Policy SP13 of the Local Plan seeks to protect and improve open space and provide opportunities for biodiversity and nature conservation. Policy SP11 promotes high quality landscaping on and off-site.
- 6.9.3 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 DM19 states that developments adjacent to Site of Importance for Nature Conservation (SINCs) should protect or enhance the nature conservation value of the designated site. Policy DM20 states that development that protects and enhances Haringey's open spaces will be supported. Reconfiguration of open space is supported

where there is no net loss of open space across the site. Policy DM21 expects proposals to maximise opportunities to enhance biodiversity on-site.

- 6.9.4 This scheme is exempt from Statutory Biodiversity Net Gain requirements as the hybrid planning application was received prior to 12 February 2024. However, the hybrid permission did provide BNG and UGF assessments as per the London Plan 2021 policy position and Condition 32 (Ecological Enhancements) enshrines these targets. This is assessed in more detail below.

#### Outline planning consent requirements

- 6.9.5 The approved Parameter Plans and Design Code secured the extent of landscaping which are detailed within Phase 3, whilst considering that the greatest distinctiveness of the whole St Ann's development is to be found in the generous and high quality landscaping. The specialist landscape architects have been involved throughout the phases of development and continue to ensure a high level of delivery.

#### **Illustration 15: Phase 3 landscaping layout overview**



- 6.9.6 The main central park space for the development, the Peace Garden, is detailed in the consented hybrid permission, and the designs of most of the streets of this reserved matters application follow those of the streets in the hybrid permission. This is to the west of Blocks L and M as seen in the illustration above. The expanded woodland along the southern boundary is also a major landscape feature approved in Phase 2, as are the spaces between the buildings and the green street, which together draw the woodland into the heart of the site.
- 6.9.7 The public open space areas relevant to this application are the semi-private courtyard areas associated with Blocks L and M; the two access links from the hospital site (Service Tree Grove and Hospital Link); the Eastern Orchard; and the private gardens to dwellings in Plots K and O.
- 6.9.8 The Design Code is particularly prescriptive on both hard and soft landscaping, with a long and detailed section on Landscape and Public Realm coding. This reflects the overall intention for the development to be designed around the importance placed on preserving key existing trees and areas of landscaping within the site. Examples of prescriptive design criteria within the Design Code include general landscaping principles, such as *“provision of pedestrian footways on both sides of the internal roads”* and that *“all landscape components should follow the palette established in Phase 1A. This includes seating, cycle shelters and hoops, bins, bollards, planters and play equipment.”*
- 6.9.9 The application is supported by the submission of a Design Code Compliance document, which highlights each area of the approved Design Code and that the application has achieved those standards, with only what Officers consider to be very minor deviations set out. A further Landscape and Ecology Management Plan has been submitted to detail the long term management of the site.

#### Assessment of proposals

- 6.9.10 The Design Compliance Code clarifies that the proposal broadly conforms with the Design Code and outlines why / where minor discrepancies are proposed. The Design Code includes a breakdown for each of the public realm areas within the site and clarifies what is proposed therein.

#### *Service Tree Grove*

- 6.9.11 The Service Tree Grove (adjacent to the north-eastern access to the site) is a collection of valued Category A and TPO trees, which has dictated the layout of this access. Small indents and mounds in the landscape allow informal play and seating, and a sheltered playground makes the most of the setting under and around the existing trees towards the east of the Grove. This part of the site is proposed to have an improved design and increased green space as part of this proposal. The design is broadly compliant with the Design Code and includes a

formal doorstep under-5's play area of a minimum of 100sqm (delivers 200sqm) and is located in close proximity to the large dwellings sited in Plot N.

#### Illustration 16: Service Tree Grove



6.9.12 There are two design deviations from the approved Design Code, which relate to provision of a resin tree pit to maximise pedestrian access adjacent to T45 (Design Code ref. 3.4.10) and protection of the tree T46 through a planter (Design Code ref. 3.4.11). Design development since the outline permission has allowed green space to extend and the planters to be removed, thus providing a much better setting for existing trees, so these two minor deviations from the Design Code are seen as positive amendments.

#### *Eastern Orchard*

6.9.13 This public green space creates an open and accessible setting for a group of existing mature and protected trees. New trees and biodiverse flower rich long grasses are proposed to combine with clearings for users to enjoy the heritage of these productive fruiting trees and suitable additional planting. The north west corner of the space, on the far side of the road, is a completion of the public realm in the centre of the site in Phase 1A and in this regard the materials are proposed to match. The Eastern Orchard forms one part of the east-west civic route through the site.

6.9.14 There are two points of non-compliance with the Design Codes here, both referring to the same issue. T59, a Category A apple tree proposed to be located within the footway will need to be removed. The scale of damage to the root protection area caused by new road construction and new utilities have made retention unviable. In mitigation two new street trees are planted. LBH Tree Officers have been reviewing trees on site throughout the development and the proposed removal of the apple tree and the introduction of two replacement trees as mitigation and consider this to be an acceptable arrangement in the circumstances. However, they have asked that the arboricultural report for the tree be submitted for review. This is recommended to be secured as a condition.

6.9.15 In the same clause of the Design Code, the adjacent T57 is also mentioned. This is a misprint since this tree was agreed to be removed at the outset of the hybrid application. These deviations are not considered significant in the overall high quality of retained heritage and proposed integrated landscaping and tree planting.

#### *Plot L and M Courtyards*

6.9.16 As set out in the Design Codes the courtyards to Plots L and M are proposed to be similar to the courtyards in Phases 1a, 1b and 2 with a clear set of landscape elements. These would all have their own distinct detailing and character responses. The courtyards will include features such as rain gardens, sensory planting around play areas and edible planting including dedicated growing areas, all would form an important part of the courtyard spaces, along with carefully positioned trees and shrubs. These taller planting types will give structure and a green frame to the courtyards, while avoiding over shading of lawns and seating areas. The level of shading was questioned by QRP but is considered to be acceptable and can accommodate areas of greater sunlit and shaded landscaping.

**Illustration 17: Plot M Courtyard link to Service Tree Grove**



- 6.9.17 These are semi-private spaces, as prescribed by the Design Code and wider hybrid consent. In this regard, courtyards are gated and are intended to be secured at dusk. There are however other models of management if required, as covered through the existing S106 and landscaping conditions.

*The Hospital Link*

- 6.9.18 The Hospital Link is located to the south of Block N and parallel to Block K. This is to be characterised by two large raised planters, accommodating trees and soft landscaping, which define the important connection to the hospital and integrated seating. These also provide privacy buffers, with defensible planting for terraced house frontages to the south, in Plot K. This is in full compliance with the Design Code.

*Private Gardens*

- 6.9.19 The scale and section of Plots K, N and O terraced house gardens match those approved in previous phases. A new brick wall to Plots N and K would form a boundary to the hospital. This treatment matches the existing wall to St Ann's Road at the rear of Plot O. This is in full compliance with the Design Code. Details of the wall along the eastern boundary are covered by Condition 72, as detailed below.

*Trees*

- 6.9.20 There is a diverse range of new trees being proposed for planting in Phase 3 consisting of small, medium and large trees. There will be 22 x large sized species, 47 x medium sized species and 21 x small sized species planted across a range of spaces within the site, providing 90 new trees overall comprising 30 different species. The proposals are in accordance with the hybrid consent.
- 6.9.21 A total of 471 trees will be planted across the whole development, comprising 205 trees in Phase 1a, 176 trees in Phases 1b and 2, and 90 in Phase 3.
- 6.9.22 The Council's Tree Officer has been consulted on this scheme and has not raised any objections to the submitted Arboricultural Statement.

*Streetscapes*

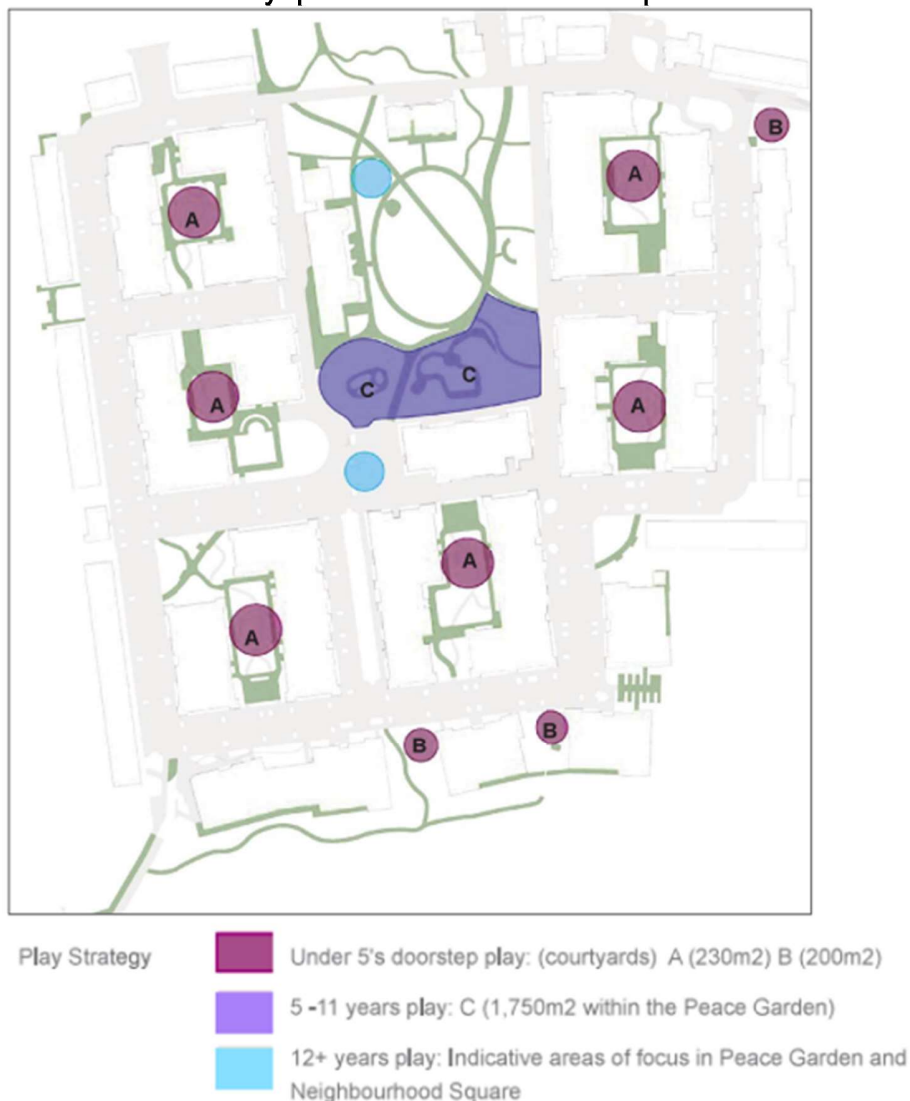
- 6.9.23 The streets and 'access' are agreed in the hybrid permission but do have specific Design Code guidance. The detailed treatment of the streetscape and street types complies with the Design Codes and generally provides high quality pedestrian and cyclist environment, with generous footway widths and tree lined streets on either side of the new internal roads. There is one minor accepted diversion where the maximum of 3 no. continuous parking bays is increased to 4 no. in one instance only. This is a result of adjustments to vehicle tracking and is considered

to be a modest deviation that will not be perceptible in the wider streetscape context.

### *Playspace*

6.9.24 The quantum of playspace is prescribed in the Design Code for the various areas of landscaping and public realm associated with this phase of development. All of the areas comply or exceed these minimum targets and provide door step play areas where prescribed, generally adjacent to the main areas of family homes. This is depicted in the illustration below.

**Illustration 18: Playspaces within the Masterplan**



6.9.25 Both Chestnuts Park, immediately to the north of the site, and the Peace Garden within the wider masterplan, are open to the public and can therefore be used by

future and current residents of the site and wider area. The playspace strategy as approved in the hybrid permission is therefore conscious of creating a coherent approach to playspace provision for the area. Playspace within the site is focussed on younger children in part because of the existing Multi Use Games Area (MUGA), sports field and playground in Chestnuts Park. However, there are still some older children playspaces within the wider Masterplan site.

- 6.9.26 The playspace provision is consistent with local and regional policy and is commended for the provision. Specific details for landscaping and playspace will be required through condition attached to the hybrid consent, but the playspace so far proposed has a high amount of natural play areas, which are commended.

*Landscaping and Public Realm Summary*

- 6.9.27 The detail and exemplary quality of the landscaping proposed as part of this reserved matters application, along with the convincing management plans for it and its integration with the buildings and uses, continue to demonstrate the centrality of high quality amenity space, attractive landscaping, and careful and determined nature conservation.

## 6.10 Heritage Impact

- 6.10.1 Paragraph 196 of the NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.10.2 London Plan Policy HC1 is clear that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail and places emphasis on integrating heritage considerations early on in the design process
- 6.10.3 Policy SP12 of the Local Plan seeks to maintain the status and character of the borough's conservation areas. Policy DM6 of the DM DPD continues this approach and requires proposals affecting conservation areas and statutory listed buildings, to preserve or enhance their historic qualities, recognise and respect their character and appearance and protect their special interest.
- 6.10.4 The northern part of the development site is located within St Ann's Conservation Area characterised as a mid-19th century pre-railway development of Tottenham along one of the historic east-west routes connecting with Tottenham High Road. The large landscaped open space of Chestnuts Park fronts the wider development site and derives from the grounds of Chestnut House, a mansion dating from the 1850s that was demolished in the 1980s. Chestnut Park forms an attractive and well used public green space characterised by its sense of

openness and by its mature trees, shrubs, railings and historic gates and gate piers that define its boundary.

- 6.10.5 The St Ann's hospital site dates from the 1890s and has its origins as a Metropolitan Asylums Board fever hospital. Most of the buildings located within the site and in the conservation area are the remnants of the original Victorian hospital, which was redeveloped in the mid-20th Century. These historic buildings are set behind the historic, brick boundary wall with brick plinth and copings and a series of buttresses and piers which enclose the southern side of St Ann's Road thus contributing to define its character.
- 6.10.6 The enclosed hospital site is perceived as part of the historic environment of the Conservation Area due to glimpses of those original hospital buildings that sit behind the boundary wall where the mature vegetation complements the green character of Chestnuts Park.
- 6.10.7 The original hospital buildings that characterise the Conservation Area are the locally listed Orchard House and Mayfield House together with the positive contributors Acacia House, Mulberry House, East Gate Lodge and West Gate Lodge.
- 6.10.8 The boundary wall of the hospital site provides a distinctive sense of enclosure along St Ann's Road, and the perceived separation between the hospital site and the residential development in the conservation area are established, positive features of the area.
- 6.10.9 The wider masterplan site is bounded to the east by the refurbished St Ann's Hospital Site with buildings of various style ranging from 2-3 storeys to the south it is bounded by the Overground railway line and to the west by the rear gardens of properties fronting Warwick Gardens.
- 6.10.10 The detailed application for the northern development phase 1A within the conservation area was approved in 2023 as part of a hybrid planning application that included the outline element for development phases 1B, 2 and 3 whose appearance, landscaping, layout, and scale were reserved for subsequent determination at Reserved Matters stage.
- 6.10.11 The hybrid application ensured maximum retention of both those locally listed and those historic buildings that positively contribute to the character of the conservation area, retained the defining boundary wall to the site and the enclosed and leafy character of the St Ann's frontage of the hospital and outlined a progressively taller new development towards the south of the wider site.
- 6.10.12 Retained buildings outside the conservation area within the wider masterplan were set to become focal points for new streets and spaces tied together by a consistently re-designed landscape that balances with its soft

openness the spatial and visual relationship between retained and new buildings. The pivotal design of the generous Peace Gardens centrally located within the wider development site will positively mediate between the development in the conservation area, and the emerging taller development proposed to the immediate south of the conservation area boundary.

- 6.10.13 The approved hybrid scheme involved various development plots and various building typologies meant to respond to the character of retained buildings and places, but also to create new character within in the wider development site and to bring definition to the spaces between the buildings. The first RMA, for Plots 1B and 2, to the immediate south of the scheme-defining Peace Gardens, included the erection of new buildings for residential, commercial business, service, local community and learning uses, altogether with associated pedestrian and cycle accesses; landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railside's Site of Importance for Nature Conservation (SINC), car and cycle parking spaces and servicing spaces.
- 6.10.14 This reserved matters application further develops the design of the eastern, final part of the site. The new buildings promise to complement and complete the approved development in previous phases. The scale and massing of the approved buildings within the site will provide a coherent whole with those previously approved. The illustration of the transition from the scale of development in the conservation area to the taller built environment framing the Peace Gardens and the illustration of the urban and architectural relationship between approved phase 1A and phases 1B and 2, including the assessment of the heritage impact of proposed development, rest both on the information provided at hybrid application stage and subsequent approvals.
- 6.10.15 The development along the northern boundary of Plots O1 and O2 will respond positively to the architectural language and form of the retained buildings of Mayfield House and East and West Gate Lodges, as well as the corresponding developments approved in Plot A of the hybrid consent. The gabled design of the terrace of O2 is considered to be a favourable response that would create a sense of arrival at this site, as well as responding positively to the design features of the retained buildings, particularly the adjacent Mulberry House. Both of the buildings in Plot O1 and O2 are considered to create a sympathetic continuation of the existing heritage context and that of the new development.
- 6.10.16 Overall the proposed design of the larger massing within the site and sympathetic lower massing and design, particularly on the most sensitive St Ann's Road frontage, is considered to preserve and enhance the character of the conservation area.
- 6.10.17 Based on the information provided with this RMA application, it is concluded that the proposed development in Phase 3 will lead to a low level i.e. less than substantial harm to designated heritage assets, as anticipated at the

hybrid consent stage, and the test indicated at paragraph 215 of the NPPF applies together with all the other relevant national and local policies. Overall, the scheme is considered to provide significant public benefits of additional housing, with a high quantum of affordable homes of different tenures, beneficial commercial and employment spaces, enhanced landscaping, SINC and permeable access through the site; which, together, outweigh the less than substantial harm.

## 6.11 Housing Mix

- 6.11.1 The NPPF 2024 states that where it is identified that affordable housing is needed, planning policies should expect this to be provided on site in the first instance.
- 6.11.2 Policy SP2 of the Local Plan states that subject to viability, sites capable of delivering 10 homes or more will be required to meet a Borough wide affordable housing target of 40%, based on habitable rooms, with tenures split at 60:40 for affordable rent and intermediate housing respectively. Policy DM13 of the DM DPD reflects this approach and sets out that the Council will seek the maximum reasonable amount of affordable housing provision when negotiating on schemes with site capacity to accommodate more than 10 dwellings, having regard to Policy SP2 and the achievement of the Borough-wide target of 40% affordable housing provision, the individual circumstances of the site development viability; and other planning benefits that may be achieved.
- 6.11.3 Policy H10 of the London Plan 2021 states that schemes should generally consist of a range of home sizes. To determine the appropriate mix of home sizes in relation to the number of bedrooms for a scheme, it advises that regard is made to several factors. These include robust evidence of local need, the requirement to deliver mixed and inclusive neighbourhoods, the nature and location of the site (with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity), and the aim to optimise housing potential on sites.
- 6.11.4 The London Plan 2021 states that Boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low cost rented units of particular sizes.
- 6.11.5 Policy SP2 of the Local Plan and Policy DM11 of the DM DPD adopts a similar approach.
- 6.11.6 Policy DM11 of the DM DPD states that the Council will not support proposals which result in an over concentration of 1 or 2 bed homes overall unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of home sizes.

6.11.7 Annex 1 of the consented hybrid permission requires a Planning Compliance Statement to be submitted with each Reserved Matters Application. This includes the quantum, tenure mix, home mix and location of proposed housing.

6.11.8 The Development Specification document approved under the consented hybrid scheme estimated the delivery of approximately 239 homes for Phase 1A and approximately 464 homes in Phases 1B and 2. The proposed 291 new homes for Phase 3 is the approximate quantum as set out in the Illustrative Masterplan and below the maximum number of 995 homes set out in the hybrid consent.

6.11.9 Table 1 sets out the delivery of the 291 homes proposed within this RMA, including the housing mix and the tenure mix. This demonstrates that the delivery of affordable homes and the housing mix is in accordance with the approved hybrid application and the maximum limit set out for the total site.

**Table 1- Phase 3 tenure and typology**

Plot	Tenure	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	5B7P	Count
<b>Plot K</b>									
K	Private Sale	0	0	0	0	0	10	0	<b>10</b>
<b>Plot L</b>									
L1	Shared Ownership	14	16	0	0	0	0	0	<b>30</b>
L2	Private Sale	22	4	16	0	0	0	0	<b>42</b>
L3	London Living Rent	5	6	12	0	0	0	0	<b>23</b>
L3	Shared Ownership	7	5	11	0	0	0	0	<b>23</b>
<b>Plot M</b>									
M1	Private Sale	13	6	22	0	0	0	0	<b>41</b>
M2	Private Sale	15	6	19	0	0	0	0	<b>40</b>
M3	London Affordable Rent	12	6	17	0	5	0	0	<b>40</b>
<b>Plot N</b>									
N1	London Affordable Rent	0	0	0	0	0	4	0	<b>4</b>
N2	London Affordable Rent	0	0	0	3	0	0	2	<b>5</b>
N2	London Living Rent	6	4	0	0	0	0	0	<b>10</b>
N3	London Affordable Rent	4	4	0	2	0	0	2	<b>12</b>
N4	London Affordable Rent	0	0	0	0	0	2	0	<b>2</b>
<b>Plot O</b>									
O1	London Affordable Rent	0	0	0	0	3	0	0	<b>3</b>
O2	London Affordable Rent	0	0	0	6	0	0	0	<b>6</b>
<b>Total Units</b>		<b>98</b>	<b>57</b>	<b>97</b>	<b>11</b>	<b>8</b>	<b>16</b>	<b>4</b>	<b>291</b>

6.11.10 Table 2 below details the breakdown of affordable housing in this phase.

**Table 2 – Phase 3 affordable housing**

<b>Tenure / Unit Size</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>5-bed</b>	<b>Count</b>	<b>Per home</b>	<b>% HR</b>
London Affordable Rent	16	27	19	6	4	<b>72</b>	24.8%	<b>29.3%</b>
London Living Rent	11	22	0	0	0	<b>33</b>	11.3%	<b>10.5%</b>
Shared Ownership	21	32	0	0	0	<b>53</b>	18.2%	<b>16.4%</b>
Private Sale	50	73	0	10	0	<b>133</b>	45.7%	<b>43.8%</b>
<b>Totals</b>	<b>98</b>	<b>154</b>	<b>19</b>	<b>16</b>	<b>4</b>	<b>291</b>	<b>100%</b>	<b>100%</b>

6.11.11 Overall, 54% (158 homes) of homes within Phase 3 would be affordable. The habitable room split between affordable and private tenures for Phase 3 is 56% to 44%..

6.11.12 The locations of housing tenures are illustrated in the floor plan below and can be identified by block/plot across London Affordable Rent (yellow), London Living Rent (orange), Shared Ownership (blue) and Private Sale (green). The siting of the affordable homes and tenures is detailed below:

Illustration 19: Phase 3 Affordable Housing Plan



6.11.13 Table 3 below sets out the compliance with the wider permission. With regards to the Heads of Terms set out in the existing Section 106 legal agreement, the proposals are within the maximum number of homes allowed for, which is 995. The entire site achieves 60% Affordable Housing by habitable room, provides a minimum of 53% LAR (delivered percentage is 56%) and 43% Intermediate (delivered percentage is 44%).

6.11.14 The existing Section 106 legal agreement also sets maximum thresholds of 322 homes to be LAR (322 delivered) and 154 LLR (153 delivered). The maximum for Shared Ownership homes is capped at 119 *“unless otherwise agreed by the LPA”*, as stipulated within the existing Section 106 legal agreement. The provision of one additional unit (120 in total) is agreed, given the other high levels of affordable housing tenure achieved. As such the proposal is considered to be policy compliant and aligned with the requirements of the hybrid permission.

Table 3: All phases tenure, typology

All Phase totals										
Tenure / Unit Size	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	5B7P	Count	Habitable Room	Per home
London Affordable Rent	121	25	90	14	46	20	4	320	34%	32%
London Living Rent	28	12	38	4	11	0	0	93	9%	9%
Shared Ownership	43	39	32	0	6	0	0	120	11%	12%
CLT	11	8	26	0	13	0	0	58	6%	6%
Private Sale	141	47	166	0	21	29	0	404	40%	41%
Totals	344	131	352	18	97	49	4	995	100%	100%

6.11.15 The hybrid permission is not prescriptive in the approach to housing mix, but the mix proposed in this phase accords with the desirable mix achieved through the wider masterplan site and achieves the 17% target on 3 bed or more sized homes. Therefore, the mix and tenure of the proposal is acceptable and in line with the hybrid permission.

6.11.16 There are a number of other Section 106 requirements that apply per phase, much of which have been satisfactorily approved for Phase 1A and have been secured for the previously approved RMA 1 for phases 1B and 2. This includes a requirement for a Shared Ownership Marketing Plan and Intermediate Housing Bands. These ensure thresholds and requirements for the allocation of intermediate housing, with the express intention to encourage local Haringey workers / residents; then members of the armed services; and then cascaded to wider London residents / workers.

6.11.17 The Hybrid permission included a breakdown of projected affordable housing provision and types across the entire site, which shows the various types of London Living Rent (LLR) and London Affordable Rent (LAR) provided on the site, with Community Housing and NHS Staff Housing specifically referenced as LLR and Older Adults' Housing as a specific LAR typology. Stipulations of average intermediate housing value, low cost rent housing, rent guidance, LAR housing and LLR housing definitions. Such obligations would be applicable to the Plots within this Phase, covered by this RMA and are consistent with the wider permission.

6.11.18 Overall the level and typology of affordable homes and designation within the various plots throughout the site is considered to be desirable and in accordance with the approved permission to this point.

## 6.12 Biodiversity Net Gain and Ecology

- 6.12.1 These matters are in-part covered by the requirement of Condition 69 for Ecological Impact Assessment in the Conditions Approval consideration below. Statutory Biodiversity Net Gain does not apply as the outline permission was received prior to the introduction of this legislation but the approved hybrid permission did contain reference to an Environmental Statement, which provided a breakdown of ecological and biodiversity improvements within the hybrid permission.
- 6.12.2 This set out a site wide Biodiversity Net Gain strategy and site specific calculation. The Biodiversity Net Gain and Urban Greening Factor Assessments have been updated and compared against the established baseline metrics as the project advances through each phase to ensure that the evolving details of the project are aligned with the extant consent and facilitate adaptive mitigation.
- 6.12.3 The landscape and ecology proposals for the scheme include extending the woodland habitat, creation of a bioswale along the woodland edge, provision of biodiverse green roofs, and landscaped public realm which will include rain-gardens, new tree planting and areas of wildflowers. Roosting opportunities for bats would be protected as appropriate and new roosts provided within the new development.
- 6.12.4 Overall the Biodiversity Net Gain for the scheme is targeted for 12%. This has been exceeded, with the overall site-wide BNG figure delivering 13.37%. Accordingly, the proposals are in exceedance of the BNG figure agreed within the hybrid consent.
- 6.12.5 There will be significant habitat net gain of 2.63 habitat units, which is a 13.37% increase of baseline habitat value. Significant additional hedgerow net gain of 0.80 hedgerow units has also been highlighted, which represents a 214.99% increase of baseline hedgerow value. The phase 3 UGF figure of 0.413 broadly accords with the original, estimated target figure of 0.416 within the hybrid permission and continues to exceed the policy requirement of an urban greening score of 0.4. Accordingly, the proposals are in exceedance of the UGF figure agreed within the hybrid consent. These were considered in the hybrid permission and therefore have suitable conditions applied accordingly.

## 6.13 Energy and Sustainability

- 6.13.1 The hybrid permission included a number of conditions and Section 106 requirements, which address energy strategies, overheating, circular economy and future extreme events mitigation. The permission necessitated that certain conditions be submitted with any RMA application. The only condition relating to Energy was Condition 70 (Circular Economy Statement), details of which have

been submitted along with the reserved matters application. This has been reviewed by the Carbon Management team and is acceptable.

6.13.2 Additional details have also been submitted for Conditions 73 (Climate Change Adaptation), 74 (Pipework Information), 79 (Energy Strategy) and 80 (Overheating Strategy). The requirement for these submissions is *“prior to commencement of the relevant phase”* rather than as part of the RMA submission, but the submission is welcomed for more considered assessment of this application.

6.13.3 The details on climate change adaption are considered to be acceptable and this will form part of the approval. The Energy Strategy has been reviewed and is broadly acceptable. The only outstanding item on this matter relates to the future connection to the District Energy Network (DEN), which is also covered in Condition 74 (Pipework Information). As such, the Energy Strategy can be approved as part of this application, but Condition 74 will require further submission prior to commencement of development

6.13.4 The Overheating Strategy is compliant with what has been approved elsewhere across the masterplan and would provide a high performance strategy exceeding the requirements above Part L of the Building Regulations. A minor amendment has been requested by the LBH Carbon Management Team to further maximise passive design solutions for some of the southward facing windows, particularly within Block O. However, the strategy is compliant and in-keeping with what has been approved elsewhere in the earlier phases of development and although not strictly maximised, is considered to be a highly efficient design. On this basis the overheating strategy is considered to be acceptable.

6.13.5 These matters are assessed in more detail in the consideration of details for discharge of conditions below.

#### 6.14 Conditions required with RMA submission

6.14.1 Consent is also sought for the approval of Conditions 61 (Reserved Matters Submission Requirements), 62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 72 (Boundary Walls), 73 (Climate Change Adaptation), 77 (Car Park Management Plan), and 79 (Energy Strategy) for Phase 3 of the site of Outline Planning Permission Reference HGY/2022/1833 as the wording of each of these conditions requires submission alongside a reserved matters application.

##### Condition 61

6.14.2 Condition 61 of the outline planning permission states that:

*'No Phase within the Development hereby approved in the Outline Component shall be commenced unless and until details of the following: a) appearance b) landscaping c) layout; and d) scale (hereinafter referred to as the "reserved matters") in relation to that part of the Development have been submitted to and approved in writing by the Local Planning Authority. The "Outline Component" can be defined as "the Phases of the development to be shown on the construction phasing plan approved pursuant to Condition 3 in respect of which this decision notice grants outline planning permissions subject to the approval of the reserved matters detailed in Condition 61.'*

6.14.3 This application seeks to attain permission for these reserved matters in compliance with this condition.

Condition 62

6.14.4 Condition 62 of the outline planning permission states that:

*'The final Reserved Matters Application must be made to the Local Planning Authority for approval no later than the expiration of 10 years from the date of this permission.'*

6.14.5 The application was approved in 2023 and therefore this is well within the timeframe required.

Condition 63 – (Reserved Matters Compliance Statement)

6.14.6 Condition 63 of the outline planning permission states that *"Each application for Reserved Matters submitted pursuant to Condition 61 shall contain the information set out in the Planning Compliance Report included at Annex 1 of this Decision Notice."*

6.14.7 The submission is accompanied by all the documentation contained within Annex 1 of the hybrid planning consent, requiring the following:

Condition 63 (Annex 1)

- Travel Plan;
- Delivery, Servicing and Refuse Management Plan;
- Sustainability Statement;
- Wind Assessment; and
- Noise Assessment.

6.14.8 The principle of these elements and the overall approach were discussed and agreed as part of the hybrid consent, ref: HGY/2022/1833.

*Travel Plan*

- 6.14.9 Some of the relevant key points from this reserved matters application are:
- ‘Car-lite’ development – residents will not be able to apply for permit within CPZ (current or future).
  - 49 x car parking spaces (within Phase 3).
  - 3% disabled parking provided up front. Additional 2% provision, based on future demand (not 7% additional, as per London Plan).
  - Electric Vehicle Charging Points (EVCPs) included – 20% active of total provision, 80% with infrastructure installed for remaining provision in future.
- 6.14.10 A Travel Plan document has been submitted for Phase 3, which incorporates the earlier plans for the earlier phases, thus producing a site wide residential travel plan. The scope and content of this document are appropriate and align with the earlier phase documents and is considered to be appropriate for Phase 3 as part of this wider strategy.
- 6.14.11 The plan includes details of connections to public transport services and local facilities, how pedestrian and cyclist access and connectivity to and from the development will be improved, along with details of the car club and cycle parking arrangements to be provided. Two car club parking spaces are to be provided within phase 3 as part of the overall car club provision for the site as required with the S106 for the main original consent.
- 6.14.12 There is commentary on management and administration of the travel plan and on how mode shares will be set following post-occupancy surveys, which references compliance with the wider London Plan targets for 80% of all journeys to be by sustainable and active modes, which is expected from the outset. Overall this is considered to be acceptable.

*Delivery, Servicing and Refuse Management Plan*

- 6.14.13 A Delivery Service Management Plan has been submitted for phase 3, which details the use of a specific commercial loading bay slightly to the south of Block M. This estimates that 10 no. vehicles per day are predicted visiting to use this facility. This document provides commentary on how commercial occupiers will be expected to follow the principles of the DSP as far as possible, including timings outside of the peaks, notifying arrival times, and liaising as necessary with occupiers and the estate management team.
- 6.14.14 The residential element of the development anticipates 49 vehicles per day for deliveries and servicing. It is intended for these to utilise the 49 parking spaces available and potentially the commercial loading bay to park and dwell. The vast majority of visiting delivery and service vehicles are expected to be vans and light goods vehicles.

- 6.14.15 Arrangements can be put in place to temporarily suspend parking bays for removals lorries and larger goods vehicles as required. The management of delivery and servicing will be overseen by the travel plan co-ordinator.
- 6.14.16 Swept path plots have been provided for delivery and refuse / recycling collection vehicles to collect from the street. These have been assessed by Transportation Officers and Refuse Management Officers who have confirmed this is a suitable arrangement and that the size of stores is sufficient.
- 6.14.17 Additional comments from Refuse Management relate to design and ventilation of storage areas. This has been relayed to the applicant who is in agreement with these suggestions and the final design of the materials for the doors will be covered by the submission of materials condition. Such requests for ventilation of these spaces will be required by building regulations in any case but an informative is included for clarity.

*Sustainability Statement*

- 6.14.18 Policy DM21 of the Development Management DPD requires developments to demonstrate sustainable design, layout and construction techniques. The submitted Sustainability Statement sets out the proposed measures in line with the One Planet Framework. The key principles are: people focused; place-led; new benchmark for housing; highly sustainable design; improved health and wellbeing; community growing and gardening; and child-friendly public realm. It covers all sustainability aspects including transport, equity and local economy, health and wellbeing, materials and waste, water consumption, flood risk and drainage, sustainable food, biodiversity, climate resilience, energy and CO2 emissions and landscape design.
- 6.14.19 The applicant has prepared a BREEAM Pre-Assessment Report for the commercial unit; outlining a living roof design; details of climate change adaption (also covered by Condition 73); a Whole Life Carbon Assessment; and a Circular Economy Assessment (also covered by Condition 70).
- 6.14.20 The BREEAM target of 'Excellent' rating should be achievable according to the Pre-Assessment. The tracker assessed that a score of 74.21% is achievable, which is an improvement to the 73.04% score at outline stage.
- 6.14.21 The development is proposing provision of biosolar roofs, with species selected to suit varied sunlight and moisture conditions under and around PV modules to maximise the sustainability credentials of the large roof spaces. The use of living roofs in the development is supported in principle, subject to detailed design, with sedum roofs used in roofs where a deeper build up is not possible. Details for living roofs will need to be submitted as part of existing planning Condition 78 attached to the hybrid application.

- 6.14.22 A Climate Change Adaptation Strategy has been prepared, setting out the climate risks for this development, with a visual guide to where these measures will be implemented. This is considered in the Condition 73 assessment below.
- 6.14.23 A Whole Life Cycle Carbon Assessment (WLCCE) has been submitted and details that the highest embodied carbon in Modules A1–A3 is attributed to construction materials (43%), with further emissions from site operations (7%) and transport (1%). Operational energy (regulated and unregulated) accounts for 25% of total emissions, while 21% of emissions are from in-use stages (B1–B5), primarily due to material replacement over the 60-year study period.
- 6.14.24 The design has incorporated lean principles to reduce upfront embodied emissions, including:
- Use of steel with 97% recycled content (saving 60 kgCO<sub>2</sub>e/m<sup>2</sup>)
  - Pre-fabricated balconies (saving 10 kgCO<sub>2</sub>e/m<sup>2</sup>)
  - 10% cement replacement in concrete (saving 12 kgCO<sub>2</sub>e/m<sup>2</sup>)
  - Energy-efficient fabric and connection to a heat network using ASHPs (saving 473 kgCO<sub>2</sub>e/m<sup>2</sup> over 60 years)
- 6.14.25 Further opportunities to reduce emissions include reducing non-load bearing walls, using durable façade materials, specifying pre-cast concrete slabs, and exploring innovative cement mixes with higher limestone content.
- 6.14.26 The WLCCE is compliant with GLA Policy SI2 and has been prepared using One Click LCA software in line with BS EN 15978 and RICS guidance. The assessment will be updated post-construction with product-specific data.
- 6.14.27 Overall the sustainability measures are considered to be acceptable and aligned with the approved hybrid permission. A BREEAM condition will be included for the commercial unit, as this was not included in the original permission. The applicant has agreed to the inclusion of such a condition.

#### *Microclimate*

- 6.14.28 The heights and massing of development is secured by the previously approved Parameter Plans, which would result in the main impact on microclimate. However, Annex 1 of the hybrid permission required the submission of a further Wind Assessment, which has been submitted accordingly.
- 6.14.29 The Wind Assessment notes that the proposed development is unlikely to cause any major building related wind microclimate impacts. Furthermore, the future designs will aim to maintain similar design features and follow the design guidance outlined in BRE Digest (DG) 520, ensuring wind microclimate impacts are not heightened. Due to this desktop review providing qualitative rather than quantitative assessment, any subsequent conclusions reflect the use of

professional judgement to assess the suitability of the site in terms of pedestrian comfort.

6.14.30 The Wind Assessment concludes that the proposed use of balconies and articulation of the most affected west facing facades during prevailing winds will mitigate any potential downwash on these facades and will break up the flow of air and provide shelter at ground level.

6.14.31 Building entrances will be sheltered by street tree planting and balconies above. Building entrances are also proposed to be recessed which will provide a further level of protection from wind. This report has provided an overview of the current wind conditions at the site, analysis of prevailing wind directions and commentary on seasonal fluctuations in the wind climate. This assessment has concluded that the scheme is considered acceptable in terms of wind microclimate conditions.

#### *Noise Assessment*

6.14.32 A Noise Assessment has been submitted as required and aligns with the hybrid permission. This specifically considers noise from proposed Air Source Heat Pumps as per the requirement, and as advised by QRP.

6.14.33 The modelling indicates that noise levels are anticipated to be below background noise level during the day and exceed the background noise level by 2-3 dB during the night-time. This would be classified as below the onset of 'adverse impact, depending on context' in accordance with BS4142. Hence the proposed ASHPs are therefore considered acceptable with regards to noise, and compliant with relevant local and national planning guidance. This has been reviewed and assessed by Officers and considered to be acceptable.

