

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 12th January, 2026, 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, Nicola Bartlett, John Bevan (Vice-Chair), Cathy Brennan, Scott Emery, Emine Ibrahim, Alexandra Worrell and Kaushika Amin

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 2025. 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 - 6)

To confirm and sign the minutes of the Planning Sub Committee held on 8th December as a correct record.

7. PRE-APPLICATION BRIEFINGS - PPA/2025/0002; HGY/2025/3217 MALLARD PLACE, COBURG ROAD, WOOD GREEN N22 6TS (PAGES 7 - 46)

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

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

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

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

8. UPDATE ON MAJOR PROPOSALS (PAGES 47 - 58)

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 59 - 106)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period **01.11.2025 – 31.12.2025**.

10. NEW ITEMS OF URGENT BUSINESS

11. DATE OF NEXT MEETING

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

Kodi Sprott, Principal Committee Coordinator
Tel – 020 8489 5343
Email: kodi.sprott@haringey.gov.uk

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

Friday, 02 January 2026

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. Officers assured members that Item 16d within the protocol would be implanted from now on.

3. APOLOGIES

Apologies for absence were received from Cllr Worrell and Cllr Bartlett. Cllr Collett was absent.

4. Urgent business

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. MINUTES

The minutes of the meeting held on 6th November were approved.

RESOLVED**8. HGY/2025/1769 - TIMBER YARD, 289-295 HIGH ROAD, WOOD GREEN, LONDON, N22 8HU**

Samuel Uff, Principal Planning Officer introduced the report for demolition of the existing storage and distribution buildings and redevelopment of the site for 36 homes within 2 x part three, four and five storey blocks and part two, part three storey mews buildings, in conjunction with refuse and cycle stores, cycle and car parking and landscaping.

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

- £250,000 was offered for the removal of early and late-stage reviews.
- Within the application there was provision for 3 car parking spaces, this would be implemented gradually as demand arises.
- In terms of the sewers, Thames Water suggested the piling condition connected with foundations works, which is a standard condition for major planning applications. They also suggested some informatives.
- The early and late-stage reviews are to capture any uplift in affordable housing. At the moment the scheme was unviable, but there could be some additional viability in the years to come, however, to avoid the need for those reviews to take place, the applicant was posing that they would offer £250,000 to provide certainty on costs.
- Officers looked to futureproof blue badge car parking spaces. The applicant would provide 10% by proposing to provide 3 bays in total, with one to be provided at the outset, and the others to be implemented in the future on a need's basis.

Oscar French attended the committee and spoke in objection.

There was a lack of consideration and engagement towards neighbouring properties. There were no illustrative sections or elevations initially shared with residents. They were not shown the proposed heights or forms and didn't understand the scale of the changes they would face. The height, massing and proximity of the scheme to neighbours are problematic.

Peter Boothman attended the committee and spoke in objection.

This development proposed no affordable housing on site, its height was out of character with the conservation area, and it was intrusive of privacy for residents on Trinity Road.

The following was noted in response to questions to objectors:

- There were parking challenges in the area, specifically on a Sunday, due to residents attending church.
- This was not a general objection to the notion of the property being redeveloped, more so the design of the proposal.
- The windows could potentially be overlooked from the proposed upper floor maisonettes, though they would be 20 metres away from the existing houses. There would also be overlooking of existing gardens as currently exists from existing windows.

The applicant addressed the committee:

The scheme would be car free and permit free except for one accessible parking space on site which could be increased to three spaces if required; and would provide around 400 square metres of communal amenity space, including play space with additional trees and planting further improving the street frontage along the High Road.

The scheme has benefited from 18 months of pre application discussions with Haringey officers and a positive Quality Review Panel review session. During the determination of the planning application, several design changes had been made to address comments raised, including by the local community, including in relation to privacy and overlooking.

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

- There would be sufficient amenity space provided within the development to serve the future residents, and similarly with the play space there would be an adequate amount of space provided for children to play within that development; including if/when the two further accessible car parking spaces were to be provided on site in the future
- In terms of the heads of terms for the legal agreement, there would be a parking management plan, which would mean that a qualifying resident could apply to have a car parking space converted from part of the landscaping (up to two spaces in total)
- The applicant undertook several consultation meetings in April 2025; letters were delivered out to 2,143 homes and businesses in the area and there was a website showing details of the project. There were two consultation events held on Monday 28th April and Tuesday 29th of April and information was also circulated to ward councillors and members of the planning subcommittee. Residents were also able to contact Thorncliffe, who were the consultants undertaking the consultation.

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

RESOLVED

2.1 That the Committee authorised the Head of Development Management and Planning Enforcement 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 a legal agreement satisfactory to the Head of Development Management and Planning Enforcement 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 and Planning Enforcement 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.

2.3. That the agreement referred to in resolution (2.1) above is to be completed no later than 30 January 2026, or within such extended time as the Head of Development Management and Planning Enforcement 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.

2.5. A summary of the recommended conditions and informatives for the development is provided below (the full text of the recommended conditions can be found in Appendix 1 of the report).

Conditions:

- 1) Time Limit (Compliance)
- 2) Approved Plans and Documents (Compliance)
- 3) Materials and Detailing (Prior to commencement)
- 4) Boundary treatment and access control (Pre-occupation)
- 5) Landscaping (Prior to commencement of relevant part)
- 6) Play equipment
- 7) Biodiversity Net Gain Plan (Pre-commencement)
- 8) BNG Monitoring (Pre-occupation)
- 9) Lighting (Pre-occupation)
- 10) Noise from building services plant and vents (Compliance)
- 11) Secure by Design Accreditation (Pre-above ground works)

- 12) Secured by Design Certification (Pre-occupation)
- 13) Surface Water Drainage (Pre-commencement)
- 14) SuDS Management and Maintenance Strategy (Pre-occupation)
- 15) Piling Method Statement (Pre-commencement)
- 16) Land Contamination (Pre-commencement)
- 17) Unexpected contamination (If identified)
- 18) NRMM (Pre-commencement)
- 19) Management and Control of Dust (Pre-commencement) 2
- 20) Delivery and Servicing and Waste Management Plan (Pre-occupation)
- 21) Construction Logistics and Management Plan (Pre-commencement)
- 22) Considerate Constructors (Compliance)
- 23) Energy Strategy (Pre-above ground works)
- 24) Overheating (Pre-above ground works)
- 25) Living Roofs (Pre-above ground works)
- 26) Water Butts (Pre-occupation)
- 27) Urban Greening Factor (Compliance)
- 28) Arboricultural Method Statement (Compliance)
- 29) Tree protection (Pre-commencement)
- 30) Cycle Parking (Pre-occupation) – ref the external short stay storage
- 31) Electric Vehicle Charging (Pre-occupation)
- 32) Accessible Parking Bay(s) (Pre-commencement)
- 33) Car Parking Management Plan (Pre-occupation)
- 34) Waste/Recycling Storage (Prior to commencement of relevant part)
- 35) Restriction to Telecommunications Apparatus (Restriction)
- 36) Building Regulations Part M (Compliance)
- 37) Water Consumption (Pre-occupation)
- 38) Block C - obscure glazing and partial opening windows
- 39) Communal antenna

Informatives:

- 1) Heads of Terms
- 2) CIL

- 3) Land ownership
- 4) Construction hours
- 5) Street numbering
- 6) Asbestos
- 7) Designing Out Crime
- 8) Signage
- 9) Thames Water build over agreement
- 10) Thames Water Groundwater
- 11) Thames Water general information
- 12) Thames Water Sequential approach to the disposal of surface water
- 13) Thames Water Mains water for construction purposes

8. Update on major proposals.

- THFC hotel - Tottenham Hotspur Football Club had advised officers that development works on the proposed hotel at the south of the stadium were currently on hold while the club assessed viability and explored alternative options for the site.
- The naming of buildings is not a planning matter. However the naming and numbering service, which sits in the Planning Policy service, are responsible for this function. The developer can make suggestions, and it is for the Council to make the decision.
- The S73 planning application which seeks to remove affordable housing from the Berol Quarter approval should be reported to Planning Sub Committee for Members' consideration/decision in Q1 2026.

9. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

There were no questions on this item, the report was noted by members.

10. NEW ITEMS OF URGENT BUSINESS

11. DATE OF NEXT MEETING

To note the date of the next meeting as 12th January 2026.

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Briefing paper for Planning Sub Committee**DETAILS OF THE DEVELOPMENT****References:** PPA/2025/0002; HGY/2025/3217**Ward:** Noel Park**Address:** Mallard Place, Coburg Road, Wood Green N22 6TS

Proposal: Redevelopment of the site with the erection of a 22 storey building with 8 storey wing, and a 14 storey building with 6 storey wing, to provide 150 social rent dwellings along with double height flexible workspace (539 sqm). The proposal also includes landscaped public realm.

Applicant: London Borough of Haringey**Agent:** Sophie Heritage, Iceni Projects**Ownership:** London Borough of Haringey**Case Officer:** Valerie Okeiyi**1.0 BACKGROUND**

1.1 This scheme was presented to Members of the Planning Sub-Committee (PSC) on 6th November 2025 as a pre-application briefing. However, given the extent of the discussion that could take place on the night, it was considered appropriate to provide Members with a further opportunity to view the proposal.

1.2 Subsequent to the 6th of November PSC meeting, the proposal has been formally submitted as a planning application and is now under consideration by Planning Officers under planning ref: HGY/2025/3217.

1.3 It is important to note that Members are not making a decision on the proposed development at this stage – the purpose of this agenda item is to brief Members on the scheme as it stands, and to allow them primarily to ask the applicants questions, and also to make comments about the proposal. The applicants are expected to consider and assist with Members' questions and comments.

1.4 An update is provided below setting out progress since the pre-application scheme was presented to PSC on 6th November 2025, (under each relevant section / heading correlating with the headings set out in the original report attached under Appendix I).

1.5 The original pre-application briefing report, which was presented to Members at the 6th November PSC meeting, is attached to this report as Appendix 1.

2.0 UPDATED BRIEFING REPORT SINCE 6TH NOVEMBER 2025 PLANNING SUB-COMMITTEE MEETING**Environmental Impact Assessment Screening Opinion**

2.1 An Environmental Impact Assessment (EIA) Screening Opinion was issued by Officers on 20 November 2025, confirming that the proposal does not constitute EIA development, and that an Environmental Statement is therefore not required to accompany the planning application.

2.2 Full details of the EIA screening opinion are available to view on the Planning Register under planning reference HGY/2025/3217.

Employment

2.3 The original pre-application scheme presented to Members proposed 539 square metres of affordable workspace. This has been revised, and the scheme now proposes 539 square metres of flexible workspace, which the applicant sets out would help to ensure that the proposed commercial units would remain viable and occupied.

2.4 The detail of the flexible workspace is currently being discussed between the applicant team and the Council's Inclusive Economy Team; along with Planning Officers.

Masterplanning and Regeneration

2.5 Following discussions between officers and the applicants, a number of viewpoint locations have been agreed which have informed the Heritage, Townscape and Visual Impact Assessment (HTVIA) for the proposal, and submitted with the planning application. The HTVIA will be reviewed and assessed by officers as part of their assessment of the case.

Residential Quality, Unit Mix and Affordable Housing

2.6 An internal daylight and sunlight assessment has been submitted with the planning application, which the applicants say demonstrates that the communal podium courtyard would receive adequate sunlight throughout the year. This assessment will be reviewed and assessed by officers.

Transportation and Parking

2.7 The planning application has been submitted with details of the future servicing, refuse/recycling and emergency services arrangements and an outline Demolition and Construction Logistics Plan. These reports will be reviewed and assessed by officers.

Amenity

2.8 A British Research Establishment (BRE) report has been submitted with the planning application which assesses the proposed development's potential impacts on the amenity of existing surrounding occupiers, as well as setting out the anticipated daylighting and sunlighting conditions for future occupiers of the proposed development. Officers will review and assess the report.

2.9 A Noise Impact Assessment, which includes mitigation measures for the proposed development, has been submitted with the planning application. Officers will review and assess the report.

2.10 A wind/microclimate assessment report has been submitted with the planning application. Officers will review and assess the report.

Sustainability

2.11 Reports covering the following sustainability and energy issues have been submitted with the planning application:

- Energy Strategy, Overheating Strategy and Sustainability Statement
- Embodied Carbon and Whole Life Carbon Statement
- GLA Carbon Emissions Reporting Spreadsheet
- GLA Whole Life Carbon Assessment Spreadsheet

2.12 Officers have reviewed these reports and require clarifications from the applicants in relation to the Energy Strategy, Overheating Strategy, Sustainability Strategy, Climate Change Adaptation and Whole Life Carbon Strategy. Once the further information requested has been received, officers will further review and assess the matters.

2.13 The formal consultation period expired on December 26th; however officers will take any response received into account up until a decision is made on the application. No response (objection, support or neutral) have been received from the local community to date.

3.0 NEXT STEPS

3.1 No decisions are taken at this meeting. The planning application will be the subject of a report and recommendation to a future meeting of the Planning Sub Committee, anticipated to be in Q1 of 2026, following standard Planning procedures, including full and proper consideration of the merits of the case by officers, and responses to the public consultation exercise from consultees, residents, groups and businesses etc. A note of this meeting, summarising the discussion that took place, will be included in the minutes of the next Planning Sub Committee meeting.

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APPENDIX 1

Briefing report from 6 November 2025 Planning Sub Committee meeting - and associated appendices

Planning Sub-Committee

Briefing paper for Planning Sub Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2025/0002

Ward: Noel Park

Address: Mallard Place, Coburg Road, Wood Green N22 6TS

Proposal: Preapplication proposal for redevelopment of the site by the erection of a 22 storey building with 8 storey wing, and a 14 storey building with 6 storey wing, to provide 150 social rent dwellings along with double height affordable workspace (539 sqm). The proposal also includes landscaped public realm.

Applicant: London Borough of Haringey

Agent: Sophie Heritage, Icen Projects

Ownership: London Borough of Haringey

Case Officer Contact: Valerie Okeiyi

2. BACKGROUND

- 2.1. The proposed pre-application development is being presented to Planning Sub-Committee to enable members to view it ahead of the submission of a full planning application. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application
- 2.2. It is anticipated that the planning application, once received, would be presented to the Planning Sub-Committee for decision in February/March 2026. The applicant has engaged in pre-application discussions with Council Planning Officers, with formal pre-application meetings and QRP meetings.

3. SITE AND SURROUNDINGS

- 3.1 The site known as Mallard Place, falls within the Council's ownership and is currently occupied by a two-storey building, which is covered in a green wall and hardstanding to the rear of the building. The site has a frontage onto Coburg

Road to the south, Western Road to the west, Clarendon Road to the east and New Road to the north.

- 3.2 Immediately adjoining the site to the west is Raphael House and to the east is Units 1,2,3 Kingfisher Place. The site is bounded by the Chocolate Factory Phase 1 development to the north, which received planning permission and is currently being built out under planning reference HGY/2017/3020 for a mixed use development comprising of 10,657 square metres of commercial floorspace and 230 homes.
- 3.3 To the east of the site, on the other side of Clarendon Road, is Kingfisher Place followed by other commercial uses fronting Coburg Road. Further west of the site is the train depot and railway embankment with links to Alexandra Park and the New River via the Penstock foot tunnel. Immediately south of the site, on the other side of Coburg Road, is the Alexandra Gate development which received planning permission under planning reference HGY/2017/3117 and is currently being built out.



Fig 1: site (outlined in red) location in context

- 3.4 The site is located in an Opportunity Area as identified in the Mayor's London Plan 2021 and is located in the Wood Green and Haringey Heartlands Growth Area as identified in the Council's Local Plan 2017.
- 3.5 The site is also located within the designated Local Employment Area; Regeneration Area and located adjacent to Wood Green Common Conservation Area.
- 3.6 The site is designated in the Council's Site Allocation Development Plan Document (SA DPD) SA19 known as 'Wood Green Cultural Quarter (South)' which seeks to enhance the Wood Green Cultural Quarter through

improvements to the Chocolate Factory and the creation of high-quality urban realm and comprehensive redevelopment of the remaining sites for employment-led mixed-use development with residential. The site is also designated as WG SA10 known as 'Mallard and Kingfisher Place' of the new Regulation 18 Draft Local Plan which is currently out for consultation; and carries very little weight at this point in time.

- 3.7 The site has a Public Transport Accessibility Level (PTAL) rating of 4, Wood Green Underground Station is a 9-minute walk away, and Alexandra Palace National Rail station is a 10-to-11-minute walk away. Two different bus services are accessible within 6 to 7 minutes' walk of the site. There is reference to improvements to bus services that are forthcoming, related to re-routing of bus services 91/N91 and the 232 via Western Road and Mayes Road respectively.

4. PROPOSED DEVELOPMENT

4.1. The proposal consists of:

- The demolition of the existing building which is occupied by the John Dewey (Area 51 Education) Special Needs College.
- Erection of a 22 storey building with an 8 storey wing and a 14 storey building with a 6 storey wing consisting of 150 new homes all for social rent;
- A housing mix of: 51 x 1 bed, 67 x 2 bed, 28 x 3 bed and 4 x 4 bed dwellings;
- 539 square metres of affordable workspace across the development on the ground and first floor,;
- Residential and commercial refuse/recycling storage on the ground floor;
- Cycle stores on the first floor;
- Plant rooms/service rooms/substation at ground floor;
- Podium courtyard/terrace including children's playspace at second, sixth and eighth floor level;
- Green roofs;
- Landscaping;
- Public realm improvements;
- 12 Blue Badge parking bays located on adjacent streets.