#### Condition 65 – (Drawing References)

6.14.34 Condition 65 of the outline planning permission requires that:

*'Each Reserved Matters application for landscaping, layout, scale and appearance (a) must conform with the approved Design Code and Development Specification and Parameters Plans including drawing numbers:*

*N15301-KCA-ZZ-ZZ-DR-A-01200 to 01205*

6.14.35 *And (b) must be accompanied by a written statement setting out how the development within the relevant reserved matters submission conforms with the approved Design Code, Development Specification and Parameters Plans.'*

6.14.36 The submission is accompanied by a Proposals and Outline Masterplan Compliance Statement that demonstrates compliance and compatibility with the

various details, strategies, drawings and other documents approved pursuant to the outline planning permission. Further, no variations to the approved parameter plans are proposed as part of the reserved matters submission and where there are changes to the Design Code these are not significant in the overall ambitions of the scheme.

Condition 66 – (Cycle Provision)

6.14.37 Condition 66 of the outline planning permission states:

*'Each reserved matters application shall include details of long and shortstay cycle parking provision, for both residential and non-residential elements of the development, in line with the London Plan (2021) standards and the London Cycle Design Standards (except aisle width requirements which may be deviated from with reasonable justification).'*

6.14.38 Within the submission documents it states that cycle parking will be provided in accordance with the London Cycle Design Standards through the provision of:

- 5% of spaces to accommodate larger cycles - large enough to accommodate cargo bikes.
- 20% of Sheffield Stands (with no tier above).
- 1m between Sheffield Stands.
- 2.5m aisle widths (in agreement with LBH & TfL at the Hybrid Application Stage (HGY/2022/1833)).
- Josta (gas assisted) two tier for remaining stands with:
  - 400mm spacing between racks.
  - 2.6m floor to ceiling height.

6.14.39 The long stay cycle provision for the houses and maisonettes (34 spaces) will be within the rear gardens in secure weatherproof stores, there will be internal long stay stores for the flats (465 in total). Twenty-two (22) short stay spaces associated with the residential units within the public realm across phase 3, and 3 long stay and 14 short stay spaces are to be allocated for the non-residential land uses within this phase, and they would be located conveniently.

6.14.40 The principle of these elements and the overall approach were agreed as part of the consented hybrid permission. The quantum meets the requirements of the London Plan and the proposed arrangements meet the requirements of the London Cycle Design Standards with respect to the provision of larger spaces (5%), 20% of spaces utilise Sheffield stands, and 75% utilise a two tier system, with appropriate manoeuvring space within the cycle stores.

6.14.41 As submitted the proposed cycle parking arrangements have been assessed by officers and are considered acceptable.

Condition 67 – (Accessible Housing)

6.14.42 Condition 67 of the outline planning permission states:

*'Each reserved matter(s) application for layout shall be accompanied by comprehensive accessible housing strategy that demonstrates how the submission meets and provides 10% of residential dwellings in accordance with Approved Document M M4(3) ('wheelchair user dwellings') of the Building Regulations (2015) and all other homes shall meet approved document M M4(2) ('Accessible and adaptable dwellings') across the whole of the Masterplan.'*

6.14.43 Twenty-nine (29) of the total 291 homes, which equates to 10% of the proposed homes, have been designed to meet wheelchair user home standards in accordance with Building Regulations requirement M4(3). The remaining 262 dwellings would meet the accessible and adaptable homes requirements of M4(2). The wheelchair homes would be spread throughout all phases, tenures and property sizes of the proposed development. The requirements of this condition are thereby satisfied.

Condition 68 – (Fire Statement)

6.14.44 Condition 68 of the outline planning permission states:

*'Each reserved matter(s) application for layout, scale and appearance shall be accompanied by a detailed fire statement (in order to meet Gateway One or equivalent). The development shall thereafter proceed in accordance with recommendations and mitigation measures recommended in the statement.'*

6.14.45 Policy D12 of the London Plan requires a fire safety statement to be submitted which has been prepared by a suitably qualified third-party assessor, demonstrating how the development proposals would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel. Policy D5 of the London Plan also seeks to ensure that developments incorporate safe and dignified emergency evacuation for all building users. In all developments, where lifts are installed, as a minimum, at least one lift per core (or more, subject to capacity assessments) should be a fire evacuation lift, suitably sized to be used to evacuate people who require level access from the buildings.

6.14.46 Gateway 1 is the first critical checkpoint in the Building Safety Act's framework. This gateway is encountered during the planning permission stage for higher-risk buildings. The details for this condition were referred to the Health and Safety Executive (HSE), who commented as follows: *"HSE welcomes the provision of two firefighting shafts in buildings L1, L2, M1 and M2. Following a review of the information provided in the planning application, HSE is content with*

*the fire safety design as set out in the project description, to the extent it affects land use planning considerations.”*

6.14.47 Additional observations have been provided regarding appropriateness of the proposed means of escape and that it is best practice to check the state of the existing fire hydrants. These matters would be dealt with by informatives on any planning consent granted.

6.14.48 The fire safety of the development would be checked at Gateway 2 (Building Regulations) stage. It is considered that the information submitted satisfies the requirements of the condition subject to the informatives set out by the HSE.

Condition 69 – (Ecological Impact Assessment)

6.14.49 Condition 69 of the outline planning permission states:

*‘Each reserved matters application for landscaping shall be accompanied by detailed ecological impact assessment, undertaken by a suitably qualified individual, that includes the results of appropriate up to date surveys, full details of on site mitigation and enhancement measures to deliver a net gain in biodiversity (including bat boxes, bird boxes, bee bricks and a sensitive lighting scheme) and associated long term maintenance and monitoring plan. The development shall proceed in accordance with the mitigation and enhancement measures’.*

6.14.50 The application was referred to Natural England who had no comments to make. The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but we can reasonably assume, given the circumstances, that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. Natural England have advised it is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment

6.14.51 The details were also referred to the Council’s Biodiversity officer, who raised no objections to the submitted details. The BNG and ecology are considered in more detail above and as part of the hybrid permission, to which this aligns. Officers have assessed the submitted details and are considered acceptable.

Condition 70 – (Circular Economy Statement)

6.14.52 Condition 70 of the outline planning permission states:

*'Each reserved matter (s) application for scale, layout and appearance shall be accompanied shall be accompanied by a Circular Economy Statement with an appropriate level of detail and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Draft Guidance dated September 2020, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.'*

6.14.53 Policy SI7 requires applications referable to the Mayor of London to submit a Circular Economy Statement demonstrating how it promotes a circular economy within the design and aim to be net zero waste. Haringey Policy SP6 requires developments to seek to minimise waste creation and increase recycling rates, address waste as a resource and requires major applications to submit Site Waste Management Plans.

6.14.54 A Circular Economy Statement has been provided as per the requirement of the hybrid consent, which was referred to the Mayor. The Circular Economy Statement for Phase 3 builds on the principles established in the outline consent and provides a detailed strategy for implementation. The following principles have been embedded into the design:

- Building in layers to allow for maintenance, replacement, and future adaptability.
- Designing out waste through standardisation, modular construction, and lean design.
- Designing for longevity, with durable materials and robust detailing.
- Designing for adaptability and disassembly, including mechanical fixings and accessible services.
- Using systems and materials that can be reused or recycled at end-of-life.

6.14.55 Key commitments in the Circular Economy Statement for Phase 3 include:

- A minimum of 95% of non-hazardous construction and demolition waste to be reused or recycled.
- Targeting 20% recycled content by value in construction materials (currently 18.46%).
- All timber to be FSC/PEFC certified.
- Operational waste targets of 65% (residential) and 75% (non-residential) recycling by 2030.
- Provision of adequate refuse and recycling storage, including food waste, across all units.
- Implementation of a Site Waste Management Plan and Operational Waste Strategy.

6.14.56 The report also outlines a detailed End-of-Life Strategy, including the use of the One Click LCA Circularity Tool, which estimates that 53.9% of materials can be returned to construction at end-of-life. Material passports and a

disassembly manual will be developed post-construction to support future reuse and recycling.

6.14.57 The Circular Economy Statement includes a Bill of Materials, Recycled Content Calculations, and a Pre-Demolition Audit (Appendices B and C), which estimate that 1,155 tonnes of materials (5%) are suitable for reuse, with 98% of demolition waste expected to be diverted from landfill.

6.14.58 This is a comprehensive and policy-compliant approach that demonstrates a strong commitment to circular economy principles, with further detail to be provided at the post-construction stage.

6.14.59 Officers have assessed the submitted details and they are considered acceptable.

Condition 71 – (Surface Water Drainage Scheme)

6.14.60 Condition 71 of the outline planning permission states:

*'Each reserved matters application shall be submitted with a Surface Water Drainage scheme with an appropriate level of detail for site that shall be approved in writing by the Local Planning Authority. The detailed drainage scheme should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicates the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site.'*

6.14.61 The Council's Flood & Water Management Lead Officer has stated that the drainage proposals are acceptable in principle but has requested further information relating to the detailed surface water drainage scheme and additional drainage calculations. A condition is recommended to secure this.

Condition 72 – (Boundary Walls)

6.14.62 Condition 72 of the outline planning permission states:

6.14.63 *'Each reserved matters application for Phases 2 and 3 shall include section and detailing drawings at 1:20 scale, of a boundary wall to the eastern side of the development site and indicative timescale and programme of works. The wall shall be constructed in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.'*

6.14.64 This condition was imposed as it relates to the wall along the northern part of the eastern boundary in Phase 3 as it runs to the rear of the houses. The reference to 'Phase 2' was included in the condition because of the corner between Plot J and the Houses, but this applies predominantly to Phase 3.

6.14.65 Submitted landscape drawings show (in section) the boundary treatment along the eastern boundary with of the hospital site, which provides an acceptable relationship with the adjacent hospital and the wall along the boundary. The associated landscape plans show the planting on the western side of this boundary and further details of this boundary treatment would be required for submission as per Condition 76 of the hybrid consent, three months prior to relevant works.

6.14.66 The height of the wall and associated stores along this boundary are considered to be acceptable, subject to detailed materials being submitted in the future. The timetable for delivery will be linked to the commencement of this part of the site. Officers have assessed the submitted details and are considered acceptable. This condition will need to be partially discharged and that the schedule of delivery be approved at a later date. An informative will make this clear.

Condition 73 – (Climate Change Adaption)

6.14.67 Condition 73 of the outline planning permission states:

6.14.68 *'Each application for the first reserved matters relating to Appearance, Layout or Scale submitted by phase/block shall be accompanied by annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts.'*

6.14.69 A Climate Change Adaptation Strategy for phase 3 has been prepared, setting out the climate risks for this development, with a visual guide to where these measures will be implemented. This sets out potential climate hazards and how they can be attenuated. These outline issues of solar radiation / heat waves; precipitation / surface water flooding; and drought.

6.14.70 The recommendations for how these will be addressed including passive shading, insulation, provision of green infrastructure, SuDS, appropriate faced materials, elevation of mechanical ventilation equipment, installing water meters water conservation methods and plating strategy have all been outlined as potential mitigations.

6.14.71 Officers have assessed the submitted details and they are considered acceptable.

## 6.15 Conditions required prior to commencement

6.15.1 The following details for discharge of conditions are applicable ‘prior to commencement of relevant works’ but have been submitted as part of this application as well.

### Condition 74 (Pipework Information)

6.15.2 Condition 74 of the outline planning permission states:

6.15.3 *‘Prior to the commencement of the relevant block, details relating to the future pipework connection to the DEN must be submitted to and approved by the local planning authority. This shall include:*

*1. Details of the phased site wide community heating network in accordance with indicative drawing reference N15301-AWA-ZZ-00-DR-U-96018 District Heating Site Services Layout S1 P02, to demonstrate how this links with all phases and buildings of the development, and how the site-wide network can be accessed through a single connection point.*

*2. Details of the proposed heat sources for the development in the absence of the DEN including*

*a. Details of the proposed heat mix to include the chosen heating systems and ASHPs*

*b. Details of the phasing of plant including when the chosen heating system will be installed*

*c. Details of the Seasonal Coefficient of Performance (SCOP) of any heat pumps based on a dynamic hourly calculation of the system boundaries over the course of a year*

*d. a detailed hourly analysis of how the heat pump will operate alongside any other heat sources such as electrode gas boilers being specified for the development including thermal stores demonstrating how electrode gas boilers will provide no more than 5% of the annual heat load and how the scheme as a whole will reduce reliance on the grid at peak periods through careful plant sizing and use of thermal storage*

*e. the CO2 savings that are expected to be realised through the use of these technologies taking account of the grid’s performance at different times*

*4. Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.*

*5. Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion*

*6. A commitment to submit calculations via the Product Characteristics Database to secure better distribution loss factors in Building Regulation compliance calculations and to provide evidence that this has been done prior to occupation;*

*7. A before and after floor plan showing how the plant room can accommodate a*

*heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;*

*8. Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;*

*9. Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;*

*10. Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;*

*11. Details of temporary pipework routes from the temporary boiler location to the plant room.'*

- 6.15.4 This information has been provided and is generally acceptable, especially given the infrastructure that will already be in place. However, the final detail of a single point of connection has not been finalised so this will need to be detailed at a later stage. This is a pre-commencement condition and can be dealt with accordingly; so will not be discharged as part of this RMA application.

#### Condition 77 (Car Park Management Plan)

- 6.15.5 Condition 77 of the outline planning permission states:

*'Prior to first occupation of the relevant phase a Car Park Management Plan shall be submitted to the local planning authority for its written approval, including details of the allocation and management of the on-site car parking spaces including all accessible car parking spaces (which shall be leased and not sold, in line with the requirements of the London Plan).*

*Once approved the CPMP shall be implemented and followed thereafter, unless otherwise agreed in writing in advance by the local planning authority.'*

- 6.15.6 In accordance with Condition 77 (Car Park Management (Outline)), a Car Park Management Plan (CPMP) has been submitted as part of this application, to set out the proposed approach management of car parking within Phase 3. There will be a total of 49 car parking spaces provided within Phase 3. These comprise the following:

- 32 standard spaces for residents;
- 8 (3%) residential accessible parking spaces;
- 5 (2%) residential future accessible parking spaces;
- 2 car club spaces; and
- 2 non-residential accessible parking spaces.

- 6.15.7 This includes provision of Electric Charging Points, 20% will be provided as active and the remaining 80% will be passive able to be brought into use as required in the longer term. This accords with the standards set out within Policy T6.1 of the London Plan, and justification of accessible parking provision.
- 6.15.8 The provision for car parking is proposed to be on-street within the development site, rather than located within any buildings. A minimum width of 2m is allowed for, with lengths of 6m (6.6m for accessible bays). Parking bays are proposed to be delineated through the use of a different material to that of the internal road network and are all proposed to be constructed from permeable material. Accessible bays are planned to be located within 50m of their respective residential block. The proposed car parking spaces are all acceptable in terms of their measurements and location throughout the site.

The total car parking provision in the hybrid permission ref: HGY/2022/1833 was capped at a ratio for all phases of 0.17 parking spaces per home, as there was a concern that the quantum of parking was too high. The quantum of car parking spaces, within the phases included within the approved reserved matters application for Phases 1B, 2 and this application, equates to a ratio of 0.13, therefore in compliance with the original hybrid permission.

The London Plan recommends a 10% minimum for accessible bays but a lower percentage of 3% of total parking spaces from the outset, with an additional 2% proposed based on future demand has been accepted in the original hybrid permission. In this regard it is considered that the 3% of total parking spaces from the outset, with an additional 2% proposed based on future demand is acceptable in this instance. For context it should be noted that at present blue badge holders make up only 2.9% of Haringey's population from census figures.

- 6.15.9 The CPMP also outlines how car parking will be allocated and managed. No spaces will be sold, they will be leased, and arrangements reviewed, the priority will be towards providing for the larger and family sized homes. The CPMP will evolve with monitoring outcomes of the Travel Plan, to ensure accordance with the relevant regulations, and the safe and efficient management of parking on-site, satisfying the requirements of Policy T6 (Car parking) of the London Plan.

#### Condition 79 (Energy Strategy)

- 6.15.10 Condition 79 of the outline planning permission states:

- 6.15.11 *'(a) Prior to the commencement of above ground works to the relevant phase a Revised Energy Strategy for the relevant phase shall be submitted and approved in writing by the Local Planning Authority. This phase shall achieve the minimum requirements in line with the most up to date planning policy framework at the time of submission and shall achieve no less than a reduction in carbon*

*emissions of 76% (residential) compared to a Building Regulations Part L 2013 compliant building with SAP10 carbon factors, or higher where revised policy requirements are in place at the time of submission.*

*The strategy will set out:*

- Confirmation of how this phase will meet the zero-carbon policy requirement in line with the Energy Hierarchy;*
- How the development aims to achieve minimum carbon reductions at the Be Lean Stage of 26% for the domestic new build;*
- Strategy to reduce thermal bridging;*
- Confirmation and details of how the proposed phase will form part of a site-wide network in future phases;*
- The proposed heating, renewable energy and ventilation strategies (including their efficiency, output, location and pipework layout);*
- A metering strategy. The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter. The solar PV array shall be also installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.*

*(b) Within six months of completion of each block, a final Energy Assessment must be submitted to the local planning authority to demonstrate achieved carbon emission savings on site. Evidence shall also be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.*

*Within six months of first occupation by block, evidence that the solar PV arrays have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, a six-month energy generation statement.'*

- 6.15.12 London Plan Policy SI2 requires major development proposals to calculate and minimise unregulated carbon emissions, not covered by Building Regulations. The calculated unregulated emissions are: 54.87 tCO<sub>2</sub>.

The development achieves a reduction of 79% carbon dioxide emissions for the residential element and 36% for the non-residential spaces on site, against Part L 2021. This represents an annual saving of approximately 225.3 tonnes of CO<sub>2</sub> from a baseline of 284.6 tCO<sub>2</sub>/year.

#### *Energy – Be Lean*

- 6.15.13 The development achieves a reduction of 79% carbon dioxide emissions for the residential element and 36% for the non-residential spaces on site, against Part L 2021. This represents an annual saving of approximately 225.3 tonnes of CO<sub>2</sub> from a baseline of 284.6 tCO<sub>2</sub>/year.

6.15.14 The applicant has proposed a saving of 47.1 tCO<sub>2</sub> in carbon emissions (16% and 33% for residential and non-residential) through improved energy efficiency standards in key elements of the build. This goes beyond the minimum 10% and 15% respectively reduction set in London Plan Policy SI2, so this is supported. Overheating is dealt with through the Overheating Condition 80 below. The u-values, g-values and air tightness are proposed have been assessed and are considered acceptable.

*Energy – Be Clean*

6.15.15 The Be Clean strategy for Phase 3 is to connect to a site-wide heat network, with provision for future connection to the off-site District Energy Network (DEN) originating from the Edmonton EcoPark Energy from Waste (EfW) facility.

6.15.16 Key elements of the strategy include:

- Three energy centres planned across the site (Phases 1A, 1B/2, and 3) . Phase 3 will have its own energy centre located in Block L2, with ASHPs on the roof of Blocks L1 and L2.
- Primary heat source: Proposed are Air Source Heat Pumps (ASHPs) supplying 95% of demand, with electric boilers covering the remaining 5% demand.
- SCOP: A Seasonal Coefficient of Performance of 3.23 is assumed for the ASHPs.
- Distribution: All apartments will be connected via Heat Interface Units (HIUs), with no additional hydraulic separation planned.
- Losses: A distribution loss factor of 1.05 has been used in SAP calculations, consistent with earlier phases.
- Future-proofing: Space has been reserved in the Phase 3 energy centre to allow for future connection to the off-site DEN.

6.15.17 The proposed measures are considered to be acceptable, though there are unresolved issues regarding the interconnection of the three phases. The developer is expected to deliver a single, unified on-site network across all phases, with a single point of connection to the off-site DEN (ideally at the northern edge of the site). Further details are required to demonstrate how the three phases will be interconnected and how the site-wide network will be designed to allow full supply from the future DEN.

- 6.15.18 The strategy is broadly acceptable in principle, but further clarification and updated drawings are required to ensure compliance with the Section 106 agreement and Condition 28 of the hybrid consent. The applicant is required to demonstrate how the energy centres across Phases 1A, 1B/2, and 3 will be interconnected to form a single, developer-delivered site-wide heat network. This will be covered by Condition 74 (Pipework) of the hybrid consent.

*Energy – Be Green*

- 6.15.19 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 for Phase 3. The strategy builds on the Be Clean approach, where ASHPs are already the primary heat source for the site-wide heat network, and further emissions reductions are achieved through the deployment of PV panels.

- 6.15.20 A total of 291.9 kWp of solar PV capacity is proposed across the Phase 3 roof spaces, with an estimated annual output of 191,195 kWh. The panels will be mounted at a 5–10° angle and oriented towards the south to maximise solar gain. An indicative roof layout has been provided in Appendix H of the Energy Strategy. The submitted roof plans show Solar PV has been maximised on the roofs of Plots L, M and N, while no PV is proposed for houses on Plot K and O, consistent with the approach of other plots. The justification for not including PV on the roofs of these houses is that maintenance of individual dwellings are highly costly for end users and the managing agent, Peabody, would not provide sufficient levels to warrant inclusion. Overall, the performance and strategy for the site has been successful and provides sufficient ‘green’ solutions.

- 6.15.21 Individual ASHPs will supply space heating and hot water to the houses (COP of 3.6), while the commercial unit will be served by an ASHP with a COP of 5.0. Five thermal storages are proposed in Block L2 (Phase 3 energy centre) with 8,000 L each (totally 40,000L). These will have capacity for thermal storage capacity proposed for the operation of the ASHPs and the site-wide network.

*Energy – Be Seen*

The metering strategy will be further developed at detailed design stage. The total unregulated energy demands have been estimated at 561,825kWh/year from residential, non-residential and landlord supplies. This is considered to be acceptable.

*Carbon Offset Contribution*

- 6.15.22 A carbon shortfall remains. The remaining carbon emissions will need to be offset at £95/tCO<sub>2</sub> over 30 years with Part L 2013, and this will be dealt with via the relevant planning obligations in the S106.

*Energy Strategy Conclusion*

The outstanding detail of pipework for the connected energy network will be detailed through Condition 74 (Pipework), which will require submission 'prior to commencement' as per the requirement of that condition attached to the hybrid permission. The remainder of the proposed energy strategy is considered to be acceptable subject to ongoing monitoring through s.106 clauses and conditions set out in the hybrid consent and can be discharged accordingly.

Condition 80 (Overheating Strategy)

- 6.15.23 Condition 80 of the outline planning permission states:

*'(a) Prior to commencement of above ground works to the relevant phase a detailed Overheating Assessment shall be submitted for the written approval of the Local Planning Authority and shall be informed by Dynamic Thermal Modelling based on CIBSE TM59 for the residential spaces and TM52 for the non-residential spaces and TM49 weather files for London's future weather/temperature projections. The assessment shall be undertaken in line with the following:*

- The London Weather Centre dataset for all three DSYs;*
- Future weather patterns to projected impacts over the time periods DSY1 for 2050s and 2080s, all time periods should be modelled;*
- Mitigation for the 2020s period must be integrated into the design through passive design measures. The risks and the mitigation strategy for the periods of the 2050s and 2080s should be set out in a retrofit plan, confirming that measures can be fitted in the future and who will own the overheating risk;*
- Specification and location of mitigation measures (especially where they are mitigating risk of crime, air or noise pollution);*
- Confirmation of the modelled pipework heat losses;*
- Include any replacement / repair cycles and the annual running costs for the occupiers;*
- Floor plans highlighting the modelled dwellings across the development and showing all rooms (with unique reference number). The applicant is expected to model the following most likely to overheat dwellings:*
  - o At least 15% of all rooms across the development site;*
  - o All single-aspect dwellings facing west, east, and south;*
  - o At least 50% of rooms on the top floor;*

- o 75% of all modelled rooms will face South or South/west;*
- o Strategy that mitigates any risk of crime / noise and / or air pollution in line with the AVO Residential Design Guide, with windows closed at all times (unless they do not need to be opened and confirmed in the Noise and the Air Quality Assessments).*
- (b) Any overheating mitigation measures set out in an approved Overheating Assessment shall be implemented before any of the dwellings in the Block to which they relate are first occupied and retained thereafter for the lifetime of the development.'*

6.15.24 The proposed overheating strategy is satisfactory in principle. Key measures include:

- Fully inward-opening windows to enable natural ventilation.
- Strategic placement of most bedrooms away from direct solar gains.
- Passive shading through overhangs and deep window reveals.

6.15.25 Elevational drawings have been provided to show shading measures have been proposed to certain homes in Block N as a direct result of overheating lessons learnt from previous phases. Detailed specifications of the shading elements will be required through condition These are a requirement of DSY1 2020s London Weather Centre Weather files and is covered in the existing hybrid condition 80, which will be submitted and considered accordingly.

6.15.26 LBH Carbon Management officers have reviewed the scheme and note that the strategy includes mechanical ventilation with heat recovery (MVHR) as part of the overheating mitigation measures and is required through Part F of Building Regulations. A concern has been raised that whilst MVHR is acceptable as part of the final mitigation strategy, the current assessment does not satisfy that passive measures have been maximised prior to the introduction of mechanical solutions. Additional modelling has been requested that would provide a baseline level without MVHR.

6.15.27 This has been put to the applicant team who have confirmed that the overheating strategy is consistent with that approved on other phases within the site and plots in 1A that share a similar relationship to those most likely affected in Plot O of this site. The baseline with no MVHR would be an academic exercise as there is a requirement for MVHR to be installed as a ventilation requirement under Part F of Building Regulations. This MVHR will operate at a consistent level and although could be increased in intensity, this would not necessarily just be to attenuate overheating and could be to ventilate after a hot shower or other such ventilation needs. The main impact would be to bedrooms within houses in Plot O, which are dual aspect and all two or three-bed homes.

6.15.28 Whilst it is accepted that there may be potential for further mitigation and that a strict reading of the cooling hierarchy should have this non-mechanical

ventilation modelled, it is accepted that the scheme is highly efficient with 79% past part L of the Building Regulations requirement; and that even with the potential additional use in certain circumstances, the overall overheating and energy strategies are highly efficient. It is also important to note that this has not formed part of the strategy or been required elsewhere in similar settings and that the design of this phase has been directly influenced by attenuating window sizes, insets and siting of windows adjacent to or below balconies to help mitigate the worst affected overheating homes. Shutters will also be provided in first floor east facing windows in Block N as a means to maximise design gains in this phase, which is something that has been developed through the design evolution in this phase, despite the additional cost incurred to include this.

6.15.29 On balance it is considered that the scheme has been designed in accordance with the overheating and energy strategies approved in previous phases and has incorporated the overheating mitigations learnt from those previous plots and would provide significant quantum of highly efficient homes. Whilst some further mitigation might be achievable, the scheme is highly efficient with 79% improvement above part L.

## 6.16 Financial and Other Mitigation Legal Agreement

6.16.1 A full suite of S106 obligations were secured as part of the hybrid planning permission. The present reserved matters application is also controlled by the S106 agreement, and none of the obligations would be amended or varied by the current submission. In summary, the obligations are:

- Provision of 60% affordable housing across all phases
- Non-Residential and Meanwhile Uses Plan
- Car Club
- Site-Wide Travel Plan
- Highway Works (Section 278)
- Car Capped Development
- Traffic Management Measures
- Legible London
- St Ann's Cycle Lane
- Construction Logistics and Management
- Accident Vision Zero
- Employment and Skills
- Connection to a Future District Energy Network (DEN)
- Energy Statement
- Public Open Space Access and Management Plan
- South-West Link Provision
- Residents Liaison Group
- Retention of Architects
- Phasing of CIL Payments
- Other Financial Contributions
- Monitoring Community Infrastructure Levy (CIL)

6.16.2 As assessed at outline planning application stage, the proposal would attract Community Infrastructure Levy contributions as set out below, to mitigate the impact of the development.

6.16.3 The final CIL value for new development is based on a range of factors including the occupancy rates of the existing buildings on site over the last three years, the final end use of any commercial premises and the application of 'social housing relief' for any affordable housing. Indexing is also applied over time.

6.16.4 For information purposes, based on the information given on the applicant's submitted CIL form, with the application of social housing relief and without any discount being applied for the demolition of buildings which are currently in use, the Mayoral and Haringey CIL charges for the development as part of the reserved matters for Phase 3 would be as follows:

Haringey CIL: £58.89 x 27,930sqm = £1,644,797.70

Mayoral CIL: £71.09 x 28,507 = £2,026,562.63

Total CIL: £3,671,360.33

6.16.5 The CIL charge will be collected by Haringey from commencement of the development 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 RICS CIL Index. An informative will be attached to the decision notice advising the applicant of this charge.

6.16.6 It should be noted that the figure includes the floorspace for all new homes, including affordable housing. If delivered, the affordable housing will be exempt from CIL charges, but will need to be subject to an exemption procedure.

## 6.17 Equalities

6.17.1 In determining this application, the Council is required to have regard to its obligations under Section 149 of the Equality Act 2010. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to: eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

6.17.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. Members must have regard to these duties in taking a decision on this application. In addition, the Council treats socioeconomic status as a local

protected characteristic, although this is not enforced in legislation. Due regard must be had to these duties in the taking a decision on this application.

6.17.3 The reserved matters application does not generate any new equalities issues compared to the hybrid permission. The hybrid development would provide a range a benefits for the local community including a large number and range of new housing and affordable housing homes, including wheelchair accessible housing, provision of new construction and end user jobs, the provision of affordable workspace, improved pedestrian and cycle connectivity to public transport connections and local services, re-use of designated and non-designated heritage assets, public realm improvements and other benefits.

6.17.4 To summarise, the overall equalities impact of the proposal would be positive, and any limited potential negative impact on people with protected characteristics arising from the build out of the scheme would be both adequately mitigated by conditions and would be significantly offset by the wider benefits of the development proposal overall. It is therefore considered that the development can be supported from an equalities standpoint.

## **6.18 Conclusions**

6.18.1 The proposed reserved matters of appearance, landscaping, layout and scale of the site would accord with the series of key documents, Parameter Plans and Design Code approved through the outline planning permission.

6.18.2 The proposal provides a high quality design that would respect the surrounding heritage and provide a sustainable development that minimises carbon emissions and promotes sustainable travel. The proposed landscaping will enhance biodiversity and provide high quality amenities for residents. The housing mix and affordable provision are in line with the requirements of the outline permission for the site.

6.18.3 All other relevant policies and considerations have been taken into account. Reserved matters consent should be granted for the reasons set out above as well as approval of details in relation to Conditions 62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 73 (Climate Change Adaptation), 77 (Car Park Management Plan), 79 (Energy Strategy) and partial approval of 72 (Boundary Walls), for Phase 3 of the site of Outline Planning Permission Reference HGY/2022/1833.

6.18.4 The details of the decisions are set out in the RECOMMENDATION.

**7 RECOMMENDATION**

- 7.1 GRANT reserved matters approval, subject to conditions and informatives, and approve discharge of conditions for the reasons set out in Section 2 above.

## Appendix 1: Conditions and Informatives

### Conditions:

#### Approved Drawings

1. The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

#### Materials Samples

2. No development of any building in Phase 3 beyond the superstructure shall commence until all proposed external materials and elevational details for that building have been submitted to, and approved in writing by, the Local Planning Authority. These external materials and details shall include:
  - i) External facing materials and glazing, including sample boards of all cladding materials and finishes;
  - ii) Sectional drawings at 1:20 (or other appropriate scale) through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads, window cills and external shading;
  - iii) Sectional and elevational drawings at 1:20 (or other appropriate scale) of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
  - iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 (or other appropriate scale) and elevations of entrance doors at 1:20 (or other appropriate scale);

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

Reason: In the interest of visual amenity in accordance with London Plan Policies D3, D4 and D6, Local Plan Policy SP11 and Policy DM1 of the Development Management Development Plan.

#### Cycle storage delivery

3. No occupation of a relevant plot/building shall take place until long stay cycle parking for that relevant plot/building has been provided, in accordance with the approved plans. The cycle parking shall thereafter be retained for this use for the lifetime of the development.

Reason: To ensure sufficient cycle parking, including in accordance with London Plan Policy T5.

**BREEAM (Commercial unit)**

4. Prior to the fit out of the commercial unit in Block M, and in accordance with the submitted pre-assessment for the commercial unit, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to the Building Research Establishment (BRE) shall be submitted to the Local Planning Authority and approved in writing. This shall confirm that the development has achieved a BREEAM 'Excellent' outcome (or equivalent), subject to certification by BRE.

Within 6 months of occupation of the commercial unit, a post-construction certificate issued by the BRE shall be submitted to the Local Planning Authority for written approval, confirming this standard has been achieved.

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

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

**Layout of Commercial Unit**

5. Prior to the first occupation of the commercial unit in Block M, a floor plan showing the commercial layout, with stores and areas for window display clearly annotated shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out and retained in accordance with the approved details.

Reason: To ensure that the commercial frontage remains active to maintain the design integrity and visual amenity of the development in accordance with London Plan Policies D3 and D4, Local Plan Policy SP11 and Policy DM1 and DM43 of the Development Management Development Plan.

**Surface Water Drainage Scheme**

6. Prior to commencement of development of Phase 3 hereby approved a detailed Surface Water Drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and shall clearly indicate the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr

storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site. The development shall thereafter be carried out and retained in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter in accordance with London Plan Policies G5 and SI13 and Policy DM25 of the Development Management Development Plan.

#### **Tree removal**

7. Prior to the commencement of development of Phase 3 hereby approved an arboricultural report shall be submitted to, and approved in writing by the Local Planning Authority, to clarify the extent of impact on roots to the apple tree (T59) to determine the extent of previous damage and if this is required to be removed.

Reason: To ensure the visual amenity of the area and previous damage to the tree, in accordance with Policies DM1 and DM19 of the Development Management Development Plan.

#### **Commercial shopfront glazing**

8. All glazing of the commercial shopfront shall be clear and untinted with no application of vinyls/graphic so as not to obscure the glazing to the commercial shopfront.

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

#### **Advertisement consent**

9. This consent does not extend to any advertising signs, which shall be subject to a separate planning application and approval in accordance with the Town and Country Planning (Control of Advertisements) Regulations 1984.

Reason: In order to ensure an appropriate location and nature of future signage and to comply with Policy DM1 of the Development Management Development Plan Document 2017.

#### **Informatives:**

##### **Gateway 2 considerations**

1. The applicant should be aware that further detail is required regarding the means of escape and a review of the existing hydrant condition, prior to the submission of Gateway 2.

**Ventilation of refuse stores**

2. The applicant should be aware that adequate ventilation and pest-proofing of the refuse stores will be required alongside suitable signage.

**Partial approval of condition 72 (boundary wall)**

3. The applicant should be aware that the approval of condition 72 is partial only and the schedule of construction will be required to be submitted prior to full approval/discharge of that condition.

**Condition 74 (pipework)**

4. The applicant should be aware that the details for Condition 72 (Pipework) have not been approved/discharged and this will be required for a further submission prior to commencement on site, as per the requirement of the approved hybrid permission.

**CIL**

5. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be:

Haringey CIL: £58.89 x 27,930sqm = £1,644,797.70

Mayoral CIL: £71.09 x 28,507 = £2,026,562.63

Total CIL: £3,671,360.33

This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

**Designing Out Crime**

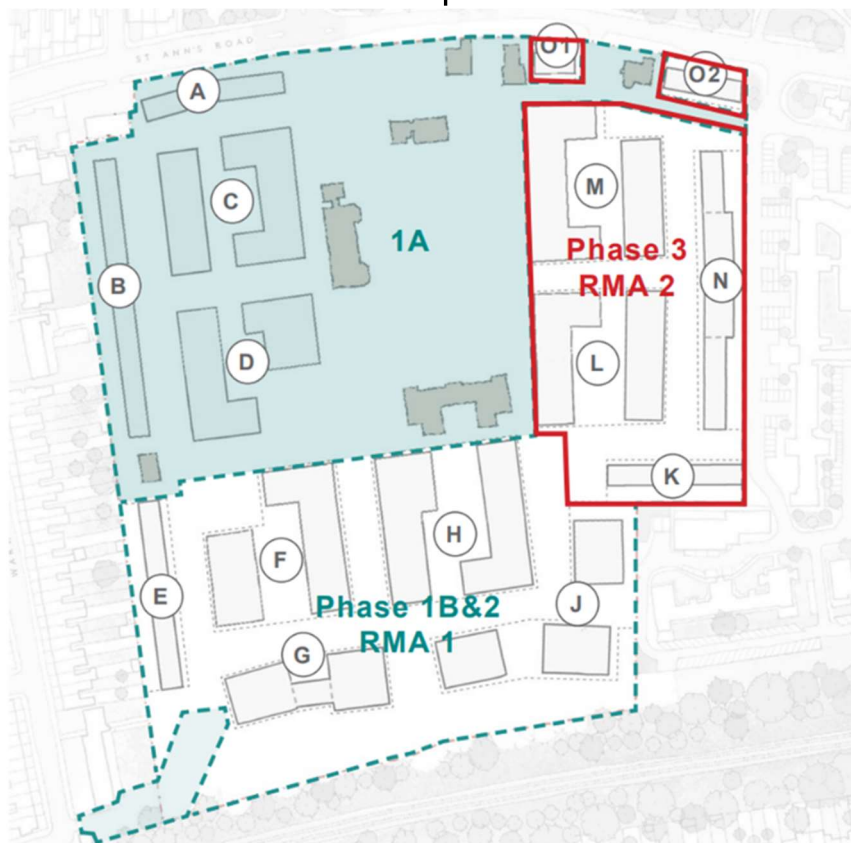
6. The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.

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

### Wider site area with SA28 Site Allocation



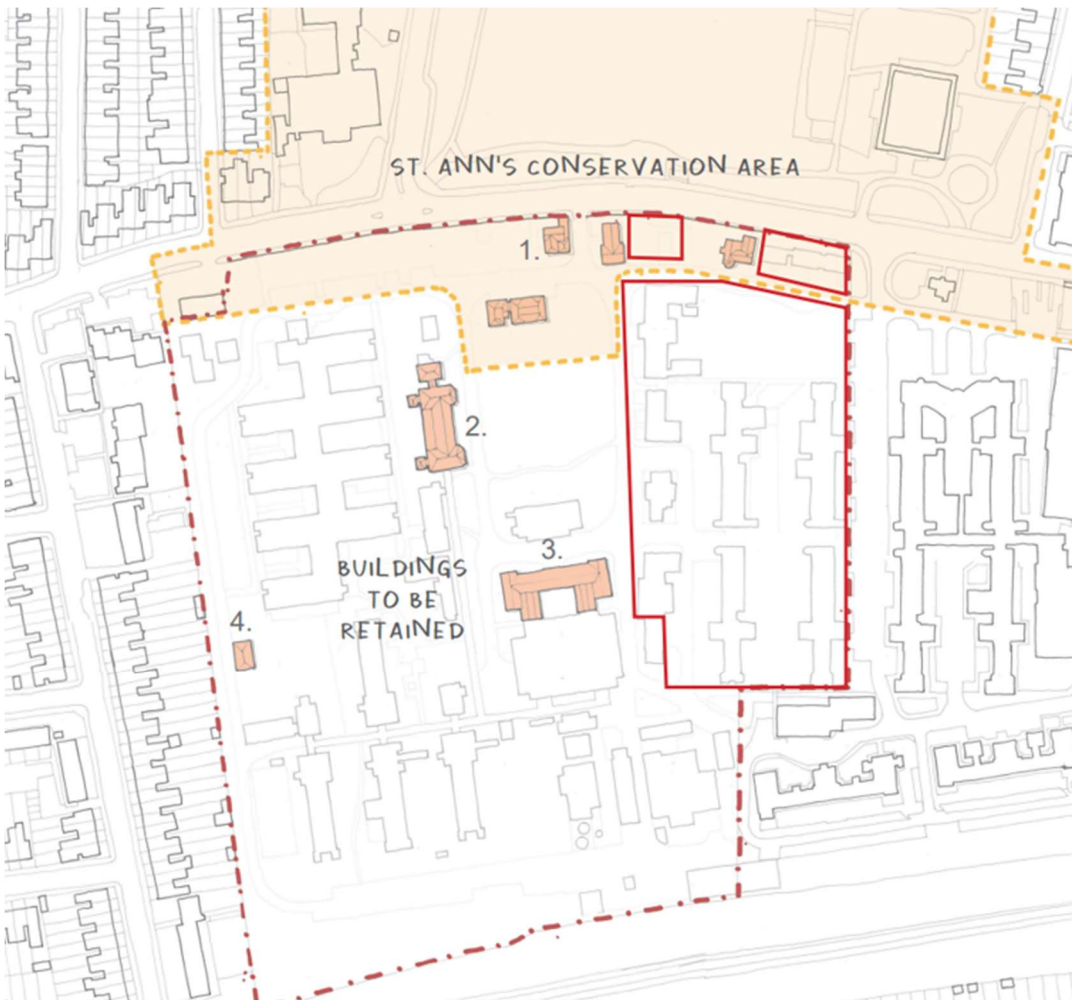
### Phase 3 in context of wider Masterplan site



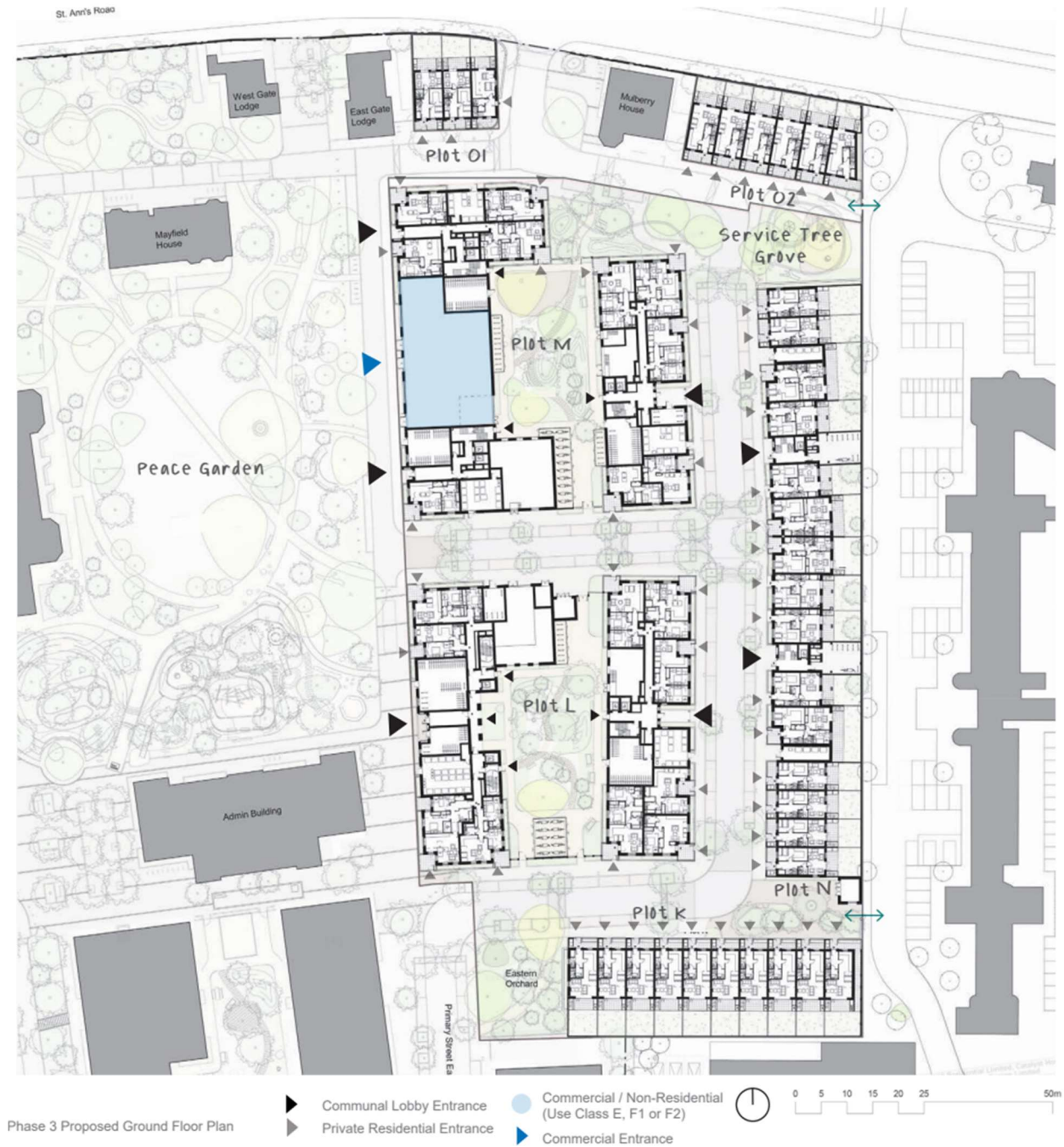
Phase 3 red line in context of the wider Masterplan



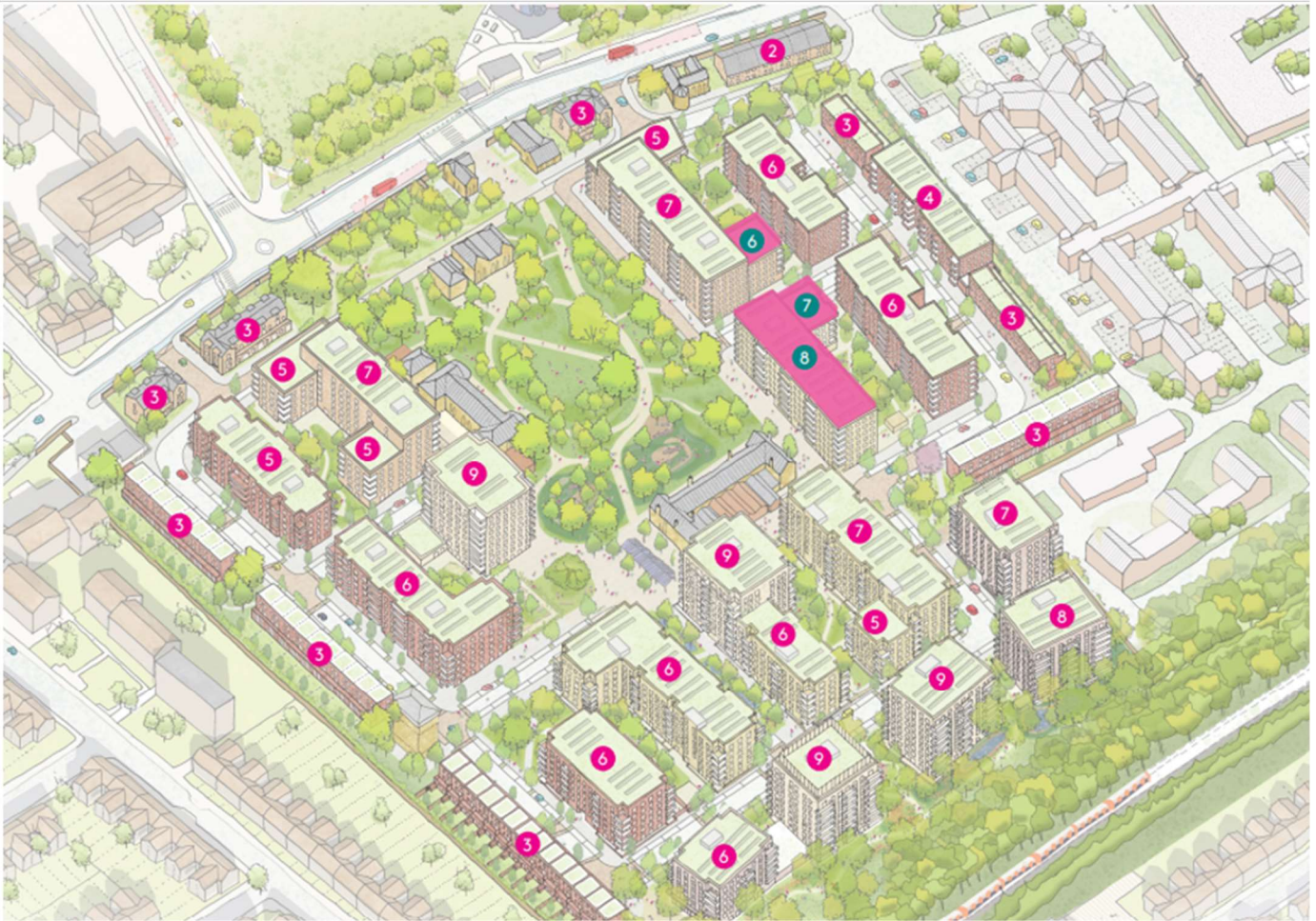
Masterplan site in relation to St Anns Conservation Area (and retained buildings)



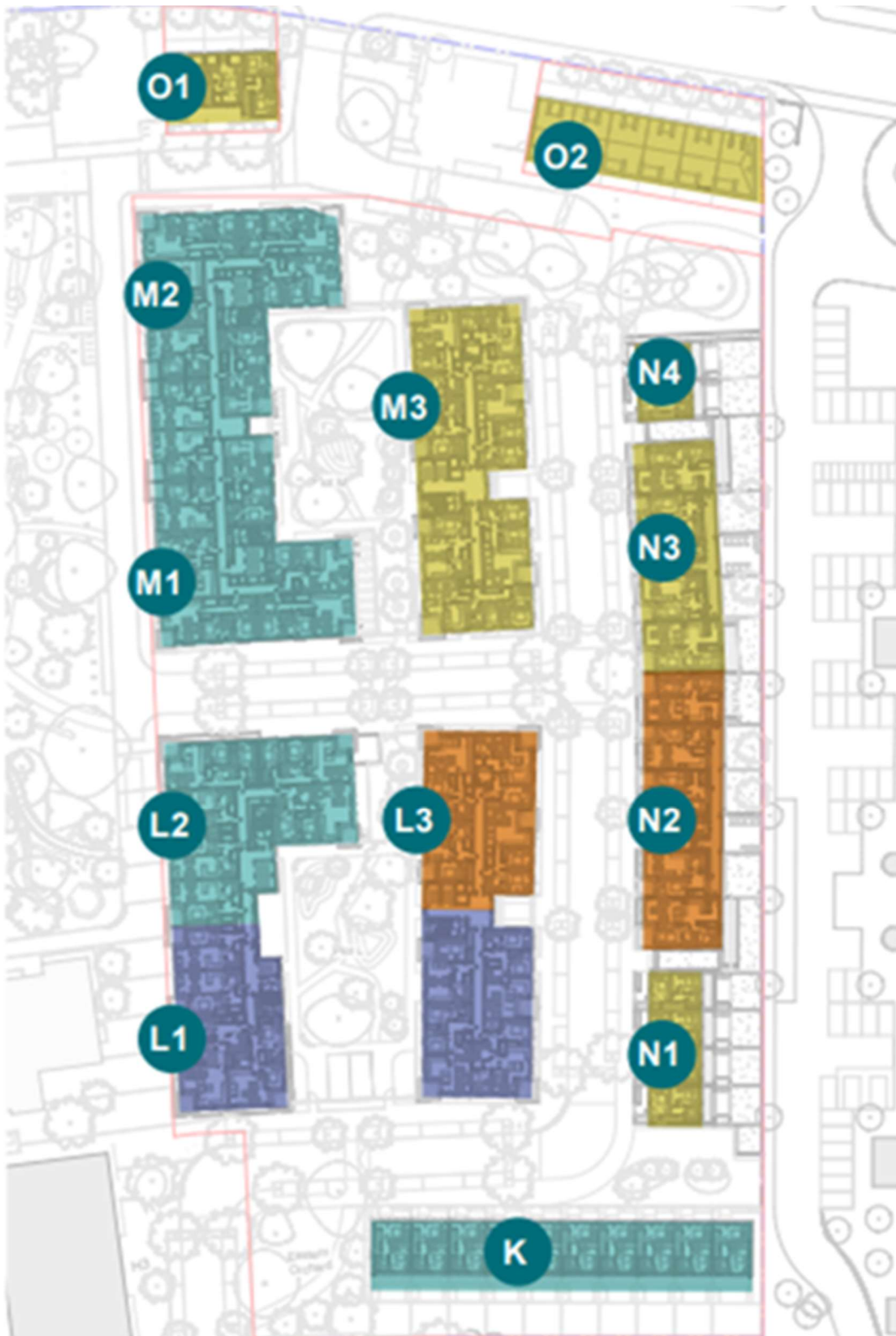
Access Points to each Block (indicated by arrows)



Masterplan heights of buildings (pink indicates additional heights allowed through NMA ref: HGY/2025/0009)



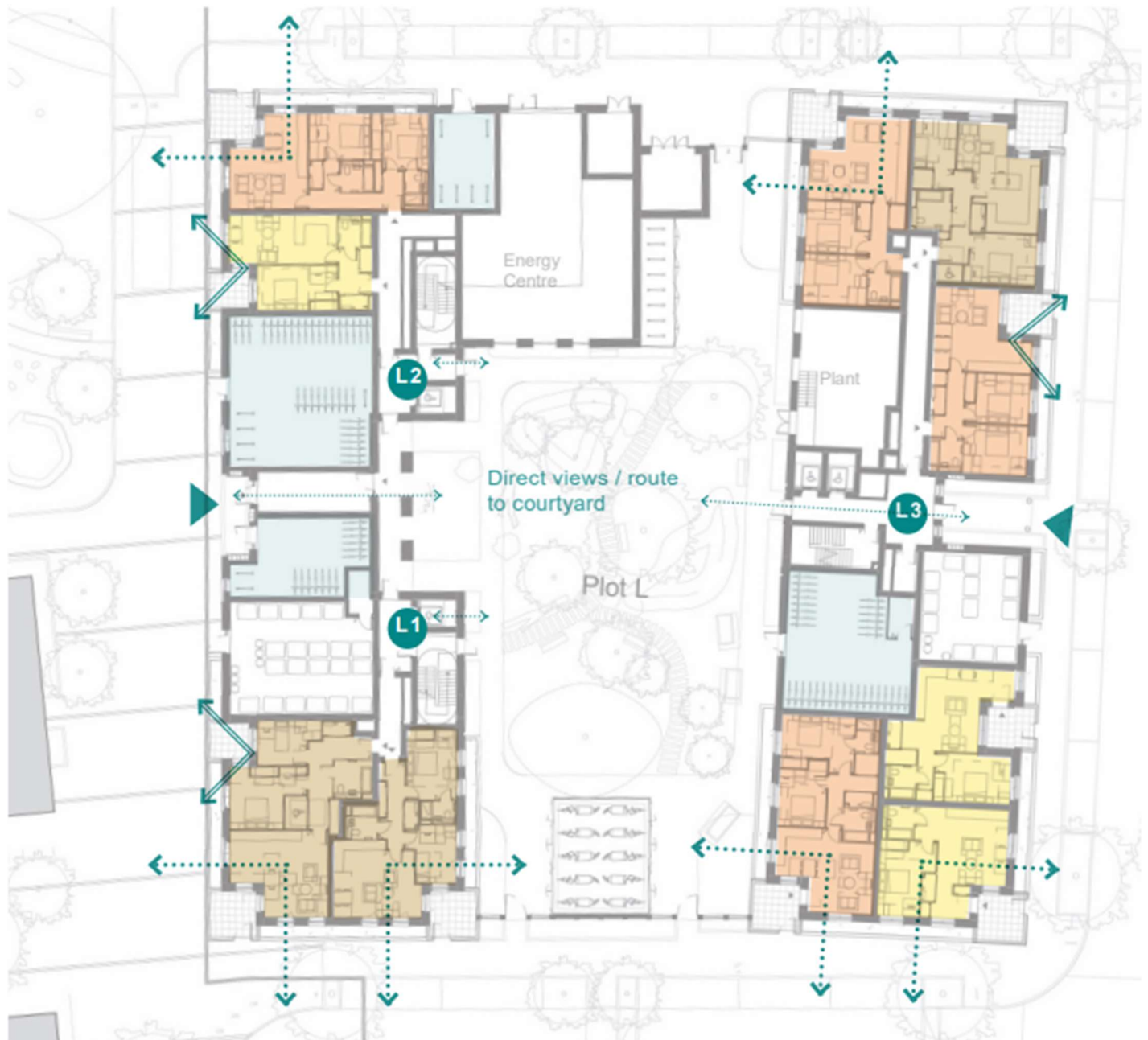
Phase 3 Affordable housing plan (Yellow - LAR; Orange - LLR; Purple - Shared Ownership, Turquoise - Private)



# Blocks M and L front elevation and side elevation Block N



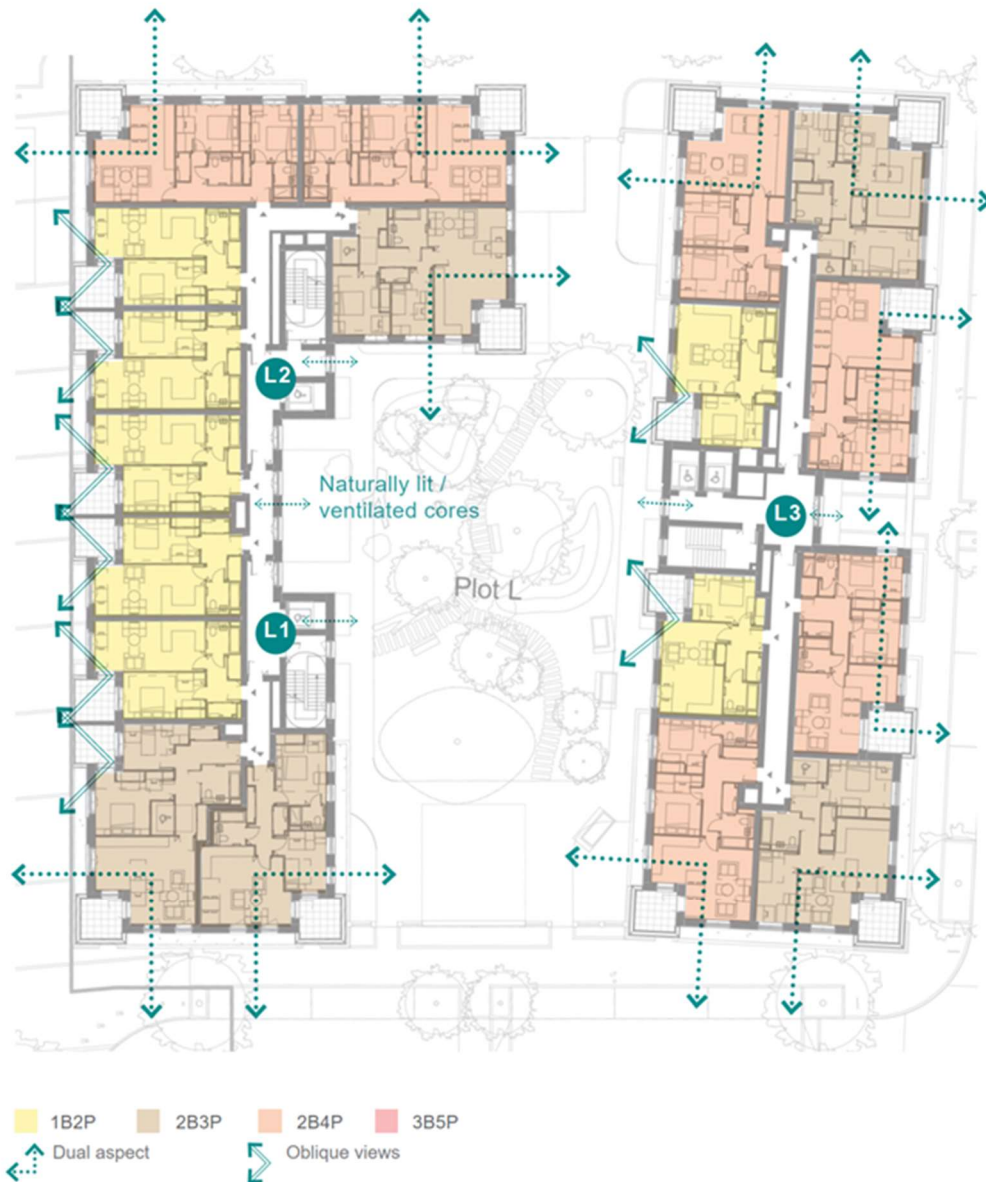
## Ground floor Plot L



### Key

- ▲ Building Entrances
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- ◀▶ Courtyard Entrances
- ↔ Dual aspect
- ↗↘ Oblique views

Upper floor flats for Plot L



CGI of Blocks M and L as seen from Peace Gardens



West and East Elevations Block L1/2



1 - L1/2 West Elevation



2 - L1/2 East Courtyard Elevation



Brickwork  
Type 2



Brickwork  
Type 5



Concrete  
Elements

## West and East Elevations Block L3



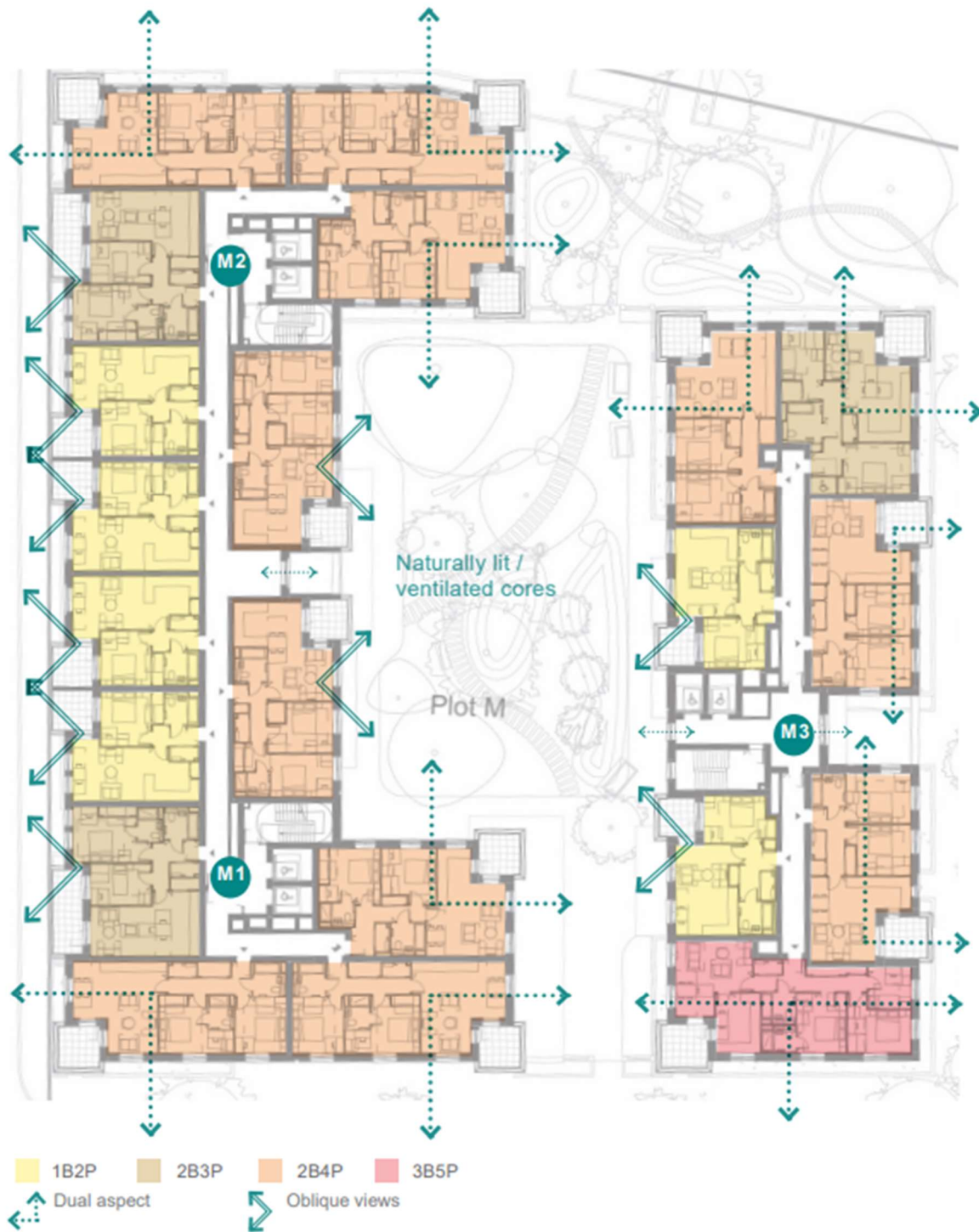
## Model of Plot L



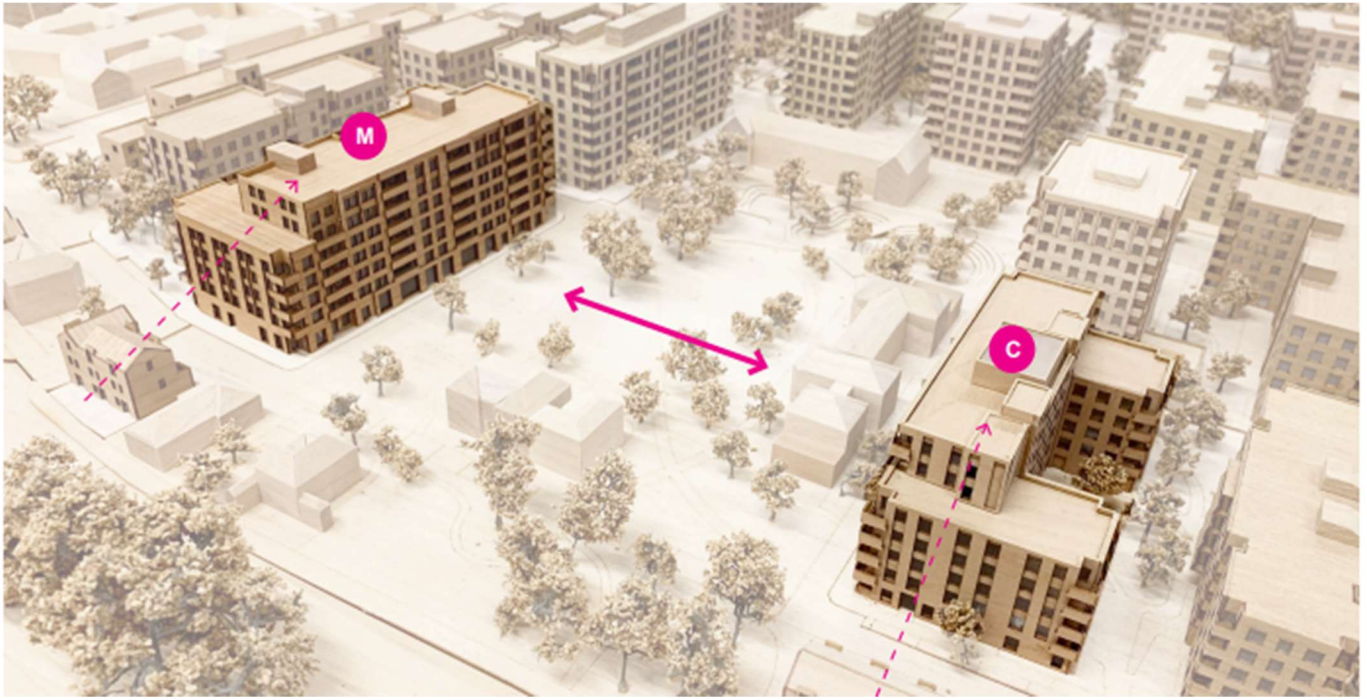
Ground floor Plan Block M



# Upper floor layout Block M



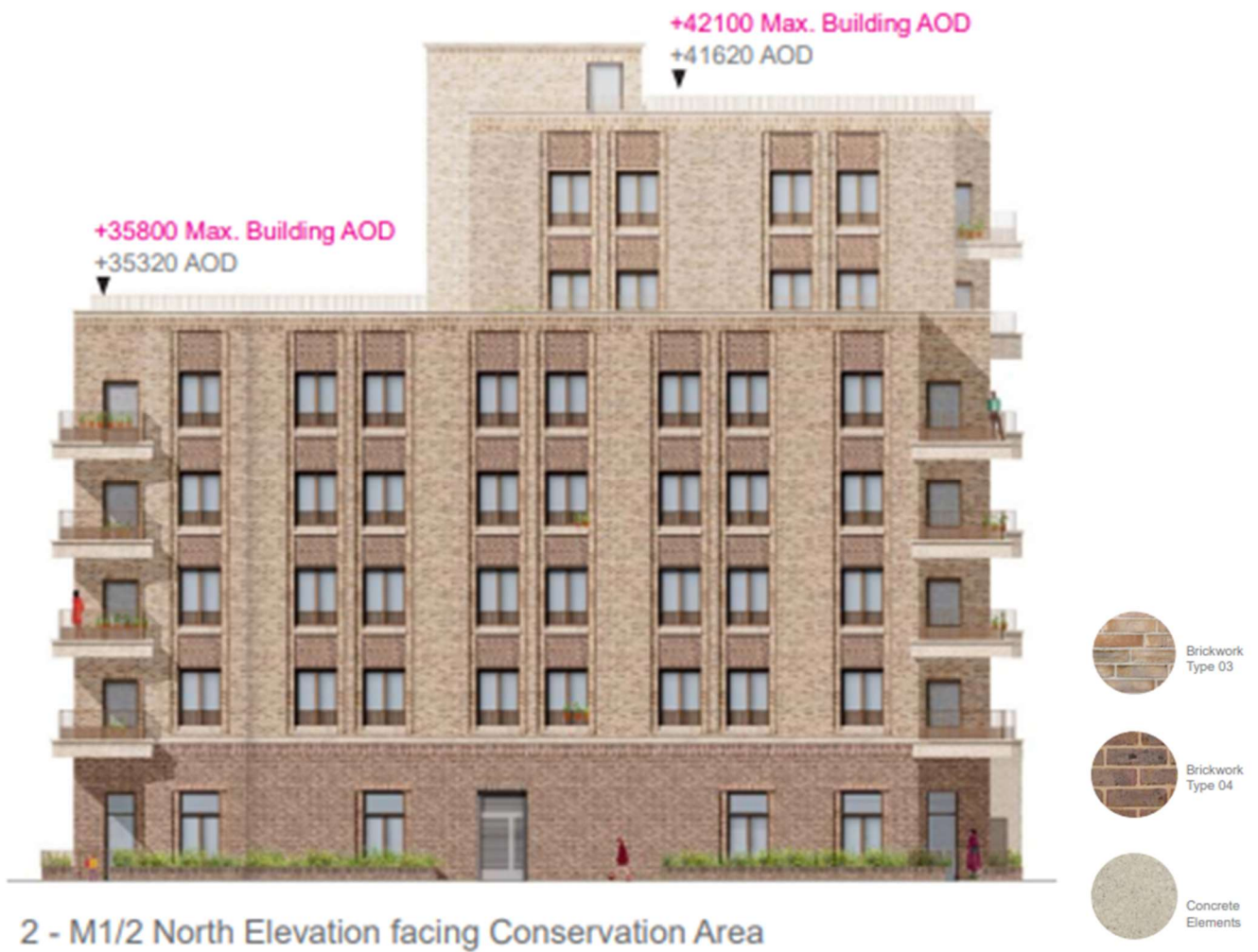
Block M in context



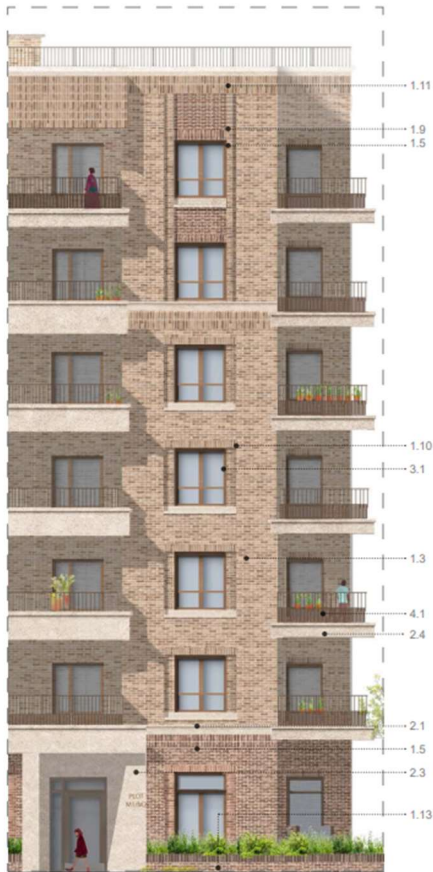
Block M1/2 West Elevation



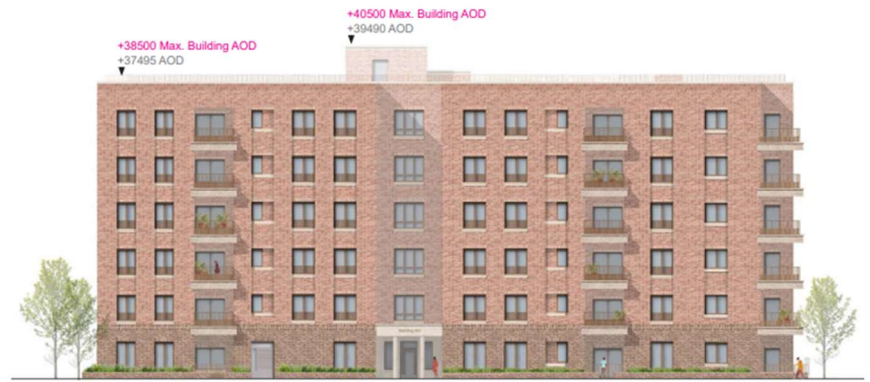
Block M1/2 North elevation



# Block M1/2 Elevations (West, East & North elevations)



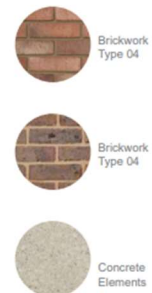
M1/2 West Elevation Detail



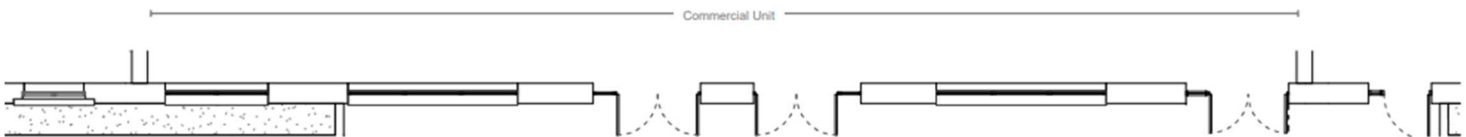
3 - M3 East Elevation facing Primary Street East



4 - M3 North Elevation facing Primary Street



## Bloc M Commercial Frontage



1 - M1/2 West Elevation and detail Plan

CGI Plot M as seen from St Anns Road



Plot O1 and O2 in context of St Anns Road



Plot O1 South Elevation



1 - South elevation facing into the Site

Plot O1 North Elevation



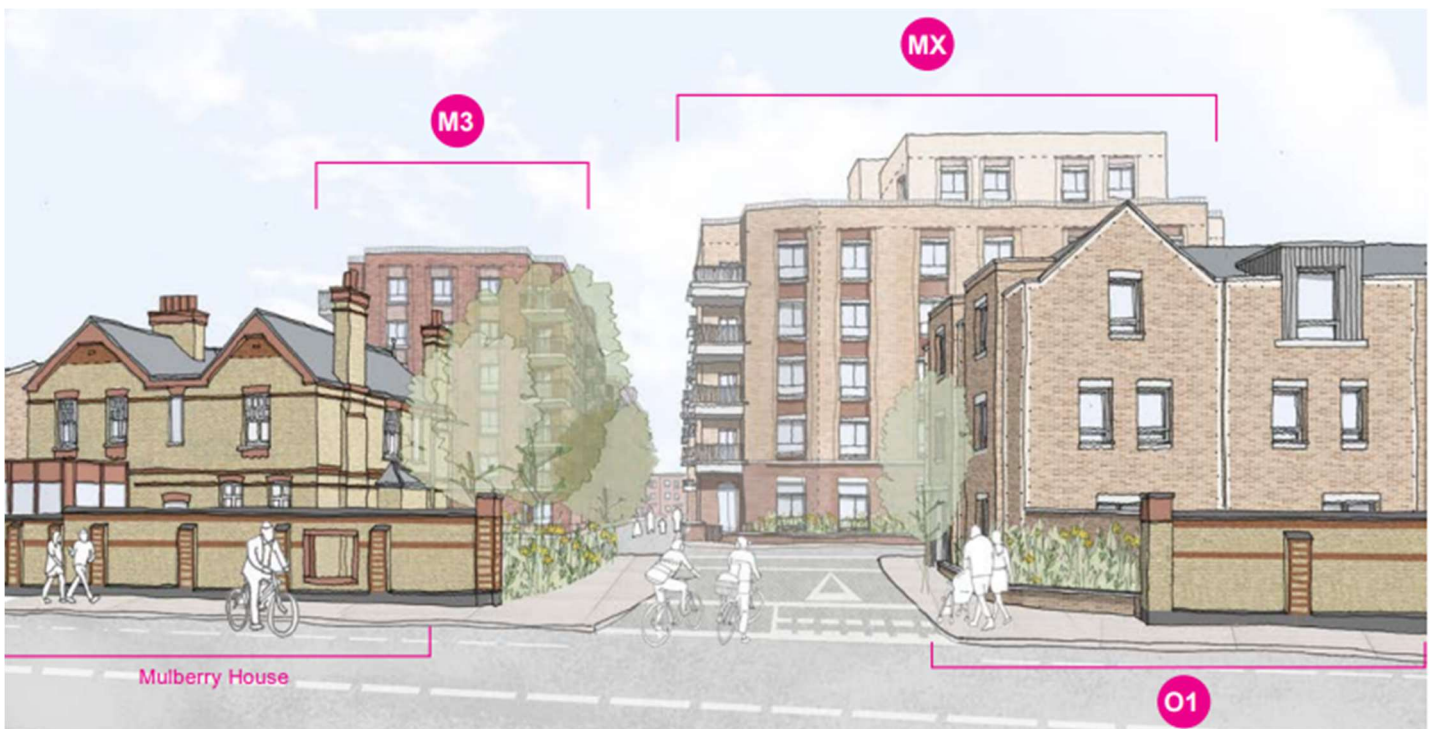
3 - North elevation facing towards St Ann's Road