5. PLANNING HISTORY

- 5.1 There is no relevant planning history connected with the application property.

6. CONSULTATION

6.1 Public Consultation

- 6.2 The applicant has recently undertaken their own community engagement on the pre-application scheme. The applicant confirmed that 200 properties were sent engagement packs, and the period of community engagement ran for one month from August to September 2025. The applicant advises that ward councillors were sent a briefing note on the proposal.

- 6.3 Three community engagement events in total were held on the 9th, 13th and 18th of September 2025 at Long Lounge, Karamel, McQueen's Theatre 4

Coburg Road and at a pop-up event on the pavement besides the Penstock Tunnel where it joins Western Road. where the applicant presented their proposal to the community and responded to questions and provided feedback. The feedback from the event is included under Appendix IV .

- 6.4 This scheme is currently at pre-application stage. The proposals were presented by the applicant to the GLA in March 2025 and October 2025; and they are broadly supportive in principle. The proposals were also presented at a Development Management Forum on 2nd October 2025. The notes from the Forum are set out in Appendix III.
- 6.5 When a planning application is submitted to the Local Planning Authority (LPA) for consideration, consultation letters will be sent to neighbouring properties, site notices will be erected and an advert will be placed in the local newspaper to notify the community and invite comment.

Quality Review Panel

- 6.6 The proposal was presented to Haringey's Quality Review Panel (QRP) on 16 July 2025. The Panel offered their 'warm support' for the scheme. A summary of the Panel's response is as follows:

'The Haringey Quality Review Panel warmly welcomes the proposal for affordable housing and workspace, which is thoughtful and comprehensive. The panel encourages the project team to maintain this level of ambition as the scheme develops and suggests some areas for improvement.

The fragmented land ownership means that comprehensive redevelopment cannot happen within the timescale of the application. This is not optimal but could be turned into an advantage and lead to a more successful scheme. If the southern and northern corner sites come forward for development, they should offer green relief from the density of neighbourhood, including children's play and bike storage. High level options should be produced to set intentions within this application.

The height and massing are comfortable in the context but would be improved by moving the 22-storey tower away from the emerging 27-storey tower on the Alexandra Gate site. The existing mature trees on the site should be retained, and this corner widened for orientation towards Chocolate Factory Square. Options should be tested, subject to the Crossrail 2 tunnel constraints, for moving the height and rebalancing the blocks to achieve a more favourable massing.

The quality of the housing proposed is commended. Further thought should be given to how the scheme will create a cohesive vertical community. The chamfered tower corners should have a stronger relationship to each other. A consistent base treatment is recommended, and the junctions between blocks should be resolved. The elevations and materials palette are developing well.

Sustainability has been successfully embedded in the design, and the use of external shading is supported.

The boulevard of trees along Coburg Road are essential to the public realm. The purpose and design of the colonnade need further work. The podium garden should not be enclosed on all sides in the future. All landscaping should be designed for low maintenance and water management.

The lower-level workspace provision is welcome. Flexible design and low rents should be considered to attract tenants and activate the street’.

- 6.7 The panel has expressed that they would welcome an opportunity to comment on the scheme again at an Intermediate Review, once the landscape and sustainability proposals have been developed further. Whilst the panel expressed a preference to see the final iteration of the scheme at a ‘chairs’ review, officers consider this to be unnecessary and the applicant’s architects can progress the scheme with the advice of the council’s principal design officer. Following the QRP the landscaping has progressed and communal amenity space is now also proposed on the 6th and 8th floor wings of the east and west tower. The sustainability proposals have also progressed following sustainability discussions with officers.

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

7. MATERIAL PLANNING CONSIDERATIONS

Principle of Development

- 7.1 The London Plan 2021 designates Wood Green as an Opportunity Area. The Council’s Local Plan 2017 identifies Wood Green as a Growth Area. The site is located within these designations.
- 7.2 Policy SP1 of the Local Plan 2017 states that the Council will expect development in Growth Areas to provide a significant quantum of new residential and business floorspace, maximise development opportunities on site, and provide appropriate community benefits and infrastructure. The supporting text for this policy identifies several aspirations for Wood Green which include increasing the capacity and variety of uses within the town centre, maximising the capacity for housing and employment growth provision and be in accordance with all of the relevant Council planning policies and objectives (including those of the site allocations).
- 7.3 The site is designated as Site Allocation SA19 ‘Wood Green Cultural Quarter (South)’ in the Council’s Site Allocation Development Plan Document (SA DPD) which seeks to enhance the Wood Green Cultural Quarter through improvements to the Chocolate Factory and creation of high quality urban realm and comprehensive redevelopment of the remaining sites for employment-led mixed-use development with residential.



Fig 2: Site Allocation SA19 'Wood Green Cultural Quarter (South)

7.4 The requirements for the site, as set out under SA19 are listed as:

- Development proposals will be required to be accompanied by a site wide masterplan
- The original Chocolate Factory building will be retained
- Parma House, the Mountview Academy building, the buildings fronting Coburg Road east of Clarendon Rd, and the extension to the Chocolate Factory will all be permitted for demolition, subject to alternative premises for viable uses to being retained and/or re-provided.
- The development should demonstrate that the maximum quantum of employment floorspace has been provided, subject to viability
- Uses that positively support the enhancement of the cultural quarter will be expected as part of any redevelopment
- This site should preserve the setting of the adjoining Wood Green Common conservation area and its significance
- In collaboration with neighbouring sites SA18 & SA20, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the north of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.
- A public realm will be created that will act as the focal point for the Cultural Quarter in this the site around Clarendon Road

- Active frontages to both sides of Clarendon Road will be required, which contribute to the cultural output of the area
- Development should follow the principles set out in any future Council-approved masterplan, and the Wood Green Area Action Plan (AAP)
- Clarendon Road will be enhanced and provide a north-south pedestrian and cycling connection through the site
- Affordable rent housing may be sought having regard to the viability of the scheme as a whole, in line with Policy DM38
- This site falls within a Regeneration Area, and as such employment-led mixed-use development will be appropriate here
- Development should have regard to the adjoining site allocations (SA18 & SA20) and follow the principles set out in any future Wood Green AAP
- This site is subject to the requirements of Policy DM38 - Employment-Led Regeneration.

7.5 While some of the site allocation requirements above do not relate specifically to this site, the site would need to integrate with wider plans for this site allocation as a whole

7.6 The proposal would also need to be assessed against the requirements of Policy DM38 'Local Employment Area - Regeneration Areas of the Development Management Development Plan Document (DM DPD) 2017. The policy states that the Council will support proposals for mixed-use, employment-led development within a Local Employment Area - Regeneration Area, where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace. In addition to complying with other policy requirements, proposals must:

- a. Maximise the amount of employment floorspace to be provided within the mixed use scheme;
- b. Provide demonstrable improvements in the site's suitability for continued employment and business use, having regard to:
 - i. The quality, type and number of jobs provided, including an increase in employment densities where appropriate;
 - ii. Flexibility of design to enable adaptability to different business uses over the lifetime of the development; and
 - iii. Environmental quality of the site.
- c. Make provision for an element of affordable workspace where viable;
- d. Ensure an appropriate standard of amenity for the development's users and neighbours, particularly where new residential floorspace is introduced as part of a mixed-use scheme;

- e. Not conflict with or inhibit the continued employment function of the site and nearby employment sites; and
- f. Be designed to enable connection to ultra-fast broadband.

Draft Local Plan

- 7.7 As part of preparing a new Local Plan, the Council is currently consulting on a Draft Local Plan under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, with the consultation period running from 10 October to 19 December 2025. The Draft Local Plan sets out the Council's emerging placemaking framework, spatial strategy, and policy direction. At this stage, the new Local Plan is in the early stages of preparation and has not yet been submitted for examination. In accordance with the National Planning Policy Framework (NPPF), paragraph 49, officers consider that only very limited weight should be afforded to the Draft Local Plan's policies at this time.
- 7.8 The site is designated as WG SA10 known as 'Mallard and Kingfisher Place' of the new Regulation 18 Draft Local Plan. Wood Green Site Allocation SA10 which is slightly amended, though, broadly in line with SA19 of the adopted local plan, expects redevelopment to provide a greater density and mix of employment, workspace and residential uses, supporting the Cultural Quarter. Active frontages and uses, and a dramatically improved public realm are expected as this will create a dynamic, creative environment along Coburg and Clarendon Road, as part of the strategic east-west cultural corridor. The Draft Local Plan only carries very limited weight compared to the Site Allocations DPD which was fully adopted in July 2017 and has full weight as part of the Development Plan; given the consultation on the draft Local Plan has not yet concluded.

Land Use Principles

- 7.9 The proposed development, would replace an existing college for people with special needs with a mixed-use development comprising of new residential homes and employment floorspace

Loss of community use

- 7.10 Policy DM49 'Managing the Provision and Quality of Community Infrastructure' states that B) where a development proposal may result in the loss of a facility, evidence will be required to show that:
- a) the facility is no longer required in its current use;
 - b) the loss would not result in a shortfall in provision of that use;
 - c) the existing facility is not viable in its current use and there is no demand for any other suitable community use on site

- 7.11 The existing special needs college does not provide the land uses (and general aims) of the site allocation which seeks employment and residential use on this site. The council is currently working with the college to relocate to ensure this important community use continues to operate.

Proposed mixed use – Employment and Residential Uses

Employment

- 7.12 The site forms part of the wider site allocation – SA19 of the SA DPD, which covers Raphael House, Units 1,2,3, Kingfisher Place and Land at Chocolate Factory and Parma House which has received planning permission in February 2019 under planning reference HGY/2017/3020 for a mixed-use development comprising of 10,657 sq.m of commercial floorspace and 230 residential homes (known as Chocolate Factory Phase 1).
- 7.13 The pre-application proposal would redevelop a portion of the remainder of the site (within SA19) with a scheme providing a mixed-use scheme consisting of residential and employment floorspace. The development proposes 539 square metres of employment floorspace. Site Allocation SA19 identifies a minimum development capacity of 12,243 square metres of employment floor space across the allocation as a whole. The proposed employment floorspace, in conjunction with the Land at Chocolate Factory and Parma House development, (part of SA19, which have planning permission and is currently being built out – reference HGY/2017/3020) would equate to 11,196 square metres of employment floor space across the site allocation.
- 7.14 Whilst there would be a shortfall in reaching the required employment floorspace, the adjacent sites, also within SA19, are yet to come forward for development and have the potential to further increase the employment capacity and overall requirement of employment floorspace as set out in SA19. The pre application proposal also includes affordable workspace on the ground floor which meets requirements of SA19 and Policy DM38 of the DM DPD.
- 7.15 Optimising affordable workspace provision along Coburg Road, Western Road and Clarendon Road is wholly supported and it is understood that the detail of what would be delivered is currently being discussed between the Applicant Team and the Council's Inclusive Economy Team.
- 7.16 Activation of the ground floor street frontage of Clarendon, Coburg and Western Roads would be established as part of the pre-application scheme and supported by Officers and the QRP. The applicants have provided details of the commercial space proposed, potential uses, potential sub-division of the space and how it will be serviced etc.
- 7.17 Officers have expressed the importance of designing the workspace to be as flexible as possible, which in turn would optimise the marketing potential of the units. This has also been echoed by the QRP. Furthermore, the ground floor

employment / commercial frontage would be 'double' height, which would establish and provide a commercial character to this part of the streetscene.

- 7.18 Offices consider that employment use is both appropriate and welcomed as part of the mix use scheme in light of SA19 of the SA DPD and the above mentioned local policies.

Residential Use

- 7.19 Policy DM10 of the DM DPD states that the Council will support proposals for new housing as part of mixed use developments. The residential homes forming part of this development would contribute towards the Council's overall housing targets and much needed housing stock. Site Allocation SA19 of the SA DPD states that a mixed-use development with residential use is expected.

Masterplanning and Regeneration

- 7.20 Officers acknowledge that, due to the fragmented nature of land ownership — particularly in relation to the adjacent sites — and the limited interest shown by some landowners in participating in a coordinated land assembly, a comprehensive redevelopment of the wider site is not achievable at this stage. The applicant has, however, submitted an indicative but yet to be detailed masterplan which includes the adjacent undeveloped sites (Raphael House, Units 1,2,3 and Kingfisher Place) in order to illustrate how these parcels of land could be built out without prejudicing the future development of the adjacent sites. This will ensure that the regeneration, vision and development objectives of SA 19 as a whole are delivered. This is also in line with Policy D55 'Regeneration / Masterplanning' of the DM DPD which seeks to safeguard and enable neighbouring development opportunities.
- 7.21 The QRP has noted that in the long-term, if the southern and northern corner sites become available, the panel recommends that they are used for wrap-around, green spaces, rather than developed for more housing. *Design Approach/Heritage and Conservation*
- 7.22 The existing building currently occupying the site is a two-storey flat roofed brick building with a green wall/roof which partially occupies the site area. The building has no architectural merit.
- 7.23 The pre-application proposal comprises of a 22-storey building with an 8 storey wing, and a 14-storey building with 6 storey wing and includes two staircases proposed for each core. Policy D12 of the London Plan states that all development proposals must achieve the highest standards of fire safety. To this effect major development proposals must be supported by a fire statement. This application would be subject to Fire Safety Gateway 1 and therefore the Health and Safety Executive (HSE) / Building Safety Regulator (BSR) would be formally consulted on a planning application as the mixed used development is 14-22 storeys in height which exceeds the 7 storey and 18 metres threshold which triggers the need to consult with the HSE/BSR.

- 7.24 Policy SP11 of the Council's Local Plan and Policy DM6 of the DM DPD states that development proposals should be of an appropriate height and a scale which responds positively to the site's surroundings. Figure 2.2 of Policy DM6 of the DM DPD identifies the area around Wood Green/Haringey heartlands, as being suitable for tall buildings and defines 'Tall Buildings' as being 10-storeys and over. Policy D9 of the London Plan states that consideration of the visual impacts, functional impact, environmental impacts and cumulative impacts will need to be assessed.
- 7.25 The design of the buildings and scheme as a whole is progressing positively and officers are broadly supportive of the height and massing of the buildings. The site is recognised in the Site Allocations DPD and draft Wood Green AAP (although this AAP is not adopted, the sites and policies are to be subsumed in the emerging New Local Plan) as a suitable location for a tall building within a designated 'Growth Area'. The QRP also supports the height and massing of the buildings – however officers would like to see further details of the proximity of the 22-storey tower to the substantially developed Alexandra Gate development which includes proposals for tall buildings of their own immediately adjacent to this site.
- 7.26 The QRP and Officers consider that the elevations and material palette are developing well. It is recommended that the design of the tallest building should have a clearer base, middle and top, and pairing of middle floors, which the applicants are addressing. The applicant has been advised to consider the detailed design of the commercial unit frontages, as well as residential core entrances and doors to refuse stores, cycle stores and plant and seek to maximise active frontages in order to contribute to a successful public realm.
- 7.27 Officers have advised that a party wall approach to the flank walls of the neighbouring corner sites – that will be developed in the future, should be included in the indicative masterplan for the entire block. The central podium garden as proposed would be visible from the street in some locations, which is welcomed.
- 7.28 The applicant is currently working up a Heritage, Townscape and Visual Impact Assessment (HTVIA) to assess the impact of the proposed buildings on the surrounding townscape. Officers are currently reviewing the viewpoint locations selected by the applicants.

Public Realm / Landscaping/Biodiversity

- 7.29 The QRP note that the boulevard of proposed trees along Coburg Road are essential to the public realm. The purpose and design of the colonnade requires further work. Officers have advised that the podium garden should not be enclosed on all sides and that all landscaping should be designed for low maintenance and water management.

Residential Quality, Unit Mix and Affordable Housing

- 7.30 The applicant is currently exploring, following officer and QRP advice, how to secure adequate sunlight to the communal podium courtyard, which is currently challenging. The applicant has demonstrated that the proposed areas of amenity will receive very good levels of sunlight overall. Discussions on sunlight to the shared podium courtyard are still ongoing with Officers as part of the pre-application process. Officers consider that high-quality playspace and the provision of accessible communal amenity spaces for all residents should be possible to achieve and that both the podium and both roof terraces need to be accessible to all future residents.
- 7.31 Playspace for older children should be explored on the roof levels of each block.
- 7.32 The proposed new homes would consist of 51 x 1 bed, 67 x 2 bed, 28 x 3 bed and 4 x 4 bed dwellings. This range of home sizes is considered appropriate for a development and this location and would optimise the use of the site to meet housing need, particularly the need for family sized accommodation.
- 7.33 All homes would be provided to the local community as socially rented homes.
- 7.34 The applicants are aware that biodiversity is an important consideration and they will address this matter in detail within the planning application process.

Transportation and Parking

- 7.35 The site has a public transport accessibility level (PTAL) rating of 4 which is considered to have good access to public transport services. The nearest station to the site is Wood Green Underground Station which is a 9-minute walk away and Alexandra Palace National Rail station a 10-to-11-minute walk away. Two different bus services are accessible within 6 to 7 minutes' walk of the site. There is reference to improvements to bus services that are forthcoming, related to re-routing of bus services 91/N91 and the 232 via Western Road and Mayes Road respectively.
- 7.36 The proposed scheme would be a car free development. Given the site's PTAL of 4 the proposal meets the criteria of Policy DM32 for a car free/permit free development. However, as always, there is a potential for additional on street demands arising from a development. Therefore, it will be necessary for a parking stress survey to be provided as part of any planning application to give details of existing parking conditions in the locality of the site. Twelve blue badge parking bays would be provided to ensure a policy compliant provision (8% of the overall number of homes). The 12 blue badge parking bays would be located on the adjacent streets set out below;
- 5 x bays on New Street
 - 2 bays in the Chocolate Factory Phase 1 Block E2 Car Park
 - 4 bays on Clarendon Road
 - 1 bay on Western Road
 - The existing business permit parking on Clarendon Road is to be re-provided to Western Road

- 7.37 Mitigation measures to reduce potential parking impacts and promote the use of sustainable and active modes of travel would be required.
- 7.38 Policy T5 of the London Plan sets out the relevant cycle parking standards, which are reinforced in Policy DM32 of the DM DPD. The proposed arrangements should be secure, weatherproof, attractive and easy to use. The layout and design should meet the requirements of the London Cycle Design Standards as produced by TfL. The proposal would provide the cycle store at first floor level. The stores are proposed to be accessed externally via a designated cycle lift from Western Road, and internally from the cores. The locations envisaged for visitor cycle parking will also be required, to demonstrate they will be appropriately located and that they would not impede pedestrian movement or clutter the public realm.
- 7.39 Full details of the future servicing, refuse/recycling and emergency services arrangements will be required at application stage. This will need to include the numbers of trips, types of vehicles, dwell locations and associated dwell times. All servicing should take place from within the site and off the public highway and not interfere with the smooth and safe operation of the public highway.
- 7.40 A detailed draft of a Demolition and Construction Logistics Plan for the site will be required at application stage, outlining the demolition and construction periods and programme, and the numbers and types of demolition/construction vehicles attending the site. All arrangements would need to minimise the impact on both the public highway and neighbours.
- 7.41 Discussions are ongoing with the Council's Transport Planning team as part of the pre-application stage

Amenity

- 7.42 The pre-application proposal should not prejudice the future development of adjoining and surrounding sites notably; Phase 1 of the Chocolate Factory, Raphael House, Kingfisher Place, Parma House and the consented phase 4 and proposed phase 5 of the Alexandra Gate development.
- 7.43 An initial BRE assessment has been submitted in relation to daylight / sunlight matters, which seeks to ensure that the amenity of existing and future occupiers with regards to daylight / sunlight and overshadowing are acceptable. However further detailed assessments of this will be required to accompany the planning application, as well as information in relation to safeguarding privacy and other potential amenity impacts, to ensure that the proposed development doesn't materially impact existing and future occupiers, and that it does not materially prejudice neighbouring sites coming forward for development. The weight given to the impact of this is a matter of judgment for the decision-maker, who must consider all relevant factors and show that they have considered all relevant matters. The impact on the neighbouring site's development potential will be weighed against other considerations such as the public benefits of the proposed development.

- 7.44 A noise assessment and if necessary, mitigation measures, will also be required at application stage.
- 7.45 The pre-application proposal should include wind/microclimate studies, including the requirement for wind tunnel testing. To be successful, the proposed development will need to achieve wind levels suitable for comfortable outdoor seating in winter and summer for the external pedestrian circulation and sitting areas (Lawson Criteria A or B).

Sustainability

- 7.46 In accordance with the London Plan Policy SI2 all major development should be 'zero carbon' by minimising operational emissions and energy demand in accordance with the Mayor of London's energy hierarchy; discussions are ongoing on the overall energy strategy for the development.
- 7.47 Site Allocation SA19 of the SA DPD states that the site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 7.48 Discussions are ongoing with the Officers of the council's Carbon Management team across a range of sustainability measures to ensure the proposal is in line with the above policy requirements.

Appendix I

PLANS AND IMAGES

Birds Eye View



Proposed ground floor plan with the Crossrail 2 exclusion zone highlighted



Proposed first floor plan



Proposed second floor plan



Typical upper floor plan



Level 02 Podium Courtyard



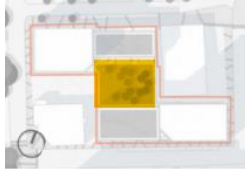
Mounded play feature



Seating and shared pathways for interaction



Planting character



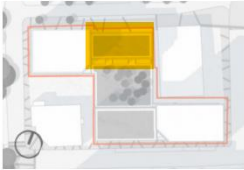
Level 06 & 08 Podium terrace



Flexible, timber-stacked seating



Play, seating & growing space in a podium setting



Illustrative view along Coburg Road



- 1 Coburg Road Intersection**
and activation of key corner
- 2 Coburg Road Boulevard**
- widening and activating
the streetfront through
workspace and residential
entrances
- 3 Penstock Tunnel** and
popular route through to
Alexandra Palace. Activation
of Western Road corner.

Illustrative view along Coburg Road

COBURG ROAD



Illustrative view along Western Road

WESTERN ROAD

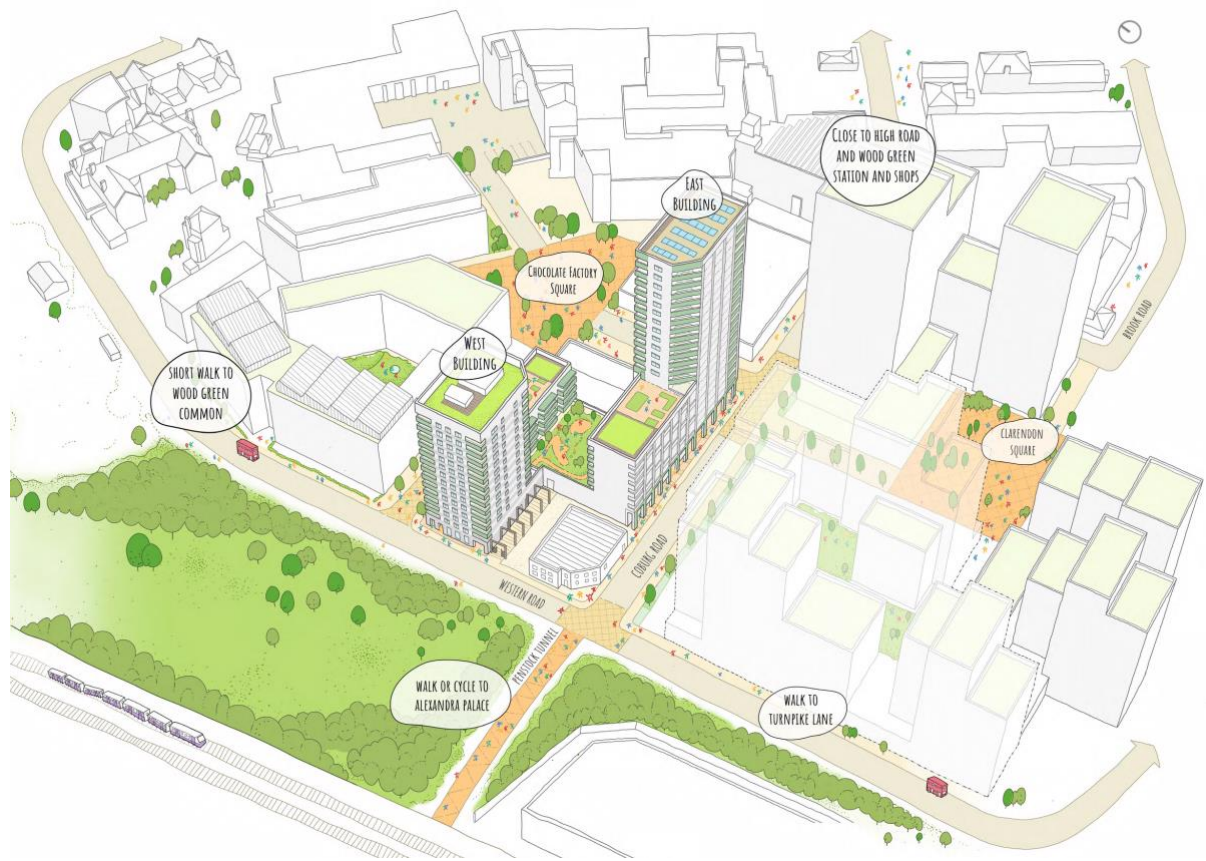


Illustrative view from east tower deck

EAST TOWER DECK



Illustrative birds eye view



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**London Borough of Haringey Quality Review Panel**

Report of Full Review Meeting: Mallard Place

Wednesday 16 July 2025

Level 6 Collaboration Space, Alexandra House, 10 Station Road, London N22 7TY

Panel

Esther Everett (chair)
 Phil Askew
 Rosie Bard
 Hugo Braddick
 Louise Goodison

Attendees

John McRory	London Borough of Haringey
Valerie Okeiyi	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Catherine Smyth	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Kirsty McMullan	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Philip Crowther	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Joshua O'Donnell	London Borough of Haringey
Biplav Pageni	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Maurice Richards	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
Elisabetta Tonazzi	London Borough of Haringey
Alice Tsoi	London Borough of Haringey
Bryce Tudball	London Borough of Haringey

Report of Full Review Meeting
 16 July 2025
 HQRP149_Mallard Place

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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.

1. Project name and site address

Mallard Place, Wood Green, London N22 6TS

2. Presenting team

Bruno Bridge	London Borough of Haringey
George Gemei	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Jamie Sullivan	Iceni Projects
Hugo Tomassi	Iceni Projects
Rhys Jones	Levitt Bernstein
Jo McCafferty	Levitt Bernstein
Lotta Nyman	Levitt Bernstein
Thomas Lefevre	Etude

3. Planning authority briefing

The site is within an opportunity area (identified in the 2021 London Plan), and a growth area (identified in the Haringey Local Plan 2017). It is also within a designated local employment area, regeneration area, and is adjacent to Wood Green Common Conservation Area. The site has a PTAL rating of 3 to 4.

Site Allocation SA19, known as Wood Green Cultural Quarter (South), seeks an employment-led mixed-use scheme to enhance the Chocolate Factory and create a high-quality urban realm. The immediate vicinity contains a host of designated site allocations that will also contribute to the regeneration of this neighbourhood. Many have planning permission for high-density tall buildings, and some are currently being developed. The most notable examples are the Alexandra Gate and Chocolate Factory schemes.

The proposal is for 150 affordable social rent homes in blocks two, six, seven, eight, 14 and 22 storeys tall. 548 square metres of flexible workspace will also be provided, alongside landscaped amenity space.

Officers support the principle of redeveloping this site for affordable housing and workspace. Officers recognise that, due to fragmented ownership and the adjacent owners showing no interest in land assembly or developing their sites, comprehensive redevelopment of the entire site cannot be achieved at present.

Officers asked for the panel's comments on all aspects of the scheme, including the overheating strategy in particular.



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4. Quality Review Panel's views

Summary

The Haringey Quality Review Panel warmly welcomes the proposal for affordable housing and workspace, which is thoughtful and comprehensive. The panel encourages the project team to maintain this level of ambition as the scheme develops, and suggests some areas for improvement.

The fragmented land ownership means that comprehensive redevelopment cannot happen within the timescale of the application. This is not optimal, but could be turned into an advantage and lead to a more successful scheme. If the southern and northern corner sites come forward for development, they should offer green relief from the density of neighbourhood, including children's play and bike storage. High-level options should be produced to set intentions within this application.

The height and massing are comfortable in the context, but would be improved by moving the 22-storey tower away from the emerging 27-storey tower on the Alexandra Gate site. The existing mature trees on the site should be retained, and this corner widened for orientation towards Chocolate Factory Square. Options should be tested, subject to the Crossrail 2 tunnel constraints, for moving the height and rebalancing the blocks to achieve a more favourable massing.

The quality of the housing proposed is commended. Further thought should be given to how the scheme will create a cohesive vertical community. The chamfered tower corners should have a stronger relationship to each other. A consistent base treatment is recommended, and the junctions between blocks should be resolved. The elevations and materials palette are developing well. Sustainability has been successfully embedded in the design, and the use of external shading is supported.

The boulevard of trees along Coburg Road are essential to the public realm. The purpose and design of the colonnade needs further work. The podium garden should not be enclosed on all sides in the future. All landscaping should be designed for low maintenance and water management.

The lower-level workspace provision is welcome. Flexible design and low rents should be considered to attract tenants and activate the street.

Uses and delivery

- The panel commends both Haringey Council and the project team for bringing forward a one hundred per cent affordable housing development.
- Positive features of the proposal – including climate resilience, number of homes per core, and inset balconies – should be embedded in the drawings and the delivery strategy. The panel also encourages Haringey Council to retain the project team to ensure that the design quality presented is also delivered.



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- The workspaces at ground and first floor levels are a positive way to activate the development and Coburg Road. To find suitable tenants quickly and achieve a vibrant streetscape, the panel recommends designing the units to be as flexible as possible. The council should also consider offering spaces at low or no rents.
- The range of tenants could be curated with Haringey's regeneration team to connect to activities in the wider neighbourhood. For example, one space could be an artist's studio for those contributing to the refurbishment of Penstock Tunnel.
- Equally, the play space provision may not meet the needs of the anticipated child yield for a scheme of this tenure and density. A freely accessible indoor play space could be provided in one of the ground floor units.

Site layout and masterplan

- The panel would like to see the tower and massing on the southeastern corner of the site moved westwards to allow more generous public space on the corner of the site and retention of the existing tree. Given the Crossrail 2 constraints, this may require a rebalancing of massing on the site.
- The existing two-storey buildings on the southern and northern corners are not included in the development. However, they balance the density of the proposal, which builds on almost the entire remaining footprint of the site.
- As the building heights in the wider site allocation have been increased beyond the intentions of the original masterplan, the undeveloped corners of this site will also offer some relief from this emerging context.
- The panel understands that the corner sites are not currently within the project team's control, but suggests producing a few high-level options showing how they could best support the scheme and the wider masterplan.
- In the long-term, if the southern and northern corner sites become available, the panel recommends that they are used for wrap-around, green spaces, rather than developed for more housing.
- The resident amenity space, particularly children's play, would be more successful at ground floor level, improving accessibility and surveillance.
- Raphael House, on the southern corner site, would be a good location for a green open space. This could offer play space and bike storage at ground level. It could also have landscaping linking through Penstock Tunnel to Alexandra Park.



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Height and massing

- The panel is comfortable with the proposed height and massing, which has been well tested with the emerging townscape cluster of taller buildings.
- However, the 22-storey tower is very close to the future 27-storey tower on the site immediately to the southeast. Moving it westwards towards the eight-storey wing would allow glimpses through to Chocolate Factory Square.
- The panel understands that the potential future Crossrail 2 tunnel beneath the site is a technical constraint on the location of the tallest block, but asks for further work to be carried out to push this further and safeguard space on the southeastern corner.

Public realm

- The panel acknowledges that the southern side of Coburg Road is not within the site ownership, but the success of the scheme relies on these street trees. The wider masterplan for the area also establishes Coburg Road as a tree-lined boulevard, which will be an essential feature of the new neighbourhood.
- For residents arriving home, the quality of Coburg Road will shape their arrival experience. The public realm should be approached as one coherent space, and the panel asks for assurance that the street trees will be delivered.
- The junction of Coburg Road and Clarendon Road is an important nexus in the street network, between the new civic spaces of Chocolate Factory Square and Clarendon Square. The panel urges the retention of the existing mature trees on this corner, which provide shade and aid wayfinding.
- The corner should also be sufficiently generous to lead people towards the new civic spaces and routes onwards. It does not have to be large, but should create a moment for pausing and should aid orientation.
- The panel is not convinced that the two-storey colonnade at the base of the building fits in with the area. The colonnade is also not deep enough to accommodate spill-out activity, or to act as part of the public pavement. The panel should look at successful precedents, such as those found in Italian cities, to inform the design. A solution for the ground floor treatment, that better addresses the site, is needed.
- The panel is concerned that the planting proposed under the colonnade will not thrive without an irrigation system, and will need a lot of maintenance. However, there is a need to green the lower levels of the building, particularly if the mature existing trees are removed.
- The panel suggests providing climbers up the building façades instead of planters under the colonnade. These are more likely to survive and contribute to urban greening, and will save space.



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- The maisonettes with individual front doors and landscaping onto New Street are welcome. The project team should design realistic front gardens, embedding low maintenance, deliverable green space into the scheme so that it will not be removed in value engineering processes, and will contribute to the character of New Street.