Plot O1 East Elevation

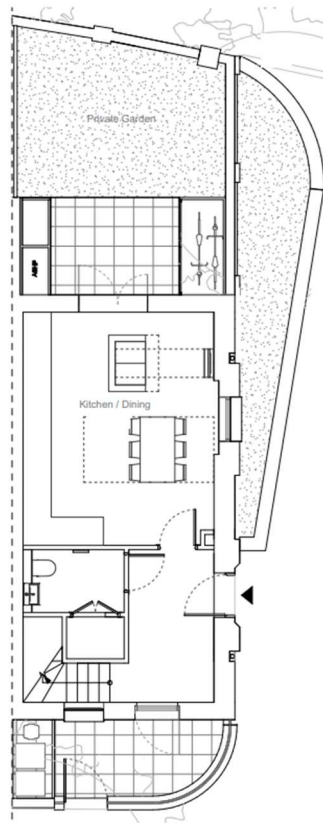


2 - East gable elevation facing the site entrance

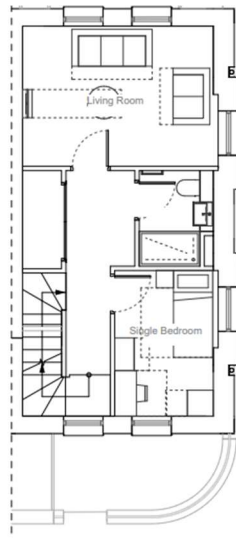
O1 Sketch Views



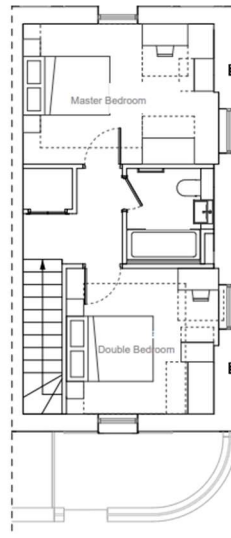
## O1 floor type for gable houses



Ground Floor Plan

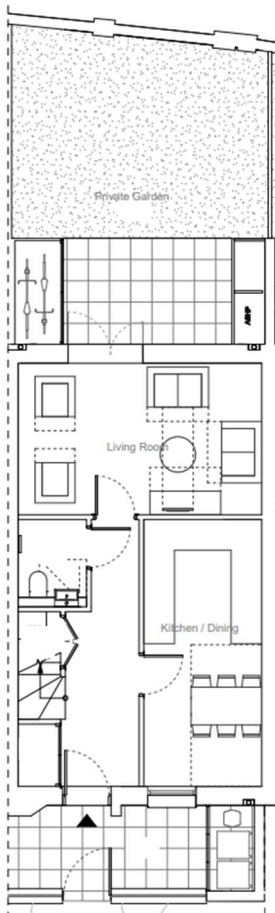


First Floor Plan

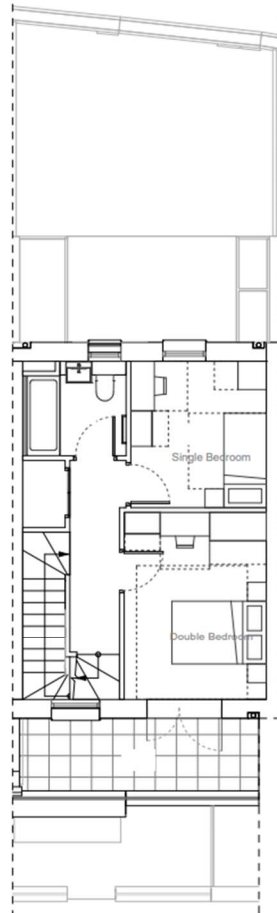


Second Floor Plan

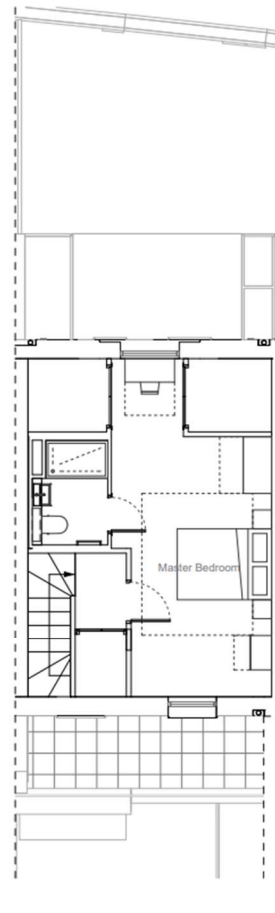
## Plot O1 terraced house floor plans



Ground Floor Plan



First Floor Plan



Second Floor Plan

Plot O2 Sketch Views



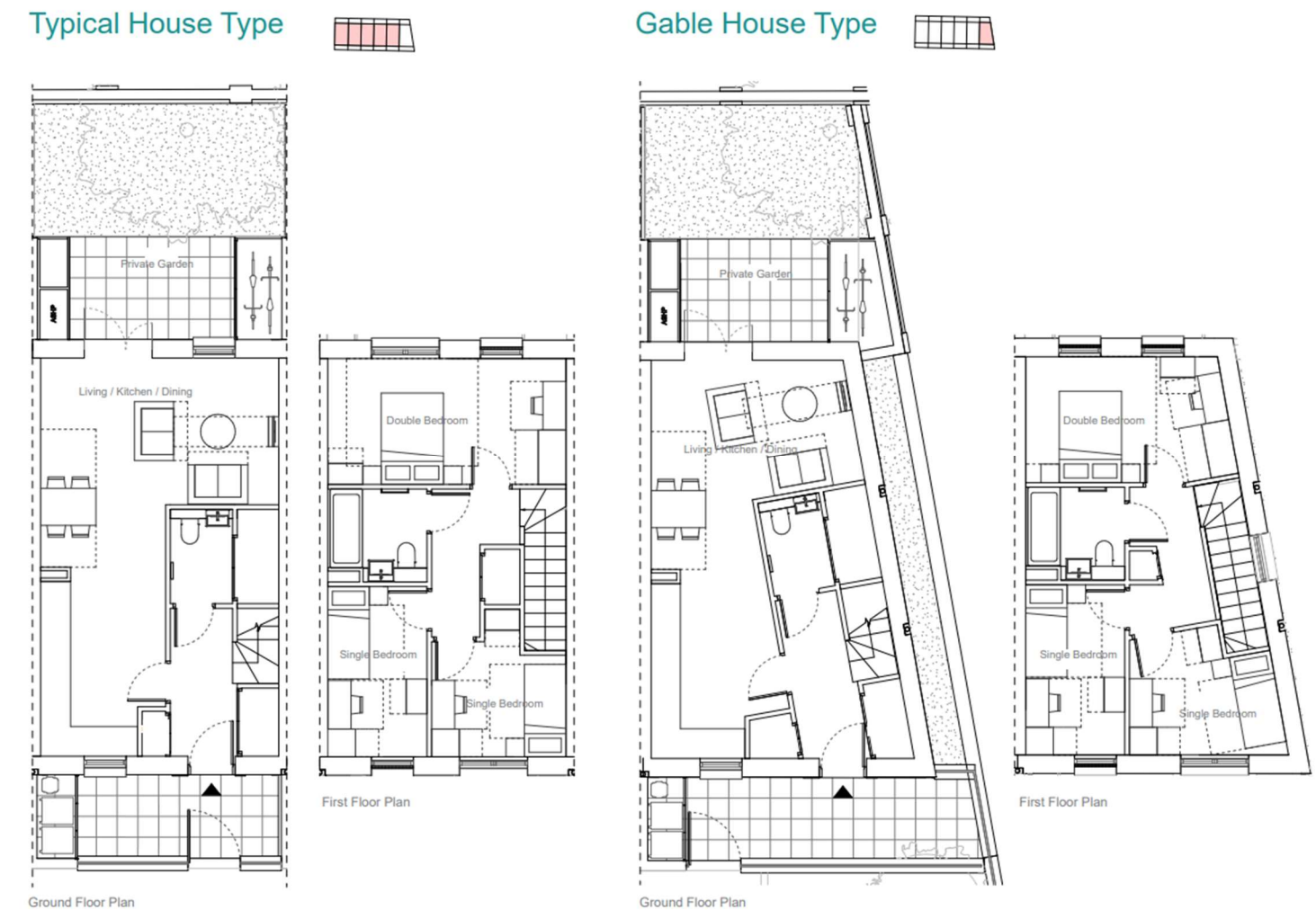
Plot O2 North elevation



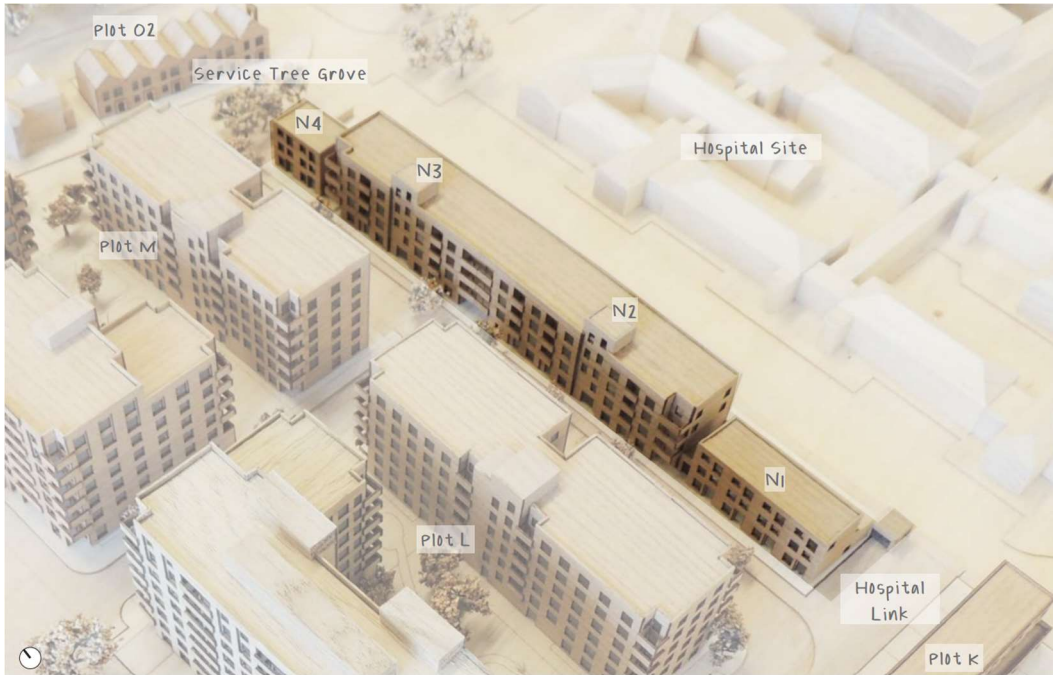
Plot O2 South elevation



Plot O2 Floor plans



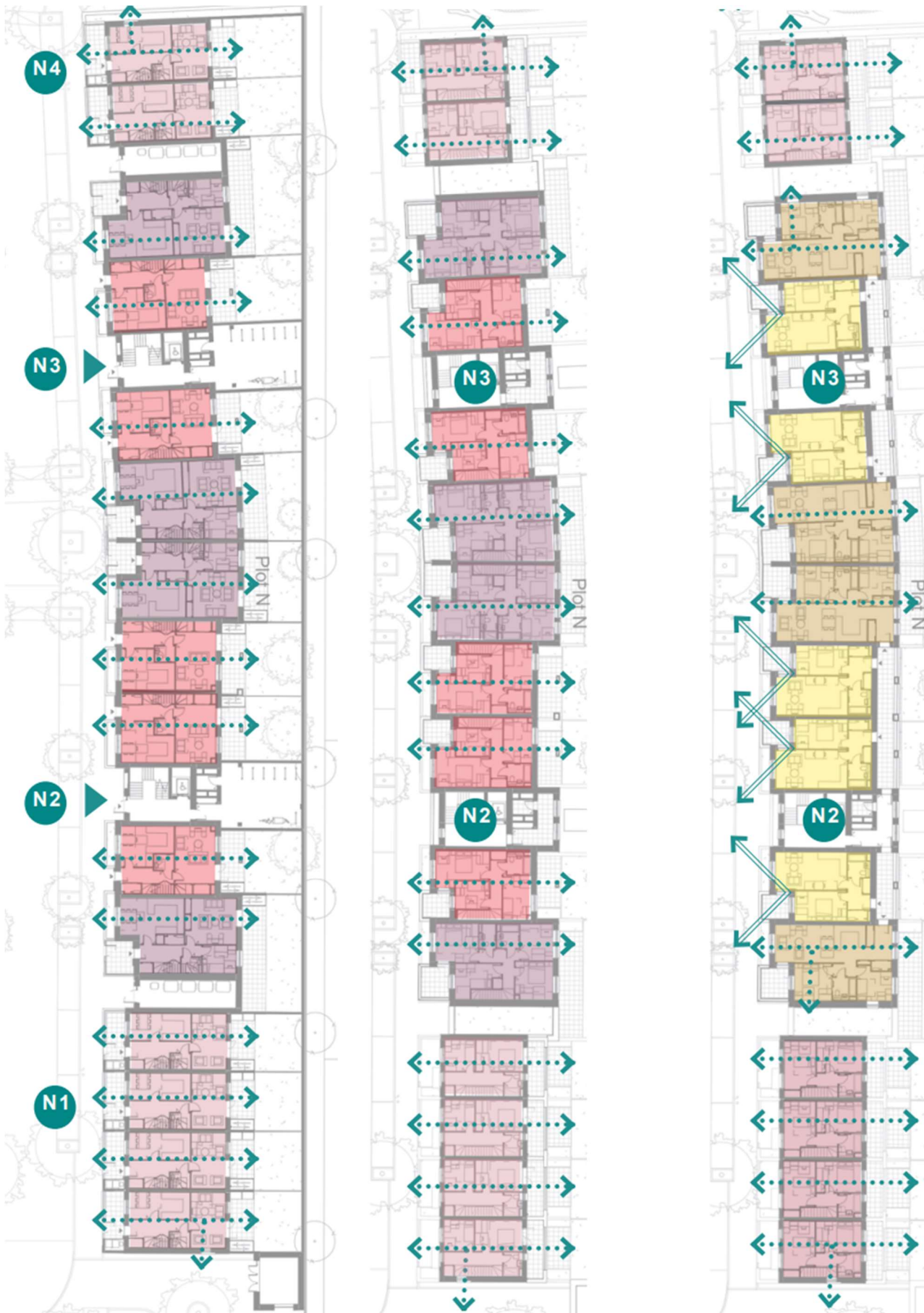
## Plot N model drawing



## CGI Plot N Western elevation



Plot N Ground floor, first floor and third floor (replicated at fourth floor) arrows indicate aspects



Plot N Western elevation facing the (full elevation)



Plot N Western elevation (southern part zoomed)



Plot N Western elevation (northern part zoomed)



Plot N Western elevation - Zoomed bay study



Plot N West Elevation (towards Primary Street)

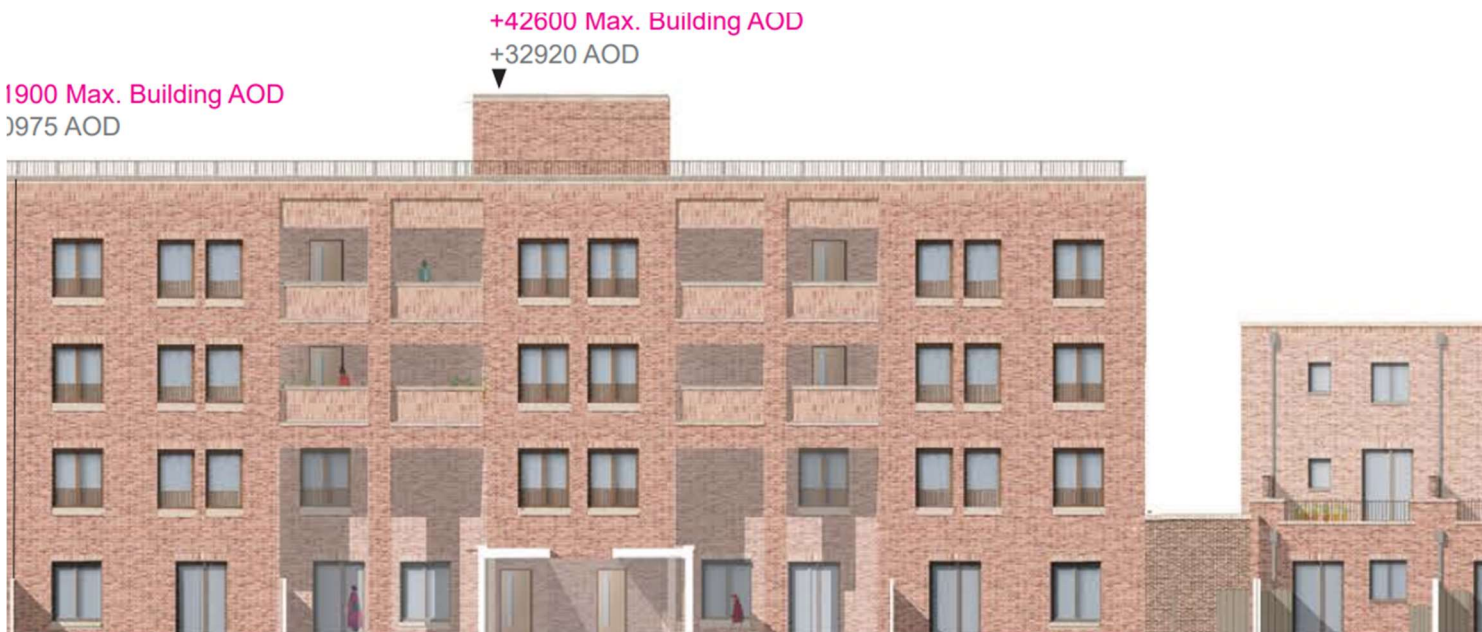
Plot N Eastern elevation facing hospital site (full elevation)



Plot N Eastern elevation facing hospital site (northern part zoomed)



Plot N Eastern elevation facing hospital site (southern part zoomed)



Plot N Eastern elevation - Zoomed bay study showing galley access



Plot N East Elevation (towards hospital site)

Plot K Northern elevation



Plot K Southern elevation



Brickwork  
Type 4



Brickwork  
Type 5



Concrete  
Elements

Plot K CGI



Phase 3 Landscaping overview



Service Tree Grove linking into Plot M Courtyard



Service Tree Grove in context of landscaping overview



Eastern Orchard



Site Plan



Courtyard Gardens Plot L



Courtyard Gardens Plot M



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## Appendix 3: Internal and External Consultee representations

Stakeholder	Comment	Response			
Arboricultural Officer	<p>That looks in order what was agreed at the PREAPP and application stage for Phase 3.</p> <p>Can we have more details regarding the Category A apple tree.</p>	<p>A condition is recommended to address this.</p>			
Carbon Management	<p><b><u>Carbon Management Response 17/07/2025</u></b></p> <p>In preparing this consultation response, we have reviewed:</p> <ul style="list-style-type: none"> <li>• Energy Statement – Condition 79a – St. Ann’s Phase 3 prepared by Hodkinson (dated April 2025)</li> <li>• Dynamic Overheating Report – St Ann’s Phase 3, prepared by Hodkinson (dated April 2025)</li> <li>• Sustainability Statement – St Ann’s Phase 3, prepared by Hodkinson (dated April 2025) including a BREEAM Pre-Assessment</li> <li>• Whole Life Cycle Carbon Emissions Assessment – St Ann’s Phase 3, prepared by Hodkinson (dated April 2025)</li> <li>• Circular Economy Statement - St Ann’s Phase 3, prepared by Hodkinson (dated April 2025)</li> <li>• Climate Change Adaptation Strategy – Condition 73 - St Ann’s Phase 3, prepared by Hodkinson (dated April 2025)</li> <li>• Other relevant documents</li> </ul> <p><b>1. Summary</b></p> <p>The development achieves a reduction of 79% carbon dioxide emissions on site, under Part L 2021 with efficiency fabric energy performance, a low carbon communal heating system powered by ASHP, and 291.9 kWp of Solar PVs. This is supported in principle. Some clarifications must be provided with regard to the Energy Strategy and Overheating Strategy. Appropriate planning conditions will be recommended once this information has been provided.</p> <p><b>2. Energy Strategy</b></p> <p>The development achieves a reduction of 79% carbon dioxide emissions for residential and 36% for non-residential spaces on site, against Part L 2021. This represents an annual saving of approximately 225.3 tonnes of CO<sub>2</sub> from a baseline of 284.6 tCO<sub>2</sub>/year.</p> <p>London Plan Policy SI2 requires major development proposals to calculate and minimise unregulated carbon emissions, not covered by Building Regulations. The calculated unregulated emissions are: 54.87 tCO<sub>2</sub>.</p> <table border="1"> <tr> <td>Residential</td><td>Part L 2013 (SAP10 carbon factors)</td><td>Part L 2021</td></tr> </table>	Residential	Part L 2013 (SAP10 carbon factors)	Part L 2021	<p>Pipework for condition 74 will be submitted prior to commencement as per the existing condition.</p> <p>A BREEAM condition is recommended for the commercial unit.</p> <p>Further meetings have been held to discuss the requirement for the additional overheating modelling and potential mitigation. These measures are considered to maximise efficiency but have not been required in previous phases, would be significant additional cost and work and would have any modest additional efficiency savings in are not considered necessary, especially given the highly</p>
Residential	Part L 2013 (SAP10 carbon factors)	Part L 2021			

	Total regulated emissions (Tonnes CO <sub>2</sub> / year)	CO <sub>2</sub> savings (Tonnes CO <sub>2</sub> / year)	Percent age savings (%)	Total regulated emissions (Tonnes CO <sub>2</sub> / year)	CO <sub>2</sub> savings (Tonnes CO <sub>2</sub> / year)	Percent age savings (%)	efficient measures already incorporated and benefit of nearly 1000 residential units and 60% affordable.
Baseline	331.6			283.1			
Be Lean	236	95.6	28.83%	236.5	46.5	16%	
Be Clean	117.2	118.8	35.83%	73.7	162.8	58%	
Be Green	71.4	45.8	13.81%	58.3	15.4	5%	
Cumulative savings		260.2	78%		224.7	79%	
Carbon shortfall to offset (tCO <sub>2</sub> )	71.4			58.3			

Commercial unit	Part L 2013 (SAP10 carbon factors)			Part L 2021		
	Total regulated emissions (Tonnes CO <sub>2</sub> / year)	CO <sub>2</sub> savings (Tonnes CO <sub>2</sub> / year)	Percent age savings (%)	Total regulated emissions (Tonnes CO <sub>2</sub> / year)	CO <sub>2</sub> savings (Tonnes CO <sub>2</sub> / year)	Percent age savings (%)
Baseline				1.5		
Be Lean				1.0	0.5	33%
Be Clean				1.0	0.0	0%
Be Green				1.0	0.0	3%
Cumulative savings					0.6	36%
Carbon shortfall to offset (tCO <sub>2</sub> )				1.0		

**Actions:**

- Please submit the GLA Carbon Emission Reporting Spreadsheet for Part L 2013.
- Please provide the performance of the non-residential element of this phase for Part L 2013. This unit forms part of the reserved matters remit, and therefore should be included in the energy strategy too.

**Energy Use Intensity / Space Heating Demand**

The reported EUIs are higher than the GLA benchmark of 35 kWh/sqm/year. The space heating demand appears to be within the benchmark of 15 kWh/sqm/year.

Building type	EUI (kWh/m <sup>2</sup> /year)	Space Heating Demand (kWh/m <sup>2</sup> /year)	Methodology used
Residential	43.07645141	4.58	SAP 10.2 Methodology
Small commercial unit	57.9	0.62	SBEM Methodology

#### Energy – Lean

The applicant has proposed a saving of 47.1 tCO<sub>2</sub> in carbon emissions (16% and 33% for residential and non-residential) through improved energy efficiency standards in key elements of the build. This goes beyond the minimum 10% and 15% respectively reduction set in London Plan Policy SI2, so this is supported.

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

	Residential new build	Commercial refurbishment
Floor u-value	0.13 W/m <sup>2</sup> K	0.10 W/m <sup>2</sup> K
External wall u-value	0.18 W/m <sup>2</sup> K (0.20 W/m <sup>2</sup> K to unheated spaces - corridors)	0.20 W/m <sup>2</sup> K
Roof u-value	0.10 W/m <sup>2</sup> K	0.14 W/m <sup>2</sup> K
Door u-value	0.8 W/m <sup>2</sup> K	Not provided
Window u-value	0.80 W/m <sup>2</sup> K	1.00 W/m <sup>2</sup> K
G-value	0.42 (south, east, west) 0.50 (north)	0.25 (indicative)
Air permeability rate	2.5 m <sup>3</sup> /hm <sup>2</sup> @ 50Pa (flats) 3 m <sup>3</sup> /hm <sup>2</sup> @ 50Pa (houses)	3 m <sup>3</sup> /hm <sup>2</sup> @ 50Pa
Ventilation strategy	Mechanical ventilation with heat recovery (MVHR) + natural ventilation <ul style="list-style-type: none"> <li>- SFP – 0.68-0.85 W/l/s Efficiency 86-87% for noise-affected dwellings</li> <li>- SFP – 0.61-0.66 W/l/s Efficiency 93% for all other</li> </ul>	MVHR (0.90 W/l/s Specific Fan Power, efficiency 85%)
Thermal bridging	Accredited Construction Details; y-value 0.15 W/mK	
Low energy lighting	100% Energy efficient lighting Target Efficiency of 80 lm/W	A target LED lamp efficacy of 150 lm/W and a light output ratio of 1

Heating system (Be Lean)	Gas boilers with gross efficiency of 89.5%	ASHP heating COP of 2.86 and cooling COP of 8.5
FEE improvement	7% improvement, from 30.52 to 28.32 kWh/sqm	

Overheating is dealt with in more detail below.

### Energy – Clean

The Be Clean strategy for Phase 3 of the St. Ann's development is to connect to a site-wide heat network, with provision for future connection to the off-site District Energy Network (DEN) originating from the Edmonton EcoPark Energy from Waste (EfW) facility.

Key elements of the strategy include:

- **Three energy centres** are planned across the site (Phases 1A, 1B/2, and 3) due to phasing and land ownership constraints. Phase 3 will include its own energy centre located in Block L2, with ASHPs on the roof of Blocks L1 and L2.
- **Primary heat source:** Air Source Heat Pumps (ASHPs) supplying 95% of demand, with electric boilers covering the remaining 5%.
- **SCOP:** A Seasonal Coefficient of Performance of 3.23 is assumed for the ASHPs.
- **Distribution:** All apartments will be connected via Heat Interface Units (HIUs), with no additional hydraulic separation planned.
- **Losses:** A distribution loss factor of 1.05 has been used in SAP calculations, consistent with earlier phases.
- **Future-proofing:** Space has been reserved in the Phase 3 energy centre to allow for future connection to the off-site DEN.

However, there are unresolved issues regarding the interconnection of the three phases:

- Drawing N15301-AWA-ZZ-00-DR-U-96018 appears outdated and implies reliance on the off-site network to interconnect the three phases, which contradicts the agreed approach.
- The developer is expected to deliver a single, unified on-site network across all phases, with a single point of connection to the off-site DEN (ideally at the northern edge of the site).
- Further details are required to demonstrate how the three phases will be interconnected and how the site-wide network will be designed to allow full supply from the future DEN.

This strategy is broadly acceptable in principle, but further clarification and updated drawings are required to ensure compliance with the Section 106 agreement and Conditions 28 and 74.

### Action:

- Please submit an updated drawing and explanation showing how the energy centres across Phases 1A, 1B/2, and 3 will be interconnected by a single, developer-delivered site-wide heat network, including details of any hydraulic separation and

connections to existing buildings, in line with the commitments in the Section 106 agreement and Conditions 28 and 74.n updated drawing and accompanying explanation that clearly demonstrates how the energy centres across Phases 1A, 1B/2, and 3 will be interconnected to form a single, developer-delivered site-wide heat network.

### Energy – Green

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 for Phase 3. The strategy builds on the Be Clean approach, where ASHPs are already the primary heat source for the site-wide heat network, and further emissions reductions are achieved through the deployment of PV panels.

A total of 291.9 kWp of solar PV capacity is proposed across the Phase 3 roof spaces, with an estimated annual output of 191,195 kWh. The panels will be mounted at a 5–10° angle and oriented towards the south to maximise solar gain. An indicative roof layout has been provided in Appendix H of the Energy Strategy.

Individual ASHPs will supply space heating and hot water to the houses (COP of 3.6), while the commercial unit will be served by an ASHP with a COP of 5.0.

#### Actions:

- Please provide commentary on why the houses in Plot K and Block H do not have PV across their roof spaces. Providing solar PV on dwelling roofs is a common approach across Haringey and London, and this will be a missed opportunity to ensure that the operational energy use and their emissions can be reduced for occupants.
- Please confirm the thermal storage capacity proposed for Block L2 (Phase 3 energy centre), including any buffer tanks or hot water storage that will support the operation of the ASHPs and the site-wide network.

### Energy – Be Seen

The metering strategy will be further developed at detailed design stage. The total unregulated energy demands have been estimated at 561,825kWh/year from residential, non-residential and landlord supplies.

#### Actions:

- Demonstrate that the planning stage energy performance data has been submitted to the GLA webform for this development: (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance/be-seen-planning-stage-webform>)

### 3. Carbon Offset Contribution

A carbon shortfall remains. The remaining carbon emissions will need to be offset at £95/tCO<sub>2</sub> over 30 years with Part L 2013, and this will be dealt with via the relevant planning obligations in the S106.

#### 4. Overheating

The applicant has undertaken a dynamic thermal modelling assessment in line with CIBSE TM59 using TM49 weather files. The cooling hierarchy has been followed in the design.

#### Summary of TM59 Results

- Weather file used: DSY1 2020s, high emissions, 50th percentile
- Modelled units: 40 dwellings and 3 communal corridors
- Compliance: All units and corridors pass TM59 Criteria A and B
- Mechanical mitigation: Air tempering applied to Plot O houses due to noise constraints
- Passive measures:
  - Solar control glazing (g-value 0.42 east/south/west, 0.50 north)
  - External shading via balconies and deep reveals ranging from 85mm to 215mm
  - Additional shading provided by louvred shutters to the ground floors and a few specific east facing windows in Plot N;
  - MVHR with summer bypass mode (up to 90 l/s for apartments, 110 l/s for houses)
  - Secure openable windows and louvred shutters for ground floor units

#### Ventilation Strategy

- MVHR with summer bypass
- Openable windows with inward opening design
- Lockable louvred shutters for secure night ventilation
- Corridors ventilated via AOV system (0.5 ach)

#### Cooling Strategy

- Passive-first approach
- Air tempering (cooling coil bolt-on to MVHR) for noise-affected units
- No comfort cooling required elsewhere

Results are listed in the table below.

Domestic: CIBSE TM59	Predominantly naturally ventilated		Predominantly mechanically ventilated	Number of corridors pass
	Criterion A (<3% hours)	Criterion B for bedrooms (less than 33 hours)	Number of habitable rooms pass (<3% hours)	

DSY1 2020s (no window restriction issues)	All pass		All pass
DSY1 2020s (acoustically impacted only)	Modelled but not counted by applicant	Not modelled	
DSY2 2020s	Modelled but not counted by applicant	Not modelled	4 pass
DSY3 2020s	Modelled but not counted by applicant	Not modelled	All pass
DSY1 2050s	Modelled but not counted by applicant	Not modelled	0 pass
DSY1 2080s	Modelled but not counted by applicant	Not modelled	0 pass

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.
- Please confirm the mitigation measures modelled for the results reported in Table 2: TM59 overheating results for dwellings (assuming no window opening constraints) under DSY1 2020s.
  - o If MVHR has been modelled to show passing under no restriction's scenarios, this needs to be removed from the modelling.
  - o A step-by-step approach is to be undertaken in line with the Cooling Hierarchy as set out in the [Haringey Overheating guidance](#).
- Please confirm if the MVHR is modelled for the results reports in Table 6: TM59 overheating results for dwelling with external shading devices.
  - o If MVHR has been modelled, please remove it and model only the passive measures first.
  - o A step-by-step approach is to be undertaken in line with the Cooling Hierarchy as set out in the [Haringey Overheating guidance](#).
- Confirm if all dwellings with bedrooms facings south, south-west and south-east has maximised passive design measures to mitigate the overheating risks arising from solar gains, with external shadings for eg: louvred shutters.
- Please set out the results in numbers as a summary, based on the number of habitable rooms pass out of the total number modelled.
- Specify the active cooling demand (space cooling, not energy used) on an area-weighted average in MJ/m<sup>2</sup> and MY/year? Please also confirm the efficiency of the equipment, whether the air is sourced from the coolest point / any renewable sources.

We recommend that a planning condition is included to undertake an overheating assessment for the small commercial unit, 6 months prior to occupation.

**5. Sustainability**

Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The sustainability section in the report sets out the proposed measures in line with the One Planet Framework. The key principles are: people focused; place-led; new benchmark for housing; highly sustainable design; improved health and wellbeing; community growing and gardening; and child-friendly public realm. It covers all sustainability aspects including transport, equity and local economy, health and wellbeing, materials and waste, water consumption, flood risk and drainage, sustainable food, biodiversity, climate resilience, energy and CO<sub>2</sub> emissions and landscape design.

#### ***BREEAM New Construction Pre-Assessment***

The applicant has prepared a BREEAM Pre-Assessment Report for the commercial unit. An 'Excellent' rating should be achievable according to the Pre-Assessment. The tracker assessed that a score of 74.21% is achievable, which is an improvement to the 73.04% score at outline stage.

#### ***Living roofs***

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

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

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

#### ***Climate Change Adaptation***

A Climate Change Adaptation Strategy has been prepared, setting out the climate risks for this development, with a visual guide to where these measures will be implemented.

#### ***Whole Life-Cycle Carbon Assessments***

Policy SI2 requires developments referable to the Mayor of London to submit a Whole Life-Cycle Carbon Assessment and demonstrate actions undertaken to reduce life-cycle emissions.

The total calculated emissions based on the GIA (without grid decarbonisation) is estimated at:

	Estimated carbon emissions	GLA benchmark RESIDENTIAL	Embodied carbon rating (Industry-wide)
<b>Product &amp; Construction Stages</b> Modules A1–A5 (excl. sequestration)	556 kgCO <sub>2</sub> e/m <sup>2</sup>	Meets GLA benchmark (<850 kgCO <sub>2</sub> e/m <sup>2</sup> ) but exceeds the aspirational target (<500 kgCO <sub>2</sub> e/m <sup>2</sup> )	Modules A1–A5 achieve a band rating of 'D', not meeting the LETI 2020 Design Target

Use and End-of-Life Stages Modules B–C (excl. B6 and B7)	273 kgCO <sub>2</sub> e/m <sup>2</sup>	Meets GLA target (<350 kgCO <sub>2</sub> e/m <sup>2</sup> ) and aspirational benchmark (<300 kgCO <sub>2</sub> e/m <sup>2</sup> )	
Modules A–C (incl. sequestration, excl. B6 & B7)	816 kgCO <sub>2</sub> e/m <sup>2</sup>	Meets GLA target (<1200 kgCO <sub>2</sub> e/m <sup>2</sup> ), but not the aspirational benchmark (<800 kgCO <sub>2</sub> e/m <sup>2</sup> )	Modules A1–C4 (incl. sequestration) achieve a letter band rating of 'D', not meeting the LETI 2030 Design Target
Modules A–C incl. operational emissions (B6 & B7)	1,086 kgCO <sub>2</sub> e/m <sup>2</sup>	N/A	
Carbon sequestration	–13 kgCO <sub>2</sub> e/m <sup>2</sup>	N/A	
<p>The highest embodied carbon in Modules A1–A3 is attributed to construction materials (43%), with further emissions from site operations (7%) and transport (1%). Operational energy (regulated and unregulated) accounts for 25% of total emissions, while 21% of emissions are from in-use stages (B1–B5), primarily due to material replacement over the 60-year study period.</p> <p>The design has incorporated lean principles to reduce upfront embodied emissions, including:</p> <ul style="list-style-type: none"> <li>• Use of steel with 97% recycled content (saving 60 kgCO<sub>2</sub>e/m<sup>2</sup>)</li> <li>• Pre-fabricated balconies (saving 10 kgCO<sub>2</sub>e/m<sup>2</sup>)</li> <li>• 10% cement replacement in concrete (saving 12 kgCO<sub>2</sub>e/m<sup>2</sup>)</li> <li>• Energy-efficient fabric and connection to a heat network using ASHPs (saving 473 kgCO<sub>2</sub>e/m<sup>2</sup> over 60 years)</li> </ul> <p>Further opportunities to reduce emissions include reducing non-load bearing walls, using durable façade materials, specifying pre-cast concrete slabs, and exploring innovative cement mixes with higher limestone content.</p> <p>The WLCCE is compliant with GLA Policy SI2 and has been prepared using One Click LCA software in line with BS EN 15978 and RICS guidance. The assessment will be updated post-construction with product-specific data.</p> <p><b><i>Circular Economy</i></b></p> <p>Policy SI7 requires applications referable to the Mayor of London to submit a Circular Economy Statement demonstrating how it promotes a circular economy within the design and aim to be net zero waste. Haringey Policy SP6 requires developments to seek to minimise waste creation and increase recycling rates, address waste as a resource and requires major applications to submit Site Waste Management Plans.</p>			

The Circular Economy Statement for Phase 3 builds on the principles established in the outline consent and provides a detailed strategy for implementation. The following principles have been embedded into the design:

- Building in layers to allow for maintenance, replacement, and future adaptability.
- Designing out waste through standardisation, modular construction, and lean design.
- Designing for longevity, with durable materials and robust detailing.
- Designing for adaptability and disassembly, including mechanical fixings and accessible services.
- Using systems and materials that can be reused or recycled at end-of-life.

Key commitments include:

- A minimum of 95% of non-hazardous construction and demolition waste to be reused or recycled.
- Targeting 20% recycled content by value in construction materials (currently 18.46%).
- All timber to be FSC/PEFC certified.
- Operational waste targets of 65% (residential) and 75% (non-residential) recycling by 2030.
- Provision of adequate refuse and recycling storage, including food waste, across all units.
- Implementation of a Site Waste Management Plan and Operational Waste Strategy.

The report also outlines a detailed End-of-Life Strategy, including the use of the One Click LCA Circularity Tool, which estimates that 53.9% of materials can be returned to construction at end-of-life. Material passports and a disassembly manual will be developed post-construction to support future reuse and recycling.

The Circular Economy Statement includes a Bill of Materials, Recycled Content Calculations, and a Pre-Demolition Audit (Appendices B and C), which estimate that 1,155 tonnes of materials (5%) are suitable for reuse, with 98% of demolition waste expected to be diverted from landfill.

This is a comprehensive and policy-compliant approach that demonstrates a strong commitment to circular economy principles, with further detail to be provided at the post-construction stage.