Podium garden

- The project team has achieved a podium garden that meets the required amenity and play space quantity for a dense development. However, the quality should be improved during the next design stage, particularly as it is the only amenity provision on the site.
- The panel asks that the views from the podium garden over the future Chocolate Factory Square, and the wider views to Alexandra Palace and Park, are safeguarded, even if the corner sites are redeveloped in the long-term.
- If these corner sites are developed beyond two storeys, the podium garden will be enclosed on all sides. This is likely to cause issues with overshadowing and acoustics, making the garden less usable and preventing residents from opening their windows. The podium should be kept as open as possible.
- The internal access to the podium garden involves long and narrow corridors. This should be simplified. The lobbies by the garden entrances should also be more generous to create a sense of arrival for residents.
- The project team should check that the podium garden space and all resident balconies will be usable, given the overshadowing likely from the future 27-storey tower immediately to the south on the Alexandra Gate site.
- A significant irrigation system and sufficient loading would need to be integrated into the podium garden design for it to achieve the project team's verdant vision, which includes grass and trees. Given the cost implications, combined with climate change, there is a danger that this approach will fail and be replaced by artificial grass or similar.
- The panel recommends instead designing low-maintenance landscaping from the outset that does not require high water consumption. This can still create an attractive and usable garden, and will be more climate resilient too.
- The maintenance of landscaping is fundamental to the scheme's success. The panel asks Haringey Council and the project team to put a management plan in place, including a process to procure high-quality landscape contractors.



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Housing

- The panel supports the proposed number of homes per floor and per core in the towers, and is pleased to see inset balconies provided. Both measures help to create higher-quality, more liveable homes.
- It is also positive that the maisonettes have their own front doors, and that deck access is proposed for part of the scheme. These design choices foster a sense of home and neighbourliness. The project team should explore whether deck access can be applied to other parts of the development too.
- The panel asks that the physical, social and psychological aspects of tall and dense housing are investigated. The design should nurture a strong vertical community, focusing particularly on thresholds and meeting points, such as entrance lobbies and lifts.
- The panel also suggests engaging with the project teams of the recently completed Clarendon Gasworks masterplan immediately to the south, and learning from their post-occupancy evaluation.

Architecture and materiality

- The chamfered corners of the two tower blocks result from the technical loading constraints of the potential Crossrail 2 tunnel. However, they contribute to the character of the scheme.
- To establish a more intentional relationship, the panel recommends that the chamfers should face each other across the podium garden. The chamfer on the 14-storey tower should also be more pronounced, and more legible from ground level.
- The project team should develop a consistent treatment to the two-storey base, potentially exploring wrapping the colonnade around all sides of the building, or developing a more appropriate solution for the site.
- Further work is needed to resolve the junction between the 22-storey tower and the eight-storey wing. The panel suggests finding a simple solution, perhaps with the tower extending to meet the ground.
- The elevations are developing well, but the panel asks for the emphasis either on horizontality or verticality to be clarified.
- The materials and colour palettes selected are a successful combination. It will be important to select a robust, attractive brick that works with the proposed tones and textures.
- The rooftop designs should be developed, considering parapets or screening for any protruding plant equipment, photovoltaic panels or lift overruns.



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Sustainability

- Sustainability has informed design decisions, and has been successfully embedded. This dialogue should be maintained as the scheme develops.
- The panel supports the use of external blinds or shutters to mitigate overheating. The project team should investigate how successful this strategy has been on recently delivered schemes, such as the BBC Television Centre affordable housing development by Maccreeanor Lavington.
- Further thinking is required about water management. Considering the extent of hard-standing, both in the current and emerging contexts, the landscape proposals should be developed to mitigate water run-off.

Next steps

- The Haringey Quality Review Panel would welcome the opportunity to comment on the scheme again at an Intermediate Review, once the landscape and sustainability proposals have been developed further.



Appendix III

Notes of DM Forum held on MS Teams on 2nd October 2025 attended by the applicant team, the LPA and John Miles from the Parkside Malvern Residence Association (PMRA)

- The Parkside Malvern Residence Association (PMRA) are involved with developments in Clarendon
- The buildings are too high
- Very dense development
- Collage Arts needs to be considered
- The filter beds through Penstock Tunnel should be reviewed
- What will make up the 10% BNG?
- There is opportunity to take out a building and create a through route for walking/cycling
- Scheme would result in a loss of natural view of the sky
- How will surface water management be dealt with as the site is in the Moselle flood basin?
- Could there be swales provided on roofs/Coburg Road?

Appendix IV – Feedback from the public consultation

PUBLIC ENGAGEMENT

200 properties were sent engagement packs on the council's proposals for 150 new council homes at Mallard Place. The period of community engagement ran from Friday 22 August to Monday 22 September. Three in-person events were held on the following dates:

- o Tuesday 9 September 5.30pm - 8pm
- o Saturday 13 September 10.30am - 1.30pm
- o Thursday 18 September 11.30am - 2pm

During the three events a total of 21 people came and spoke to the project team and architects about the proposals.

The total amount of responses we received during the engagement period is 25 (12.5%) - 20 online responses and 5 paper responses.

Residents were asked: Which description best fits your view of the proposals for Mallard Place? (please tick one box only)

- Very negative - 12
- Negative - 6
- Neutral - 1
- Positive - 3
- Very positive - 3

18 residents viewed the council's proposals for Mallard Place either negatively or very negatively. 6 respondents viewed the council's proposals positively and very positively. With only 1 respondent answering neutral to the question.

The next question asked residents to tick the boxes against which issues are most important to them regarding the proposed development. Here are the results:



Many of the negative responses raised particular concern regarding the displacement of John Dewey Specialist College / Area 51 Education.

- "Haringey are basically evicting the special needs college that has stood on the corner for 13 years. Is that going to be a popular move?"
- "The college supports and provides education for special educational needs and disability users... the development will knock down our college."
- "Without this valuable resource... many young people who would otherwise be excluded from further education... will continue to face exclusion from society."

Other negative responses raised concern regarding traffic congestion and parking. One response raised concern regarding noise and disruption it will cause and loss of light to their flat.

- The one neutral response raised concern regarding traffic:
- "Traffic as it is, is already busy during rush hour. Adding a high rise may exacerbate this."

- The positive responses noted that it was good the council is building new homes:
- "It's a great investment for council and opportunity for residents in need."
 - "I think it's a great idea to build much needed social housing... I hope many more such projects follow."
 - "Its good to have new homes for community."
 - "This is a very positive initiative... to help tackle the problems of homelessness."

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Report for:	Planning Sub Committee Date: 12 January 2026	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Rob Krzyszowski		
Lead Officer:	John McRory		
Ward(s) affected: All		Report for Key/Non Key Decisions:	

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee on major proposals. These are divided into those cases awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are being discussed at the pre-application stage. Information on any current major planning 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. 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
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Warehouse Living proposal – 341A Seven Sisters Road / Eade Rd N15 HGY/2023/0728	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
Capital City College Group, Tottenham Centre) N15 HGY/2024/0464	New Construction and Engineering Centre, extending to 3,300 sq. m	Members resolved to grant planning permission subject to the signing of legal agreement. S106 agreed and awaiting return from the Applicant	Roland Sheldon	John McRory

39, Queen Street, London, Tottenham, N17 HGY/2024/1203	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
157-159, Hornsey Park Road, London, N8 HGY/2024/0466	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
27-31 Garman Road, N17 HGY/2023/0894	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
International House, Tariff Road, Tottenham, N17 HGY/2024/1798	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
13 Bedford Road, N22	Demolition of the existing building and the erection of a new mixed-use development up to five storeys high with commercial uses (Use	Members resolved to grant planning permission subject to the signing of legal agreement.	Valerie Okeiyi	John McRory

HGY/2023/2584	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.	Negotiations on legal agreement are ongoing.		
37-39 West Road, Tottenham, London, N17 HGY/2025/0617	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
Newstead, Denewood Road, N6 HGY/2024/2168	Erection of three buildings to provide 11 residential dwellings, amenity space, greening, cycle parking and associated works	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Roland Sheldon	John McRory
312 High Road, Tottenham, N15 HGY/2024/3386	Refurbishment, conversion, and extension of the existing building, construction of two 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.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Kwaku Bossman-Gyamera	Tania Skelli
505-511 Archway Road, Hornsey, N6 HGY/2025/1220	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	Members resolved to grant planning permission subject to the signing of legal agreement.	Mark Chan	Matthew Gunning

	associated refuse/recycling stores, cycle stores, service space, amenity space and landscaping.	Negotiations on legal agreement are ongoing.		
Drapers Almshouses, Edmansons Close, Bruce Grove, N17 HGY/2022/4319 & HGY/2022/4320	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.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Gareth Prosser	John McRory
Timber merchants, 289-295 High Road, Wood Green, N22 HGY/2025/1769	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, parking, removal of 8 trees and planting of 14 trees	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Samuel Uff	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
Former Car Wash, Land on the East Side of Broad Lane, N15 HGY/2023/0464	Construction of a new office block, including covered bin and cycle stores.	Application submitted and under assessment.	Sarah Madondo	Tania Skelli
15-19 Garman Road, Tottenham, N17 HGY/2024/3480	Outline planning permission for the demolition of the existing industrial buildings and redevelopment to provide a new building for manufacturing, warehouse or distribution with ancillary offices on ground, first and second	Application submitted and under assessment.	Kwaku Bossman-Gyamera	Tania Skelli

	floor frontage together with 10No. self-contained design studio offices on the 3rd floor.			
44-48 Garman Road, Tottenham, N17 HGY/2025/1464	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
Highgate School, North Road, N6 HGY/2023/0328 HGY/2023/0315 HGY/2023/0338 HGY/2023/0313 HGY/2023/0317	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. New documents submitted December 2025 and under review.	Samuel Uff	John McRory
Berol Quarter, Ashley Road, Tottenham Hale, N17 HGY/2025/0930	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 and reviewed by the GLA who agree it is in deficit. Exact amounts still to be agreed by the GLA - in Jan. Targeting committee in New Year Feb/March.	Philip Elliott	John McRory
Berol Yard, Ashley Road, N17	Section 73 application for minor material amendments	Application submitted and under assessment. Linked to HGY/2023/0261 which has been	Philip Elliott	John McRory

HGY/2023/0241		granted. Expected to be withdrawn.		
The Goods Yard, 36 and 44-52 White Hart Lane, Tottenham, N17 HGY/2025/1298	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
THFC Stadium, N17 HGY/2025/1405	Plot 5 Reserved Matters for 'appearance' for the residential towers	Application submitted and under assessment. To be determined under delegated powers	Samuel Uff	John McRory
1-6 Crescent Mews, N22 HGY/2025/1712	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 assessment.	Valerie Okeiyi	John McRory
Mallard Place 1 Mallard Place Wood Green N22 HGY/2025/3217	Demolition of existing buildings to deliver a new development comprising affordable housing (Use Class C3) and flexible workspace (Use Class E) alongside public realm improvements, soft and hard landscaping	Application submitted and under assessment.	Valerie Okeiyi	John McRory
2 To 240 Block, Tiverton Road, N15	Development of the site to provide 17 new residential council homes arranged across two 4-storey blocks; together with associated	Application submitted and under assessment.	Sarah Madondo	Tania Skelli / John McRory

HGY/2025/3156	communal amenity space, private outdoor space, landscaping, cycle parking, and refuse storage			
30-48 Lawrence Road, Tottenham, N15 HGY/2025/3108	Alterations and extension to existing building to provide new self-storage facility (Use Class B8), new flexible workspace / incubator units and other works ancillary to the development.	Application submitted and under assessment.	Gareth Prosser	John McRory
IN PRE-APPLICATION DISCUSSIONS				
Clarendon Square/Alexandra Gate Phase 5, N8	Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings <i>G1, G2, J1, J2 & 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
Lotus Site / former Jewson Site, Tottenham Lane, N8	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 ongoing.	Valerie Okeiyi	John McRory
Land in Finsbury Park to the East of Lidl, 269-271 Seven Sisters Rd, N4	New 460 seat theatre and ancillary spaces with cross-funding residential development (potentially up to 15 storey high residential	Initial pre-app meeting held. Formal written pre-app advice issued.	Samuel Uff	John McRory

	tower) on the edge, within the park itself, of Finsbury Park			
Reynardson Court, High Road, N17 Council Housing led project	Refurbishment and /or redevelopment of site for residential led scheme – 18 units.	Pre-application discussions taking place.	TBC	Tania Skelli
680-692 Seven Sisters Road, London, N15 5NF	Redevelopment to provide mixed use commercial (854sqm GIA) and co-living (229 units/9,778sqm GIA) development (equates to 127 homes at a ratio of 1.8:1 as per London Plan)	Initial pre-app meeting to take place early January 2026.	Phil Elliott	John McRory
50 Tottenham Lane, Hornsey, N8	Council housing scheme	Initial Preapp meeting held.	Gareth Prosser	Matthew Gunning
Ashley House and Cannon Factory, Ashley Road, N17	Part 9, 10, and 25 storey PBSA building with 581 rooms, part 7, part 8, and part 19 storey Co-Living building with 506 rooms, and a 6-storey block of 88 affordable homes with commercial/employment/community spaces and landscaping and new public realm.	Initial pre-application meeting took place late November 2025. Response to be issued late Dec/early Jan. PPA being negotiated.	Phil Elliott	John McRory
Bernard Works	Seeking to add phasing of development to planning approval HGY/2017/3584	Will require NMA and DoV to S106.	Samuel Uff	John McRory
YMCA, 184 Tottenham Lane, Hornsey, N8	Redevelopment of the site to provide approx. 170 bed spaces , configured into cluster flats and 'move-on' flats to meet an identified need,	Pre-application meetings held in August and November - preapplication note has been issued. QRP in December 2025. Ongoing PPA in place.	Phil Elliott	John McRory

	as well as communal spaces, support facilities and ground floor spaces for residents.			
28-42 High Road, Wood Green, N22	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	Extant permission: HGY/2018/3145 was approved for circa 200 dwellings for wider site at 22-42 High Road. Part of that site is CR2 safeguarded. This proposes alternative development on part of the site. Formal written advice issued.	Samuel Uff	John McRory
Wood Green Central, N22	Initial discussions for Station Road sites designated as SA8 of the Site Allocations Development Plan Document (DPD).	Preapp meetings held. Discussion of heights, uses, siting and relationship to adjacent site allocations. Advice note issued.	Samuel Uff	John McRory
Lynton Road, N8 (Part Site Allocation SA49)	Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space.	Pre-app discussions ongoing.	Gareth Prosser	John McRory
1 Farrer Mews, N8	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats).	Discussions ongoing as part of PPA.	Benjamin Coffie	John McRory
CURRENT APPEALS				
Site	Description	Type of Appeal	Case Officer	Manager
No major appeals currently on hand				



Report for:	Planning Sub Committee Date: 12th January 2026	Item Number:	
Title:	Applications decided under delegated powers between 01.11.2025 – 31.12.2025		
Report Authorised by:	Catherine Smyth		
Lead Officer:	Ahmet Altinsoy		
Ward(s) affected: All	Report for Key/Non-Key Decisions:		

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee of applications decided under delegated powers from 01.11.2025 to 31.12.2025.

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. 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	Full planning permission	HGY/2024/1435	Approve with Conditions	17/11/2025	88 Alexandra Park Road, Hornsey, London, N10 2AE	Erection of a two storey rear extension to 88 Alexandra Park, together with installation of new doors/windows to existing building, provision of balconies/terraces and reconfiguration of internal layouts of flats. Demolition of existing dwelling and garage to the rear. Erection of a new two storey building to the rear, containing two new self-contained dwellings.	Kwaku Bossman-Gyamera
Alexandra Park	Removal/variation of conditions	HGY/2024/3339	Approve with Conditions	04/11/2025	Woodridings Court, Crescent Road, Wood Green, London, N22 7RX	Variation of Condition 2 (Approved plans, specifications and documents) of planning permission ref: HGY/2022/2354 (Redevelopment of the derelict undercroft car park behind Woodridings Court and provision of 33 new Council rent homes in four and five storey buildings. Provision of associated amenity space, cycle and wheelchair parking spaces, and enhancement of existing amenity space at the front of Woodridings Court, including new landscaping, refuse/recycling stores and play space). The Minor Material Amendments for which approval is sought comprise the following: - Internal and external alterations to the approved design - The creation of 4 no. additional flats	Valerie Okeiyi
Alexandra Park	Full planning permission	HGY/2025/1688	Approve with Conditions	11/11/2025	Hornsey Water Treatment Works, Newland Road, Hornsey, London, N8 7AJ	Erection of employee welfare building; temporary permission (amended description).	Nathan Keyte
Alexandra Park	Householder planning permission	HGY/2025/2061	Approve with Conditions	14/11/2025	12 Vallance Road, Hornsey, London, N22 7UB	Basement extension including the erection of a front lightwell and lightwell/sunken courtyard to the rear with walk over rooflight and an external staircase. Proposal includes changes to the front elevation including bricking up of secondary door and the reinstatement of a ground floor side window.	Neil McClellan
Alexandra Park	Removal/variation of conditions	HGY/2025/2138	Approve with Conditions	18/11/2025	20 Donovan Avenue, Hornsey, London, N10 2JX	Variation of condition 2 (approved drawings) attached to planning application HGY/2020/0354 seeking to remove 1x Velux window, removal of the rear chimney stack, removal of the first floor rear canopy, additional roof terrace at first floor level, amendments of window positions and inclusion of one additional window at first floor level, change in garden levels, railing around roof at upper ground floor level amended to a Juliet balcony.	Adam Silverwood
Alexandra Park	Householder planning permission	HGY/2025/2170	Approve with Conditions	05/11/2025	318 Alexandra Park Road, Wood Green, London, N22 7BD	Erection of outbuilding with new raised patio in front of outbuilding in the rear garden.	Daniel Boama
Alexandra Park	Full planning permission	HGY/2025/2191	Approve with Conditions	04/11/2025	184 Albert Road, Wood Green, London, N22 7AH	Glazed single storey rear infill extension.	Eunice Huang

Alexandra Park	Householder planning permission	HGY/2025/2465	Approve with Conditions	04/11/2025	360 Alexandra Park Road, Wood Green, London, N22 7BD	Creation of new driveway for EV parking, including excavation and retaining structures to form driveway, and associated reposition of lamp post and removal of one parking space from CPZ with double yellow lines, and creation of bin store and stepped planting areas.	Roland Sheldon
Alexandra Park	Householder planning permission	HGY/2025/2488	Approve with Conditions	10/11/2025	27 Grosvenor Road, Hornsey, London, N10 2DR	Construction of roof extensions, including hip to gable and rear dormer with associated rooflights.	Ben Coffie
Alexandra Park	Lawful development: Existing use	HGY/2025/2604	Approve	10/11/2025	89 Dukes Avenue, Hornsey, London, N10 2QD	Lawful Development Certificate: Existing use of the property as three self-contained flats within Use Class C3 Dwellinghouses.	Iliyan Topalov
Alexandra Park	Lawful development: Proposed use	HGY/2025/2634	Approve	03/12/2025	1 Wroxham Gardens, Wood Green, London, N11 2AY	Certificate of lawfulness (Proposed dev) for hip-to-gable roof enlargement, formation of rear roof dormer extension with the installation of 2x front roof-lights and 1x obscured side flank window	Mercy Oruwari
Alexandra Park	Full planning permission	HGY/2025/2646	Approve with Conditions	26/11/2025	69 Albert Road, Wood Green, London, N22 7AG	Rear dormer on the above outrigger with proposed new spiral staircase to the rear of the property for access	Oskar Gregersen
Alexandra Park	Approval of details reserved by a condition	HGY/2025/2743	Approve	11/11/2025	10 Vallance Road, Hornsey, London, N22 7UB	Approval of details pursuant to condition 5 (Window and doors details) attached to planning permission ref. HGY/2025/2327 (original permission ref. HGY/2024/1308).	Nathan Keyte
Alexandra Park	Approval of details reserved by a condition	HGY/2025/2744	Approve	02/12/2025	69 Grove Avenue, Hornsey, London, N10 2AL	Approval of details pursuant to conditions 4 (Window details) of planning permission ref: HGY/2025/0354 dated 02/09/2025 for render finish to first floor front elevation, widening of the existing front door and window replacement.	Ben Coffie
Alexandra Park	Lawful development: Proposed use	HGY/2025/2788	Approve	31/12/2025	129 Crescent Road, Wood Green, London, N22 7RU	Certificate of lawfulness for the erection of a rear dormer and roof extension including a Juliet balcony, an obscured side window and the insertion of an additional 1x front rooflight and reduction to 1x rear rooflight. - proposed use,	Mercy Oruwari
Alexandra Park	Householder planning permission	HGY/2025/2827	Approve with Conditions	18/12/2025	13 The Avenue, Hornsey, London, N10 2QE	Installation of bin store	Josh Parker
Alexandra Park	Householder planning permission	HGY/2025/2894	Approve with Conditions	17/12/2025	65 Grove Avenue, Hornsey, London, N10 2AL	Loft conversion with the formation of a partial hip to gable and a new side and rear dormer, replacement of existing windows for new double glazing windows to match original and existing windows and addition of external insulation replicating existing materiality.	Ben Coffie
Alexandra Park	Householder planning permission	HGY/2025/3003	Refuse	18/12/2025	59 Grasmere Road, Hornsey, London, N10 2DH	Addition of new basement level window to front elevation.	Nathan Keyte
Alexandra Park	Prior notification: Development by telecoms operators	HGY/2025/3254	Permitted Development	25/11/2025	Railway Sidings adjacent to Bedford Road, Wood Green, London, N22 7AX	Notice Of Intention To Install Electronic Communications Apparatus Pursuant To The Electronic Communications Code Regulations 2003. The works comprise: Ancillary works only comprising the removal and replacement of 3no RRU's and internal cabinet works.	Kwaku Bossman-Gyamera

Bounds Green	Approval of details reserved by a condition	HGY/2024/3285	Approve	24/11/2025	Atm Site, Garage, Pinkham Way, Wood Green, London, N11 2UU	Approval of details pursuant to Condition 6 (Construction Environmental Management Plan) of planning permission ref: HGY/2024/1581 dated 31/07/2024 for the provision of an EV charging hub with charging bays, substation, feeder pillar and canopy above in association with existing petrol filling station.	Ben Coffie
Bounds Green	Full planning permission	HGY/2025/0077	Approve with Conditions	30/12/2025	Shop, 74-76 Bounds Green Road, Wood Green, London, N11 2EU	Erection of 3 storey residential building for use as 5 self-contained flats, with associated landscaping, cycle parking and refuse storage.	Alicia Croskery
Bounds Green	Full planning permission	HGY/2025/0363	Approve with Conditions	19/12/2025	Warwick Evans Optical Co Ltd, 22 Palace Road, Wood Green, London, N11 2PS	Redevelopment of the site, including partial demolition and conversion, to provide a three-storey rear extension and addition of a second storey to the existing building, to create five self contained flats.	Kwaku Bossman-Gyamara
Bounds Green	Full planning permission	HGY/2025/2130	Refuse	27/11/2025	Outside No. 79 Myddleton Road, London, N22 8NE	Removal of an existing telephone kiosk, and the deployment of a replacement Street Hub 3 unit	Ben Coffie
Bounds Green	Householder planning permission	HGY/2025/2134	Approve with Conditions	21/11/2025	66 Truro Road, Wood Green, London, N22 8DN	Refurbishment of the front elevation with replacement traditional wooden windows, two new side windows at ground floor level, repairs to cills, brickwork, rainwater pipes, and repointing of brickwork and chimneys. Erection of replacement and extension at ground and first floor with new balconies, privacy screening, and integrated landscaping (revised).	Josh Parker
Bounds Green	Consent to display an advertisement	HGY/2025/2292	Refuse	27/11/2025	Outside No. 79 Myddleton Road, London, N22 8NE	Advertisement Consent to display digital advertisements via two digital display screens incorporated within a Street Hub unit.	Ben Coffie
Bounds Green	Lawful development: Existing use	HGY/2025/2368	Approve	24/11/2025	19 Maidstone Road, Wood Green, London, N11 2TR	Lawful Development: Existing use of the property as a Sui Generis (Large HMO), comprising six self-contained flats and one bedsit	Iliyan Topalov
Bounds Green	Householder planning permission	HGY/2025/2437	Approve with Conditions	05/11/2025	3 Winslow Place, 95 Imperial Road, Wood Green, London, N22 8QQ	Replacement of green roof covering with a single ply membrane, and replacement rooflights.	Emily Whittredge
Bounds Green	Lawful development: Proposed use	HGY/2025/2671	Permitted Development	27/11/2025	2 Blake Road, Wood Green, London, N11 2AA	Certificate of Lawfulness: erection of a single storey extension which extends beyond the rear wall of the house by 4.5m (Prior Approval not required under HGY/2025/1050).	Eunice Huang
Bounds Green	Full planning permission	HGY/2025/2709	Approve with Conditions	05/12/2025	Land to rear of, 6 Maidstone Road , N11 2TP	Construction of two 2 bedroom dwellings.	Josh Parker
Bounds Green	Householder planning permission	HGY/2025/2714	Approve with Conditions	01/12/2025	46 Whittington Road, Wood Green, London, N22 8YF	Formation of a rear dormer extension, extending part of the way along the property?s 2-storey rear outrigger, the installation of two conservation style rooflights to the front roof slope, one conservation style rooflight to the rear roof slope and one rooflight to the flat roof of the proposed dormer, the erection of a ground floor side return extension and the lowering of the kitchen floor.	Neil McClellan

Bounds Green	Approval of details reserved by a condition	HGY/2025/2721	Approve	26/11/2025	71 Blake Road, Wood Green, London, N11 2AG	Approval of details pursuant to conditions 8 (Vegetated/ green roof) & 12 (Site boundary details) 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/2025/2778	Refuse	04/12/2025	17 Queens Road, Wood Green, London, N11 2QJ	Retrospective planning application for the change of use of the dwelling house (Use Class C3) into a House of Multiple Occupation (HMO) for up to 6 residents (Use Class C4).	Neil McClellan
Bounds Green	Householder planning permission	HGY/2025/2933	Approve with Conditions	29/12/2025	34 Clarence Road, Wood Green, London, N22 8PL	Amendments to the extant permission Ref HGY/2023/3396 in relation to changes to the roof detail and use of materials. (Excavation of basement with front and rear lightwells; erection of part single, part two, part three storey rear extension; installation of PV roof panels; side and rear dormers; installation of flue; replace front rooflight and installation 4 x additional rooflights; replacement and re-positioning of front entrance (following demolition of porch); and replacement of windows).	Kwaku Bossman-Gyamera
Bounds Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/2943	Not Required	08/12/2025	101 Bounds Green Road, Wood Green, London, N22 8DF	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 2.9m	Daniel Boama
Bounds Green	Lawful development: Proposed use	HGY/2025/2958	Approve	23/12/2025	62 Queens Road, Wood Green, London, N11 2QU	Certificate of lawfulness (Proposed development) for the erection of a rear dormer including the removal of 2x PV panels and replaced with the insertion of 2x front rooflights.	Mercy Oruwari
Bounds Green	Householder planning permission	HGY/2025/3030	Approve with Conditions	31/12/2025	122 Woodfield Way, Wood Green, London, N11 2NU	Combine existing opening, 2 windows and 2 door, in the rear ground floor elevation to create large single opening with bi-fold door	Josh Parker
Bounds Green	Non-Material Amendment	HGY/2025/3451	Approve	17/12/2025	109 Nightingale Road, Wood Green, London, N22 8PT	Non-material amendment to planning permission HGY/2025/1653 for Alterations to the windows and doors of the rear outrigger at ground floor level on the side and rear elevations. Proposed amendments to fenestration arrangement of approved scheme.	Roland Sheldon
Bruce Castle	Approval of details reserved by a condition	HGY/2024/1683	Approve	22/12/2025	313 The Roundway, Tottenham, London, N17 7AB	Approval of details pursuant to Condition 16 (Fire Strategy) attached to Planning Permission Ref: HGY/2022/0967 dated 15 September 2023.	Adam Silverwood
Bruce Castle	Full planning permission	HGY/2025/1027	Approve with Conditions	06/11/2025	52 Lordship Lane, Tottenham, London, N17 7QG	Replace existing sliding doors with new. Replace shopfront and install 12x 1m high bollards. (AMENDED DESCRIPTION)	Daniel Boama
Bruce Castle	Consent to display an advertisement	HGY/2025/1028	Approve with Conditions	06/11/2025	52 Lordship Lane, Tottenham, London, N17 7QG	Display of advertisement to install 11x non-illuminated Fascia signs, 1x internally illuminated Fascia sign, 2x internally illuminated Projecting signs, and 1x Vinyl.	Daniel Boama
Bruce Castle	Full planning permission	HGY/2025/1081	Approve with Conditions	20/11/2025	639, High Road, Tottenham, London, N17 8AA	Remediation works to secure the envelope of the existing building, targeted health and safety improvements and thermal performance upgrades	Emily Whittredge

Bruce Castle	Listed building consent (Alt/Ext)	HGY/2025/1106	Approve with Conditions	20/11/2025	639, High Road, Tottenham, London, N17 8AA	Remediation works to secure the envelope of the existing building, targeted health and safety improvements and thermal performance upgrades	Emily Whittredge
Bruce Castle	Householder planning permission	HGY/2025/1291	Approve with Conditions	06/11/2025	19 Creighton Road, Tottenham, London, N17 8JU	Retrospective application for a 6 metre long rear extension, rear dormer and front rooflights	Josh Parker
Bruce Castle	Full planning permission	HGY/2025/1520	Approve with Conditions	17/12/2025	189 Mount Pleasant Road, Tottenham, London, N17 6JH	Change of use a single-family dwelling (Use Class C3) to a House in Multiple Occupation (HMO) for 8 persons (Sui Generis use class), including erection of a rear dormer with secure cycle and bin storage provision.	Sarah Madondo
Bruce Castle	Full planning permission	HGY/2025/1681	Refuse	03/12/2025	155 Mount Pleasant Road, Tottenham, London, N17 6JH	Installation of 7no. rear condenser units to the first floor rear side flat roof, enclosed in an acoustic chamber (retrospective application)	Oskar Gregersen
Bruce Castle	Approval of details reserved by a condition	HGY/2025/2034	Approve	20/11/2025	819-829, High Road, London, N17 8ES	Approval of details reserved by part (b) xii) [Method statements, material specification for proposed works to chimneys and roof. Material samples of replacement slates, bricks, repointing, chimney pots to be approved onsite] of Condition 8 (Approval of Details PRE-COMMENCEMENT) attached to 'The Printworks' 819-829 High Road N17 Listed Building Consent ref. HGY/2023/2307 dated 04th March 2024 for internal and external alterations to 819/821 High Road (Grade II)	Philip Elliott
Bruce Castle	Householder planning permission	HGY/2025/2166	Approve with Conditions	26/11/2025	33 Penshurst Road, Tottenham, London, N17 8BT	Erection of hip to gable roof extension and formation of rear dormer with raised ridge roof, including the insertion of two rooflights in the front roof slope	Sabelle Adjabbor
Bruce Castle	Full planning permission	HGY/2025/2348	Approve with Conditions	05/11/2025	Ground Floor Flat, 110 Broadwater Road, Tottenham, London, N17 6ET	Erection of single storey side extension to existing ground floor flat	Ben Coffie
Bruce Castle	Approval of details reserved by a condition	HGY/2025/2367	Approve	20/11/2025	313, The Roundway, Tottenham, London, N17 7AB	Submission of details for the discharge of condition 30 Non-Residential Overheating Report for planning permission HGY/2022/0967 for the '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	Approval of details reserved by a condition	HGY/2025/2450	Approve	21/11/2025	819-829, High Road , Tottenham, London , N17 8ER	Approval of details reserved by part (a) of Condition 08 (BREEAM Certificate) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.	Philip Elliott
Bruce Castle	Approval of details reserved by a condition	HGY/2025/2469	Approve	03/12/2025	807 High Road, Tottenham, London, N17 8ER	Approval of details reserved by Part (a) of Condition 5 (BREEAM Accreditation) attached to 807 High Road Planning Permission ref. HGY/2024/0692 dated 4 July 2025 [for PBSA and Class E].	Philip Elliott
Bruce Castle	Householder planning permission	HGY/2025/2516	Approve with Conditions	12/11/2025	Flat A, 112 Great Cambridge Road, Tottenham, London, N17 8LT	Erection of a single storey garden room with a dual pitched roof at the rear of the garden.	Daniel Boama