## **6. Planning Conditions**

To be secured (with detailed wording TBC)

- Energy Strategy
- Overheating (Domestic)
- Overheating (Commercial)
- BREEAM Certificate

## **Carbon Management Response 14/08/2025**

In preparing this consultation response, we have reviewed:

- Energy and Carbon Response prepared by Lambert Smith Hampton (dated Aug 2025)
- Response to Overheating actions prepared by Hill Residential Limited (dated Aug 2025)
- GLA Carbon Emission Reporting Spreadsheet Part L 2013
- GLA Carbon Emission Reporting Spreadsheet Part L 2021
- Other relevant documents

### 1. Summary

The applicant has addressed the previously raised action points on Energy and Overheating and submitted the GLA carbon emission reporting spreadsheets for both Part L 2013 and Part L 2021 modelling. The energy strategy aligns with the hybrid application and will be monitored through Section 106 clauses and planning conditions secured as part of the hybrid consent.

The proposed overheating strategy is satisfactory in principle. Key measures include:

- Fully inward-opening windows to enable natural ventilation.
- Strategic placement of most bedrooms away from direct solar gains.
- Passive shading through overhangs and deep window reveals.

However, the development still includes several single-aspect units and bedrooms with south, south-west, and west-facing windows, which are at higher risk of overheating due to direct solar exposure. To mitigate this, additional passive shading measures are recommended in line with the London Plan Cooling Hierarchy, which would also help reduce cooling demand and associated energy use for better energy security of future occupants.

The submitted overheating assessment does not fully follow the Cooling Hierarchy. While all units pass the DSY1 2020s weather files, this is achieved primarily through mechanical ventilation with boosted airflow rates, rather than prioritising passive design measures first. This approach may lead to higher energy use and costs for future occupants and is against the Cooling Hierarchy.

Notably, the development's Energy Use Intensity (EUI) is approximately 30% higher than the GLA benchmark, reinforcing the need for passive cooling strategies such as external shading to reduce energy demand and improve resilience to heatwaves.

To ensure the development is resilient to future climate conditions and supports energy security for occupants, it is recommended that:

- A planning condition be secured requiring a revised overheating assessment prior to commencement of above-ground works.
- The revised assessment should address the concerns outlined above and demonstrate compliance with the London Plan Cooling Hierarchy, with a focus on passive mitigation measures.

### 2. Energy:

**Be Clean**

The applicant is required to demonstrate how the energy centres across Phases 1A, 1B/2, and 3 will be interconnected to form a single, developer-delivered site-wide heat network. This will be covered by Condition 74.

**Be Green**

The submitted roof plans show Solar PV has been maximised on the roofs of Plot L, M and N, while no PV is proposed for houses on Plot K and O. As per the applicant, Solar PV had been considered but was not included as a Be Green measure for houses to avoid burdens in terms of maintenance and scaffolding required for it, to future homeowners. This commentary is noted. However, providing PV on dwellings is a common approach across Haringey and London, and this will be a missed opportunity to ensure that the operational energy use and their emissions can be reduced for occupants.

The applicant confirmed 5 thermal storages with 8.000 L each (totally 40.000L).

**Carbon Offset Contribution**

A carbon shortfall remains. The remaining carbon emissions will need to be offset at £95/tCO<sub>2</sub> over 30 years with Part L 2013, and this will be dealt with via the relevant planning obligations in the S106.

**Overheating**

The applicant has submitted a technical note to address the overheating queries provided in the earlier response.

**Shading Strategy:**

Elevation drawings have been provided, although detailed specifications of the shading elements are not yet available. The applicant has committed to submitting these details at the detailed design stage, which should be secured via a planning condition requiring submission as part of the revised overheating assessment.

**Cooling Hierarchy:**

The strategy includes Mechanical Ventilation with Heat Recovery (MVHR) as part of the overheating mitigation measures. While MVHR may be acceptable as part of the final mitigation strategy, the current assessment does not adequately demonstrate how passive measures have been maximised prior to the introduction of mechanical solutions. This approach does not align with the London Plan Cooling Hierarchy, which prioritises passive design interventions.

The applicant has confirmed that MVHR was included in all modelling scenarios. However, passive measures—such as external shading, shutters, and brise soleil—should be prioritised, especially for bedrooms facing south-west or those with high solar exposure. To properly assess the effectiveness of passive design, the baseline scenario of the TM59 Overheating Assessment should exclude MVHR. While MVHR may be retained in the final strategy to meet Part F ventilation requirements, the applicant must first demonstrate that passive measures have been fully explored and optimised.

[https://www.haringey.gov.uk/sites/default/files/2024-05/summary\\_overheating\\_planning\\_application\\_requirements.pdf](https://www.haringey.gov.uk/sites/default/files/2024-05/summary_overheating_planning_application_requirements.pdf)

The applicant's assertion that bedrooms facing south, south-west, and south-east meet TM59 criteria without additional shading is not accepted, as MVHR was used in all scenarios to achieve compliance. Passive measures must be prioritised in accordance with the Cooling Hierarchy.

In summary, the proposed overheating strategy is satisfactory in principle. Key measures include:

- Fully inward-opening windows to enable natural ventilation.
- Secure openable windows and louvred shutters for ground floor units
- Solar control glazing (g-value 0.42 east/south/west, 0.50 north)
- External shading via balconies and deep reveals ranging from 85mm to 215mm
- Additional shading provided by louvred shutters to the ground floors and a few specific east facing windows in Plot N;
- MVHR with summer bypass mode (up to 90 l/s for apartments, 110 l/s for houses)

However, the submitted overheating assessment does not demonstrate compliance with the London Plan's Cooling Hierarchy and lacks evidence that passive design measures have been maximised prior to reliance on mechanical ventilation and cooling.

Given the window opening constraints of the site, the TM59 criteria for predominantly mechanically ventilated dwellings apply (assuming windows remain closed). However, in line with Energy Assessment Guidance 2022 (Section 8.10), applicants must submit two separate overheating scenarios:

1. One assuming openable windows.
2. One assuming closed windows.

This dual-scenario approach ensures that passive measures and façade design are optimised regardless of site constraints.

#### Overheating Actions:

- Naturally ventilated scenario – To demonstrate passive mitigation measures have been maximised regardless of the constraints posed by the site. Please undertake TM59 overheating assessment with passive measures introduced in steps for dwellings (assuming no window opening constraints) under DSY1 2020s.
  - MVHR should not be modelled in the baseline and passive mitigation measures stage, and should be only introduced after exploring all passive overheating mitigation measures such as external shutters, shadings, etc.
- Mechanically Ventilated Scenario for Units with windows opening constraints - Please undertake TM59 overheating assessment with passive measures introduced in steps for dwellings under DSY1 2020s.

- MVHR should not be modelled in the baseline and passive mitigation measures stage, and should be only introduced after exploring all passive overheating mitigation measures such as external shutters, shadings, etc.
- Report results of the dynamic modelling in line with the TMTM59 compliance criteria, clearly setting out the baseline scenario and additional modelled scenarios to test mitigation measure(s) required to pass the overheating assessment.
  - Baseline scenario
  - Baseline scenario + passive mitigation measure 1
  - Baseline scenario + passive mitigation measure 1 + passive measure 2, etc.
- All dwellings with bedrooms facings south, south-west and south-east must maximise passive design measures to reduce the solar gains for mitigating the overheating risks, with external shadings for eg: louvred shutters.

We recommend that a planning condition is included to undertake an overheating assessment for the commercial unit, 6 months prior to occupation.

#### **Planning Conditions**

Additional conditions should be secured.

#### ***Overheating Risk (Domestic Phase 3)***

*Prior to the above ground commencement of development, a revised overheating model and report shall be submitted to and approved by the Local Planning Authority. The model will assess the overheating risk in line with CIBSE TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) and demonstrate how the overheating risks have been mitigated and removed through design solutions. These mitigation measures shall be operational prior to the first occupation of the relevant phase hereby approved and retained thereafter for the lifetime of the development. Air conditioning will not be supported unless exceptional justification is given.*

*This report will include:*

- *Natural ventilated scenario - to demonstrate passive design measures have been maximised regardless of the constraints posed by the site. Modelling should introduce passive measures first before introducing MVHR in line with the Cooling Hierarchy;*
- *Mechanically Ventilated Scenario for Units with windows opening constraints with passive measures introduced in steps in line with the Cooling Hierarchy;*
- *Incorporate further passive design measures (including at least acoustic mitigation and external shading) to reduce the overheating risk before applying any mechanical cooling solutions especially to bedrooms with windows facing south, south-west and west;;*
- *All dwellings with bedrooms facings south, south-west and south-east must maximise passive design measures to reduce*

	<p><i>the solar gains for mitigating the overheating risks, with external shadings for eg: louvred shutters.</i></p> <ul style="list-style-type: none"> <li>- <i>Specifications of the passive design measures incorporated within the scheme in line with the Cooling Hierarchy.</i></li> <li>- <i>Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.</i></li> <li>- <i>Modelling and feasibility of measures that form part of the retrofit plan to mitigate the future risks of overheating by confirming that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment) and include any replacement / repair cycles and the annual running costs for the occupiers;</i></li> </ul> <p><i>Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.</i></p> <p><u><i>BREEAM Certificate (Commercial Units Phase 3)</i></u></p> <p><i>Prior to the fit out of this unit and in accordance with the submitted pre-assessment for the commercial unit in Phase 3, and prior to fit-out of this unit, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to BRE should be submitted for approval, confirming that the development has achieved a BREEAM “Excellent” outcome (or equivalent), subject to certification by BRE.</i></p> <p><i>Within 6 months of occupation, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.</i></p> <p><i>In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Authority’s approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.</i></p> <p><i>Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.</i></p>	
Conser vation	<p>There is no objection from the heritage conservation perspective to the proposed detailed scheme related to phase 3 of the wider redevelopment of the St Ann's Hospital site.</p>	<p>Noted – Conservation have been involved through the preapp process and previous phases.</p>

Design	<p><b><u>Summary</u></b></p> <p>This application is for reserved matters approval for the final substantial portion of the development that was granted outline approval in a previous hybrid permission and for which the other outline portion was granted reserved matters approval in the previous planning permission. The proposals are in accordance with the Design Code and Masterplan previously approved, that will ensure its compatibility with the detailed elements previously approved.</p> <p>Design officers are confident this proposal will make a significant contribution to what will rapidly become a major new neighbourhood characterised by elegant, coolly detailed, durable and robust residential buildings framing retained heritage buildings from the former hospital housing community and business uses, amidst spectacularly high quality landscape features. The homes created in this phase will be at least as good quality, attractive, durable and supporting fulfilling, sustainable living, as those in the previous permissions. Design quality is high, and has been commended by the council's independent, objective, expert Quality Review Panel, with all concerns expressed by the panel resolved to design officers' satisfaction.</p> <p><b><u>Design Code</u></b></p> <p>The Design Code is an Approved Document, giving it greater weight in considering this and future Reserved Matters applications than the Design &amp; Access Statement. As such it is crucial to ensuring that future phases will be built out to at least as good quality as the initial phases for which detailed planning permission was granted. In general, officers consider the Design Code is a really high-quality document that promises to be extremely powerful and useful in supporting and protecting high quality design and a coherent design across the development, tying the later phases, only previously applied for in outline, to the earlier phases approved previously in detail.</p> <p>The document is structured with Site Wide Codes, Landscape Codes and Architectural Codes. The general principles within the Site Wide codes are excellent, placing some of the more detailed Conservation Area principles within the Site Wide codes, especially crucial views, giving them a welcome prominence. To avoid them being forgotten in the Architectural and Landscape Codes, there is cross referencing throughout. Codes are described as either must or should be carried out. Unlike many other Codes, may is never used, to give greater certainty, but reasonable flexibility in implementing the outline portion. Officers consider the most crucial elements are definitive.</p> <p>The Design Code is particularly strong on landscaping, both hard and soft, with a long and detailed section on Landscape and Public Realm coding, to reflect and help to implement the overall intention for the development to be led by the green and natural landscape, and to be designed around the importance placed on preserving key existing trees and areas of landscaping within the site.</p>	<p>Noted – Design officer has worked closely with the applicant team in the refinements of what is an exemplary design in-keeping with previous phases.</p>
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	<p><b>Detailed Design</b></p> <p>Much of this phase closely follows the detailed design of previously approved phases, but where necessary have been adapted to different particular locations and/or updated to comply with the latest regulations and guidance. The mansion blocks facing the Peace Garden consciously reflect those in the first phase, but have been modified to provide dual stair access where their height requires. Care has also been taken to respond to QRP concerns as much as possible, including ensuring natural light reaches communal corridors and that communal entrances are as welcoming as possible.</p> <p>The lower rise mansion blocks behind and the townhouses to their east and south are identical to those approved in the first and second phases, but the block of deck-access flats over maisonettes in the middle of the row of eastern townhouses in Plot N are unique to this phase. These have responded to design officer and QRP concerns regarding their relationship to the hospital and that their “rear” will be highly visible with a series of design refinements to reduce the extent of access balconies, with their lift and stair cores giving onto enclosed lobbies with windows, and introducing additional vertical brick columns for give the remaining access balconies a more elegant elevational composition balanced between horizontal and vertical elements.</p> <p>Finally, significant work has been done by the applicants and officers to refine, enrich, and embellish the townhouses in the northern part of this site, in Plots O1 and particularly O2, reflecting their occupying the most visible location in the entire development, forming the key corner and gateway from the open space in front of the retained hospital as well as sitting within the boundary of the St Ann’s Conservation Area, amongst heritage assets of retained buildings and walls, and alongside St Ann’s Road, as well as sitting in the view corridor of the striking local view, identified by design officers and the applicants’ heritage consultants early in the design of the masterplan, from the northern edge of the housing development to the church spire of St Ann’s Church.</p> <p>Therefore despite these townhouses being restricted to two storeys to preserve the view, and therefore having potentially lacked the “heft” to hold their key corner/gateway location, their designs, in particular that of the special design of the easternmost end house, has been enhanced to face in three directions and in particular to feature a striking raised dormer window over its stairs. This is considered to produce a worthy design to enhance and demarcate this important location whilst still providing a high quality townhouse offering a great living experience, as will all the other new homes proposed for this development.</p>	
Noise	I have reviewed the noise assessment and in my opinion is agreeable on what the report details, and do not have any comments to make.	Noted.
Refuse Management	The proposed Refuse Strategy for Phase 3 of the development is broadly compliant with the requirements set out in the <i>Haringey Local Plan - Sustainable Design &amp; Construction SPD</i> . The inclusion of	Signage will be provided through condition.

	<p>dedicated refuse and recycling stores at ground floor level for each apartment and maisonette core is welcomed, as is the integration of domestic refuse storage within the front defensible space for houses. Key strengths of the strategy include:</p> <ul style="list-style-type: none"> <li>• <b>Proximity to collection points:</b> The majority of refuse stores are located within 10 metres of the highway, which aligns with best practice for drag distances and facilitates efficient collection.</li> <li>• <b>Accessibility:</b> Step-free access via flush or dropped kerbs is provided to all refuse stores, supporting inclusive design and ease of use for all residents.</li> <li>• <b>External access:</b> All stores are externally accessible, which is consistent with the agreed fire strategy and supports operational efficiency.</li> </ul> <p>To further strengthen the strategy, it is recommended that:</p> <ul style="list-style-type: none"> <li>• Clear signage and wayfinding be incorporated to ensure residents and collection crews can easily locate refuse stores.</li> <li>• Adequate ventilation and pest-proofing measures are confirmed in detailed design stages.</li> <li>• Ongoing management and maintenance plans are developed to ensure long-term cleanliness and usability of the refuse areas.</li> </ul> <p>Overall, the strategy demonstrates a thoughtful approach to waste management and is in line with Haringey's sustainability and accessibility objectives.</p>	<p>Ventilation is a requirement for Building Regulations but is referenced as an informative. The maintenance will be undertaken by site management</p>
<p><b>Sustainable Drainage (SuDS)</b></p>	<p><b>Comments received 23/06/2025:</b></p> <p>Having reviewed the applicant's submitted Flood Risk Assessment and Drainage Report document reference number 4310-MHT-ZZ-XX-T-C-0001 Issue P02 – 11 dated April 2025 as prepared by Meinhardt consultant for the reserved matter application, we have following concerns:</p> <ol style="list-style-type: none"> <li>1. The proposed discharge rate of 15 l/s for all rainfall events is noted. However, we require that all surface water discharges be limited to the Greenfield runoff rate, including consideration of a 40% allowance for climate change across all rainfall events. It would be good to review your discharge strategy accordingly. Additional storage may be necessary to accommodate more extreme events without increasing runoff rates.</li> <li>2. As part of the Reserved Matters application, a full suite of rainfall simulations is required. This must include, simulated storms over a 7-day period (not just 1 day)</li> <li>3. The current Micro-Drainage model shows significant flooding during the 1 in 100 year + 40% climate change event, which is not acceptable. Therefore, please explore options such as providing additional storage capacity within the site and/or upsizing drainage pipes to increase conveyance capacity</li> <li>4. We also require a clear indication of overland flow paths as generated by the proposed drainage scheme. Please provide a</li> </ol>	<p>A meeting was held on 22/08/2025 where the flow rates were discussed and it was agreed that whilst everything seemed to be acceptable there is a need for all results to be collated. Further information was submitted on 28/08/2025 but requires further review. Accordingly, it is considered that a condition be applied so that this can be reviewed.</p>

	<p>diagrammatic plan showing these routes and confirming that overland flows are directed away from buildings and sensitive infrastructure.</p> <p><b>Follow up comments received: 18/08/2025:</b></p> <p>Unfortunately, the applicant hasn't responded to the specific points we raised. Instead, they've provided justifications, claiming that Phase 3 discharges into Phase 1, for which the discharge rate has already been agreed. They're also disputing the rainfall parameters used and haven't demonstrated sufficient storage to account for the flood risk.</p> <p>Given the complexity and the time elapsed since our original response in June, we'll need to revisit the entire submission, including our comments on Phase 1, to ensure a thorough review. This will take a bit of time, I am afraid.</p>	
<b>Transp ortation</b>	<p>This RMA application is for Phase 3 of the St Anns hospital residential redevelopment, for appearance, landscaping, layout and scale. Transportation have reviewed the submitted document and are primarily focussing on the layout aspects of this REM application.</p> <p>The St Anns site redevelopment is for the provision of 995 residential units across all phases. Phase 3 of the site is located to the eastern side of the plot, and includes Plots K, L, M, N, O1 and O2. 291 units are included.</p> <p><u>Layout and access arrangements</u></p> <p>From the transportation perspective, the outline consent did include a number of elements of the development in detail, including the internal road and footways, along with alterations and connections to the existing public highway and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses, so these have already been consented.</p> <p>A north – south primary street runs within Phase 3 and connects to St Anns Road and to the southern part of the overall development site, and a secondary east west road connects to the centrally located peace garden and to the north side of the site and access to St Anns Road.</p> <p>The internal road layouts and junctions connecting to the existing highway network are in accordance with the approved Parameter Plans, following the masterplan proposals and completing the perimeter two-way primary access street within the development.</p> <p>The internal development road layout is as per the parent/outline consent, providing the two way primary (loop) and one way with a contraflow cycle facility secondary roads, the only change since the outline consent is the addition of one parking space in a location where originally three continuous spaces were to be provided, refinements to vehicle tracking checking of the design has enabled the addition of another on street space. The two way primary road is to be 5.5m wide as a minimum and the single direction secondary roads that will include a contraflow cycling facility 3.9m wide (minimum). All footways</p>	<p>Noted. A condition to secure delivery of requisite cycle stores is recommended.</p>

are to be 2.0m wide (minimum). The road and footway widths are confirmed within the design code and in the original design and access statement.

Cycle Parking arrangements (reference condition 66)

The submission includes the Phase 3 cycle parking provision document as produced by Markides Associates. This includes full details of the long and short stay cycle parking for residential units, non-residential floor area and for visitors. The long stay provision for the houses and maisonettes (34 spaces) will be within the rear gardens in secure weatherproof stores, there will be internal long stay stores for the flats (465 in total), plus 22 short stay associated with the residential units within the public realm across phase 3, and 3 long stay and 14 short stay for the non-residential land uses within this phase, located around phase 3 with

The quantum meets the requirements of the London Plan and the proposed arrangements meet the requirements of the London Cycle Design Standards with respect to the provision of larger spaces (5%), 20% of spaces utilise Sheffield stands, and 75% utilise a two tier system, with appropriate manoeuvring space within the cycle stores.

As submitted the proposed cycle parking arrangements are acceptable.

Car parking management plan (reference condition 77)

The on street car parking provision meets the quantum consented within the original application with 49 spaces to be provided. This includes the following;

- 32 standard spaces (6.0m x 2.0m)
- 8 blue badge spaces (6.6m x 2.0m)
- 5 spaces able to be converted to 6.6m x 2.0m blue badge spaces (initially will be standard and there is the ability to extend and redesignate as required)
- 2 visitor blue badge spaces (6.6m x 2.0m)
- 2 non-residential visitor car parking spaces (6.0m x 2.0m)
- 2 car club spaces (6.0m x 2.0m)

All parking spaces will have an EVCP facility, 20% will be provided as active and the remaining 80% will be passive able to be brought into use as required in the longer term.

It is noted that the potential blue badge provision of 5% is lower than the London Plan requirement of the ability to provide 10%, however this level of provision has been accepted with the earlier phase applications, and at present blue badge holders make up 2.9% of Haringey's population from census figures.

The CPMP also outlines how development parking will be allocated and managed. No spaces will be sold, they will be leased and arrangements reviewed, the priority will be towards providing for the larger and family sized units. there will also be active enforcement and management of the parking provision within the development.

As submitted the Car parking management plan is acceptable to Transportation.

#### Delivery and servicing Plan

A standalone DSP document is included within the submission, this details the use of a specific commercial loading bay slightly to the south of Block M. 10 vehicles per day are predicted visiting to use this facility.

With regards residential deliveries and servicing, it is intended for these vehicles (predicted at 49 vehicles per day) to utilise parking spaces available and potentially the commercial loading bay to park and dwell. The vast majority of visiting delivery and service vehicles are expected to be vans and Light goods vehicles.

Arrangements can be put in place to temporarily suspend parking bays for removals lorries and larger goods vehicles, the management of delivery and servicing will be by the travel plan co-ordinator.

Otherwise the DSP provide commentary on how commercial occupiers will be expected to follow the principles of the DSP as far as possible, including timings outside of the peaks, notifying arrival times, and liaising as necessary with occupiers and the estate management team.

Swept path plots have been provided for refuse/recycling collection vehicles that will collect from the street. With the relatively low parking included and accordingly low car ownership predicted, this is not expected to be an issue with regards congestion. The swept path plots appear fine.

#### Residential Travel Plan

A Travel Plan document has been submitted for Phase 3, which incorporates the earlier plans for the earlier phases, thus producing a site wide residential travel plan. The scope and content of this document are appropriate and align with the earlier phase documents.

The plan includes details of connections to public transport services and local facilities, how pedestrian and cyclist access and connectivity to and from the development will be improved, along with details of the car club and cycle parking arrangements to be provided. Two car club parking spaces are to be provided within phase 3 as part of the overall car club provision for the site as required with the S106 for the main original consent.

There is commentary on management and administration of the travel plan and on how mode shares will be set post occupancy surveys, there is reference to the wider London Plan targets for 80% of all journeys to be by sustainable and active modes, which is expected from the outset.

#### Summary

	This RMA application relates to phase 3 of the St Anns hospital redevelopment. From the transportation perspective, the proposed access and transport arrangements accord with the main/parent consent, and are acceptable to Transportation, as are the submissions relating to conditions 66 and 77.	
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External	Comment	Response
<b>Environment Agency</b>	<p>Environment Agency Position</p> <p>Based on a review of the submitted information, we have no comments on this reserved matters application, or the discharge of conditions 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 77, 79 and 80.</p> <p>Please continue to consult us on applications with regard to reserved matters and discharge of conditions for outline permission HGY/2022/1833, in which we responded to under references NE/2022/134751/01, NE/2022/134751/02 and NE/2022/134751/03 due to the site being situated on Source Protection Zone 1 and the presence of land contamination.</p>	Noted.
<b>Hackney Council</b>	No objection.	Noted.
<b>Historic England (GLAAS)</b>	<p>Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.</p> <p>You may also find it helpful to refer to our published advice at <a href="https://historicengland.org.uk/advice/find/">https://historicengland.org.uk/advice/find/</a></p> <p>It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request. Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.</p>	GLAAS have provided comments on the hybrid permission and conditions are attached for investigations in the original hybrid permission decision notice.
<b>HSE</b>	<p>Scope of consultation</p> <p>1.1. The above application relates to the approval of Reserved Matters in respect of appearance, landscaping, layout and scale relating to Phase 3 associated with the outline component of planning permission HGY/2022/1833. Access is not a reserved matter under consideration in this application.</p> <p>1.2. The development plots include:</p> <ul style="list-style-type: none"> <li>• Plot K Houses (3-storeys)</li> <li>• Courtyard Plots L &amp; M (5-8 storeys)</li> <li>• Plot N Houses &amp; Maisonettes (3-4 storeys)</li> <li>• Plot O Houses (2-3 storeys)</li> </ul>	Noted. The information has been sent to the applicant and an informative is included with advice for Gateway 2 submission.

	<p>1.3. The Design and Access Statement (Executive Summary) states: “This second Reserved Matters Application (RMA 2) seeks detailed approval of the appearance, landscaping, layout and scale of Phase 3 of the outline component of the St Ann's New Neighbourhood Masterplan. This covers Plots K to O of the illustrative masterplan, submitted as part of the Hybrid Application.”</p> <p>1.4. HSE has assessed the proposed buildings that meet the height threshold for relevant buildings. In so doing, HSE has referenced the storey heights detailed in the Fire Strategy Reports and not the stated building height(s) in the fire statement. Accordingly, Plots L 1, 2, and Plots M 1, 2 are relevant buildings. The other buildings are located within the curtilage of relevant buildings, and HSE has included them as part of this assessment.</p> <p>1.5. Hybrid Planning Approval of the St Ann's New Neighbourhood Masterplan was granted in July 2023.</p> <p>1.6. The fire statement dated 31/05/2025 states that the adopted fire safety design standard is BS 9991. HSE has assessed this application on that basis. It is noted the Fire Strategy Reports provided were helpfully detailed and informative.</p> <p>Previous consultation</p> <p>1.7. HSE received a consultation request on 18/07/2022 for the aforementioned address (planning reference: HGY/2022/1833 – detailed for Phase 1A) in relation to the outline application, and responded on 19/08/2022, under the HSE reference pgo-1620, with the headline: ‘Content’.</p> <p>Current consultation</p> <p>1.8. HSE received this consultation request on 02/06/2025 in relation to the reserved matters applications. For the avoidance of doubt, this substantive response is in relation to the reserved matters application.</p> <p>Plot L</p> <p>1.9. Paragraph A3.1 of the Fire Strategy Report (Plot L) states: “The proposed development of Plot L is two multi-storey residential blocks, L1 &amp; 2 and L3, having stories of eight and six respectively, whilst also featuring an array of ancillary spaces and a courtyard in between the two blocks. Building L1 &amp; 2 are &gt;900m<sup>2</sup> and therefore afforded 2 Firefighting shafts.” Additionally, paragraph C.6.4 of the same document states: “Building L1 &amp; L2 is to be afforded 2 Firefighting shafts due to the floor area &gt;900m<sup>2</sup>.” Plot M</p> <p>1.10.Paragraph A3.1 of the Fire Strategy Report (Plot M) states: “The proposed development of Plot M are two multi-storey residential blocks, M1 &amp; 2 and M3, having stories of five and six respectively, whilst also featuring a commercial unit and an array of ancillary spaces and a courtyard in between the two blocks. Building M1 &amp; 2 are &gt;900m<sup>2</sup> and therefore afforded 2</p>	
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	<p>Firefighting shafts.” Additionally, Paragraph C.6.4 of the same document states: “Building M1 &amp; 2 is to be afforded 2 Firefighting shafts due to the floor area &gt;900m<sup>2</sup>.”</p> <p>1.11.HSE welcomes the provision of two firefighting shafts in buildings L1, L2, M1 and M2.</p> <p>1.12. Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.</p> <p>2. Supplementary information The following information does not contribute to HSE’s substantive response and should not be used for the purposes of decision making by the local planning authority. Smoke ventilation system – Plot L and M</p> <p>2.1. Paragraph 3.5.1 (L1 &amp; L2) of the Fire Strategy Report (Plot L) states: “A performance based mechanical extract shaft is to be provided in the corridors allowing for the smoke to be extracted and removed from the corridor... CFD is to be used to verify the performance of the mechanical smoke control system.”</p> <p>2.2. Paragraph 3.5.1 (M1&amp;2) of the Fire Strategy Report (Plot M) states: “A performance based mechanical extract shaft is to be provided in the corridors allowing for the smoke to be extracted and removed from the corridor.... CFD is to be used to verify the performance of the mechanical smoke control system.”</p> <p>2.3. Accordingly, the above is noted and it will be for the applicant to demonstrate that the means of escape are appropriate at later regulatory stages. Hydrants</p> <p>2.4. Regarding the 3x fire statements provided, the response to the question about the reliance on the use of existing hydrants and whether they are currently usable / operable (fire statement, section 13) is given as “don’t know”. Whilst the response “don’t know” is a valid response on the form, it is not appropriate to this development, which relies on working fire hydrants to feed the proposed fire main. In circumstances such as this, best practice is to check the state of the existing hydrants with the water authority. Without knowing their operability, the proposal might be relying on a disused water main or faulty hydrant.</p> <p>2.5. It will be for the applicant to demonstrate compliance at later regulatory stages. It should be considered that should additional hydrant installations be required, this may affect land use planning considerations such as the landscaping around the development.</p>	
Metropolitan Police (Designing Out Crime)	<p><u>Section 1 - Introduction:</u> Thank you for allowing us to comment on the above planning proposal.</p>	The conditions are already in place in the hybrid

	<p>With reference to the above application, we have had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.</p> <p>It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Appendices 1).</p> <p>We have met with the project Architects on several occasions to discuss Crime Prevention and Secured by Design at both feasibility, pre-application stage and at various technical stages for the current phases. Our concerns around the design and layout of the development which was taken into account by the Architects. They have only made mention to Secured by Design principles in the planning statement and there are no specific documents that reference design out crime or crime prevention, but this can be addressed with a suitably worded condition. At this point it can be difficult to design out fully any issues identified. At best crime can only be mitigated against, as it does not fully reduce the opportunity of offences.</p> <p>Whilst in principle we have no objections to the site, we have recommended the attaching of suitably worded conditions and an informative as per previous applications for the site. The comments made can easily be mitigated early if the Architects and Developer ensure that the ongoing dialogue with our department continues throughout the design and build process. This can be achieved by the below Secured by Design conditions being applied (Section 2).</p> <p>If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity.</p> <p>The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.</p> <p><u><i>Section 2 - Secured by Design Conditions and Informative:</i></u></p> <p>In light of the information provided, we request the following</p> <p>Conditions and Informative:</p> <p><u>Conditions:</u></p> <p>A. Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development.</p> <p>The development shall only be carried out in accordance with the approved details.</p>	<p>permission decision notice so are not required.</p>
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	<p>B. Prior to the first occupation of each building or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.</p> <p><u>Informative:</u> The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.</p>	
Natural England	<p>Natural England has no comments to make on this reserved matters application.</p> <p>Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.</p> <p>Natural England and the Forestry Commission have also published standing advice on ancient woodland, ancient and veteran trees which you can use to assess any impacts on ancient woodland or trees.</p> <p>The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.</p> <p>We recommend referring to our Site of Special Scientific Interest Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on <a href="https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice">gov.uk</a> at <a href="https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice">https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice</a></p>	
Transport For London (TFL)	<p>Given the nature of the scheme which does not directly affect St Ann's Road or its bus routes, I only make brief comments on the cycle parking and access matters.</p> <p>Noted that a total of 272 cycle parking spaces will be provided for Phase 3. The LCDS has also been complied with the exception of</p>	<p>The positive comments on cycle stores are noted and delivery is captured</p>

	<p>aisle widths where both LBH and TfL have approved a reduced width.</p> <p>These principles are welcomed:</p> <p>5% of spaces to accommodate larger cycles - large enough to accommodate cargo bikes.</p> <ul style="list-style-type: none"> <li>• 20% of Sheffield Stands (with no tier above)</li> <li>• 1m between Sheffield Stands.</li> <li>• No more than 2 sets of Doors.</li> <li>• 2.5m aisle widths (in agreement with LBH &amp; TfL at the Hybrid Application Stage (HGY/2022/1833)).</li> <li>• Josta (gas assisted) two-tier for remaining stands (See Figure 4.1), with: <ul style="list-style-type: none"> <li>– 400mm spacing between racks.</li> <li>– 2.6m floor to ceiling height</li> </ul> </li> </ul> <p>Parking for houses:</p> <p>Location is at rear of a house – unless there are access points from garden onto public realm of St Ann's Road, users would need to take bicycles through their house, and the applicant should identify how secure parking could be provided towards the front door / main entrance to the house. Occupiers may choose to use the cycle store for other uses.</p> <p>Parking for flats:</p> <p>The plans show separate provision for oversized bicycles, which is welcomed, and which could assist with managing ease of access to a parking space for owners of a cargo bike or other oversized bike into such a dedicated store</p> <p>Short stay parking:</p> <p>This looks to be well planned to meet arrival points and desire lines into the site for visitors to the site.</p> <p>As such, with the exception of location of cycle parking for the homes which should be revised and clarified, TfL would not object to this application being discharged.</p>	<p>through condition.</p> <p>Potential siting of the rear bike stores to the front of the houses was considered but this would be in conflict with the refuse store and entrance. Clear access is provided through the units to the rear and is considered acceptable.</p>
Thames Water	<p>Waste Comments: Public sewers are crossing or close to your development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures we have suitable and safe access to carry out maintenance and repairs. Please refer to our guide on working near or diverting our pipes:<a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</a> Please ensure to apply to determine if a build over agreement will be granted.</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should</p>	<p>Noted that existing conditions attached</p>

	<p>follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <a href="https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design">https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design</a></p> <p>Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments: Water Comments: N/A Supplementary Comments: Water - Previous comments remain.</p>	
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## Appendix 4: Public Consultation Comments

Neighbour Consultation	Neighbour response	Officer response
<p>75 Kessock Close, N17 9PW (on behalf of Friends of the Earth)</p>	<p>We welcome the biodiversity proposals and note the LWT report indicating 12% net biodiversity gain.</p> <p>We are aware that on many developments, promised NBG has not been fulfilled and/or has not been maintained for long. Wildflower meadows in particular usually require ongoing maintenance. So we ask:</p> <p>a) will there be a mandatory management plan in place which reports back to the Council on NBG?</p> <p>b) will there be bat and bird boxes, swift bricks, bug hotels etc? There should be but they aren't mentioned in the LWT report.</p>	<p>A landscape management and maintenance plan and ecological enhancement condition is provided and will be enforced through condition and the existing S106 legal agreement</p>
<p>33 Victoria Crescent</p>	<p>This development will provide much needed new homes.</p> <p>However, I would like to see more existing trees retained and more native trees and hedges planted. I hope all the new flats and houses have solar panels.</p>	<p>Almost all Category A and above trees will be retained.</p> <p>A total of 90 trees will be provided in Phase 3, as part of the 471 trees to be planted across the whole development.</p> <p>Additional hedgerow to be planted represents a 214.99% increase of baseline hedgerow value.</p> <p>Roofs of all blocks of flats will accommodate PV panels. The houses in all phases have not got PV on the basis that the maintenance of the roofs of these houses are highly costly for end users and the managing agent, Peabody, and would not provide sufficient levels to warrant inclusion in this scheme. This is an accepted position through the hybrid permission</p>

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## Appendix 5: Quality Review Panel

### London Borough of Haringey Quality Review Panel

#### Report of Full Review Meeting: St Ann's New Neighbourhood Phase Three

Wednesday 5 February 2025

St Ann's General Hospital, St Ann's Road, Tottenham, London, N15 3TH

#### Panel

Esther Everett (chair)

Nuno Correia

Gavin Finnan

Ann Sawyer

Lindsey Whitelaw

#### Attendees

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
John McRory	London Borough of Haringey
Catherine Smyth	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Alice Tsoi	London Borough of Haringey
Reema Kaur	Frame Projects
Kirsty McMullan	Frame Projects

#### Apologies / report copied to

Ruth Mitchell	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Roland Sheldon	London Borough of Haringey
Ashley Sin-Yung	London Borough of Haringey
Tania Skelli	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Bryce Tudball	London Borough of Haringey
Bonnie Russell	Frame Projects

**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.

**Declaration of interest**

Panel member Gavin Finnan's practice, Maccreanor Lavington, worked on a study of this site prior to appointment of the current project team, but not for Hill Residential, and to a different brief. He was not involved in the current project in any way, and Maccreanor Lavington's work on the site ended in 2016.

## 1. Project name, site address and planning reference

Phase Three (Reserved Matters Application Two)  
St Ann's New Neighbourhood, St Ann's Road, Tottenham, London N15 3TH  
Hybrid application reference HGY/2022/1833

## 2. Presenting team

Paul Karakusevic	Karakusevic Carson Architects
Suzie Prest	Karakusevic Carson Architects
Rob Reeds	Lambert Smith Hampton
Graeme Sutherland	Adams and Sutherland
Dave Wakeford	Peabody Trust
Ellie McNamara	Hill Residential
Ross Williams	Hill Residential
Lauren Noble	GLA Land and Property

## 3. Planning authority briefing

St Ann's Hospital is a Victorian-era former fever hospital located on the southern side of St Ann's Road. The northern part of the site is located within the St Ann's Conservation Area. Mayfield House is locally listed, and the Grade II\* listed St Ann's Church is to the east. The site is designated as a critical drainage area. The south of the site includes a Site of Importance for Nature Conservation and an ecological corridor. It is also covered by a woodland Tree Preservation Order.

The land is designated as Site Allocation 28. Hybrid planning permission was granted in 2022 for the redevelopment of approximately two-thirds of the hospital site, with the remaining land retained for medical purposes. The hybrid permission is for a landscaped development of 995 homes in buildings between three and nine storeys tall. It also includes: commercial and community uses; retention of existing historic buildings; new public realm; new routes into and through the site; and car and cycle parking – to be delivered in multiple phases.

Site-wide principles, including phasing, land use, layout, landscaping, car and cycle parking, and affordable housing provision are secured in the hybrid permission. The Peace Garden at the centre of the site and the new pedestrian and cycle link are also already permitted.

Phase Three, the final phase, covers the eastern part of the site and has a design code. It consists of Plots K, L, M, N, O1 and O2.

Since the hybrid permission, an increase in scale of the south wing of Plot M by one storey, the (only) north wing of Plot L by two storeys, and the main massing of Plot L by one storey, as well as an increase in plant zone for Plot N, have been submitted as non-material amendments. This increase is due to revised fire safety regulations and resultant requirement for second cores. It is intended to ensure that the site remains viable and can achieve an above-policy level of affordable homes.

#### **4. Quality Review Panel's views**

##### *Summary*

The Haringey Quality Review Panel welcomes the proposals for St Ann's New Neighbourhood Phase Three. The scheme is well-considered and likely to create a high-quality place to live. The panel makes suggestions to help the development reach its full potential.