Bruce Castle	Consent to display an advertisement	HGY/2025/2546	Refuse	12/11/2025	49 Bruce Grove, Tottenham, London, N17 6RN	Erection of a 48-sheet paper-and-paste non-illuminated advertising hoarding on the flank elevation of 49 Bruce Grove that will present unilluminated two-dimensional static poster-based advertisements.	Neil McClellan
Bruce Castle	Full planning permission	HGY/2025/2607	Approve with Conditions	21/11/2025	22 Elmhurst Road, Tottenham, London, N17 6RQ	Replacement of existing timber windows with double glazed uPVC units and replacement of timber doors with composite and uPVC doors.	Emily Whittredge
Bruce Castle	Full planning permission	HGY/2025/2608	Approve with Conditions	20/11/2025	18 Lordsmead Road, Tottenham, London, N17 6EY	Replacement of existing timber windows with double glazed uPVC units and replacement of timber doors with composite and uPVC doors.	Emily Whittredge
Bruce Castle	Lawful development: Proposed use	HGY/2025/2650	Permitted Development	25/11/2025	Electrical Substation, Penshurst Road, London Borough of Haringey, N17 8BT	Certificate of Lawful Development (Proposed) to confirm the design and appearance of the proposed new switch house and 2 no. transformer bays, in line with Schedule 2, Part 15 Class B (e) Condition B.2 (d) of the Town and Country Planning (General Permitted Development) Order 2015.	Kwaku Bossman-Gyamara
Bruce Castle	Full planning permission	HGY/2025/2665	Refuse	18/12/2025	33 Durban Road, Tottenham, London, N17 8ED	Change of use from a single dwelling house (Use Class C3) to a house in multiple occupation (Use Class C4) for up to six persons (Retrospective).	Sabelle Adjagboni
Bruce Castle	Full planning permission	HGY/2025/2683	Approve with Conditions	11/11/2025	29 Beaufoy Road, Tottenham, London, N17 8AX	Erection of a single storey extension to the rear of the property.	Oskar Gregersen
Bruce Castle	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/2811	Refuse	25/11/2025	98 Great Cambridge Road, Tottenham, London, N17 8LT	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m	Sabelle Adjagboni
Bruce Castle	Approval of details reserved by a condition	HGY/2025/2832	Approve	17/11/2025	313, The Roundway, Tottenham, London, N17 7AB	Submission of details for the discharge of condition 24 (Boundary Treatment) for the application 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	Lawful development: Proposed use	HGY/2025/2863	Permitted Development	16/12/2025	8 Elmhurst Road, Tottenham, London, N17 6RQ	Certificate of lawfulness for the proposed formation of a rear dormer roof extension and installation of three. rooflights to the front roof slope.	Oskar Gregersen
Bruce Castle	Lawful development: Proposed use	HGY/2025/2877	Approve	23/12/2025	Room NB108, Selby Centre, Selby Road, Tottenham, London, N17 8JL	Lawful Development Certificate (Proposed) for the proposed change of use of the existing office space (Use Class E) to an office for the booking of private hire vehicles (online and telephone booking only) (Use Class E).	Iliyan Topalov
Bruce Castle	Full planning permission	HGY/2025/3009	Refuse	23/12/2025	O/S No. 2 White Hart Terrace, Haringey, N17 8LA	Installation of BT street hub 3 and associated display of advertisement to both sides of the unit.	Oskar Gregersen
Bruce Castle	Householder planning permission	HGY/2025/3039	Approve with Conditions	31/12/2025	Ground Floor Flat, 228 Mount Pleasant Road, Tottenham, London, N17 6JQ	Replacement of ground floor existing white painted timber single glazed windows with white double glazed UPVC windows	Nathan Keyte
Bruce Castle	Consent to display an advertisement	HGY/2025/3172	Refuse	23/12/2025	O/S No. 2 White Hart Terrace, Haringey, N17 8LA	Installation of BT street hub 3 and associated display of advertisement to both sides of the unit.	Oskar Gregersen

Crouch End	Full planning permission	HGY/2024/3141	Approve with Conditions	27/11/2025	19 Coolhurst Road, Hornsey, London, N8 8EP	Formation of a vehicle crossover with driveway accessing from the front of the property.	Ben Coffie
Crouch End	Consent under Tree Preservation Orders	HGY/2025/0390	Approve with Conditions	28/11/2025	Flat A, 115 Crouch Hill, Hornsey, London, N8 9QN	Works to tree protected by a TPO. (T1) Oak - Cavity detected on E aspect of buttress probed to 300mm (150mm 200mm). Cavity detected W aspect probed to 600mm possible habitation (150mm x300mm)historic pruning wound in crown occluding well. deadwood indicative of species and age, established crown reduction cycle. Ivy on main stem restricting inspection. House built on London Clay so prone to seasonal movement. T1 reduction cycle required to manage potential for damages to arise. Remove Ivy. Cyclical. Continue cyclical reduction regime (once every three year back to previous points of reduction)	Daniel Monk
Crouch End	Full planning permission	HGY/2025/0532	Approve with Conditions	28/11/2025	Shop, 9 Park Road, Hornsey, London, N8 8TE	Installation of extraction system to commercial kitchen with exterior flue and retention of existing AC Unit (re-consultation)	Ben Coffie
Crouch End	Full planning permission	HGY/2025/0953	Approve with Conditions	30/12/2025	8 - 10 Park Road, Hornsey, London, N8 8TD	Conversion of the existing first and second floor flats to one 8 Person HMO; together with partial 1st and 2nd floor extension, additional metal fire escape and a timber post fence erected around the flat roof at the rear of numbers 8 and 10 Park Road.	Adam Silverwood
Crouch End	Consent to display an advertisement	HGY/2025/1701	Approve with Conditions	04/11/2025	35-37 The Broadway, Hornsey, London, N8 8DU	Display 4 x internally illuminated letters, 4 x vinyls and 2 x panels	Ben Coffie
Crouch End	Non-Material Amendment	HGY/2025/1714	Approve	22/12/2025	Hanley Lawn Tennis Club, Shepherds Lane, Shepherds Cot Trust, Crouch End, N8 8JJ	Non-material amendment to planning application ref: HGY/2024/1555 to adopt higher rated luminaries with higher lux levels to comply with LTA standards for competitions.	Mark Chan
Crouch End	Full planning permission	HGY/2025/1999	Approve with Conditions	13/11/2025	34 Gladwell Road, Hornsey, London, N8 9AA	Alterations to front elevation including construction of front boundary wall, installation of 2 x rooflights to front roofslope. Alterations to rear elevation including replacement of windows/doors, alterations to roof of existing extension and installation of rooflight, alterations to existing rear roofslope rooflights.	Ben Coffie
Crouch End	Approval of details reserved by a condition	HGY/2025/2084	Approve	13/11/2025	14 Weston Park, Hornsey, London, N8 9TJ	Approval of details pursuant to conditions 3 (materials) and condition 4 (planter box) attached to planning reference ref: HGY/2024/2997	Josh Parker
Crouch End	Approval of details reserved by a condition	HGY/2025/2284	Approve	26/11/2025	Land rear of 3 New Road, London, London, N8 8TA	Details pursuant to conditions 3 (construction management plan), 5 (cycle storage) and 8 (energy statement) of planning permission HGY/2023/3302 for Change of use and conversion of part ground floor, and upper floors first and second from (vacant) office use to provide 5 no. self-contained flats, insertion of a new ground floor window opening for Flat No. 2 on southern elevation, and the installation of a new skylight (Flat No. 5), associated landscaping and bicycle storage.	Roland Sheldon

Crouch End	Full planning permission	HGY/2025/2478	Approve with Conditions	07/11/2025	Basement And Ground Floor Flat, 12 Avenue Road, Hornsey, London, N6 5DW	Creation of a rear door with new stair access to garden, removal of side external stairs, installation of two new rear lower level windows and replacement of side door.	Ben Coffie
Crouch End	Removal/variation of conditions	HGY/2025/2530	Approve with Conditions	26/11/2025	14 Weston Park, Hornsey, London, N8 9TJ	Removal/variation of condition 2 (approved plans) to alter the internal layout and add rooflights revising the approved plans attached to permission ref: HGY/2024/2997	Josh Parker
Crouch End	Consent under Tree Preservation Orders	HGY/2025/2597	Approve with Conditions	29/12/2025	Second Floor Left Flat 4a, 19 Haringey Park, Hornsey, London, N8 9HY	Works to tree protected by a TPO. T1 - Horse Chestnut tree (20m) - reduce crown to previous pruning points, approximately 3m reduction and remove epicormic shoots from main stem.	Daniel Monk
Crouch End	Full planning permission	HGY/2025/2599	Approve with Conditions	24/11/2025	Second Floor Flat C, 4 Elder Avenue, Hornsey, London, N8 9TH	Replacement of old, front windows with new double-glazed window to match original architectural style.	Josh Parker
Crouch End	Approval of details reserved by a condition	HGY/2025/2622	Approve	24/11/2025	2 Broughton Gardens, Hornsey, London, N6 5RS	Approval of details pursuant to conditions 3 (materials) attached to planning permission HGY/2023/2761.	Eunice Huang
Crouch End	Householder planning permission	HGY/2025/2633	Approve with Conditions	02/12/2025	12 New Road, Hornsey, London, N8 8TA	Erection of rear dormer including the insertion of 2x front rooflights.	Mercy Oruwari
Crouch End	Non-Material Amendment	HGY/2025/2639	Approve	07/11/2025	8 The Broadway, Hornsey, London, N8 9SX	Non-material amendment to planning permission OLD/1988/0144 for Change of use of part of ground floor and first floors from gas showroom to offices. Proposed change to wording of restrictive condition to remove restriction only allowing use as a bank (Use Class E(C)) to allow retail use (Use Class E(A)).	Roland Sheldon
Crouch End	Full planning permission	HGY/2025/2647	Approve with Conditions	27/11/2025	Flat 2, 4 Crescent Road, Hornsey, London, N8 8AT	Replacement of window/balcony door unit on first floor flat's rear elevation.	Neil McClellan
Crouch End	Full planning permission	HGY/2025/2717	Approve with Conditions	22/12/2025	Flat 4, 86 Crouch Hill, Hornsey, London, N8 9ED	Proposed replacement of existing windows and French doors.	Ben Coffie
Crouch End	Approval of details reserved by a condition	HGY/2025/2720	Approve	18/11/2025	47 Mount View Road, Hornsey, London, N4 4SS	Approval of details pursuant to conditions 5 (Arborist report) attached to permission ref. HGY/2024/2771	Josh Parker
Crouch End	Approval of details reserved by a condition	HGY/2025/2723	Approve	05/12/2025	47 Mount View Road, Hornsey, London, N4 4SS	Approval of details pursuant to conditions 7 ? (Construction management) attached to permission: HGY/2024/2771.	Josh Parker
Crouch End	Full planning permission	HGY/2025/2746	Approve with Conditions	13/11/2025	Ground Floor Flat 1, 19 Fairfield Road, Hornsey, London, N8 9HG	Removal of existing conservatory and the erection of a new ground floor rear extension.	Neil McClellan
Crouch End	Consent under Tree Preservation Orders	HGY/2025/2773	Approve with Conditions	29/12/2025	25 Stanhope Road, Hornsey, London, N6 5AW	Works to tree protected by a TPO. T3- Diseased Horse chestnut tree- Reduce to just above white railings on terrace (back to historic pollard points).	Daniel Monk
Crouch End	Consent under Tree Preservation Orders	HGY/2025/2911	Approve with Conditions	29/12/2025	Roden Court, 115 Hornsey Lane, Hornsey, London, N6 5EF	Works to tree protected by a TPO (T.84 in the Hornsey Tree Preservation Order No 1 1954). T2 - Beech tree- reduce 4 or 5 low branches over car park by up to 3m.	Daniel Monk
Crouch End	Full planning permission	HGY/2025/2922	Approve with Conditions	10/12/2025	18-20 Shop, Park Road, Hornsey, London, N8 8TD	Replacement and modification of existing windows with new wooden windows for the shopfront; change to shopfront door.	Nathan Keyte

Crouch End	Consent under Tree Preservation Orders	HGY/2025/2923	Approve with Conditions	29/12/2025	32 Avenue Road, Hornsey, London, N6 5DW	Works to trees protected by a TPO. T1 - Lime - Pollard to previous pruning points in as part of ongoing tree management removing approximately 2 - 3 metres of growth T2 - Lime - Pollard to previous pruning points in as part of ongoing tree management removing approximately 2 - 3 metres of growth (Works to T3 - Lime will be considered separately under Section 211 Notice reference HGY/2025/2924, as this tree is not protected by a TPO but is located within a Conservation Area)	Daniel Monk
Crouch End	Consent to display an advertisement	HGY/2025/2964	Refuse	22/12/2025	48 The Broadway, Hornsey, London, N8 9TP	Advertisement consent for 1 no. A-board, to be located on the pavement immediately to the front of the shopfront	Iliyan Topalov
Crouch End	Full planning permission	HGY/2025/3007	Refuse	24/12/2025	The Broadway, Outside No.25, London, N8 8DU	Deployment of a BT Street Hub 3 unit and associated display of advertisement to both sides of the unit.	Ben Coffie
Crouch End	Consent to display an advertisement	HGY/2025/3140	Refuse	24/12/2025	The Broadway, Outside No.25, London, N8 8DU	The proposed deployment of a BT Street Hub 3 unit	Ben Coffie
Crouch End	Lawful development: Proposed use	HGY/2025/3183	Approve	25/11/2025	110 Ferme Park Road, Hornsey, London, N8 9SD	Certificate of Lawfulness Proposed: Formation of rear dormer with linked roof extension above outrigger projection, erection of rear outbuilding for use as a gym and office space.	Roland Sheldon
Crouch End	Householder planning permission	HGY/2025/3190	Approve with Conditions	31/12/2025	25 Barrington Road, Hornsey, London, N8 8QT	Installation of a bicycle and bin storage box with integrated planters in the front garden.	Oskar Gregersen
Crouch End	Lawful development: Proposed use	HGY/2025/3225	Approve	26/11/2025	7 Glasslyn Road, Hornsey, London, N8 8RJ	Certificate of Lawfulness (Proposed) for the deconversion of two self-contained flats into a single dwellinghouse.	Iliyan Topalov
Crouch End	Consent under Tree Preservation Orders	HGY/2025/3253	Approve with Conditions	30/12/2025	Flat A, 35 Weston Park, Hornsey, London, N8 9SY	Works to tree protected by a TPO. T1 Horse Chestnut. Reduce remaining trunk to 1m (fence height) extensive decay in trunk (Works to T2 Lime will be considered separately under Section 211 Notice reference HGY/2025/3259 as this tree is not protected by a TPO but is located within a Conservation Area)	Daniel Monk
Crouch End	Lawful development: Proposed use	HGY/2025/3346	Permitted Development	09/12/2025	184 Park Road, Hornsey, London, N8 8JT	Certificate of Lawfulness for the proposed conversion of the property's loft including dormer extensions to both sides of the main roof and to the rear outrigger roof and the installation of a rooflight to the side roof slope.	Neil McClellan
Crouch End	Non-Material Amendment	HGY/2025/3379	Approve	10/12/2025	8 The Broadway, Hornsey, London, N8 9SX	Non-material amendment to planning permission OLD/1988/0144 for Change of use of part of ground floor and first floors from gas showroom to offices. Proposed change to wording of restrictive condition to remove restriction only allowing use as a bank (Use Class E(C)) to permit unrestricted use with Class E Town and Country Planning (Use Classes) Order 1987 (as amended).	Roland Sheldon
Fortis Green	Full planning permission	HGY/2025/0812	Approve with Conditions	03/11/2025	Flat 2, 18 Tetherdown, Hornsey, London, N10 1NB	Erection of single storey rear extension	Eunice Huang

Fortis Green	Consent under Tree Preservation Orders	HGY/2025/1358	Approve with Conditions	28/11/2025	12 Ringwood Avenue, Hornsey, London, N2 9NS	Works to tree protected by a TPO. Oak (T1) - reduce branches overhanging the garden of number 14 by 2m following a line above the fence and blending into the remaining crown. Thin remaining crown by 25%. See images with drawn line. This is to let more light into the garden of number 14.	Daniel Monk
Fortis Green	Full planning permission	HGY/2025/1908	Approve with Conditions	25/11/2025	32 Great North Road, Hornsey, London, N6 4LU	Demolition to the side and rear extensions, replacement of windows on all facades, new front boundary fence and gate, modifications to front porch, side and rear ground floor extensions, first floor extension and outbuilding to the rear.	Eunice Huang
Fortis Green	Approval of details reserved by a condition	HGY/2025/2037	Approve	18/11/2025	Lynton Grange, Fortis Green, Hornsey, London, N2 9EU	Approval of Details pursuant to condition 11a (Energy report with details of solar PV and heating systems) of planning permission HGY/2022/4411 for Demolition of 20 x existing garages on-site and erection of 5 two-storey residential units with associated landscaping, parking, refuse and cycle storage.	Roland Sheldon
Fortis Green	Removal/variation of conditions	HGY/2025/2212	Approve with Conditions	25/11/2025	Lynton Grange, Fortis Green, Hornsey, London, N2 9EU	Variation of condition 2 (approved plans) of planning permission HGY/2022/4411 for Demolition of 20 x existing garages on-site and erection of 5 x two-storey residential units with associated landscaping, parking, refuse and cycle storage. Minor amendments to allow for minor design modifications to Units 275. There are no changes proposed to Unit 1.	Roland Sheldon
Fortis Green	Householder planning permission	HGY/2025/2421	Approve with Conditions	25/11/2025	26 Collingwood Avenue, Hornsey, London, N10 3ED	Enlargement and alterations to existing single storey ground floor extension to the rear and flank of the house; Enlargement and alterations to the existing rear roof dormer and rear roof; Associated internal and external alterations including the alteration of layout and number of rooflights.	Mercy Oruwari
Fortis Green	Householder planning permission	HGY/2025/2435	Refuse	04/11/2025	47 Fortismere Avenue, Hornsey, London, N10 3BN	Single storey side extension to replace the existing garage; rear dormer and conservation roof light; landscaping to the front garden and bin and bike storage.	Emily Whittredge
Fortis Green	Householder planning permission	HGY/2025/2440	Approve with Conditions	28/11/2025	3 Shakespeare Gardens, Hornsey, London, N2 9LJ	Enlargement of existing rear extension and provision of a roof terrace; uPVC windows replaced with white double glazed aluminium windows; proposed bay window on the ground floor north façade.	Nathan Keyte
Fortis Green	Householder planning permission	HGY/2025/2460	Approve with Conditions	24/11/2025	42 Springcroft Avenue, Hornsey, London, N2 9JE	Erection of rear extension to ground and first floor.	Adam Silverwood
Fortis Green	Consent under Tree Preservation Orders	HGY/2025/2567	Approve with Conditions	03/11/2025	26 Alexandra Park Road, Hornsey, London, N10 2AB	Works to tree protected by a TPO. Large Ash - Crown reduce the height and spread 1.0-1.5m above the previous reduction points respectively (approx. 4.0m height and 3.5m spread) to create an even flowing canopy outline. Crown thin by 10%. Maintenance works in line with good arboricultural practice	Daniel Monk
Fortis Green	Householder planning permission	HGY/2025/2624	Approve with Conditions	27/11/2025	44 Collingwood Avenue, Hornsey, London, N10 3ED	Erection of a ground floor rear side infill	Sabelle Adjagboni

Fortis Green	Householder planning permission	HGY/2025/2641	Approve with Conditions	11/11/2025	72 Woodside Avenue, Hornsey, London, N10 3HY	Demolition of existing single-storey extension and erection of single-storey rear extension, internal refurbishment and alterations to ground and first floors, including the addition of an internal courtyard at ground floor, and minor landscaping works to rear garden.	Eunice Huang
Fortis Green	Householder planning permission	HGY/2025/2668	Approve with Conditions	15/12/2025	23 Coniston Road, Hornsey, London, N10 2BL	Erection of single storey rear extension and rear garden outbuilding	Nathan Keyte
Fortis Green	Householder planning permission	HGY/2025/2669	Approve with Conditions	03/12/2025	36 Church Vale, Hornsey, London, N2 9PA	Erection of a two-storey side extension with single storey ground floor extension, hip-to-gable roof conversion with rear dormer roof extension. Installation of 3no. rooflights to front slope.	Oskar Gregersen
Fortis Green	Approval of details reserved by a condition	HGY/2025/2756	Approve	06/11/2025	Lynton Grange, Fortis Green, Hornsey, London, N2 9EU	Details pursuant to condition 17 (desk top contamination assessment) of planning permission HGY/2022/4411 for Demolition of 20 x existing garages on-site and erection of 5 x two-storey residential units with associated landscaping, parking, refuse and cycle storage.	Roland Sheldon
Fortis Green	Consent under Tree Preservation Orders	HGY/2025/2794	Approve with Conditions	29/12/2025	Chester House, 30 Pages Lane, Hornsey, London, N10 1PR	Works to trees protected by an Area TPO. Trees T60, T61, T64, T65, T66, T67, T69 and T71 See details in attached survey extract	Daniel Monk
Fortis Green	Householder planning permission	HGY/2025/2896	Approve with Conditions	04/12/2025	82 Woodside Avenue, Hornsey, London, N10 3HY	Replacement side extension, replacement ground floor rear extension and side lightwell at basement level.	Ben Coffie
Fortis Green	Approval of details reserved by a condition	HGY/2025/2902	Approve	25/11/2025	Lynton Grange, Fortis Green, Hornsey, London, N2 9EU	Approval of details pursuant to Condition 3 (materials and detailing) of planning permission HGY/2022/4411, for ?Demolition of 20 x existing garages on-site and erection of 5 x two-storey residential units with associated landscaping, parking, refuse and cycle storage?.	Roland Sheldon
Fortis Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/2918	Approve	27/11/2025	17 Barrenger Road, Hornsey, London, N10 1HU	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.	Oskar Gregersen
Fortis Green	Consent under Tree Preservation Orders	HGY/2025/2972	Object	04/11/2025	Eden School, 79 Creighton Avenue, Hornsey, London, N10 1NR	Five Day Notice of intent to fell a dead beech tree and an oak tree which is 80% dead. The oak tree has extensive decay at its base, detected using the nylon sounding mallet and is at risk of falling either onto the school building or the neighbouring garden. They are protected by TPO, labelled T1 and T2 on the attached TPO listing.	Daniel Monk
Fortis Green	Lawful development: Proposed use	HGY/2025/2973	Permitted Development	15/12/2025	94 Barrenger Road, Hornsey, London, N10 1JA	Lawful development: Proposed use for erection of a garden room in the rear garden	Oskar Gregersen
Fortis Green	Lawful development: Proposed use	HGY/2025/2993	Approve	31/12/2025	79 Hill Road, Hornsey, London, N10 1JE	Certificate of Lawfulness Proposed use: Rear extension to project 3m from the rear face of the existing house, with a pitched roof less than 4m in height and front porch.	Mercy Oruwari

Fortis Green	Householder planning permission	HGY/2025/2998	Approve with Conditions	24/12/2025	35 Collingwood Avenue, Hornsey, London, N10 3EH	Enlargement of rear single storey extension, side infill extension, new rear french doors and replacement timber sash windows, and front doors.	Ben Coffie
Fortis Green	Prior notification: Development by telecoms operators	HGY/2025/3085	Permitted Development	11/11/2025	Chessing Court, Fortis Green, Hornsey, London, N2 9ER	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 existing antenna and replacement with 6 no new antennas and 1 no new 300mm dish, together with internal upgrades to the equipment cabinet and ancillary development thereto on the rooftop of Chessing Court. Top height to remain as existing.	Kwaku Bossman-Gyamara
Fortis Green	Consent under Tree Preservation Orders	HGY/2025/3171	Approve with Conditions	29/12/2025	33 Beech Drive, Hornsey, London, N2 9NX	Works to tree protected by a TPO. Oak tree in the back garden of the property. Client would like a 20% crown reduction for general maintenance and to let more light into the garden, reducing the spread of the canopy by no more than 2 metres. Work to be carried out to BS3998 standard with natural target pruning leaving a proportionate canopy.	Daniel Monk
Fortis Green	Approval of details reserved by a condition	HGY/2025/3182	Approve	31/12/2025	Development Land Adjacent 12, Fordington Road, Hornsey, London, N6 4TJ	Approval of details pursuant to condition 4 (Landscaping) attached to planning permission ref: HGY/2021/1604.	Mark Chan
Harringay	Lawful development: Existing use	HGY/2025/0160	Approve	22/12/2025	4 Fairfax Mews, Hornsey, London, N8 0NN	Certificate of Lawfulness for the existing use as 2 x self-contained flats	Mark Chan
Harringay	Full planning permission	HGY/2025/0815	Approve with Conditions	21/11/2025	201 Wightman Road, Hornsey, London, N8 0BB	Construction of a detached, 3 bedroom house on an existing rear garden plot, with undercroft vehicle access off Wightman Road, pedestrian side access, off street parking and cycle storage.	Josh Parker
Harringay	Full planning permission	HGY/2025/0829	Approve with Conditions	21/11/2025	201 Wightman Road, Hornsey, London, N8 0BB	Conversion of the existing dwelling house into three self-contained flats, with the addition of a rear dormer extension, roof terrace, car parking and access, cycle parking, bin storage and landscaping.	Josh Parker
Harringay	Full planning permission	HGY/2025/1789	Approve with Conditions	18/11/2025	137 Turnpike Lane, Wood Green, London, N8 0DU	Redevelopment of existing rear storage yard to create new part single, part two storey building, for storage use with ancillary office space.	Ben Coffie
Harringay	Full planning permission	HGY/2025/1836	Refuse	24/11/2025	26A Grand Parade, Tottenham, London, N4 1LG	Change of use from residential dwelling (Class C3) to HMO (Class C4) for 3 occupants (retrospective).	Eunice Huang
Harringay	Householder planning permission	HGY/2025/1921	Approve with Conditions	04/11/2025	118 Seymour Road, Hornsey, London, N8 0BG	Construction of rear dormer and outrigger extensions to facilitate loft conversion with associated front rooflights and formation of rear roof terrace.	Mercy Oruwari
Harringay	Householder planning permission	HGY/2025/1963	Approve with Conditions	24/11/2025	112 Seymour Road, Hornsey, London, N8 0BG	Demolition of front dormer and replacement of existing rear loft extension with a new full width rear dormer and partial outrigger loft extension to form a L shaped dormer with Juliette balcony and 3x front rooflights.	Mercy Oruwari

Harringay	Approval of details reserved by a condition	HGY/2025/2006	Approve	14/11/2025	143 Wightman Road, Hornsey, London, N8 0BB	Approval of details reserved by condition 5 (Construction Management and Logistic Plan) attached to planning permission HGY/2025/0908	Sabelle Adjagboni
Harringay	Full planning permission	HGY/2025/2080	Approve with Conditions	04/12/2025	Flat B, 337 Wightman Road, Hornsey, London, N8 0NA	Formation of roof terrace with associated railings and privacy screens	Sabelle Adjagboni
Harringay	Householder planning permission	HGY/2025/2256	Approve with Conditions	24/11/2025	8 Coningsby Road, Hornsey, London, N4 1EG	Construction of rear dormer, installation of two rooflights to the front roof plane, installation of two solar panels on the dormer?s flat roof, adding a small lightwell and creation of a roof terrace over the outrigger (revised).	Josh Parker
Harringay	Removal/variation of conditions	HGY/2025/2262	Refuse	11/11/2025	513, Green Lanes, Hornsey, London, N4 1AN	Variation of condition 3 (hours of operation) of planning permission ref. HGY/2021/0066 for: Change of use of the ground floor of 513 Green Lanes, from a Licensed Betting Office (Sui Generis) to an Adult Gaming Centre (Sui Generis) operating from 09:00 am to 23:00 pm seven days a week; namely, to extend the hours of operation until 2:00 am for a temporary period of 18 months.	Emily Whittredge
Harringay	Householder planning permission	HGY/2025/2299	Approve with Conditions	27/11/2025	163 Wightman Road, Hornsey, London, N8 0BB	Replacement of existing timber windows with modern profile uPVC windows.	Mercy Oruwari
Harringay	Householder planning permission	HGY/2025/2412	Approve with Conditions	10/11/2025	2 Hewitt Road, Hornsey, London, N8 0BL	Erection of rear dormer, raise ridge height and installation of rooflights on front slope	Eunice Huang
Harringay	Lawful development: Proposed use	HGY/2025/2491	Approve	27/11/2025	16 Lausanne Road, Hornsey, London, N8 0HN	Certificate of lawfulness for proposed use: Erection of a single storey infill side extension to provide a disabled bathroom.	Mercy Oruwari
Harringay	Full planning permission	HGY/2025/2499	Approve with Conditions	11/11/2025	58 Burgoyne Road, Hornsey, London, N4 1AE	Continued use of former health clinic (Use Class D1) as Homeless Supported Housing (Sui Generis Use).	Roland Sheldrake
Harringay	Full planning permission	HGY/2025/2562	Refuse	10/12/2025	Car Sales Site Adjoining 677, Green Lanes, Hornsey, London, N8 0QY	Change of use from Car Sales (sui generis) to Tyre fitting (B2)	Oskar Gregersen
Harringay	Lawful development: Existing use	HGY/2025/2643	Refuse	25/11/2025	26C Grand Parade, Tottenham, London, N4 1LG	Certificate of Lawfulness for the existing use of the top floor flat (Flat 26C) as a small 3-bedroom HMO (Class C4 Use).	Neil McClellan
Harringay	Householder planning permission	HGY/2025/2702	Approve with Conditions	17/11/2025	Ground Floor Flat A, 46 Hampden Road, Hornsey, London, N8 0HT	Erection of single storey garden room building with a flat roof and 1no. rooflight for garden storage and studio use.	Daniel Boama
Harringay	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/2801	Not Required	19/11/2025	54 Fairfax Road, Hornsey, London, N8 0NG	Erection of single storey extension which extends beyond the rear wall of the original house by 5.44m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.72m	Sabelle Adjagboni
Harringay	Full planning permission	HGY/2025/2816	Approve with Conditions	09/12/2025	153 Wightman Road, Hornsey, London, N8 0BB	The construction of a single storey contemporary garden building to be used as a home office, with air conditioning unit at the side of it	Iliyan Topalov
Harringay	Non-Material Amendment	HGY/2025/2880	Approve	12/11/2025	Shop, 53 Turnpike Lane, Wood Green, London, N8 0EE	Non-Material Amendments to planning reference HGY/2024/2587 to change colour scheme for the mural on the chamfered edge above the shop-front.	Kwaku Bossman-Gyamera
Harringay	Lawful development: Proposed use	HGY/2025/2930	Permitted Development	05/11/2025	2 Willoughby Road, Hornsey, London, N8 0HR	Lawful Development Certificate (Proposed) for a rear facing dormer, the installation of 2 front facing Velux windows.	Iliyan Topalov
Harringay	Full planning permission	HGY/2025/3008	Refuse	24/12/2025	O/S 7-8 Green Lanes, London, N15 3NX	Installation of BT street hub 3 and associated display of advertisement to both sides of the unit.	Oskar Gregersen

Harringay	Lawful development: Proposed use	HGY/2025/3089	Permitted Development	29/12/2025	26 Lausanne Road, Hornsey, London, N8 0HN	Lawful development: proposed use for a the erection of single storey extension which extends beyond the rear wall of the original house by 5.5m (Prior approval not required under HGY/2025/2680)	Oskar Gregersen
Harringay	Consent to display an advertisement	HGY/2025/3136	Refuse	24/12/2025	O/S 7-8 Green Lanes, London, N15 3NX	Installation of BT street hub 3 and associated display of advertisement to both sides of the unit.	Oskar Gregersen
Harringay	Lawful development: Proposed use	HGY/2025/3226	Permitted Development	31/12/2025	134 Effingham Road, Hornsey, London, N8 0AD	Certificate of lawfulness for the proposed erection of a rear dormer.	Mark Chan
Harringay	Non-Material Amendment	HGY/2025/3532	Approve	31/12/2025	132 Falkland Road, Hornsey, London, N8 0NP	Non-Material amendment to planning permission (ref. HGY/2022/4265) for the erection of a single storey side infill extension to create a larger kitchen and a dormer extensions to the rear roof slope and outrigger and the installation of 2 roof windows to the front sloping roof granted on 16/3/2023; namely to remove a 200mm gap between the nos. 132-134 Falkland Road at ground floor level	Oskar Gregersen
Hermitage & Gardens	Approval of reserved matters	HGY/2025/1348	Approve with Conditions	08/12/2025	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	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	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/1996	Approve	05/12/2025	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Plot A1 houses only) pursuant to Condition 17 (Verification report) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023	Samuel Uff
Hermitage & Gardens	Full planning permission	HGY/2025/2279	Approve with Conditions	22/12/2025	24 Stanhope Gardens, Tottenham, London, N4 1HT	Erection of single storey rear and partial side infill extension; Replacement of existing windows with new double glazed timber windows to the front and aluminium to the rear; New boundary treatment (garden fence) to the rear and front garden; Installation of new bin store in the front garden	Sabelle Adjagboni
Hermitage & Gardens	Householder planning permission	HGY/2025/2283	Approve with Conditions	21/11/2025	8 Eade Road, Tottenham, London, N4 1DH	Replacement of the existing rear single storey extension with a larger full wraparound extension.	Mercy Oruwari
Hermitage & Gardens	Full planning permission	HGY/2025/2285	Approve with Conditions	06/11/2025	Ground Floor Flat A, 7 Chesterfield Gardens, Tottenham, London, N4 1LJ	Erection of ground floor rear extension	Eunice Huang

Hermitage & Gardens	Change of use	HGY/2025/2413	Approve with Conditions	03/11/2025	33 Salisbury Road, Tottenham, London, N4 1JY	Conversion of first and second floors into 2 flats (1 x 2b3p & 1 x 2b4p); changes to fenestration to double glazed uPVC. (amended description)	Nathan Keyte
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2427	Approve	09/12/2025	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Plot A1 of Phase 1A only) pursuant to Condition 30 (Building User Guide) attached to Planning Permission Ref: HGY/2022/1833	Samuel Uff
Hermitage & Gardens	Consent to display an advertisement	HGY/2025/2585	Approve with Conditions	27/11/2025	B&Q, Arena Shopping Park, Green Lanes, London N4 1DT	Display 4x internally illuminated box signs, 1x set of flat cut letters, 10x panels and 2x new panels on illuminated totem.	Ben Coffie
Hermitage & Gardens	Householder planning permission	HGY/2025/2586	Approve with Conditions	19/11/2025	8 Salisbury Road, Tottenham, London, N4 1JZ	Erection of single storey side and rear extension	Ben Coffie
Hermitage & Gardens	Lawful development: Proposed use	HGY/2025/2874	Permitted Development	15/12/2025	46 Chesterfield Gardens, Tottenham, London, N4 1LP	Certificate of lawfulness for the proposed erection of a single storey rear infill extension.	Daniel Boama
Hermitage & Gardens	Full planning permission	HGY/2025/2883	Approve with Conditions	16/12/2025	Flat 2, 106 Hermitage Road, Tottenham, London, N4 1NL	Formation of dormer extension to main rear roof slope, creation of a roof terrace with balustrade within the outrigger roof space, installation of two rooflights to the front roof slope, and the installation of a new circular window opening in the rear elevation of the outrigger.	Neil McClellan
Hermitage & Gardens	Lawful development: Proposed use	HGY/2025/2900	Permitted Development	17/12/2025	100 Roseberry Gardens, Tottenham, London, N4 1JL	Certificate of lawfulness for proposed use: Loft conversion with erection of rear L-shaped dormer extension with 2no. flat rooflights and insertion of 2no. front rooflights on main roof.	Daniel Boama
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2947	Approve	17/12/2025	St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval for Phase 1a only of details pursuant to Condition 37 (communal satellite) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2948	Approve	22/12/2025	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details pursuant to Condition 59 (fire strategy) for Phase 1a only attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2949	Approve	18/12/2025	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval for Phase 1a only of details pursuant to Condition 47 (Courtyard access) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023	Samuel Uff
Hermitage & Gardens	Lawful development: Proposed use	HGY/2025/3022	Permitted Development	11/11/2025	61 Ashfield Road, Tottenham, London, N4 1NY	Lawful Development Certificate (Proposed) for the formation of rear roof dormer extension, installation of 3x front roof-lights	Iliyan Topalov
Hermitage & Gardens	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/3052	Not Required	04/12/2025	251 St Anns Road, Tottenham, London, N15 5RG	Erection of single storey extension which extends beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m	Sabelle Adjagboni
Hermitage & Gardens	Lawful development: Proposed use	HGY/2025/3069	Permitted Development	14/11/2025	73 Roseberry Gardens, Tottenham, London, N4 1JQ	Lawful Development Certificate (Proposed) for hip-to-gable roof enlargement, and the formation of rear L-shaped roof dormer extension. (AMENDED DESCRIPTION)	Iliyan Topalov
Hermitage & Gardens	Full planning permission	HGY/2025/3105	Approve with Conditions	30/12/2025	Ground Floor Flat A, 56 Eade Road, Tottenham, London, N4 1DH	Erection of single storey wraparound rear extension	Oskar Gregersen