The increase in height and massing is likely to result in overshadowing of residential amenity spaces. Massing and amenity spaces should therefore be reshaped in response to daylight and sunlight assessments, to ensure that courtyards are usable. The balance between noise and overheating is a challenge on this site. Further work is needed to fully develop a mitigation strategy, combining inset balconies, learning from post-occupancy evaluation of earlier phases, and carrying out more extensive performance checks.

The eastern elevation of Plot N will be conspicuous, and the design should therefore reflect the equal prominence of both façades. The Plot O architecture needs further development, focusing on the corners and drawing details from the retained buildings. Residential entrances should be more generous, with views through to the courtyards. Upper floor layouts would be improved by introducing natural light and views the ends of corridors, or near the cores. The panel welcomes the sustainable drainage strategy and retention of existing trees. The project team is encouraged to maximise opportunities for the landscape to enhance health and wellbeing for all ages. The provision of a convenience store is positive, but it is important that its frontage onto Chestnuts Park is not obscured. The rear elevation and servicing for the store should be managed to avoid a negative impact on Courtyard M.

The panel encourages Haringey officers to ensure that the future hospital site is well integrated. The wider masterplan offers an opportunity for an exemplary development, with health and wellbeing at its heart.

##### *Height and massing*

- The panel understands the need for a modest increase in the heights of the wings of Blocks L and M, but thinks that the massing onto courtyards L and M feels uncomfortable. It could impact the usability of the courtyard gardens, particularly Courtyard M where the height increase is in the wing to the south.
- Daylight/sunlight assessments should be carried out as soon as possible to inform the height and massing, and the amenity spaces reshaped in response to maximise sunlight. This exercise should also consider whether the recessed homes at lower level will receive sufficient natural light.
- The project team could explore making one element of Block M taller, while keeping one element at the previous height and removing the wing to the south, creating an 'L'-shaped block that avoids overshadowing Courtyard M. This would follow the height and massing established on the earlier phases of the masterplan, where a precedent has been set for this approach.

- The panel also suggests drawing sections through the whole site to check that the maisonettes are not overshadowed.

#### *Quality of accommodation*

- The panel understands the challenge of balancing overheating and noise, especially for bedrooms facing onto St Ann's Road. The project team is encouraged to carry out post-occupancy evaluation of the earlier masterplan phases (both qualitative and quantitative, and over a 12month period). Phase Three should be informed by these results to create robust and resilient solutions.
- The inset balconies are a good way to maximise ventilation for those homes more at risk from overheating, and are likely to perform well. The overheating performance of all single aspect homes should also be checked.
- Homes on the ground floor should also be given particular attention, as there could be conflicts between night-time ventilation and security.
- The project team could also explore thermal mass, attenuated openings and external shading as options to avoid the need for active cooling. The aesthetic impact of these measures will need to be considered too.
- The energy strategy and building fabric approach are both positive responses to the requirements of Part L Building Regulations. Further detail on the photovoltaic panels would be helpful, such as their locations and appearance in key views.
- The panel suggests carrying out a noise assessment of the energy centre in Block L2, to make sure that it will not disturb residents in this location.

#### *Architecture*

- The eastern side of Plot N is treated as a rear elevation, and turns its back on the hospital site. However, the panel is concerned that this elevation will be prominent and visible upon entry into the hospital site. This elevation is key for the success of the entire masterplan. It is also different from Phase 1 in its adjacencies. It is not exactly the same context, and should therefore address its unique condition.
- While gallery access could work on the eastern façade, a more civic presence would create a positive relationship with the future hospital. In keeping with the established masterplan language of blocks with frontages onto both the street and the courtyards, Plot N should be redesigned as a dual-frontage block.
- The panel also suggests finding ways to connect the hospital site to St Ann's New Neighbourhood. If a view through the N3 maisonettes to the Peace Garden is not possible, a sense of connection could be achieved through a roofscape that creates a sky view and indicates the neighbourhood behind.

- The testing of options for the Plot O houses is welcome. The designs are developing in the right direction, but do not yet work in their context. Significant further work is needed, but this is an exciting opportunity for exemplar houses.
- These houses will be the first part of Phase Three that people will see from St Ann's Road, framing the site entrance. The panel thinks that they should be special, but not grand, with more emphasis on the corner homes. The existing buildings retained on the site could provide helpful references for the detailing.

### *Communal spaces*

- The panel appreciates that ground floor space is pressured, but the residential entrances appear to be squeezed between the bin and bike stores, and should be more welcoming.
- The entrances of Block M2 would be more successful if they were opened up for views and direct routes through to the courtyard, and followed a pattern. The panel recommends moving them closer to the commercial space to create more coherent through-cores, and reconfiguring the upper floors to create views and natural light from corridors to improve resident experience.
- The panel understands that the upper floor layouts are compromised by the need to incorporate two stair cores. In Blocks M1/2 and L1/2, which have corridors with corners, the experience would be enhanced if there were windows for natural light and views out at the ends of the corridors.
- Alternatively, the light could be redistributed in Block M1/2, locating windows near each of the cores rather than in the centre of the corridors. This would allow residents to enjoy the views and light while waiting for the lift, but would not take up any additional space.

### *Landscape*

- The panel commends the approach to the existing trees. Many have been retained, with the landscaping designed around them, even where the trees are close to buildings.
- The landscape designs should be developed further to maximise the benefits of this investment for the community. The project team is encouraged to take every opportunity in the landscape approach to introduce elements that will enhance health and wellbeing for all ages.
- The formal play areas are well resolved, and Chestnuts Park directly to the north of the site provides excellent formal amenity and play space, but further thought should be given to the design and provision of informal doorstep play. It is positive that the play areas are not fenced off.
- The panel welcomes the site-wide, well-connected sustainable drainage strategy, including permeable surfaces and bioretention tree pits.

### *Convenience store*

- The panel supports the provision of a convenience store, and considers it important that it has a relationship to Chestnuts Park. The transparency of the shop frontage should therefore be safeguarded through design codes or tenancy agreements, to maintain it as active frontage and prevent it from being obscured with, for example, advertising vinyl.
- The rear of the store also requires careful thought to ensure it does not have a negative impact on the residential Courtyard M. Care should be taken to ensure that the servicing, including bins and deliveries, is well managed. The rear elevation could be planted to contribute positively to the courtyard setting.

### *Wider masterplan vision*

- The panel understands that the masterplan for the retained hospital uses on the wider site has not yet been agreed. It is important that the two masterplans are well integrated, so both areas will feel like part of the same place. At present, they feel like disparate and disconnected spaces with a stark line and boundary between. The success of St Ann's as a neighbourhood lies in breaking this barrier down.
- The project team for this masterplan should find opportunities to integrate the hospital into St Ann's New Neighbourhood, for example by creating visual links through to the landscaped public realm spaces.
- The two masterplans together present a unique opportunity for exemplary regeneration. The landscape-led St Ann's New Neighbourhood would tie in well with the needs of a hospital. When this part of the masterplan comes forward, Haringey officers are encouraged to ask for a design that sets a new bar for sustainability, health and wellbeing, context and craftsmanship.

### *Next steps*

The Haringey Quality Review Panel is confident that the remaining issues can be resolved in collaboration with Haringey officers. St Ann's New Neighbourhood does not need to return for another design review.

## 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.

**Appendix 6: Plans and Documents List**

**SITEWIDE 00000 SERIES - LOCATION PLANS**

N15303-KCA-ZZ-ZZ-DR-A-00000 Existing Location Plan

N15303-KCA-ZZ-ZZ-DR-A-00001 Existing Site Plan

**20000 SERIES - EXISTING SITE SECTIONS**

N15303-KCA-ZZ-ZZ-DR-A-20001 Existing Site Sections AA, BB

**10000 SERIES - PROPOSED PHASE 3 SITE PLANS**

N15303-KCA-ZZ-00-DR-A-10000 Ground Floor Plan, Proposed

N15303-KCA-ZZ-01-DR-A-10001 First Floor Plan, Proposed

N15303-KCA-ZZ-02-DR-A-10002 Second Floor Plan, Proposed

N15303-KCA-ZZ-03-DR-A-10003 Third Floor Plan, Proposed

N15303-KCA-ZZ-04-DR-A-10004 Fourth Floor Plan, Proposed

N15303-KCA-ZZ-05-DR-A-10005 Fifth Floor Plan, Proposed

N15303-KCA-ZZ-06-DR-A-10006 Sixth Floor Plan, Proposed

N15303-KCA-ZZ-07-DR-A-10007 Seventh Floor Plan, Proposed

N15303-KCA-ZZ-08-DR-A-10008 Roof Floor Plan, Proposed

**11000 SERIES - PROPOSED BLOCK PLANS**

N15303-KCA-KX-00-DR-A-11100 Plot K, Ground Floor Plan, Proposed

N15303-KCA-KX-01-DR-A-11101 Plot K, First Floor Plan, Proposed

N15302-KCA-KX-02-DR-A-11102 Plot K, Second Floor Plan, Proposed

N15302-KCA-KX-03-DR-A-11103 Plot K, Roof Plan, Proposed

N15303-KCA-LX-00-DR-A-11100 Building L1 / L2, Ground Floor Plan, Proposed

N15303-KCA-LX-01-DR-A-11101 Building L1 / L2, First Floor Plan, Proposed

N15303-KCA-LX-02-DR-A-11102 Building L1 / L2, Second Floor Plan, Proposed

N15303-KCA-LX-03-DR-A-11103 Building L1 / L2, Third Floor Plan, Proposed

N15303-KCA-LX-04-DR-A-11104 Building L1 / L2, Fourth Floor Plan, Proposed

N15303-KCA-LX-05-DR-A-11105 Building L1 / L2, Fifth Floor Plan, Proposed  
N15303-KCA-LX-06-DR-A-11106 Building L1 / L2, Sixth Floor Plan, Proposed  
N15303-KCA-LX-07-DR-A-11107 Building L1 / L2, Seventh Floor Plan, Proposed  
N15303-KCA-LX-08-DR-A-11108 Building L1 / L2, Roof Plan, Proposed  
N15303-KCA-L3-00-DR-A-11100 Building L3, Ground Floor Plan, Proposed  
N15303-KCA-L3-01-DR-A-11101 Building L3, First Floor Plan, Proposed  
N15303-KCA-L3-02-DR-A-11102 Building L3, Second Floor Plan, Proposed  
N15303-KCA-L3-03-DR-A-11103 Building L3, Third Floor Plan, Proposed  
N15303-KCA-L3-04-DR-A-11104 Building L3, Fourth Floor Plan, Proposed  
N15303-KCA-L3-05-DR-A-11105 Building L3, Fifth Floor Plan, Proposed  
N15303-KCA-L3-06-DR-A-11106 Building L3, Roof Plan, Proposed  
N15303-KCA-MX-00-DR-A-11100 Building M1 / M2, Ground Floor Plan, Proposed  
N15303-KCA-MX-01-DR-A-11101 Building M1 / M2, First Floor Plan, Proposed  
N15303-KCA-MX-02-DR-A-11102 Building M1 / M2, Second Floor Plan, Proposed  
N15303-KCA-MX-03-DR-A-11103 Building M1 / M2, Third Floor Plan, Proposed  
N15303-KCA-MX-04-DR-A-11104 Building M1 / M2, Fourth Floor Plan, Proposed  
N15303-KCA-MX-05-DR-A-11105 Building M1 / M2, Fifth Floor Plan, Proposed  
N15303-KCA-MX-06-DR-A-11106 Building M1 / M2, Sixth Floor Plan, Proposed  
N15303-KCA-MX-07-DR-A-11107 Building M1 / M2, Roof Plan, Proposed  
N15303-KCA-M3-00-DR-A-11100 Building M3, Ground Floor Plan, Proposed  
N15303-KCA-M3-01-DR-A-11101 Building M3, First Floor Plan, Proposed  
N15303-KCA-M3-02-DR-A-11102 Building M3, Second Floor Plan, Proposed  
N15303-KCA-M3-03-DR-A-11103 Building M3, Third Floor Plan, Proposed  
N15303-KCA-M3-04-DR-A-11104 Building M3, Fourth Floor Plan, Proposed  
N15303-KCA-M3-05-DR-A-11105 Building M3, Fifth Floor Plan, Proposed  
N15303-KCA-M3-06-DR-A-11106 Building M3, Roof Plan, Proposed  
N15303-KCA-NX-00-DR-A-11100 Plot N , Ground Floor Plan, Proposed  
N15303-KCA-NX-01-DR-A-11101 Plot N , First Floor Plan, Proposed  
N15303-KCA-NX-02-DR-A-11102 Plot N , Second Floor Plan, Proposed  
N15303-KCA-NX-03-DR-A-11103 Plot N , Third Floor Plan, Proposed  
N15303-KCA-NX-04-DR-A-11104 Plot N , Roof Plan, Proposed

N15303-KCA-O1-00-DR-A-11100 Plot O1, Ground Floor Plan  
N15303-KCA-O1-01-DR-A-11101 Plot O1, First Floor Plan, Proposed  
N15303-KCA-O1-02-DR-A-11102 Plot O1, Second Floor Plan, Proposed  
N15303-KCA-O1-03-DR-A-11103 Plot O1, Roof Plan, Proposed  
N15303-KCA-O2-00-DR-A-11100 Plot O2, Ground Floor Plan, Proposed  
N15303-KCA-O2-01-DR-A-11101 Plot O2, First Floor Plan, Proposed  
N15303-KCA-O2-02-DR-A-11102 Plot O2, Roof Plan, Proposed

#### **20010 SERIES - PROPOSED SITE SECTIONS**

N15303-KCA-ZZ-ZZ-DR-A-20010 Proposed Site Sections AA, BB

#### **21100 SERIES - PHASE 3 BLOCK SECTIONS**

N15303-KCA-KX-ZZ-DR-A-21100 Plot K, Section AA, Proposed  
N15303-KCA-LX-ZZ-DR-A-21100 Building L1 / L2, Section AA, Proposed  
N15303-KCA-L3-ZZ-DR-A-21100 Building L3, Section AA, Proposed  
N15303-KCA-MX-ZZ-DR-A-21100 Building M1 / M2, Section AA, Proposed  
N15303-KCA-M3-ZZ-DR-A-21100 Building M3, Section AA, Proposed  
N15303-KCA-NX-ZZ-DR-A-21100 Plot N, Sections, Proposed  
N15303-KCA-O1-ZZ-DR-A-21100 Plot O1, Section AA, Proposed  
N15303-KCA-O2-ZZ-DR-A-21100 Plot O2, Sections AA and BB, Proposed  
N15303-KCA-ZZ-ZZ-DR-A-30100 Proposed Site Elevations A, B  
N15303-KCA-ZZ-ZZ-DR-A-30101 Proposed Site Elevations C, D  
N15303-KCA-ZZ-ZZ-DR-A-30102 Proposed Site Elevation E  
N15303-KCA-KX-ZZ-DR-A-31100 Plot K, North and South Elevation, Proposed  
N15303-KCA-KX-ZZ-DR-A-31101 Plot K, East and West Elevation, Proposed  
N15303-KCA-LX-ZZ-DR-A-31100 Building L1 / L2, North Elevation, Proposed  
N15303-KCA-LX-ZZ-DR-A-31101 Building L1 / L2, South Elevation, Proposed  
N15303-KCA-LX-ZZ-DR-A-31102 Building L1 / L2, West Elevation, Proposed  
N15303-KCA-LX-ZZ-DR-A-31103 Building L1 / L2, East Elevation, Proposed  
N15303-KCA-L3-ZZ-DR-A-31100 Building L3, West Elevation, Proposed

N15303-KCA-L3-ZZ-DR-A-31101 Building L3, East Elevation, Proposed  
N15303-KCA-L3-ZZ-DR-A-31102 Building L3, North and South Elevations, Proposed  
N15303-KCA-MX-ZZ-DR-A-31100 Building M1 / M2, North Elevation, Proposed  
N15303-KCA-MX-ZZ-DR-A-31101 Building M1 / M2, South Elevation, Proposed  
N15303-KCA-MX-ZZ-DR-A-31102 Building M1 / M2, West Elevation, Proposed  
N15303-KCA-MX-ZZ-DR-A-31103 Building M1 / M2, East Elevation, Proposed  
N15303-KCA-MX-ZZ-DR-A-31104 Building M1 / M2, Elevations, Proposed  
N15303-KCA-M3-ZZ-DR-A-31100 Building M3, West Elevations, Proposed  
N15303-KCA-M3-ZZ-DR-A-31101 Building M3, East Elevation, Proposed  
N15303-KCA-M3-ZZ-DR-A-31102 Building M3, North and South Elevation, Proposed  
N15303-KCA-NX-ZZ-DR-A-31100 Plot N, West Elevation, Proposed  
N15303-KCA-NX-ZZ-DR-A-31101 Plot N, East Elevation, Proposed  
N15303-KCA-NX-ZZ-DR-A-31102 Plot N, North and South Elevations, Proposed  
N15303-KCA-O1-ZZ-DR-A-31100 Plot O1, Elevations, Proposed  
N15303-KCA-O2-ZZ-DR-A-31100 Plot O2, North and South Elevations, Proposed  
N15303-KCA-O2-ZZ-DR-A-31101 Plot O2, East and West Elevations, Proposed

#### **45000 SERIES - BAY STUDIES**

N15303-KCA-KX-ZZ-DR-A-45100 Plot K, Bay Study  
N15303-KCA-LX-ZZ-DR-A-45100 Building L1 / L2, Bay Study  
N15303-KCA-MX-ZZ-DR-A-45100 Building M1 / M2, Bay Study  
N15303-KCA-NX-ZZ-DR-A-45100 Building NX, Bay Study 01  
N15303-KCA-NX-ZZ-DR-A-45101 Building NX, Bay Study 02  
N15303-KCA-XX-XX-DR-A-45100 Building L3/M3, Bay Study 01  
N15303-KCA-O1-ZZ-DR-A-45100 Plot O1, Bay Study 01  
N15303-KCA-O1-ZZ-DR-A-45101 Plot O1, Bay Study 02  
N15303-KCA-O2-ZZ-DR-A-45100 Plot O2, Bay Study

## TYPICAL UNIT TYPES

N15303-KCA-KX-ZZ-DR-A-15100 Plot K, Unit Type 4B6P-K-01

N15303-KCA-LX-ZZ-DR-A-15100 Building L1 / L2, Unit Type 1B2P-LX-01 & 1B2P-LX-02

N15303-KCA-LX-ZZ-DR-A-15101 Building L1 / L2, Unit Type 2B3P-LX-01 & 2B3P-LX-02

N15303-KCA-LX-ZZ-DR-A-15102 Building L1 / L2, Unit Type 2B3P-LX-03

N15303-KCA-LX-ZZ-DR-A-15103 Building L1 / L2, Unit Type 2B4P-LX-01 & 2B4P-LX-02

N15303-KCA-L3-ZZ-DR-A-15100 Building L3, Unit Type 1B2P-L3-01 & 1B2P-L3-02

N15303-KCA-L3-ZZ-DR-A-15101 Building L3, Unit Type 1B2P-L3-03 & 2B4P-L3-01

N15303-KCA-L3-ZZ-DR-A-15102 Building L3, Unit Type 2B3P-L3-01

N15303-KCA-MX-ZZ-DR-A-15100 Building M1 / M2, Unit Type 1B2P-MX-02 & 1B2P-MX-03

N15303-KCA-MX-ZZ-DR-A-15101 Building M1 / M2, Unit Type 1B2P-MX-01 & 1B2P-MX-04

N15303-KCA-MX-ZZ-DR-A-15102 Building M1 / M2, Unit Type 2B4P-MX-01 & 2B4P-MX-02

N15303-KCA-MX-ZZ-DR-A-15103 Building M1 / M2, Unit Type 2B4P-MX-03 & 2B4P-MX-04

N15303-KCA-MX-ZZ-DR-A-15104 Building M1 / M2, Unit Type 2B4P-MX-05 & 2B4P-MX-06

N15303-KCA-M3-ZZ-DR-A-15100 Building M3, Unit Type 1B2P-M3-02 & 1B2P-M3-03

N15303-KCA-M3-ZZ-DR-A-15101 Building M3, Unit Type 1B2P-M3-01 & 3B5P-M3-01

N15303-KCA-NX-ZZ-DR-A-15100 Plot N, Unit Type - 3B4P-N-01

N15303-KCA-NX-ZZ-DR-A-15101 Plot N, Unit Type - 4B6P-N-01

N15303-KCA-NX-ZZ-DR-A-15102 Plot N, Unit Type - 5B7P-N-01

N15303-KCA-NX-ZZ-DR-A-15103 Plot N, Unit Type - 5B7P-N-02

N15303-KCA-NX-ZZ-DR-A-15104 Plot N, Unit Type - 1B2P-N-01 & 2B3P-N-01

N15303-KCA-NX-ZZ-DR-A-15105 Plot N, Unit Type - 2B3P-N-02

N15303-KCA-O1-ZZ-DR-A-15100 Plot O1, Unit Type 3B5P-O1-01

N15303-KCA-O1-ZZ-DR-A-15101 Plot O1, Unit Type 3B5P-O1-02

N15303-KCA-O2-ZZ-DR-A-15100 Plot O2, Unit Type 3B4P-O2-01

N15303-KCA-O2-ZZ-DR-A-15101 Plot O2, Unit Type 3B5P-O2-01

## **TYPICAL UNIT PLANS**

N15303-KCA-XX-ZZ-DR-A-15100 Building L3/ M3, Unit Type 1B2P-XX-01 & 2B4P-XX-01

N15303-KCA-XX-ZZ-DR-A-15101 Building L3/ M3, Unit Type 2B3P-XX-01

N15303-KCA-XX-ZZ-DR-A-15102 Building L3/ M3, Unit Type 2B4P-XX-02

BOUNDARY WALL ASSEMBLY N15303-KCA-ZZ-ZZ-DR-A-44100 Site Entrance Assembly

N15303-KCA-ZZ-ZZ-DR-A-44101 Typical Boundary Wall Assembly

## **Landscape**

N15302-A&S-ZZ-ZZ-DR-L-30003-Landscape Masterplan

N15302-A&S-ZZ-ZZ-DR-L-31075-Proposed Site Sections P3

N15302-A&S-ZZ-ZZ-DR-L-31076-Proposed Site Sections P3

N15302-A&S-ZZ-ZZ-DR-L-31077-Proposed Site Sections P3

N15302-A&S-ZZ-ZZ-DR-L-31078-Proposed Site Sections P3

N15302-A&S-ZZ-ZZ-DR-L-31079-Proposed Site Sections P3

N15303-A&S-ZZ-ZZ-DR-L-40011-Detail Existing Tree Plan 01

N15303-A&S-ZZ-ZZ-DR-L-40012-Detail Existing Tree Plan 02

N15303-A&S-ZZ-ZZ-DR-L-40021-Detail Proposed Tree Plan 01

N15303-A&S-ZZ-ZZ-DR-L-40022-Detail Proposed Tree Plan 02

N15303-A&S-ZZ-ZZ-DR-L-40031-Detail Planting Plan 01

N15303-A&S-ZZ-ZZ-DR-L-40032-Detail Planting Plan 02

N15303-A&S-ZZ-ZZ-DR-L-40035-Phase 3 Planting mix list

## **Document List**

24369-MA-RPT-CP01E - Cycle Parking

24369-MA-XX-XX-RP-C-CP01D - St Anns CPMP

24369-MA-XX-XX-RP-D-TP01F - St Anns RMA Travel Plan

DSP01C - St Anns Phase 3 DSPApp

St Anns RMA2 – SCI

St Anns RMA 2 Phase 3 Compliance Statement\_FINAL\_v1

St Anns RMA 2 Planning Statement\_FINAL

RP02-21150-R1 - St. Anns Hospital Haringey - Phase 3 - Noise Assessment

TN03-21150-R0 - St. Anns Hospital Haringey - Phase 3 - Plant Noise Impact Assessment

35971-HYD-XX-XX-RP-Y-5001 Wind Microclimate Assessment P03

St Anns Phase 3 RMA - Whole Life Cycle Carbon Assessment - Final - v2 - 09.04.2025

St. Anns Phase 3 RMA - Overheating Report - Final - v.4 - 10.04.2025

St Anns Phase 3 RMA - Climate Change Adaptation Strategy - Final - v4- 08.04.2025

St Anns Ph3 - Circular Economy Statement - Final - v4 - 14.04.25

St Anns Phase 3 RMA- Sustainability Statement - Final - v4 - 16.04.2025

St Anns Phase 3 RMA - Energy Statement - Final - v3 - 11.04.2025

St Anns Phase 3 - Circular Economy Spreadsheet - v2 - 11.04.25

St Anns Phase 3 RMA - GLA Carbon Reporting Spreadsheet - v1- 09.04.2025

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Heritage Statement RMA2 - St Anns Hospital New Neighbourhood (Phase 3)

4310-MHT-ZZ-XX-T-C-0001 - FRA and Drainage Strategy

AFF\_20708\_15\_St Anns New Neighbourhood Plot K\_N\_O1\_O2\_FSR\_07

AFF\_20708\_15\_St Anns New Neighbourhood Plot L\_FSR\_06

AFF\_20708\_15\_St Anns New Neighbourhood Plot M\_FSR\_06

St Anns RMA 2 Conformity\_FINAL

RT-MME-180843 (Bat Surveys) Rev B

Appendix 3 RT-MME-180872-01 Bio Metric

RT-MME-180872-01 RevA (EMS)

RT-MME-180872-02 FINAL (CEcMP)

RT-MME-180872-03 (LEMP) FINAL

4797-250402TCEK (Phase 3 Internal DS Report)

D8783.03.200-202 St Anns - Arboricultural Method Statement

250404 ST ANN'S RMA2\_DBA AS\_04

N15303-KCA-XX-XX-RP-A-00002\_Design and Access Statement

N15303-A&S-XX-XX-RP-L-70022 Landscape Design and Access Statement



<b>Report for:</b>	<b>Planning Sub Committee</b> <b>Date: 08 September 2025</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Update on major proposals</b>		
<b>Report Authorised by:</b>	<b>Rob Krzyszowski</b>		
<b>Lead Officer:</b>	<b>John McRory</b>		
<b>Ward(s) affected:</b>  <b>All</b>		<b>Report for Key/Non Key Decisions:</b>	

## 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 Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2024 (NPPF). Haringey achieves 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](http://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.

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>Warehouse Living proposal – 341A Seven Sisters Road / Eade Rd N15</b>  <b>HGY/2023/0728</b>	Construction of two new buildings to provide new warehouse living accommodation (Sui Generis (warehouse living)), ground floor café/ workspace (Use Class E) and associated waste collection and cycle parking. Erection of 10 stacked shipping containers (two storeys) to provide workspace/ artist studios (Use Class E), toilet facilities and associated waste collection and cycle parking. Landscape and public realm enhancements including the widening of and works to an existing alleyway that connects Seven Sisters and Tewkesbury Road, works to Tewkesbury Road, the creation of rain gardens, greening, seating, signage and artworks and all other associated infrastructure works, including the removal of an existing and the provision of a new substation to service the new development.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Phil Elliott	John McRory
<b>Capital City College Group, Tottenham Centre) N15</b>  <b>HGY/2024/0464</b>	New Construction and Engineering Centre, extending to 3,300 sq. m	Members resolved to grant planning permission subject to the signing of legal agreement.  106 Agreed and awaiting return from the Applicant	Roland Sheldon	John McRory

<b>39, Queen Street, London, Tottenham, N17</b>  <b>HGY/2024/1203</b>	Redevelopment of Site for industrial and warehousing purposes (within Use Classes E(g)(ii), E(g)(iii), B2 and B8, with ancillary office accommodation together with access, service yard, car and cycle parking, landscaping, construction of a new substation, boundary treatments and other related works including demolition.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Sarah Madondo	Tania Skelli
<b>157-159, Hornsey Park Road, London, N8</b>  <b>HGY/2024/0466</b>	Demolition of existing structures and erection of two buildings to provide residential units and Class E floorspace; and provision of associated landscaping, a new pedestrian route, car and cycle parking, and refuse and recycling facilities.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory
<b>27-31 Garman Road, N17</b>  <b>HGY/2023/0894</b>	Erection of two replacement units designed to match the original units following fire damage and demolition of the original units	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Sarah Madondo	Tania Skelli
<b>25-27 Clarendon Road, N8</b>  <b>HGY/2024/2279</b>	Demolition of existing buildings and delivery of a new co-living development and affordable workspace, alongside public realm improvements, soft and hard landscaping, cycle parking, servicing and delivery details and refuse and recycling provision.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory
<b>Land adjacent to Seven Sisters Road</b>	Construction of 66 new affordable homes across two new buildings of six storeys each. These include 13 x 1 bed 2 person flats, 1 x 2	Members resolved to grant planning permission subject to the signing of legal agreement.	Gareth Prosser	John McRory

<b>and St Ann's Road, N15</b>  <b>HGY/2024/3315</b>	bed 3 person maisonette, 27 x 2 bed 4 person flats, 1 x 3 bed 5 person maisonette and 24 x 3 bed 5 person flats.	Negotiations on Directors Letter are ongoing.		
<b>International House, Tariff Road, Tottenham, N17</b>  <b>HGY/2024/1798</b>	Demolition of the existing industrial buildings and the erection of a new four-storey building of Use Class B2 with ancillary offices and an external scaffolding storage yard (Use Class B8) with associated parking and landscaping.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Eunice Huang	Tania Skelli
<b>Selby Centre, Selby Road, N17</b>  <b>HGY/2024/2851</b>	Demolition of all existing buildings comprising Selby Centre and the erection of four buildings. New buildings to comprise of residential accommodation (Use Class C3); and ancillary commercial accommodation (Use Class E (a), (b), & (g)). With car and cycle parking; new vehicle, pedestrian, and cycle routes; new public, communal, and private amenity space and landscaping; and all associated plant and servicing infrastructure.	Members resolved to grant planning permission subject to the signing of a directors letter which has now been signed. Permission should be issued before September.	Phil Elliott	John McRory
<b>13 Bedford Road, N22</b>  <b>HGY/2023/2584</b>	Demolition of the existing building and the erection of a new mixed-use development up to five storeys high with commercial uses (Use Class E) at ground level, 12no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage. Lift overrun, plant enclosure and pv panels at roof level.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory

<b>37-39 West Road, Tottenham, London, N17</b>  <b>HGY/2025/0617</b>	Demolition of all buildings and structures and the construction of single speculative building for flexible B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscape planting.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Sarah Madondo	Tania Skelli
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>St Ann's New Neighbourhood, N15</b>  <b>HGY/2025/1348</b>	Phase 3 Reserved Matters application for all matters other than 'access' to be determined	Application to be reported to Members of the Planning Sub-Committee on 08 September	Samuel Uff	John McRory
<b>Former Car Wash, Land on the East Side of Broad Lane, N15</b>  <b>HGY/2023/0464</b>	Construction of a new office block, including covered bin and cycle stores.	Application submitted and under assessment	Sarah Madondo	Tania Skelli
<b>Rochford &amp; Martlesham, Griffin Road, Broadwater Farm Estate, N17</b>  <b>HGY/2024/3522</b>	Refurbishment of two residential blocks with 176 existing residential units in total across both blocks.	Application submitted and under assessment.	Roland Sheldon	John McRory
<b>15-19 Garman Road, Tottenham, N17</b>  <b>HGY/2024/3480</b>	Outline planning permission for the demolition of the existing industrial buildings and redevelopment to provide a new building for manufacturing, warehouse or distribution with	Application submitted and under assessment.	Kwaku Bossman-Gyamera	Tania Skelli

	ancillary offices on ground, first and second floor frontage together with 10No. self-contained design studio offices on the 3rd floor.			
<b>44-48 Garman Road, Tottenham, N17</b>  <b>HGY/2025/1464</b>	Change of use of an existing industrial unit including an external yard to a recycling facility and operating depot.	Application submitted and under assessment.	Kwaku Bossman-Gyamera	Tania Skelli
<b>312 High Road, Tottenham, N15</b>  <b>HGY/2024/3386</b>	Refurbishment, conversion, and extension of the existing building, along with the construction of two new single storey buildings to the rear. Commercial use on part of the ground floor and self-contained residential uses on upper floors to provide short stay emergency accommodation.	Application submitted and under assessment.	Kwaku Bossman-Gyamera	Tania Skelli
<b>Drapers Almshouses, Edmansons Close, Bruce Grove, N17</b>  <b>HGY/2022/4319 &amp; HGY/2022/4320</b>	Planning and listed building consent for the redevelopment of the site consisting of the amalgamation, extension and adaptation of the existing Almshouses to provide family dwellings; and creation of additional buildings on the site to provide of a mix of 1, 2 and 3 bedroom units.	Applications submitted and under assessment.	Gareth Prosser	John McRory
<b>Highgate School, North Road, N6</b>  <b>HGY/2023/0328 HGY/2023/0315 HGY/2023/0338 HGY/2023/0313 HGY/2023/0317</b>	1.Dyne House & Island Site 2. Richards Music Centre (RMC) 3. Mallinson Sport Centre (MSC) 4. Science Block 5. Decant Facility	Applications submitted and under assessment. Finished client led consultation	Samuel Uff	John McRory

<b>HGY/2023/0316</b>	6. Farfield Playing Fields			
<b>Berol Quarter, Ashley Road , Tottenham Hale , N17  HGY/2025/0930</b>	Section 73 application to alter drawings to show inward opening doors at the roof level of 2 Berol Yard and alter the permitted level of affordable housing.	Application submitted and under assessment. Financial viability assessment has been independently assessed. But is also to be reviewed by the GLA. Negotiations ongoing.	Philip Elliott	John McRory
<b>Berol Yard, Ashley Road, N17  HGY/2023/0241</b>	Section 73 application for minor material amendments	Application submitted and under assessment. Linked to HGY/2023/0261 which has been granted. Discussions about a possible withdrawal ongoing.	Philip Elliott	John McRory
<b>Warehouse living proposal – Omega Works B, Hermitage Road, Warehouse District, N4  HGY/2022/4310</b>	Demolition with façade retention and erection of buildings of 4 to 9 storeys with part basement to provide redevelopment of the site for a mixed-use scheme comprising employment use (use Class E) and 36 residential units (use class C3). Together with associated landscaping, new courtyard, children's play space, cycle storage, new shared access route, 2x accessible car parking spaces and waste and refuse areas.	Application submitted and under assessment.	Phil Elliott	John McRory
<b>Warehouse living proposal – Omega Works A, Hermitage Road, Warehouse District, N4  HGY/2023/0570</b>	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	Application submitted and under assessment.	Phil Elliott	John McRory

	spaces, children's play space and waste and refuse areas.			
<b>Newstead, Denewood Road, N6 HGY/2024/2168</b>	Erection of three buildings to provide 11 residential dwellings, amenity space, greening, cycle parking and associated works	Application submitted and under assessment.	Roland Sheldon	John McRory
<b>'The Printworks' 819-829 High Road, Tottenham, N17 HGY/2025/1554</b>	Submission made pursuant to Section 106a (S106a) of the Town and Country Planning Act 1990 - which allows for the modification of a planning obligation by agreement between the local planning authority (LPA) and the Applicant. The obligation(s) relate to a legal agreement signed in relation to planning permission HGY/2023/2306 for student accommodation and commercial use.	Application submitted and under assessment.  Financial viability assessment reviewed by independent surveyor.  Negotiations on legal agreement ongoing.	Philip Elliott	John McRory
<b>The Goods Yard, 36 and 44-52 White Hart Lane, Tottenham, N17 HGY/2025/1298</b>	Full planning application for the temporary change of use to provide car parking and construction compound, including associated works	Application submitted and under assessment.	Philip Elliott	John McRory
<b>THFC Stadium, N17 HGY/2025/1405</b>	Plot 5 Reserved Matters for 'appearance' for the residential towers	Application submitted and under assessment.	Samuel Uff	John McRory
<b>Timber merchants, 289-295 High Road, Wood Green, N22 HGY/2025/1769</b>	Demolition of the existing (B8) buildings and structures and erection of three residential (C3) buildings of three to five storeys comprising 36 new residential units, with landscaping including child play space, cycle parking,	Application submitted and under assessment. Potential November Committee	Samuel Uff	John McRory

	parking, removal of 8 trees and planting of 14 trees			
<b>505-511 Archway Road, Hornsey, N6</b> <b>HGY/2025/1220</b>	Redevelopment of existing car wash site to provide 16 new council homes comprising a 4-storey building fronting Archway Road and two 2-storey houses fronting Baker's Lane, with associated refuse/recycling stores, cycle stores, service space, amenity space and landscaping.	Application submitted and under assessment.	Mark Chan	Matthew Gunning
<b>Woodridings Court, Crescent Road, Wood Green, N22</b>	Variation of Condition 2 (Approved plans, specifications and documents) of planning permission ref: HGY/2022/2354 (Redevelopment of the site to provide 33 new Council rent homes in four and five storey buildings. Approval is sought comprise the following: - Internal and external alterations to the approved design - The creation of 4 no. additional flats	Application submitted and under assessment.	Valerie Okeiyi	John McRory
<b>1-6 Crescent Mews, N22</b> <b>HGY/2025/1712</b>	Demolition of the existing buildings and redevelopment of the site to provide 37 residential units in four blocks (comprising a two 3 storey blocks fronting Crescent Mews, a 1 storey block adjacent to Dagmar Road and a 4 storey building to the rear of the site), including 4 accessible car parking spaces, associated landscaping and cycle parking, installation of vehicle and pedestrian access gates and associated works.	Application submitted and under consultation.	Valerie Okeiyi	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				

<b>Clarendon Square/Alexandra Gate Phase 5, N8</b>	Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings <i>G1, G2, J1, J2 &amp; F1</i> forming Phase 5 of the Northern Quarter, including the construction of residential units (Use Class C3), commercial floorspace and associated landscaping pursuant to planning permission HGY/2017/3117 dated 19th April 2018	Pre-app discussions ongoing.	Valerie Okeiyi	John McRory
<b>Chocolate Factory Phase 2, Mallard Place, N22</b>	Council House mixed use scheme	Pre-app discussions ongoing.	Valerie Okeiyi	John McRory
<b>Lotus Site / former Jewson Site, Tottenham lane, N8</b>	Redevelopment of the site at 7-11 Tottenham Lane consisting of the re-provision of employment floorspace at ground floor level and the upwards development of the site to accommodate purpose built student accommodation.	Pre-application discussions taking place	Valerie Okeiyi	John McRory
<b>28-42 High Road, Wood Green, N22</b>	Demolition of existing buildings for co-living accommodation (Sui Generis) led scheme of circa 400 units and 854 sqm of commercial (Use Class E) floorspace	Meeting held April 2025. Extant permission HGY/2018/3145 was approved for circa 200 dwellings for wider site 22-42 High Road. Part of that site is CR2 safeguarded. This proposes alternative development on part of the site	Samuel Uff	John McRory
<b>Wood Green Central, N22</b>	Initial discussions for Station Road sites designated as SA8 of the Site Allocations Development Plan Document (DPD).	Initial meeting held March 2025. Discussion of heights (around 35 storey maximum outline	Samuel Uff	John McRory

		proposed), uses, siting and relationship to adjacent site allocations.		
<b>Reynardson Court, High Road, N17</b>  <b>Council Housing led project</b>	Refurbishment and /or redevelopment of site for residential led scheme – 18 units.	Pre-application discussions taking place	TBC	Tania Skelli
<b>50 Tottenham Lane, Hornsey, N8</b>  <b>Council Housing led project</b>	Council House scheme	Initial pre-app meeting held	Gareth Prosser	Matthew Gunning
<b>1 Farrer Mews, N8</b>	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats).	Discussions ongoing as part of PPA	Benjamin Coffie	John McRory
<b>Lock Keepers Cottages, Ferry Lane, Tottenham, N17</b>	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	TBC	John McRory
<b>Ashley House and Cannon Factory, Ashley Road, N17</b>	Amendment of tenure mix of buildings to enable market housing to cross subsidise affordable due to funding challenges.	Pre-application discussions stalled, site is for sale, initial informal discussions taking place with prospective buyers.	Phil Elliott	John McRory
<b>Lynton Road, N8</b>	Demolition/Part Demolition of existing commercial buildings and mixed use	Pre-app discussions ongoing.	Gareth Prosser	John McRory

<b>(Part Site Allocation SA49)</b>	redevelopment to provide 75 apartments and retained office space.			
<b>679 Green Lanes, N8</b>	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
<b>Bernard Works</b>	Seeking to add phasing of development to planning approval HGY/2017/3584	Will require NMA and DoV to S106.	Samuel Uff	John McRory
<b>YMCA, 184 Tottenham Lane, Hornsey, London, N8 8SG</b>	<p>YMCA London City and North (YLCAN) owns the Crouch End Site on 184 Tottenham Lane, which is an existing hostel building comprising 155 individual bedrooms, with shared shower rooms and toilets and offering specialist services for young people.</p> <p>The scheme will provide over 150 bed spaces, configured into cluster flats and 'move-on' flats to meet the growing demand for affordable housing in the area, as well as communal spaces, support facilities and ground floor spaces for commercial or community.</p>	Initial meeting planned for end of August	Phil Elliott	John McRory
<b>CURRENT APPEALS</b>				
<b>Site</b>	<b>Description</b>	<b>Type of Appeal</b>	<b>Case Officer</b>	<b>Manager</b>

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<b>Report for:</b>	<b>Planning Sub Committee</b> <b>Date: 8<sup>th</sup> September 2025</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Applications decided under delegated powers between 01.07.2025 – 31.07.2025</b>		
<b>Report Authorised by:</b>	<b>Catherine Smyth</b>		
<b>Lead Officer:</b>	<b>Ahmet Altinsoy</b>		
<b>Ward(s) affected:</b>  <b>All</b>	<b>Report for Key/Non Key Decisions:</b>		

**1. Describe the issue under consideration**

- 1.1 To advise the Planning Sub Committee of applications decided under delegated powers from 01.07.2025 to 31.07.2025.

**2. Recommendations**

- 2.1 That the report be noted.

**3. Local Government (Access to Information) Act 1985**

- 3.1 Application details are available to view, print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://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.

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Wards	Application Type	Planning Application: Planning Application Name	Current Decision	Decision Notice Sent Date	Site Address	Proposal	Officer Name
Alexandra Park	Householder planning permission	HGY/2025/1159	Approve with Conditions	15/07/2025	2 Princes Avenue, Wood Green, London, N22 7SA	Single storey rear and infill extensions.	Josh Parker
Alexandra Park	Full planning permission	HGY/2025/1162	Approve with Conditions	01/07/2025	Flat 1, 75 Rosebery Road, Hornsey, London, N10 2LE	Single storey ground floor rear extension.	Josh Parker
Alexandra Park	Householder planning permission	HGY/2025/1337	Approve with Conditions	30/07/2025	93 Grove Avenue, Hornsey, London, N10 2AL	Demolition of the existing ground floor extension to be replaced for a new extension with the addition of a first floor rear extension. The construction of an outbuilding and barbeque area (revised).	Josh Parker
Alexandra Park	Householder planning permission	HGY/2025/1466	Approve with Conditions	31/07/2025	Flat A, 1 The Avenue, Hornsey, London, N10 2QE	Alterations to existing garage/ outbuilding, including new replacement door, green roof, and sun tunnel.	Nathan Keyte
Bounds Green	Approval of details reserved by a condition	HGY/2024/1154	Approve	31/07/2025	Block F (F1,F2,F3), Bounds Green Industrial Estate, London, N11 2UL	Approval of details pursuant to conditions 6 - Construction Logistics Plan and Construction and Environmental Management ref: HGY/2023/2360	Josh Parker
Bounds Green	Approval of details reserved by a condition	HGY/2024/2948	Approve	28/07/2025	71 Blake Road, Wood Green, London, N11 2AG	Approval of details pursuant to Condition 4 (Landscaping) of planning permission ref: HGY/2019/2757 dated 02/12/2019 for the redevelopment of the site to provide 2 new residential dwellings	Ben Coffie
Bounds Green	Full planning permission	HGY/2025/0327	Refuse	07/07/2025	27 Queens Road, Wood Green, London, N11 2QJ	Change of use of the property from a dwellinghouse to a small scale HMO for up to 6 residents (Class C4 Use) and the installation of refuse and cycle storage in the front garden.	Mark Chan
Bounds Green	Full planning permission	HGY/2025/0403	Approve with Conditions	17/07/2025	11 Thorold Road, Wood Green, London, N22 8YE	Conversion of a first floor flat into 2no. self-contained flats (1-bed and 3-bed), including installation of rooflight and outbuildings and associated works.	Mark Chan
Bounds Green	Householder planning permission	HGY/2025/1051	Approve with Conditions	18/07/2025	89 Whittington Road, Wood Green, London, N22 8YR	Erection of a single storey outbuilding with a pitched roof and timber cladding in the rear garden (retrospective).	Daniel Boama
Bounds Green	Householder planning permission	HGY/2025/1059	Approve with Conditions	01/07/2025	5 Churston Gardens, Wood Green, London, N11 2NJ	Erection of a single storey rear extension with a flat roof and 2no. rooflights.	Daniel Boama
Bounds Green	Approval of details reserved by a condition	HGY/2025/1254	Approve	15/07/2025	Block F (F1,F2,F3), Bounds Green Industrial Estate, London, N11 2UL	Approval of details pursuant to condition 7 (contamination) attached to planning application HGY/2023/2360.	Josh Parker
Bounds Green	Full planning permission	HGY/2025/1449	Refuse	25/07/2025	4b The Towers, 6 Braemar Avenue, Wood Green, London, N22 7BZ	Erection of rear extension to existing building and subdivision of existing 3-bed flat to create 2 homes (1x studio and 1x 3-bed flat)	Oskar Gregersen
Bounds Green	Non-Material Amendment	HGY/2025/1503	Approve	15/07/2025	107A Bounds Green Road, Wood Green, London, N22 8DF	Non-Material Amendment to planning permission HGY/2024/0294 to amend rear extension roof pitch and material	Eunice Huang
Bounds Green	Householder planning permission	HGY/2025/1650	Approve with Conditions	31/07/2025	157 Bounds Green Road, Wood Green, London, N11 2ED	Erection of single storey rear extension. Alterations and replacement of existing windows with double glazed uPVC. Installation of external wall insulation to rear and side elevations. Render to front facade. Removal of chimney stack in rear outrigger.	Nathan Keyte
Bounds Green	Householder planning permission	HGY/2025/1710	Approve with Conditions	25/07/2025	80 Woodfield Way, Wood Green, London, N11 2NT	Demolition of existing and construction of new single storey rear extension; Works to garage, and its extension to form a sauna and internal connection to main dwelling; demolition of a rear and side dormer and construction of hip to gable and rear dormer extension; rooflights proposed.	Nathan Keyte

Bounds Green	Lawful development: Proposed use	HGY/2025/2000	Permitted Development	30/07/2025	46 Whittington Road, Wood Green, London, N22 8YF	A certificate of lawfulness for the proposed erection of an outbuilding in the rear garden of the property to be used as a garden studio.	Neil McClellan
Bruce Castle	Full planning permission	HGY/2024/0692	Approve with Conditions	04/07/2025	807 High Road, Tottenham, London, N17 8ER	Full planning application for the demolition of existing buildings and the erection of a replacement building of up four storeys to include purpose-built student accommodation (Sui Generis) and flexible commercial, business and service uses (Class E), hard and soft landscaping, and associated works.	Philip Elliott
Bruce Castle	Full planning permission	HGY/2024/2107	Refuse	22/07/2025	783 High Road, Tottenham, London, N17 8AH	Retention of rear extension with permanent roof over installed retractable roof	Roland Sheldon
Bruce Castle	Approval of details reserved by a condition	HGY/2025/0233	Approve	16/07/2025	313, The Roundway, Tottenham, London, N17 7AB	Approval of details for the discharge of Condition 22 (Pedestrian/ Cycle Route Access Control Gate) pursuant to planning permission HGY/2022/0967 for: ?Demolition of existing buildings and erection of a three to five storey building with new Class E floorspace at ground floor and residential C3 units with landscaping and associated works? as approved on 15/09/2023.	Adam Silverwood
Bruce Castle	Listed building consent (Alt/Ext)	HGY/2025/0983	Approve with Conditions	17/07/2025	639, High Road, Tottenham, London, N17 8AA	Listed Building Application for Refurbishment and Demolition Asbestos survey	Emily Whittredge
Bruce Castle	Full planning permission	HGY/2025/1025	Approve with Conditions	29/07/2025	52 Lordship Lane, Tottenham, London, N17 7QG	Installation of ATM with Camera & Light on composite panel and frames painted Anthracite RAL 7016	Daniel Boama
Bruce Castle	Full planning permission	HGY/2025/1026	Approve with Conditions	29/07/2025	52 Lordship Lane, Tottenham, London, N17 7QG	Installation of new louvres to ground floor openings in front elevation of building, with bird mesh behind & drip tray below, painted in anthracite RAL 7016.	Daniel Boama
Bruce Castle	Approval of details reserved by a condition	HGY/2025/1163	Approve	11/07/2025	313, The Roundway, Tottenham, London, N17 7AB	Approval of details for discharge of condition 37 (Satellite Dishes and Antennae) for planning permission HGY/2022/0967 for 'Demolition of existing buildings and erection of a three to five storey building with new Class E/F1 floorspace at ground floor and residential C3 units with landscaping and associated works as approved on 15/09/2023'.	Adam Silverwood
Bruce Castle	Full planning permission	HGY/2025/1272	Refuse	07/07/2025	88 Broadwater Road, Tottenham, London, N17 6ET	Change of use from dwelling house (Class use C3) to a sui generis 8-bedroom House in Multiple Occupation (HMO), including alterations to the existing single-storey rear extension and loft conversion as previously approved under applications HGY/2025/0411 and HGY/2025/0409	Oskar Gregersen
Bruce Castle	Lawful development: Existing use	HGY/2025/1932	Approve	29/07/2025	118 Great Cambridge Road, Tottenham, London, N17 8LT	Lawful development: certificate for the existing use of the property as two separate self-contained flats.	Ben Coffie
Crouch End	Approval of details reserved by a condition	HGY/2023/1703	Approve	01/07/2025	Hornsey Town Hall, The Broadway, Hornsey, London, N8 9BQ	Approval of details reserved by a condition 15 (Heritage Management and Maintenance Plan) of the approved planning permission HGY/2017/2222	Samuel Uff

Crouch End	Non-Material Amendment	HGY/2024/2075	Approve	01/07/2025	Hornsey Town Hall, The Broadway, Hornsey, London, N8 9JJ	Non-Material Amendment to permission HGY/2017/2220 to 1) introduce rear entrance steps to the southern (rear) elevation to Hornsey Town Hall and ramp alongside this part of the Town Hall; 2) amendment to ramped entrance to the southern corner of Town Hall Gardens ; 3) removal of 3 x trees and replanting of replacement trees; and 4 ) associated amendments to approved landscaping and levels within Town Hall Gardens including introduction of trellises to the rear of Hatherley Gardens and along the eastern boundary eastern boundary.	Samuel Uff
Crouch End	Listed building consent (Alt/Ext)	HGY/2024/2327	Refuse	10/07/2025	26 Broadway Parade, Tottenham Lane, Hornsey, London, N8 9DE	Internal refurbishment to the interior of the Queens Public House at ground floor level.	Roland Sheldon
Crouch End	Householder planning permission	HGY/2025/0280	Approve with Conditions	14/07/2025	39 Womersley Road, Hornsey, London, N8 9AP	Erection of new timber fence panels on top of existing boundary brick wall	Sabelle Adjagboni
Crouch End	Householder planning permission	HGY/2025/0842	Approve with Conditions	28/07/2025	2 Sloane Mews, Aubrey Road, Hornsey, London, N8 9HB	Proposed single-storey rear extension.	Neil McClellan
Crouch End	Full planning permission	HGY/2025/0867	Approve with Conditions	10/07/2025	Flat C, 17 Crouch Hall Road, Hornsey, London, N8 8HT	Reconfiguration of internal floor levels of rear two-storey flat to create additional storey within the existing envelope; new and modified window openings to suit new layout including rear oriel window to first and second floors; addition of projecting canopy to new rear ground floor opening.	Josh Parker
Crouch End	Full planning permission	HGY/2025/1137	Refuse	28/07/2025	Ground Floor Flat 1, 8 Crouch Hall Road, Hornsey, London, N8 8HU	Demolition of an existing garage and erection of a single storey side extension. (PART-RETROSPECTIVE)	Mark Chan
Crouch End	Householder planning permission	HGY/2025/1178	Approve with Conditions	01/07/2025	9 Berkeley Road, Hornsey, London, N8 8RU	Erection of single storey ground floor side infill extension, 7.42m in depth, 3.3m in max. height with an eaves height of 2.3m. (amended plans), insertion of front rooflight.	Oskar Gregersen
Crouch End	Householder planning permission	HGY/2025/1204	Approve with Conditions	03/07/2025	5 Coleridge Road, Hornsey, London, N8 8EH	Creation of two new lightwells to the front garden; Ground floor rear extension and demolition of an existing conservatory; First floor rear extension creating an outrigger; Windows on the side elevation (amended).	Nathan Keyte
Crouch End	Approval of details reserved by a condition	HGY/2025/1281	Approve	23/07/2025	48 Weston Park, Hornsey, London, N8 9TD	Approval of details reserved by a condition 3 (Final details of the external materials for the garage) and 4 (Full details of the boundary treatments and hard landscaping) attached to the planning application HGY/2024/2701.	Sion Asfaw
Crouch End	Consent under Tree Preservation Orders	HGY/2025/1302	Approve with Conditions	10/07/2025	Flat 3, 15 Coolhurst Road, Hornsey, London, N8 8EP	Works to tree protected by a TPO. Mature Oak tree reduce crown by 30% reduction in length by 3 metres Based in rear garden left side when facing rear of house.	Daniel Monk
Crouch End	Householder planning permission	HGY/2025/1321	Approve with Conditions	21/07/2025	18 Bedford Road, Hornsey, London, N8 8HL	Erection of dormer roof extension to the main rear roof slope & installation of three rooflights to the front roof slope.	Neil McClellan
Crouch End	Householder planning permission	HGY/2025/1356	Approve with Conditions	16/07/2025	26 Barrington Road, Hornsey, London, N8 8QS	Erection of a ground floor side infill extension, 7.75m in depth with an eaves height of 2.3m and a maximum height of 3.29m.	Oskar Gregersen

Crouch End	Removal/variation of conditions	HGY/2025/1359	Approve with Conditions	21/07/2025	Flat 3, 13 Berkeley Road, Hornsey, London, N8 8RU	Variation of conditions 3 (Conservation Rooflights) to change the wording to state that 'the proposed rooflights hereby approved shall match existing rooflight in style, not protrude more than 150mm above roof plane in which they are installed and shall be maintained as such thereafter.' ref HGY/2024/3463	Sabelle Adjagboni
Crouch End	Consent under Tree Preservation Orders	HGY/2025/1418	Approve with Conditions	21/07/2025	Flat 1, 8 Coolhurst Road, Hornsey, London, N8 8EL	Works to tree protected by a TPO. T1 To fell T1 silver birch and replace with an evergreen Magnolia Grandiflora ?Little Gem?) set back in the region of 0.5m from the fence boundary. Reason ? over dominance in the garden and heavy lean right next to site boundary	Daniel Monk
Crouch End	Lawful development: Proposed use	HGY/2025/1437	Permitted Development	11/07/2025	64 Cecile Park, Hornsey, London, N8 9AU	Certificate of Lawfulness for proposed single storey rear extension	Laina Levassor
Crouch End	Consent under Tree Preservation Orders	HGY/2025/1837	No Objection	08/07/2025	26 Palace Road, Hornsey, London, N8 8QJ	Five Day Notice. T1 Horse Chestnut to rear of property - 50% crown reduce to make safe.	Daniel Monk
Fortis Green	Full planning permission	HGY/2025/0831	Approve with Conditions	31/07/2025	Flat A, 349 Muswell Hill Broadway, Hornsey, London, N10 1BX	Single storey rear extension and internal alterations (AMENDED PLANS)	Eunice Huang
Fortis Green	Householder planning permission	HGY/2025/1079	Refuse	11/07/2025	8 Western Road, Hornsey, London, N2 9HX	Removal of existing dormers and replace with larger dormers, as well as other internal loft amendments.	Eunice Huang
Fortis Green	Consent under Tree Preservation Orders	HGY/2025/1241	Approve with Conditions	21/07/2025	Flat 1, Hazlehyrst Apartments, 7 Colney Hatch Lane, Hornsey, London, N10 1PN	Works to tree protected by an Area TPO. T1 - Holm oak - excavate and construct one additional concrete pile foundation adjacent to the boundary wall close to the base of the tree. The works involve partial demolition of the existing wall, construction of a new concrete pad foundation, and installation of a raised lintel as part of the restoration works. These measures are required to address structural damage caused by tree roots and to allow for future tree root growth.	Daniel Monk
Fortis Green	Approval of details reserved by a condition	HGY/2025/1404	Approve	25/07/2025	35 Curzon Road, Hornsey, London, N10 2RB	Approval of details reserved by a condition 4 (details of proposed window) attached to permission HGY/2024/2117.	Sion Asfaw
Fortis Green	Householder planning permission	HGY/2025/1419	Approve with Conditions	23/07/2025	94 Barrenger Road, Hornsey, London, N10 1JA	Erection of a front porch with dual pitched roof.	Oskar Gregersen
Fortis Green	Householder planning permission	HGY/2025/1580	Approve with Conditions	24/07/2025	36 Church Vale, Hornsey, London, N2 9PA	Erection of a two-storey side extension with single storey ground floor extension.	Oskar Gregersen
Fortis Green	Full planning permission	HGY/2025/1598	Approve with Conditions	30/07/2025	78 Great North Road, Hornsey, London, N2 0NL	'Conversion of single family dwelling into 2 x 3 bedroom family dwellings and associated works.'	Roland Sheldon
Fortis Green	Lawful development: Proposed use	HGY/2025/1657	Permitted Development	25/07/2025	8 Greenham Road, Hornsey, London, N10 1LP	Certificate of Lawfulness for proposed hip to gable extension and alterations to rear roof slope to facilitate loft conversion with associated rooflights.	Laina Levassor

Fortis Green	Prior notification: Development by telecoms operators	HGY/2025/1798	Permitted Development	03/07/2025	Fortismere School South Wing, Tetherdown, Hornsey, London, N10 1NE	Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). Description of Development: The proposed upgrade of an existing telecommunications base station comprising the removal of 3 no antennas and replacement with 6 no new antennas, 1 no dish together with the internal upgrade of existing equipment cabinet and ancillary development thereto.	Kwaku Bossman-Gyamera
Fortis Green	Consent under Tree Preservation Orders	HGY/2025/1801	No Objection	03/07/2025	The Meadow, Meadow Drive, Hornsey, London, N10 1PL	Five Day Notice. T1 Purple Leafed Plum. Crown lift over the footpath to 3m. Complaints from pedestrians as it's currently as low as 1.5m in places and obstructing pedestrians on the footpath adjacent to Colney Hatch Lane.	Daniel Monk
Fortis Green	Consent under Tree Preservation Orders	HGY/2025/2082	No Objection	31/07/2025	42 Twyford Avenue, Hornsey, London, N2 9NL	Five Day Notice. T1 Oak tree in the rear garden of 42 Twyford Avenue. Removal of a very large hanging branch in the canopy overhanging the neighbour's garden. Diameter of the branch is about 7 inches, its hanging over a child play frame which is used quite a lot.	Daniel Monk
Harringay	Full planning permission	HGY/2025/0987	Approve with Conditions	29/07/2025	First Floor Flat, 87 Warham Road, Hornsey, London, N4 1AS	Creation of terrace on existing first floor flat roof.	Josh Parker
Harringay	Lawful development: Proposed use	HGY/2025/1119	Permitted Development	17/07/2025	42 Seymour Road, Hornsey, London, N8 0BE	Certificate of lawfulness for a proposed single storey rear extension.	Sion Asfaw
Harringay	Full planning permission	HGY/2025/1143	Approve with Conditions	02/07/2025	Flat B, 82 Warham Road, Hornsey, London, N4 1AU	Construction of rear dormer	Ben Coffie
Harringay	Householder planning permission	HGY/2025/1203	Approve with Conditions	29/07/2025	16 Warham Road, Hornsey, London, N4 1AT	Proposed alterations to raise roof ridge height by 400mm. Construction of rear dormer and outrigger extensions to facilitate loft conversion with associated rooflights. Erection of single storey rear extension to replace existing conservatory extension. Replacement of existing uPVC/aluminium windows at front & rear elevation, with timber sash windows.	Laina Levassor
Harringay	Householder planning permission	HGY/2025/1256	Approve with Conditions	04/07/2025	59 Umfreville Road, Hornsey, London, N4 1RZ	Erection of a single storey side/rear infill extension	Laina Levassor
Harringay	Householder planning permission	HGY/2025/1340	Approve with Conditions	14/07/2025	Flat A, 74 Raleigh Road, Hornsey, London, N8 0JA	Single storey rear infill/ wraparound extension	Nathan Keyte
Harringay	Householder planning permission	HGY/2025/1381	Approve with Conditions	18/07/2025	Basement and Ground Floor Flat, 16 Cavendish Road, Hornsey, London, N4 1RT	Erection of a garden room with a flat roof in the rear garden.	Daniel Boama
Harringay	Full planning permission	HGY/2025/1394	Approve with Conditions	31/07/2025	28 Willoughby Road, Hornsey, London, N8 0JE	Change of use from a 6 Bed domestic residence (C3a) (currently licensed as a 6 bed HMO) to a 5 bed children's home (C2).	Alicia Croskery
Harringay	Householder planning permission	HGY/2025/1467	Approve with Conditions	11/07/2025	35 Mattison Road, Hornsey, London, N4 1BG	Erection of single storey side/rear infill extension	Laina Levassor
Harringay	Full planning permission	HGY/2025/1559	Approve with Conditions	29/07/2025	Ground Floor Flat A, 90 Seymour Road, Hornsey, London, N8 0BG	UPVC French Doors to replace one existing rear window and enlargement of existing rear window.	Adam Silverwood
Harringay	Householder planning permission	HGY/2025/1731	Approve with Conditions	31/07/2025	25 Allison Road, Hornsey, London, N8 0AN	Single storey rear side infill extension	Nathan Keyte

Harringay	Lawful development: Proposed use	HGY/2025/1738	Permitted Development	30/07/2025	14 Hewitt Road, Hornsey, London, N8 0BL	Certificate of lawfulness: Proposed conversion from 2 self-contained flats back to a single family dwelling.	Eunice Huang
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2024/0141	Approve	31/07/2025	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Approval of details (Phase 1A only) pursuant to Conditions 29 (Overheating) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2024/3564	Approve	21/07/2025	St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details pursuant to Condition 21 (Piling Method Statement) for Phases 1B and 2 only attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	Samuel Uff
Hermitage & Gardens	Full planning permission	HGY/2025/1097	Approve with Conditions	01/07/2025	66 Chesterfield Gardens, Tottenham, London, N4 1LP	Installation of 1 front and 2 rear rooflights.	Mark Chan
Hermitage & Gardens	Householder planning permission	HGY/2025/1462	Approve with Conditions	28/07/2025	1 Stanhope Gardens, Tottenham, London, N4 1HY	Proposed Single Storey Rear Infill Extension	Alicia Croskery
Hermitage & Gardens	Full planning permission	HGY/2025/1513	Refuse	30/07/2025	63 Rutland Gardens, Tottenham, London, N4 1JW	Retrospective planning permission to change use of dwelling house (C3) to an HMO with 3-6 occupants (C4)	Oskar Gregersen
Hermitage & Gardens	Householder planning permission	HGY/2025/1516	Approve with Conditions	31/07/2025	41 Stanhope Gardens, Tottenham, London, N4 1HY	Rear L shaped dormer extension and 1no. rooflights and alterations to rear ground floor openings.	Sion Astfaw
Hermitage & Gardens	Lawful development: Existing use	HGY/2025/1527	Approve	11/07/2025	75 Chesterfield Gardens, Tottenham, London, N4 1LL	Certificate of Lawfulness for use as 2 x existing self-contained flats	Laina Levassor
Hermitage & Gardens	Non-Material Amendment	HGY/2025/1807	Approve	29/07/2025	121 Rutland Gardens, Tottenham, London, N4 1JW	Non-material amendment to planning permission ref. HGY/2025/0492, for erection of single storey ground floor side infill/wrap-around rear extension to dwellinghouse; namely to insert new window into flank elevation of extension at ground floor level.	Roland Sheldon
Highgate	Approval of details reserved by a condition	HGY/2024/2340	Approve	29/07/2025	3 Bloomfield Road, Hornsey, London, N6 4ET	Approval of details pursuant to condition 3 (external finishes and materials) attached to planning permission ref: HGY/2021/2567 granted on 26/07/2023, extension and alterations to ancillary outbuilding to the rear of the property.	Ben Coffie
Highgate	Householder planning permission	HGY/2024/2898	Approve with Conditions	30/07/2025	4 Tile Kiln Studios, 1 Winchester Road, Hornsey, London, N6 5XH	Demolition of timber decking, external steps and existing shed at the rear; and erection of new single-storey garden room with green roof & rooflight, and replacement decking and external steps at rear patio.	Josh Parker
Highgate	Full planning permission	HGY/2025/0183	Approve with Conditions	25/07/2025	26 Hornsey Lane Gardens, Hornsey, London, N6 5PB	Erection of a single storey infill side extension and alteration to front elevation and front porch. (AMENDED DESCRIPTION)	Mark Chan
Highgate	Approval of details reserved by a condition	HGY/2025/0517	Approve	25/07/2025	57 Cholmeley Crescent, Hornsey, London, N6 5EX	Approval of details pursuant to condition 3 (materials) of planning permission HGY/2023/2796	Eunice Huang
Highgate	Approval of details reserved by a condition	HGY/2025/0775	Approve	30/07/2025	Townsend Yard Nurseries, Townsend Yard, Hornsey, London, N6 5JF	Approval of details pursuant to conditions 8 (travel plan) and condition 9 (delivery and servicing plan) of planning permission HGY/2020/0223 for construction of six single storey buildings following the demolition of existing structures to facilitate the change of use of the site from a contractors yard to a sustainability hub with associated educational, hospitality and community facilities (Sui Generis Use Class) and associated landscaping.	Roland Sheldon

Highgate	Approval of details reserved by a condition	HGY/2025/0884	Approve	09/07/2025	Guлдens Development Site, Courtenay Avenue, Hornsey, London, N6 4LP	Details pursuant to conditions 7 (Refuse and Waste storage); Condition 8 (Cycle Parking); Condition 10 (Hard and Soft Landscaping); Condition 12 (Overheating), Condition 13 (Water Butt), Condition 14a (Living Roof) of planning permission HGY/2023/2929 for demolition of existing retained front façade of old dwelling, and erection of new two-storey dwelling with basement level with associated soft and hard landscaping.	Roland Sheldon
Highgate	Householder planning permission	HGY/2025/0915	Approve with Conditions	11/07/2025	Carice House, Bishopswood Road, Hornsey, London, N6 4PR	Replacement of existing rear uPVC conservatory with a flat roof extension, replacement of existing first floor uPVC sash windows with new timber sash windows on front and rear elevations. Removal of first floor balconies replaced with Juliette balconies with iron rails, insertion of 2no. obscure glazed windows and 1no. obscure glazed fixed window with obscure glazing up to 2m high on north (side) elevation, and 4 no. new window/door openings on south (side) elevation inc. 2no. high level windows on ground floor and 2no. upper floor level obscure glazed windows. Insertion of 2no. new timber glazed doors (French windows) to the ground floor West (front) façade. Raising of front garden party wall height to 1400mm with black railings above existing side boundary wall to match existing front boundary black railing gates. Reduction of existing raised patio levels to rear garden. (AMENDED DESCRIPTION)	Daniel Boama
Highgate	Householder planning permission	HGY/2025/0980	Approve with Conditions	10/07/2025	6 Bloomfield Road, Hornsey, London, N6 4ET	Erection of single storey rear and side infill extension to replace existing side extension, installation of two rear dormers and installation of two conservation style rooflights to the front roof slope, installation of new side window opening at 2F level, altered openings to ground floor rear elevation, and replacement of all existing single glazed timber windows with double glazed timber windows.	Emily Whittredge
Highgate	Full planning permission	HGY/2025/1006	Approve with Conditions	04/07/2025	Southwood Park Block 6, Southwood Lawn Road, Highgate, N6 5SQ	Extension to existing radio mast and installation of new DAB antenna at roof level.	Mark Chan
Highgate	Full planning permission	HGY/2025/1206	Approve with Conditions	21/07/2025	Flat 3, 14 Cromwell Avenue, Hornsey, London, N6 5HL	Formation of rear dormer window and insertion of two rooflights to front roofslope	Alicia Croskery
Highgate	Householder planning permission	HGY/2025/1213	Approve with Conditions	15/07/2025	24 Cholmeley Park, Hornsey, London, N6 5EU	Erection of rear dormer with dark metal cladding, insertion of three conservation style roof skylights to the front elevation, closure of two existing side windows, insertion of 1 first floor side window and creation of 2 circular windows to the side elevations at loft floor level.	Josh Parker
Highgate	Consent under Tree Preservation Orders	HGY/2025/1234	Approve with Conditions	10/07/2025	Flat 1, 13 Bloomfield Road, Hornsey, London, N6 4ET	Works to tree protected by a TPO T1 large Lime remove to ground level. Extensive decay at base of tree base and root decay	Daniel Monk

Highgate	Householder planning permission	HGY/2025/1304	Approve with Conditions	08/07/2025	4 Sheldon Avenue, Hornsey, London, N6 4JT	Increase the height of the existing first floor rear dormer roof by 350mm, with accompanying work to replace the current windows with new double-glazed, painted timber casement windows to the rear dormer. Replacement of rear patio doors with double glazed painted timber doors.	Alicia Croskery
Highgate	Householder planning permission	HGY/2025/1310	Refuse	08/07/2025	4 Sheldon Avenue, Hornsey, London, N6 4JT	Raising the height of the side garage roof by 0.85m to accommodate a new living space and two bathrooms within the roof space. Replacement of the garage door with windows and brickwork and installation of 2 new roof lights to the front and 2 new rooflight to the rear and garage roof. Replacement doors to the rear of the garage and new steps down to the rear garden.	Alicia Croskery
Highgate	Non-Material Amendment	HGY/2025/1319	Approve	24/07/2025	90 North Road, Hornsey, London, N6 4AA	Non-Material Amendment to planning permission ref. HGY/2021/0379 for: Replace roof and doors of existing rear single-storey extension; namely to reduce the pitch of the roof in the side return and increase the height of the boundary wall to no. 92.	Emily Whittredge
Highgate	Approval of details reserved by a condition	HGY/2025/1354	Approve	22/07/2025	24 Southwood Lawn Road, Hornsey, London, N6 5SF	Approval of details reserved by a condition 3 (Details of the proposed render) attached to planning permission HGY/2024/3060.	Sion Asfaw
Highgate	Removal/variation of conditions	HGY/2025/1395	Approve with Conditions	22/07/2025	42 Priory Gardens, Hornsey, London, N6 5QS	Variation Condition 2 and 4 of planning permission ref. HGY/2024/0685 (Construction of a single storey rear extension) to replace the oriel window with a full-width glazed door and to remove the zinc cladding and extend the approved tile finish.	Ben Coffie
Highgate	Approval of details reserved by a condition	HGY/2025/1416	Approve	29/07/2025	16 Sheldon Avenue, Hornsey, London, N6 4JT	Approval of details pursuant to condition 7 (Proof of payment to Haringey Trees department) attached to planning permission HGY/2022/0866.	Mark Chan
Highgate	Householder planning permission	HGY/2025/1430	Approve with Conditions	24/07/2025	10 Sheldon Avenue, Hornsey, London, N6 4JT	Single-storey outbuilding for use as a home golf studio and storage ancillary to the use of existing dwellinghouse.	Alicia Croskery
Highgate	Approval of details reserved by a condition	HGY/2025/1448	Approve	24/07/2025	222 Archway Road, Hornsey, London, N6 5AX	Approval of details reserved by a Condition 3 (Cycle storage) of planning permission ref. HGY/2023/1851 for the change of use of the basement and ground floors levels from offices (Use Class E) to residential (Use Class C3) with associated external works	Oskar Gregersen
Highgate	Householder planning permission	HGY/2025/1458	Approve with Conditions	28/07/2025	43 Cholmeley Crescent, Hornsey, London, N6 5EX	Amendment to the cladding material on rear and side dormers from grey lead to red standing seam metal.	Adam Silverwood
Highgate	Householder planning permission	HGY/2025/1472	Approve with Conditions	29/07/2025	8 Tile Kiln Lane, Hornsey, London, N6 5LG	Erection of ground floor infill front extension, roof extension and minor alterations to front porch.	Roland Sheldon

Highgate	Approval of details reserved by a condition	HGY/2025/1482	Approve	21/07/2025	Branksome, Courtenay Avenue, Hornsey, London, N6 4LP	Approval of details pursuant to condition 16 (details of part M4(2) compliance) of planning permission HGY/2021/1190 for Demolition of existing dwelling house (Class C3) and erection of replacement dwelling house (Class C3), including accommodation at basement, ground, first floor and roof levels with associated landscaping to front and rear garden areas.	Roland Sheldon
Highgate	Approval of details reserved by a condition	HGY/2025/1498	Approve	28/07/2025	43 Wood Lane, Hornsey, London, N6 5UD	Approval of details pursuant to condition 4 (Balcony Screen) attached to planning permission ref: HGY/2025/0365.	Mark Chan
Highgate	Prior notification: Development by telecoms operators	HGY/2025/1851	Permitted Development	08/07/2025	Lamp post outside 153-163 Southwood Lane, Hornsey, London, N6 5TA	Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). Description of Development: The existing 10m lamppost to be removed and replaced with 10m lamppost with double hatch opening, 1 No. Omni Antenna to be installed at a height of 6 metres, and ancillary development thereto.	Kwaku Bossman-Gyamera
Hornsey	Full planning permission	HGY/2024/2879	Approve with Conditions	22/07/2025	Shop, 98 High Street, Hornsey, London, N8 7NT	Construction of a 2-bedroom mews dwelling (Use Class C3); reconfiguration of 2 x existing flats (Use Class C3); conversion of loft into office (Use Class E); and upgrades to façade.	Josh Parker
Hornsey	Full planning permission	HGY/2025/0157	Approve with Conditions	14/07/2025	Part Lower Ground and Part Ground Floors, Stowell House, Pembroke Road, Hornsey, London, N8 7PH	Creation of two residential units at lower ground and ground floors, external alterations, expansion of lower ground floor lightwell, loss of two on site car parking spaces, construction of refuse and recycling storage, bicycle storage and soft landscaping along site frontage.	Roland Sheldon
Hornsey	Full planning permission	HGY/2025/0810	Approve with Conditions	18/07/2025	Flat A, The Laurels, Montague Road, Hornsey, London, N8 9PJ	Single storey side return extension	Emily Whittredge
Hornsey	Householder planning permission	HGY/2025/1003	Approve with Conditions	15/07/2025	14 Gisburn Road, Hornsey, London, N8 7BS	Single-storey side extension following the demolition of an existing side return. Replace existing front windows and enlarge the bathroom window.	Eunice Huang
Hornsey	Non-Material Amendment	HGY/2025/1030	Approve	15/07/2025	Granita Court, Unit 4, 9 Cross Lane, London, N8 7GD	Non- material amendment following a grant of planning permission reference HGY/2016/0086 (Appeal reference APP/Y5420/W/16/3165389) to widen the front entrance door of unit 4 Granita Court from 0.9m to 1.8m	Valerie Okeiyi
Hornsey	Full planning permission	HGY/2025/1211	Approve with Conditions	01/07/2025	The Cottage, 81 Hillfield Avenue, Hornsey, London, N8 7DS	Remodelling and enlargement of a side / rear single storey garage store to create an improved garage store / utility area.	Oskar Gregersen
Hornsey	Full planning permission	HGY/2025/1212	Approve with Conditions	01/07/2025	The Cottage, Hillfield Avenue, Hornsey, London, N8 7DS	External alterations to a window and door opening to create an enlarged patio door opening; associated internal alterations to the kitchen area.	Oskar Gregersen
Hornsey	Householder planning permission	HGY/2025/1294	Approve with Conditions	08/07/2025	54 Hermiston Avenue, Hornsey, London, N8 8NP	Demolition of an existing rear side store outbuilding. Erection of a single storey rear extension with a monopitched roof and 3no. rooflights.	Daniel Boama
Hornsey	Householder planning permission	HGY/2025/1361	Approve with Conditions	23/07/2025	Ground Floor Left Flat A, 102 -104 Priory Road, Hornsey, London, N8 7HR	Demolition of an existing single storey rear extension for an L shaped wrap-around extension with internal reconfigurations.	Josh Parker

Hornsey	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/1385	Not Required	01/07/2025	60 Priory Road, Hornsey, London, N8 7EX	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m	Sabelle Adjagboni
Hornsey	Full planning permission	HGY/2025/1474	Approve with Conditions	29/07/2025	Campsbourne House, Pembroke Road, Hornsey, London, N8 7QL	The existing double-glazed aluminium sash windows will be replaced with double-glazed UPVC sash windows. The existing timber communal entrance door to be replaced with a steel door.	Alicia Croskery
Hornsey	Full planning permission	HGY/2025/1489	Approve with Conditions	28/07/2025	Danube Apartments, Great Amwell Lane, Hornsey, London, N8 7NJ	Works to improve flood resistance including replacement of doors, windows and render at ground and lower ground floor levels to match existing.	Emily Whittredge
Hornsey	Consent to display an advertisement	HGY/2025/1500	Approve with Conditions	11/07/2025	Concrete Batching Plant, Cranford Way, Hornsey, London, N8 9DG	Application for advertisement consent for display of 3 x adverts	Laina Levassor
Hornsey	Householder planning permission	HGY/2025/1521	Approve with Conditions	11/07/2025	68 Middle Lane, Hornsey, London, N8 8PD	Erection of single storey rear extension	Laina Levassor
Hornsey	Lawful development: Proposed use	HGY/2025/1960	Permitted Development	24/07/2025	38 Redston Road, Hornsey, London, N8 7HJ	Certificate of lawfulness for proposed use: Erection of a side and rear wraparound dormer extension with 2no rooflights.	Daniel Boama
Muswell Hill	Full planning permission	HGY/2024/3430	Approve with Conditions	22/07/2025	Land to the rear of 10-12 St James's Lane, Muswell Hill, London N10 3DB	Construction of a detached single family dwellinghouse with associated landscaping and site works	Mark Chan
Muswell Hill	Householder planning permission	HGY/2025/0748	Approve with Conditions	30/07/2025	20 Cascade Avenue, Hornsey, London, N10 3PU	Enlargement of existing rear dormer and installation of a rooflight and replacement of rear windows.	Mark Chan
Muswell Hill	Approval of details reserved by a condition	HGY/2025/0891	Approve	21/07/2025	Cranwood, 100, Woodside Avenue, London, N10 3JA	Approval of details pursuant to condition 6 (Satellite Dish or antenna) attached to planning permission ref: HGY/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.	Tania Skelli
Muswell Hill	Full planning permission	HGY/2025/0977	Refuse	17/07/2025	9 Muswell Hill, Hornsey, London, N10 3TH	External alterations including replacement windows, replacement glazing in existing windows, widened rear door opening, cleaned and repointed brickwork, repaired and repainted external masonry and fascias, replacement shed and general landscaping improvements.	Emily Whittredge
Muswell Hill	Householder planning permission	HGY/2025/1047	Approve with Conditions	21/07/2025	28 Hillfield Park, Hornsey, London, N10 3QS	Single storey rear infill extension with rooflight along with minor external alterations including installation of new windows and doors, installation of 2no conservation style rooflights to existing pitched roof, and changes to existing first floor rear roof terrace.	Eunice Huang
Muswell Hill	Householder planning permission	HGY/2025/1096	Approve with Conditions	09/07/2025	Flat A, 46 Cranley Gardens, Hornsey, London, N10 3AL	Erection of a single-storey garden room measuring 4.3m x 2m in the back right corner of the garden. The structure will be well insulated and clad with cedar shingles, featuring a modern aesthetic. The garden room will be used as a non-residential space and will not exceed 2.5m in height	Josh Parker

Muswell Hill	Lawful development: Existing use	HGY/2025/1099	Approve	15/07/2025	25 Muswell Hill Road, Hornsey, London, N10 3JB	Lawful development: Existing use, for a first floor roof terrace with associated railings.	Josh Parker
Muswell Hill	Householder planning permission	HGY/2025/1167	Approve with Conditions	14/07/2025	1 The Chine, Hornsey, London, N10 3PX	Erection of rear single storey conservatory	Sion Asfaw
Muswell Hill	Listed building consent (Alt/Ext)	HGY/2025/1185	Refuse	17/07/2025	9 Muswell Hill, Hornsey, London, N10 3TH	External alterations including replacement windows, replacement glazing in existing windows, widened rear door opening, cleaned and repointed brickwork, repaired and repainted external masonry and fascias, replacement shed and general landscaping improvements. Internal alterations including relocating the kitchen, new bathrooms, new WC and new lightweight partition walls, removal of non original walls and introduction of door opening to new wardrobe and general sensitive refurbishment across the house.	Emily Whittredge
Muswell Hill	Full planning permission	HGY/2025/1215	Approve with Conditions	02/07/2025	56 Onslow Gardens, Hornsey, London, N10 3JX	Replace the first and Loft floor windows on the front elevation and add double-glazed uPVC to the side and rear elevation. Replace new artificial slate roof covering, to match the existing appearance and repair facing brick cracks on the elevations (revised).	Josh Parker
Muswell Hill	Full planning permission	HGY/2025/1229	Approve with Conditions	03/07/2025	Flat A, 20 Wellfield Avenue, Hornsey, London, N10 2EA	Construction of rear outbuilding to be used for purposes ancillary to the main dwelling	Laina Levassor
Muswell Hill	Full planning permission	HGY/2025/1289	Approve with Conditions	08/07/2025	20 Dukes Avenue, Hornsey, London, N10 2PT	To replace all existing single glazed timber sash and casement windows and timber doors with double glazed timber sash and casement windows and timber doors.	Josh Parker
Muswell Hill	Householder planning permission	HGY/2025/1293	Approve with Conditions	09/07/2025	65 Wood Vale, Hornsey, London, N10 3DL	Formation of dormer window to front roof slope	Ben Coffie
Muswell Hill	Consent under Tree Preservation Orders	HGY/2025/1303	Approve with Conditions	10/07/2025	Flat 1, 11 Queens Avenue, Hornsey, London, N10 3PE	Works to tree protected by a TPO. There is an Ash in the right hand corner which has some re growth that is starting to get large also. I?m recommending a 1-1.5m reduction on the Ash. (Works to the Birch will be considered separately under Section 211 Notice ref. HGY/2025/1306, as this tree is not protected by a TPO but is in a Conservation Area)	Daniel Monk
Muswell Hill	Change of use	HGY/2025/1328	Refuse	28/07/2025	140 Muswell Hill Road, Hornsey, London, N10 3JD	Change of Use to Dog Grooming, Daycare, and Boarding Facility (Sui Generis)	Nathan Keyte
Muswell Hill	Householder planning permission	HGY/2025/1338	Approve with Conditions	22/07/2025	65 Onslow Gardens, Hornsey, London, N10 3JY	Proposed installation of 3 no. air source heat pump/air conditioning units to flank wall.	Mark Chan
Muswell Hill	Full planning permission	HGY/2025/1409	Approve with Conditions	22/07/2025	Muswell Hill ATE, Grand Avenue, London, N10 3AY	The installation of 1 no. new rooftop quadpod mast and upgrades to the existing tripod mast to accommodate antenna and ancillary radio equipment and ancillary development thereto.	Kwaku Bossman-Gyamera
Muswell Hill	Householder planning permission	HGY/2025/1411	Approve with Conditions	23/07/2025	73 Connaught Gardens, Hornsey, London, N10 3LG	Demolition of existing single storey side extension and erection of a replacement single storey side extension.	Alicia Croskery

Muswell Hill	Lawful development: Proposed use	HGY/2025/1440	Permitted Development	09/07/2025	145 Cranley Gardens, Hornsey, London, N10 3AG	Certificate of Lawfulness for proposed ground floor rear extension, first floor rear extension, rear dormer extension with associated front & side rooflights, replacement of front & rear windows (metal frame to timber), replacement of existing balustrade to rear first floor balcony and reinstatement of side elevation chimney stack.	Laina Levassor
Muswell Hill	Full planning permission	HGY/2025/1491	Approve with Conditions	30/07/2025	31 Onslow Gardens, Hornsey, London, N10 3JT	Replacement of all existing timber windows with double glaze windows, replacement of existing rear veranda, installation of a new front dormer and two rear dormer windows.	Ben Coffie
Muswell Hill	Householder planning permission	HGY/2025/1684	Refuse	31/07/2025	95 St James's Lane, Hornsey, London, N10 3RJ	Proposed single storey rear extension.	Adam Silverwood
Muswell Hill	Lawful development: Proposed use	HGY/2025/1724	Permitted Development	21/07/2025	6 Methuen Park, Hornsey, London, N10 2JS	Certificate of Lawfulness for proposed single storey rear extension.	Laina Levassor
Muswell Hill	Prior notification: Development by telecoms operators	HGY/2025/1942	Permitted Development	17/07/2025	77 Muswell Hill, Hornsey, London, N10 3PJ	Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). Description of Development: The upgrade of the existing telecommunications base station comprising the removal and replacement of 3 no. existing antennas with 3 no. upgraded antennas located on existing support poles, and ancillary development thereto.	Kwaku Bossman-Gyamera
Noel Park	Householder planning permission	HGY/2025/0398	Approve with Conditions	09/07/2025	137 Maurice Avenue, Wood Green, London, N22 6PU	Demolition of existing single storey rear extension and rear outbuilding. Construction of single storey rear extension of 3metres deep and 3 metres high.	Sabelle Adjagboni
Noel Park	Full planning permission	HGY/2025/1067	Approve with Conditions	21/07/2025	10 Cheapside, High Road, Wood Green, London, N22 6HH	Alterations to the existing shopfront including relocation of entrance door. Works to include internal alterations to the layout. New wording on signage.	Eunice Huang
Noel Park	Lawful development: Proposed use	HGY/2025/1237	Permitted Development	01/07/2025	69 Mayes Road, Wood Green, London, N22 6TN	Certificate of Lawfulness: Proposed use for the erection of an outbuilding.	Sabelle Adjagboni
Noel Park	Full planning permission	HGY/2025/1239	Approve with Conditions	02/07/2025	Telecommunications Station, 60-70 Clarendon Road Off Hornsey Park Road, Wood Green, London, N8 0DJ	Relocation of telecommunication equipment and associated works on roof level.	Mark Chan
Noel Park	Lawful development: Proposed use	HGY/2025/1265	Permitted Development	07/07/2025	99 Hewitt Avenue, Wood Green, London, N22 6QE	Lawful development: Erection of proposed single storey rear extension	Alicia Croskery
Noel Park	Lawful development: Proposed use	HGY/2025/1390	Approve	17/07/2025	16, Lymington Avenue, Wood Green, London, N22 6JA	Change of use of the ground floor from a shop (Class E(a) Use) to a nail bar (Class E(c)(iii) Use).	Sion Asfaw
Noel Park	Full planning permission	HGY/2025/1400	Approve with Conditions	22/07/2025	Flat A, 67 Mayes Road, Wood Green, London, N22 6TN	Creation of a rear roof terrace to an existing flat roof area, removal of second floor rear window and replacement with door, and installation of a rear rooflight.	Kwaku Bossman-Gyamera
Noel Park	Full planning permission	HGY/2025/1434	Approve with Conditions	24/07/2025	16, Lymington Avenue, Wood Green, London, N22 6JA	Retrospective permission for display of 1no. internally illuminated projecting sign and 1no. internally illuminated fascia sign.	Sion Asfaw
Northumberland Park	Approval of details reserved by a condition	HGY/2024/3434	Approve	08/07/2025	18 West Road & Unit 4 West Mews , Tottenham, London N17	Approval of details reserved by a condition 8 (Construction Management Plan) attached to planning permission HGY/2024/1370	Sarah Madondo

Northumberland Park	Full planning permission	HGY/2025/1085	Approve with Conditions	04/07/2025	29 Coniston Road, Tottenham, London, N17 0EX	Change of Use from C3 Dwellinghouse to Sui Generis HMO (7-Person, 4-Bedroom)	Ben Coffie
Northumberland Park	Approval of details reserved by a condition	HGY/2025/1170	Approve	25/07/2025	Land to the rear of 798-808 High Road, London, N17 0DH	Partial approval of details reserved by Condition 14(a)(i) only of the S.73 amended application HGY/2022/1642 for the demolition of existing and redevelopment of a four storey commercial building and change of use and external alterations to the original building (original approval HGY/2020/1584) for the installation of set of gates, railings and associated floor plaque to the rear of 796-798 High Road and associated interim fence panels only. Erection of Hoardings with Bill Nicholson imagery for 5 years commencing from 25 July 2025.	Samuel Uff
Northumberland Park	Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses	HGY/2025/1370	Not Required	17/07/2025	First and Second Floor, 70A Willoughby Lane, Tottenham, London, N17 0SP	Prior Notification for the Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)	Tania Skelli
Northumberland Park	Householder planning permission	HGY/2025/1423	Approve with Conditions	23/07/2025	52 Wycombe Road, Tottenham, London, N17 9XP	Erection of a single storey rear extension from the rear wall of the original house by 6.6m at 3m height and 3m to the eaves.	Daniel Boama
Northumberland Park	Approval of details reserved by a condition	HGY/2025/1473	Approve	08/07/2025	175, Willoughby Lane, London, N17 0RX	Approval of details reserved by a condition 22 (Whole life Carbon Assessment) attached to planning permission reference HGY/2022/0664	Sarah Madondo
Northumberland Park	Lawful development: Proposed use	HGY/2025/1512	Permitted Development	29/07/2025	16 Ingleton Road, Tottenham, London, N18 2RU	Certificate of lawfulness: Proposed rear dormer extension and single storey rear extension	Sion Asfaw
Northumberland Park	Approval of details reserved by a condition	HGY/2025/1592	Approve	28/07/2025	Dial House, 790 High Road, Tottenham, London, N17 0DH	Approval of details pursuant to condition 3 (Method of construction) attached to planning permission HGY/2024/3441.	Alicia Croskery
Northumberland Park	Non-Material Amendment	HGY/2025/1614	Approve	28/07/2025	Arundel Court, Lansdowne Road, Tottenham, London, N17 0LR	Non-Material Amendment following the grant of planning permission ref: HGY/2024/1450, to change the trigger of conditions 12 (Cycle Parking), 14 (Car Parking Management Plan), and 15 (Delivery and Service Plan and Waste Management Plan) from ?Prior to work commencing? to ?Prior to occupation of the development hereby approved.?	Kwaku Bossman-Gyamera
Seven Sisters	Approval of details reserved by a condition	HGY/2024/1027	Approve	17/07/2025	Brunel Walk, London, N15 5HQ	Approval of details pursuant to condition 26a ? partial discharge (Ecological Enhancement Measures and Ecological Protection Measures) attached to planning permission HGY/2022/2723	Valerie Okeiyi
Seven Sisters	Approval of details reserved by a condition	HGY/2024/3511	Approve	17/07/2025	Brunel Walk, Tottenham, London	Approval of details pursuant to condition 25 - partial - (a) (Living roofs) attached to planning permission HGY/2022/2723	Valerie Okeiyi
Seven Sisters	Lawful development: Proposed use	HGY/2025/1199	Permitted Development	10/07/2025	14 Ermine Road, Tottenham, London, N15 6DB	Certificate of lawfulness for proposed use: Loft conversion with erection of rear dormer and insertion of 3no. front rooflights.	Daniel Boama
Seven Sisters	Lawful development: Proposed use	HGY/2025/1284	Permitted Development	08/07/2025	29 Seaford Road, Tottenham, London, N15 5DU	Certificate of Lawfulness: for the proposed formation of a rear dormer roof extension and the installation of roof lights to front slope.	Oskar Gregersen
Seven Sisters	Lawful development: Proposed use	HGY/2025/1413	Permitted Development	23/07/2025	31 Elmar Road, Tottenham, London, N15 5DH	Certificate of Lawfulness for proposed rear dormer roof extension, and installation of front rooflights	Oskar Gregersen

Seven Sisters	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/1553	Refuse	09/07/2025	123 Plevna Crescent, Tottenham, London, N15 6DY	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.7m and for which the height of the eaves would be 3m	Sabelle Adjagboni
Seven Sisters	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/1775	Refuse	31/07/2025	50 Richmond Road, Tottenham, London, N15 6QB	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m	Sabelle Adjagboni
South Tottenham	Approval of details reserved by a condition	HGY/2025/0524	Approve	09/07/2025	189-191 Broad Lane, Tottenham, London, N15 4QT	Approval of details reserved by a condition 3 (External Materials), and condition 7(a) (Risk Assessment Method Statement RAMS - Partial Discharge) attached to planning permission ref: HGY/2024/1466	Kwaku Bossman-Gyamera
South Tottenham	Householder planning permission	HGY/2025/0660	Approve with Conditions	11/07/2025	161 Gladesmore Road, Tottenham, London, N15 6TJ	Erection of a whole floor extension with flat roof (Type 2 extension) with 1 (one) roof lantern above flat roof of Type 2 roof extension.	Daniel Boama
South Tottenham	Full planning permission	HGY/2025/1021	Approve with Conditions	11/07/2025	20-24 Clifton Gardens, Tottenham, London, N15 6AP	Erection of first floor rear extension across three adjoining properties.	Mark Chan
South Tottenham	Lawful development: Proposed use	HGY/2025/1074	Permitted Development	09/07/2025	26 Crowland Road, Tottenham, London, N15 6UT	Certificate of Lawfulness for the erection of a dormer extension to the rear outrigger roof.	Daniel Boama
South Tottenham	Householder planning permission	HGY/2025/1179	Approve with Conditions	04/07/2025	36 Riverside Road, Tottenham, London, N15 6DA	Erection of a single storey rear extension with a flat roof and 2no. rooflights.	Daniel Boama
South Tottenham	Lawful development: Proposed use	HGY/2025/1232	Permitted Development	03/07/2025	56 Craven Park Road, Tottenham, London, N15 6AB	Certificate of lawful development for proposed removal of raised patio and erection of rear outbuilding.	Emily Whittredge
South Tottenham	Approval of details reserved by a condition	HGY/2025/1257	Approve	21/07/2025	52-68, Stamford Road, Tottenham, London, N15 4PZ	Approval of details pursuant to condition 15 (Secure by Design) attached to planning permission HGY/2017/0426 as amended by HGY/2019/1401	Samuel Uff
South Tottenham	Lawful development: Existing use	HGY/2025/1329	Approve	17/07/2025	Unit 9, High Cross Centre, Fountayne Road, Tottenham, London, N15 4BE.	Certificate of lawfulness for the existing use of the premises for distribution and storage (Class B8 Use).	Sion Asfaw
South Tottenham	Lawful development: Proposed use	HGY/2025/1452	Permitted Development	28/07/2025	171 Broad Lane, Tottenham, London, N15 4QT	Certificate of lawfulness to construct a rear dormer with 1 rooflight.	Alicia Croskery
South Tottenham	Lawful development: Proposed use	HGY/2025/1560	Permitted Development	31/07/2025	171 Broad Lane, Tottenham, London, N15 4QT	Lawful development: Proposed outbuilding at the rear of the garden.	Alicia Croskery
South Tottenham	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/1561	Not Required	23/07/2025	171 Broad Lane, Tottenham, London, N15 4QT	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.95m	Alicia Croskery
South Tottenham	Full planning permission	HGY/2025/1672	Approve with Conditions	29/07/2025	91 & 93 Gladesmore Road, Tottenham, London, N15 6TL	Erection of a single-storey, ground-floor, wraparound rear extension at 91 & 93 Gladesmore Road including a Sukha roof at no. 93 Gladesmore Road	Sabelle Adjagboni
St Ann's	Full planning permission	HGY/2025/0066	Approve with Conditions	31/07/2025	Shop, 295 West Green Road, Tottenham, London, N15 3PA	Retrospective application to use the internal rear space to provide 44 additional seats. Roof alterations to include thermal and acoustic insulation. Installation of a green roof.	Sabelle Adjagboni
St Ann's	Non-Material Amendment	HGY/2025/1283	Approve	04/07/2025	423, The Red House, West Green Road, Tottenham, London, N15 3PJ	Non-material amendment to planning permission HGY/2018/1806 to raise the railings and piers on block C Elevation 10 to enable full compliance with SBD requirements	Valerie Okeiyi

St Ann's	Full planning permission	HGY/2025/1460	Refuse	28/07/2025	354 St Anns Road, Tottenham, London, N15 3TA	Retrospective application for rear garage and Storage Roof and cladding improvements, proposing for conversion to 1x studio flat.	Oskar Gregersen
St Ann's	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/1773	Not Required	30/07/2025	59 Brampton Road, Tottenham, London, N15 3SX	Erection of single storey extension which extends beyond the rear wall of the original house by 4.95m, for which the maximum height would be 3.75m and for which the height of the eaves would be 2.7m	Sabelle Adjagboni
Stroud Green	Householder planning permission	HGY/2025/0419	Approve with Conditions	09/07/2025	88 Oakfield Road, Hornsey, London, N4 4LB	Erection of a single storey rear extension	Sion Asfaw
Stroud Green	Full planning permission	HGY/2025/0863	Approve with Conditions	28/07/2025	Flat A, 22 Cornwall Road, Hornsey, London, N4 4PH	Erection of single-storey side infill extension with flat roof and 3 rooflights; internal alterations including new windows to Bedroom 2	Alicia Croskery
Stroud Green	Full planning permission	HGY/2025/1103	Approve with Conditions	03/07/2025	Flat A, 51 Stapleton Hall Road, Hornsey, London, N4 3QF	Erection of single storey rear extension.	Mark Chan
Stroud Green	Approval of details reserved by a condition	HGY/2025/1351	Approve	31/07/2025	38 Stapleton Hall Road, Hornsey, London, N4 3QD	Approval of details pursuant to conditions 8 (Replacement Tree) attached to planning permission HGY/2016/3344	Gareth Prosser
Stroud Green	Non-Material Amendment	HGY/2025/1725	Approve	24/07/2025	103 Inderwick Road, Hornsey, London, N8 9LA	Non-Material Amendment to approved application HGY/2025/0763 (Removal of existing single storey ground floor rear infill extension, replacement with ground floor single storey side to rear wrap-around extension) for the reduction in the approved extension from a wrap-around rear extension, to a single-storey side infill extension.	Oskar Gregersen
Stroud Green	Approval of details reserved by a condition	HGY/2025/1875	Approve	21/07/2025	Flat C, 56 Upper Tollington Park, Hornsey, London, N4 4BX	Approval of details pursuant to condition 3 (materials and details) attached to planning permission ref. HGY/2022/3849 for Installation of rear dormer window, addition of two front rooflights, replacement of second floor windows and re-roofing with natural slates granted on 05/03/2024.	Nathan Keyte
Tottenham Central	Listed building consent (Alt/Ext)	HGY/2024/1699	Refuse	22/07/2025	Old School Court, Drapers Road, Tottenham, London, N17 6LY	Re-roofing of listed building to include new leadwork and breather membrane	Emily Whittredge
Tottenham Central	Listed building consent (Alt/Ext)	HGY/2024/3209	Approve with Conditions	29/07/2025	Cedar Place, 14 Bruce Grove, Tottenham, London, N17 6YT	Listed building consent for internal works to the building to install a fire alarm system, comprising of installation of: - Control panel - Smoke/Heat detectors - Manual call points - Zone chart plan drawing, detailing the fire alarm zones, is fixed adjacent to the fire alarm control panel.	Adam Silverwood
Tottenham Central	Lawful development: Proposed use	HGY/2025/0984	Approve	01/07/2025	92 The Avenue, Tottenham, London, N17 6TD	Certificate of Lawfulness for change of use of property to Use Class C3(b) (small care home for children aged 13-17 with emotional and behavioral difficulties, up to four people living together as a single household and receiving care, including a permanent full-time resident carer).	Alicia Croskery
Tottenham Central	Householder planning permission	HGY/2025/1018	Refuse	10/07/2025	29 Arnold Road, Tottenham, London, N15 4JF	Retrospective application for the erection of and continued use of a rear outbuilding ancillary to the main dwelling.	Roland Sheldon

Tottenham Central	Full planning permission	HGY/2025/1129	Approve with Conditions	08/07/2025	16 Bedford Road, Tottenham, London, N15 4HA	Erection of a single storey rear infill extension, replacement of the existing garage door with brick wall and windows, re-roofing of the existing single storey side extension and the conversion of the existing 4-bedroom ground floor flat into two separate self-contained flats (comprising 1x3-bedroom & 1x1-bedroom units).	Neil McClellan
Tottenham Central	Lawful development: Existing use	HGY/2025/1223	Approve	31/07/2025	Flat A, 58 Mount Pleasant Road, Tottenham, London, N17 6TN	Certificate of Lawfulness for existing use as 2 x self-contained flats	Laina Levassor
Tottenham Central	Approval of details reserved by a condition	HGY/2025/1279	Approve	08/07/2025	Land South of Holy Trinity Church, Philip Lane, Tottenham, London, N15 4GZ	Approval of details of written scheme of investigation (WSI) as required by condition 6 of planning permission ref. HGY/2023/0541 for: Conversion and extension of former nursery building to create new cafe space and external seating including replacement windows	Emily Whittredge
Tottenham Central	Full planning permission	HGY/2025/1300	Approve with Conditions	09/07/2025	Store, 70 West Green Road, Tottenham, London, N15 5NS	Installation of new shopfront, stall riser, entrance door and internally illuminated projecting sign and fascia signs.	Oskar Gregersen
Tottenham Central	Consent to display an advertisement	HGY/2025/1301	Approve with Conditions	09/07/2025	Store, 70 West Green Road, Tottenham, London, N15 5NS	Advertisement consent for 2no. New internally illuminated fascia signs to shopfront, 1no. new internally illuminated projecting sign at high level.	Oskar Gregersen
Tottenham Central	Consent to display an advertisement	HGY/2025/1384	Approve with Conditions	18/07/2025	507 High Road, Tottenham, London, N17 6QA	Consent to display a temporary mural on the side of the building.	Sion Asfaw
Tottenham Central	Lawful development: Proposed use	HGY/2025/1538	Permitted Development	29/07/2025	94 Ranelagh Road, Tottenham, London, N17 6XT	Certificate of Lawfulness for proposed rear dormer and outrigger extensions with associated front rooflights, to facilitate loft conversion	Laina Levassor
Tottenham Central	Approval of details reserved by a condition	HGY/2025/1599	Refuse	11/07/2025	74 Clyde Road, Tottenham, London, N15 4JX	Approval of details pursuant to conditions pursuant to condition 5 (conservation style rooflights) & 6 (details of proposed new windows, doors, eaves, verges and cills) attached to planning permission HGY/2021/3565	Laina Levassor
Tottenham Central	Householder planning permission	HGY/2025/1678	Approve with Conditions	30/07/2025	117 Beaconsfield Road, Tottenham, London, N15 4SH	Façade restoration, roof replacement, removal of modern rear extension, replacement outbuilding and remedial structural works	Oskar Gregersen
Tottenham Hale	Approval of details reserved by a condition	HGY/2024/3437	Approve	07/07/2025	29-33, The Hale, Tottenham, London, N17 9JZ	Approval of details reserved by Condition 20 (Low-carbon heating solution details) attached to planning permission HGY/2021/2304 dated 30 August 2023.	Philip Elliott
Tottenham Hale	Lawful development: Proposed use	HGY/2025/1098	Permitted Development	07/07/2025	118 Thackeray Avenue, Tottenham, London, N17 9EA	Certificate of lawful development for rear dormer and outrigger extension; front roof lights.	Emily Whittredge
Tottenham Hale	Full planning permission	HGY/2025/1112	Refuse	08/07/2025	30 Thackeray Avenue, Tottenham, London, N17 9DY	Change of use from C3 dwelling to C4 HMO (retrospective)	Oskar Gregersen
Tottenham Hale	Householder planning permission	HGY/2025/1194	Refuse	01/07/2025	65 Park View Road, Tottenham, London, N17 9AX	Proposed 4m deep single storey rear extension.	Ben Coffie
Tottenham Hale	Lawful development: Proposed use	HGY/2025/1445	Permitted Development	25/07/2025	Coppermill Heights, Hale Village, Tottenham Hale, London, N17 9FE	Proposed Lawful development certificate for the replacement of combustible materials and brickwork to the ground floor of the building.	Kwaku Bossman-Gyamera
Tottenham Hale	Lawful development: Proposed use	HGY/2025/1584	Permitted Development	09/07/2025	59 Scales Road, Tottenham, London, N17 9HD	Lawful development: Proposed use for the installation of roof lights on the front and rear roof slopes	Sabelle Adjagboni

Tottenham Hale	Approval of details reserved by a condition	HGY/2025/1696	Approve	17/07/2025	Accord House, Ashley Road, Tottenham, London, N17 9AZ	Approval of details to discharge condition 8 - partial discharge - Phase A only (Secured by Design Accreditation) pursuant to planning permission HGY/2022/0752 for: Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site.	Adam Silverwood
Tottenham Hale	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/1802	Refuse	29/07/2025	65 Park View Road, Tottenham, London, N17 9AX	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 2.5m	Sabelle Adjagboni
West Green	Approval of details reserved by a condition	HGY/2023/2515	Approve	29/07/2025	300-306 West Green Road, London N15 3QR	Approval of details pursuant to condition 12 (a) (Living roofs & PV array) attached to Planning Appeal Ref: APP/Y5420/W/21/3266300 (planning reference HGY/2020/0158)	Gareth Prosser
West Green	Full planning permission	HGY/2024/3155	Refuse	18/07/2025	201 Westbury Avenue, Wood Green, London, N22 6RX	Change of use of the property from a single family dwelling (Use Class C3) to a House in Multiple Occupation (HMO) (Use Class C4) for 5 occupants.	Eunice Huang
West Green	Full planning permission	HGY/2024/3555	Approve with Conditions	29/07/2025	268 West Green Road, Tottenham, London, N15 3QR	Construction of a communal roof terrace above an existing flat roof at second floor level with 1.6m high planters for privacy screening and 1.1m high metal black safety railings along the edges of the terrace.	Daniel Boama
West Green	Approval of details reserved by a condition	HGY/2025/0448	Approve	16/07/2025	Broadwater Farm Estate, London	Approval of details for the partial discharge of Condition 55 (Ecological Enhancement Measures - Moselle Phase Only) pursuant to planning permission HGY/2022/0823 for: ?Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing); Energy Centre; Medical Centre: Enterprise Centre: and former Moselle school site, at Broadwater Farm Estate? as approved on 07/03/2023. This application relates to the Moselle phase of this development only.	Adam Silverwood

West Green	Approval of details reserved by a condition	HGY/2025/1101	Approve	15/07/2025	Broadwater Farm Estate, London	Approval of details for the partial discharge of Condition 38 (Highways Condition Survey - Prior to Commencement of Works and for the Moselle Phase only) as placed upon application HGY/2022/0823 for: ?Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing): Energy Centre; Medical Centre: Enterprise Centre: and former Moselle school site, at Broadwater Farm Estate? as approved on 07/03/2023. This application relates to the Moselle phase of this development only.	Adam Silverwood
West Green	Householder planning permission	HGY/2025/1114	Approve with Conditions	25/07/2025	2 Lismore Road, Tottenham, London, N17 6LE	Ground floor rear extension, dormer extension and additional window on first floor flank wall	Eunice Huang
West Green	Householder planning permission	HGY/2025/1192	Refuse	14/07/2025	93 Downhills Way, Tottenham, London, N17 6AL	Erection of single storey rear extension, construction of raised rear patio and new hardstanding to front of property	Adam Silverwood
West Green	Householder planning permission	HGY/2025/1242	Approve with Conditions	04/07/2025	195 Sirdar Road, Wood Green, London, N22 6QU	Single storey rear/side-infill wrap around extension.	Oskar Gregersen
West Green	Householder planning permission	HGY/2025/1250	Approve with Conditions	04/07/2025	164 Higham Road, Tottenham, London, N17 6NS	Replacement of existing dark green timber windows with anthracite grey uPVC windows to match existing pattern on the front elevation.	Daniel Boama
West Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/1401	Not Required	08/07/2025	92 Westbury Avenue, Wood Green, London, N22 6RT	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m	Alicia Croskery
West Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/1415	Refuse	09/07/2025	353 Lordship Lane, Tottenham, London, N17 6AE	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.45m and for which the height of the eaves would be 3m	Oskar Gregersen
West Green	Householder planning permission	HGY/2025/1479	Approve with Conditions	30/07/2025	237 Lordship Lane, Tottenham, London, N17 6AA	Retrospective planning permission for the erection of a single storey detached outbuilding.	Nathan Keyte
West Green	Approval of details reserved by a condition	HGY/2025/1612	Approve	31/07/2025	The Brook On Broadwaters Primary School, Broadwaters Inclusive Learning Community, Adams Road, Tottenham, London, N17 6HW	Approval of details reserved by condition 4 (Energy Strategy), condition 5 (Overheating), condition 6 (Green roof), condition 10 (Cycle storage) and condition 11 (Detailed drawings) attached to planning permission HGY/2024/3270	Sabelle Adjagboni

West Green	Non-Material Amendment	HGY/2025/1632	Approve	14/07/2025	48 Sirdar Road, Wood Green, London, N22 6RG	Non-Material Amendment to planning permission HGY/2025/0436 to provide 2no. rear sliding doors instead of 1no. large rear sliding door to access rear garden, reduce the number of rooflights from 5no. to 3no., move side garden access gate closer to rear of the property, and replacement of 1no. side utility door with 1no. side window.	Daniel Boama
West Green	Lawful development: Proposed use	HGY/2025/1645	Permitted Development	03/07/2025	Broadwaters Inclusive Learning Community, Adams Road, Tottenham, London, N17 6HW	Lawful development: Proposed use for the installation of solar PV.	Sabelle Adjagboni
West Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/1649	Not Required	29/07/2025	80 Boundary Road, Tottenham, London, N22 6AD	Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.92m and for which the height of the eaves would be 3m	Oskar Gregersen
West Green	Lawful development: Proposed use	HGY/2025/1953	Permitted Development	24/07/2025	Left Flat A, 151 Langham Road, Tottenham, London, N15 3LP	Lawful development: Proposed use - Loft conversion with L-shaped rear dormer and two number rooflights on front elevation.	Iliyan Topalov
West Green	Approval of details reserved by a condition	HGY/2025/1992	Approve	25/07/2025	Frankum & Kaye Ltd, 38, Crawley Road, London, N22 6AG	Partial approval of details pursuant to condition 26 (SBD) for Block A (plots 1 ? 7) and 1 ? 9 Frankum Mews (plots 20 ? 28) attached to planning permission HGY/2019/0938.	Samuel Uff
West Green	Prior notification: Development by telecoms operators	HGY/2025/2014	Permitted Development	25/07/2025	268 West Green Road, Tottenham, London, N15 3QR	Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). Description of Development: All equipment at sectors 1& 2 are to be fully removed. 1No. 300mm VF dish and 1No. 600mm VF dish to be relocated. 2No. 300mm VMO2 dishes to be relocated. 1No. existing VMO2 antenna to be removed and replaced and 1No. existing VF antenna to be relocated and rotated. 2No. Existing VMO2 cabinets to be removed and replaced by 1No. Cabinet and 1No. VF Cabinet to be refreshed. All other associated ancillary works thereto.	Kwaku Bossman-Gyamera
White Hart Lane	Change of use	HGY/2024/3151	Refuse	14/07/2025	106 Eldon Road, Wood Green, London, N22 5EE	Change of use of an existing property (C3 Use) to a small HMO (C4 Use).	Adam Silverwood
White Hart Lane	Householder planning permission	HGY/2025/0717	Approve with Conditions	01/07/2025	43 Waltheof Gardens, Tottenham, London, N17 7DX	Erection of a single storey rear extension with a chamfered edge, retrospective planning consent sought for erection of rear dormer, and insertion of front 3 no. rooflights. (AMENDED DESCRIPTION)	Daniel Boama
White Hart Lane	Householder planning permission	HGY/2025/0822	Approve with Conditions	15/07/2025	18 Gospatrick Road, Tottenham, London, N17 7EG	Single storey rear extension	Nathan Keyte
White Hart Lane	Householder planning permission	HGY/2025/1093	Approve with Conditions	04/07/2025	95 Norfolk Avenue, Wood Green, London, N13 6AL	Demolition of existing garage and construction of part single part double storey side extension and additional rear extension to existing to create wrapped around extension.	Josh Parker
White Hart Lane	Full planning permission	HGY/2025/1261	Approve with Conditions	07/07/2025	Ground Floor Flat, 63 De Quincey Road, Tottenham, London, N17 7DJ	Erection of single storey rear extension and installation of outbuilding in rear garden	Kwaku Bossman-Gyamera

White Hart Lane	Householder planning permission	HGY/2025/1270	Approve with Conditions	22/07/2025	116 Norfolk Avenue, Wood Green, London, N13 6AJ	Erection of a first floor rear extension with a hipped roof above the approved single storey rear extension under reference HGY/2025/0177.	Daniel Boama
White Hart Lane	Full planning permission	HGY/2025/1372	Refuse	17/07/2025	2 Saxon Road, Wood Green, London, N22 5EB	CHANGE OF USE for dwellinghouse (C3) to a small scale HMO for up to 4 residents (Class C4 Use).	Alicia Croskery
White Hart Lane	Full planning permission	HGY/2025/1408	Refuse	21/07/2025	57A Sandford Avenue, Wood Green, London, N22 5EJ	Erection of a single storey dwelling with 1 bedroom and associated cycle storage and waste.	Alicia Croskery
White Hart Lane	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/1618	Not Required	22/07/2025	50 Perth Road, Wood Green, London, N22 5QY	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m	Oskar Gregersen
White Hart Lane	Lawful development: Proposed use	HGY/2025/1621	Approve	10/07/2025	Risley Avenue Primary School, The Roundway, Tottenham, London, N17 7AB	Lawful development for PV Installation to roofs	Josh Parker
White Hart Lane	Lawful development: Existing use	HGY/2025/1768	Approve	17/07/2025	498 Lordship Lane, Wood Green, London, N22 5DE	Lawful development: Existing use. 5 No of Self Contained Flats at 498 Lordship Lane, London, N22 5DE	Iliyan Topalov
Woodside	Change of use	HGY/2025/0709	Approve with Conditions	14/07/2025	Ground Floor Flat A, 12 Woodside Road, Wood Green, London, N22 5HU	Erection of single storey rear extension and conversion of existing ground floor flat into 2x1 bed flats	Nathan Keyte
Woodside	Non-Material Amendment	HGY/2025/0726	Approve	01/07/2025	Civic Centre, High Road, Wood Green, London, N22 9SB	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 2 (approved drawings) of listed building consent HGY/2023/1044 to address amended internal and external changes.	Samuel Uff
Woodside	Lawful development: Proposed use	HGY/2025/1140	Approve	11/07/2025	15 Maryland Road, Wood Green, London, N22 5AR	Lawful development certificate for a single storey outbuilding	Josh Parker
Woodside	Householder planning permission	HGY/2025/1350	Approve with Conditions	16/07/2025	57 Sidney Road, Wood Green, London, N22 8LT	Construction of rear roof extension, installation of 3 front skylights, removal of chimney, roof alterations to include raising the ridge	Ben Coffie
Woodside	Full planning permission	HGY/2025/1363	Approve with Conditions	17/07/2025	50 Woodside Road, Wood Green, London, N22 5HT	Change of use of property to a six bedroom House in Multiple Occupation (HMO) for up to seven occupants (sui-generis use) (retrospective planning application).	Kwaku Bossman-Gyamera
Woodside	Full planning permission	HGY/2025/1375	Refuse	28/07/2025	82 Finsbury Road, Wood Green, London, N22 8PF	Garage conversion into habitable space and single storey rear extension to existing HMO (C4) including replacement of garage doors and windows on front and rear façades.	Alicia Croskery
Woodside	Approval of details reserved by a condition	HGY/2025/1424	Approve	09/07/2025	Civic Centre, High Road, Wood Green, London, N22 9SB	Approval of details pursuant to Condition 8 (a) (North Wing Office details) of Planning Permission HGY/2023/1044 for the refurbishment and extension of the Civic Centre.	Samuel Uff
Woodside	Full planning permission	HGY/2025/1490	Refuse	29/07/2025	142 Sylvan Avenue, Wood Green, London, N22 5JB	Change of use from Class C3 (Dwellinghouse) to C4 (HMO) for between 3-6 unrelated individuals	Oskar Gregersen
Woodside	Lawful development: Proposed use	HGY/2025/1546	Permitted Development	21/07/2025	5 St Albans Crescent, Wood Green, London, N22 5NB	Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion with associated rooflights to front roofslope.	Laina Levassor