Hermitage & Gardens	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/3117	Not Required	09/12/2025	73 Roseberry Gardens, Tottenham, London, N4 1JQ	Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 2.85m and for which the height of the eaves would be 2.5m	Iliyan Topalov
Hermitage & Gardens	Householder planning permission	HGY/2025/3293	Approve with Conditions	30/12/2025	10 Hermitage Road, Tottenham, London, N4 1DB	Erection of a single storey rear side infill extension.	Roland Sheldon
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/3383	Approve	09/12/2025	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Plot A1 of Phase 1A only) pursuant to Conditions 28a (Revised Energy Statement) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023 (original application ref:for 28a HGY/2024/0141)	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/3391	Approve	09/12/2025	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Phase 1A and Plot A1 only) pursuant to Condition 55 (Landscaping) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/3508	Approve	22/12/2025	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Phase 1A only) pursuant to Condition 28(a) (Revised Energy Statement) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023 (original application ref. for 28a HGY/2024/0141)	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/3564	Approve	22/12/2025	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Block C2 of Phase 1A only) pursuant to Conditions 30 (Building User Guide) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023	Samuel Uff
Highgate	Full planning permission	HGY/2024/2214	Approve with Conditions	21/11/2025	120 Archway Road, Hornsey, London, N6 5BH	Demolition of the existing building to allow the erection of a new 4-storey building providing 5 one bedroom residential units (amended plans).	Ben Coffie
Highgate	Listed building consent (Alt/Ext)	HGY/2024/2217	Approve with Conditions	17/12/2025	92 North Road, Hornsey, London, N6 4AA	Listed Building Consent for works associated with concurrent planning application, involving the demolition of the existing ground floor rear extension, the construction of new ground and first floor rear extensions, alterations to the basement undercroft, the lowering of the rear garden terrace, and redecoration of the rear elevation.	Mercy Oruwari
Highgate	Householder planning permission	HGY/2025/0065	Approve with Conditions	17/12/2025	92 North Road, Hornsey, London, N6 4AA	Demolition of ground floor rear extension, erection of ground and first floor rear extensions, alterations to basement undercroft, lowering of rear garden terrace, and alterations to rear elevation.	Mercy Oruwari
Highgate	Consent under Tree Preservation Orders	HGY/2025/1195	Approve with Conditions	28/11/2025	Guildens Development Site, Courtenay Avenue, Hornsey, London, N6 4LP	Works to trees protected by an Area TPO. T004: Prunus - reduce and monolith to standing dead. T016: Oak - reduce and monolith to standing dead. T020: Oak - reduce and monolith to standing dead.	Daniel Monk
Highgate	Householder planning permission	HGY/2025/1197	Approve with Conditions	08/12/2025	53 Sheldon Avenue, Hornsey, London, N6 4NH	Replacement single storey rear extension, garage conversion, single storey side extension, roof glazing, 1no. replaced and 1no. additional rear facing dormer, recovering of the roof, front door and window replacement, solar panels and heat pumps and associated external alterations.	Eunice Huang

Highgate	Householder planning permission	HGY/2025/1386	Approve with Conditions	14/11/2025	1 Cholmeley Crescent, Hornsey, London, N6 5EZ	Erection of new entrance porch along with implementation of alterations to roof as approved under application HGY/2024/0292.	Mercy Oruwari
Highgate	Full planning permission	HGY/2025/1565	Approve with Conditions	28/11/2025	Flat E, 9 Talbot Road, Hornsey, London, N6 4QS	Replacement of ground floor rear window and door with double glazed uPVC window and door.	Mark Chan
Highgate	Approval of details reserved by a condition	HGY/2025/1570	Approve	19/12/2025	44-46, Hampstead Lane, London, N6 4LL	Approval of details pursuant to condition 26 (Basement - qualified professional), 27 (Geotechnical Investigations and Structural Monitoring), 46 (Generator Room details) of planning permission reference HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)	Samuel Uff
Highgate	Approval of details reserved by a condition	HGY/2025/1571	Approve	19/12/2025	44-46, Hampstead Lane, London, N6 4LL	Approval of details pursuant to condition 30 (Cycle Storage) of planning permission reference HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)	Samuel Uff
Highgate	Approval of details reserved by a condition	HGY/2025/1764	Approve	19/12/2025	44-46, Hampstead Lane, London, N6 4LL	Approval of details pursuant to condition 44 (SuDS) of planning permission reference HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)	Samuel Uff
Highgate	Full planning permission	HGY/2025/1822	Approve with Conditions	19/12/2025	42 Hornsey Lane Gardens, Hornsey, London, N6 5PB	Construction of a garden room	Gareth Prosser
Highgate	Approval of details reserved by a condition	HGY/2025/1971	Approve	22/12/2025	44-46, Hampstead Lane, London, N6 4LL	Approval of details reserved condition 22 (Sustainability Strategy) of planning permission HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)	Samuel Uff
Highgate	Householder planning permission	HGY/2025/2064	Approve with Conditions	12/12/2025	4 Sheldon Avenue, Hornsey, London, N6 4JT	Creation of a new basement and rear lightwells, enlargement and alteration to the existing first floor rear dormer, and replacement of rear patio doors with double glazed timber doors.	Mark Chan
Highgate	Approval of details reserved by a condition	HGY/2025/2137	Approve	04/11/2025	Guildens Development Site, Courtenay Avenue, Hornsey, London, N6 4LP	Details pursuant to condition 11a (Energy Strategy) 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	Approval of details reserved by a condition	HGY/2025/2157	Approve	08/12/2025	Guildens Development Site, Courtenay Avenue, Hornsey, London, N6 4LP	Approval of details pursuant to condition 3 (Detailed drawings windows, doors and down pipes) and condition 4 (samples of materials) 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	Full planning permission	HGY/2025/2162	Approve with Conditions	02/12/2025	Flat 8, 73 Hornsey Lane, Hornsey, London, N6 5LQ	Erection of rear roof dormer	Sabelle Adjagboni
Highgate	Householder planning permission	HGY/2025/2261	Approve with Conditions	16/12/2025	6 Cholmeley Park, Hornsey, London, N6 5EU	Replacement of existing single storey rear extension and conservatory, and replacement of double glazed aluminium windows to timber traditional sash windows in roof dormers	Oskar Gregersen

Highgate	Consent under Tree Preservation Orders	HGY/2025/2476	Refuse	29/12/2025	Far End, Compton Avenue, Hornsey, London, N6 4LH	Works to tree protected by an Area TPO T1: Conifer: The conifer is completely smothered in dead ivy which was killed to reveal the conifer. The residual crown of the conifer is extremely poor. The neighbours have reported that the tree sways violently in the wind. To fell and replace with a Liquidamber styraciflua	Daniel Monk
Highgate	Householder planning permission	HGY/2025/2572	Approve with Conditions	21/11/2025	86 North Road, Hornsey, London, N6 4AA	Demolition of existing single storey rear extension, the erection of a replacement rear single storey conservatory extension, enlargement of the existing cellar/basement, replacement of two existing dormers on the rear roof slope with a single new larger dormer extension, installation of new external air-conditioning unit on roof of new conservatory, replacement of all existing windows with new double glazed timber sash windows, replacement of one existing main rear rooflight and installation of a new rooflight on outrigger roof.	Neil McClellan
Highgate	Consent under Tree Preservation Orders	HGY/2025/2591	Approve with Conditions	29/12/2025	82 Southwood Lane, Hornsey, London, N6 5DY	Works to trees protected by a TPO. T1) Horse Chestnut in neighbouring property (Southwood Park, N6 5SQ): Reduce branches over driveway (SE side of tree only) by up to 1.5 metres to provide clearance. T2) Beech in neighbouring property (Southwood Park, N6 5SQ): Reduce branches over garden (South side of tree only) by up to 2 metres. (Works to T3) Yew, T4) Yew and T5) Himalayan Birch are being considered separately under Section 211 Notice ref. HGY/2025/2595, as these trees are not protected by a TPO but are located within a Conservation Area).	Daniel Monk
Highgate	Householder planning permission	HGY/2025/2598	Approve with Conditions	29/12/2025	19 Aylmer Road, Hornsey, London, N2 0BS	Erection of single storey rear extension, with formation of roof terrace at first floor level, reconstruction of existing side extension, formation of 3no. dormers to rear elevation, replacement windows throughout, replacement door to front elevation. (Reconsult due to amended development description)	Oskar Gregersen
Highgate	Householder planning permission	HGY/2025/2644	Approve with Conditions	25/11/2025	3 Stormont Road, Hornsey, London, N6 4NS	Replacement of existing roof light at rear elevation with a new enlarged conservation style roof light and new conservation style roof light to the north elevation	Eunice Huang
Highgate	Approval of details reserved by a condition	HGY/2025/2660	Approve	18/11/2025	44 Southwood Lane, Hornsey, London, N6 5EB	Approval of details pursuant to conditions 3 (materials) attached to planning reference ref: HGY/2025/1882	Josh Parker

Highgate	Consent under Tree Preservation Orders	HGY/2025/2684	Approve with Conditions	26/11/2025	22 Stanhope Road, Hornsey, London, N6 5NG	Works to tree protected by a TPO. T5 Beech tree mature crown, clean thin inner canopy 15% max, give 3 metre clearance from building, lift over highway 5 metres. Ongoing maintenance. (Works to T1 & T2 Robinia will be considered separately under Section 211 Notice reference HGY/2025/2688, as these trees are not protected by a TPO but are located within a Conservation Area)	Daniel Monk
Highgate	Householder planning permission	HGY/2025/2703	Approve with Conditions	26/11/2025	96 Priory Gardens, Hornsey, London, N6 5QT	Demolition of existing glazed conservatory for the erection of a single-storey rear ground-floor extension.	Ben Coffie
Highgate	Householder planning permission	HGY/2025/2749	Approve with Conditions	05/12/2025	7 Aylmer Road, Hornsey, London, N2 0BS	Erection of a single storey extension beyond the existing rear extension and rear/side infill extension. Change of material of the front façade and front porch redesign. Replacement of all windows to property and replacement of render to existing dormer with tiles	Sabelle Adjagboni
Highgate	Non-Material Amendment	HGY/2025/2782	Approve	28/11/2025	51 Priory Gardens, Hornsey, London, N6 5QU	Non-material amendment to planning application ref: HGY/2024/2934 to change the rear bi-folding doors to sliding doors and alterations to the rear garden retaining wall.	Mark Chan
Highgate	Householder planning permission	HGY/2025/2790	Approve with Conditions	08/12/2025	43 Stanhope Gardens, Hornsey, London, N6 5TT	Proposed side extension and loft conversion with addition of new rear dormer, skylights to side and front of roof and new round window on front gable.	Josh Parker
Highgate	Consent under Tree Preservation Orders	HGY/2025/2797	Approve with Conditions	29/12/2025	Woodley, Compton Avenue, Hornsey, London, N6 4LH	Works to trees protected by an Area TPO. T1 ? Oak Tree (Front Driveway) \ Reduce back to the previous pruning points by approximately 2.5 metres and remove deadwood. \ Reason: To maintain the tree?s shape and overall health. T2 ? Sycamore Tree (Back Garden, Next to House) \ Cut back branches away from the roof by approximately 2?2.5 metres. \ Reason: To prevent branches from overhanging and contacting the roof. T3 ? Oak Tree (Side of House) \ Crown reduce by 15% all over (approximately 2.2?2.5 metres). \ Reason: The tree is heavily overhanging the glass roof. T4 ? Oak Tree (Next to House) \ Crown reduce by 15% all over (approximately 2.2?2.5 metres) back to the previous. \ Reason: The tree is heavily overhanging the house.	Daniel Monk
Highgate	Consent under Tree Preservation Orders	HGY/2025/2812	Approve with Conditions	30/12/2025	14 Bloomfield Road, Hornsey, London, N6 4ET	T1 Magnolia of the MWA Arboricultural Report. Works: Crown volume reduction of 70%. Reason: Clay shrinkage subsidence damage at the subject property. HGY/2025/0944 / TPO 2024 0015 application for removal was refused. The tree officer indicated in an email dated a17/06/25 that an application for reduction would be considered and should be followed by level monitoring - this has now been instructed. On this basis. we would very much appreciate this application being expedited if at all possible please.	Daniel Monk

Highgate	Householder planning permission	HGY/2025/2844	Approve with Conditions	23/12/2025	42 Priory Gardens, Hornsey, London, N6 5QS	New replacement timber door and metal balustrade at rear second floor level, replacement of front and rear windows with double glazed like-for-like timber framed units, new timber front gate, new brick piers at front entrance.	Ben Coffie
Highgate	Householder planning permission	HGY/2025/2898	Approve with Conditions	17/12/2025	27 Toynce Way, Hornsey, London, N6 4EG	Erection of rear ground floor extension, alteration to rear ground floor window, formation of rear dormer and insertion of 2 no. rooflights to front roof slope	Oskar Gregersen
Highgate	Lawful development: Proposed use	HGY/2025/2996	Permitted Development	07/11/2025	7 Grange Road, Hornsey, London, N6 4AR	Certificate of Lawfulness for the proposed installation of three conservation style rooflights to the property's front roof slope.	Neil McClellan
Highgate	Consent under Tree Preservation Orders	HGY/2025/3017	Approve with Conditions	29/12/2025	102 Priory Gardens, Hornsey, London, N6 5QT	Works to tree protected by a TPO. Tree Number - T1 Tree Type - Sycamore (Acer pseudoplatanus). Approx. Diameter at 1.5m - 0.6m. Approx. Height - 21m. Approx. Crown Spread Diameter - 18m. Location - See map Service - Crown Reduction. Work Required - Reduce height by up to 2m and lateral spread on all sides by up to 2m. Remove lower epicormic on the stem at approx. 5m. Reason - As per clients specification / to contain the overall size of the tree. Priority Code - On	Daniel Monk
Highgate	Consent under Tree Preservation Orders	HGY/2025/3018	Approve with Conditions	30/12/2025	Flat 4, 3 The Park, Hornsey, London, N6 4EU	Works to tree protected by a TPO. T2: Birch - Situated on the rear left hand boundary. Crown reduce the height by 2.5m. Crown reduce the spread to balance and shape (approx. 1.5m). Crown thin by 10% and remove dead wood. Maintenance works in line with good arboricultural practice (Works to T1: Magnolia and T3: Magnolia are being considered separately under Section 211 Notice reference HGY/2025/3021, as these trees are not protected by a TPO, but are located within a Conservation Area)	Daniel Monk
Highgate	Approval of details reserved by a condition	HGY/2025/3247	Approve	12/12/2025	103-107 North Hill, Hornsey, London, N6 4DP	Approval of details pursuant to condition 13 (Non-Road Mobile Machinery (NRMM)) attached to planning permission HGY/2024/3240	Valerie Okeiyi
Highgate	Approval of details reserved by a condition	HGY/2025/3302	Approve	19/12/2025	103-107 North Hill, Hornsey, London, N6 4DP	Approval of details pursuant to condition 7 (site levels) attached to planning permission HGY/2024/3240	Valerie Okeiyi
Highgate	Approval of details reserved by a condition	HGY/2025/3310	Approve	12/12/2025	103-107 North Hill, Hornsey, London, N6 4DP	Approval of details pursuant to condition 15 (Considerate Constructors Scheme) attached to planning permission HGY/2024/3240	Valerie Okeiyi
Hornsey	Approval of details reserved by a condition	HGY/2024/2172	Approve	18/12/2025	Hornsey Police Station, 98, Tottenham Lane, London, N8 7EJ	Approval of details pursuant to condition 3 (a) only (Detailed elevations) attached to planning permission HGY/2022/2116	Valerie Okeiyi
Hornsey	Approval of details reserved by a condition	HGY/2024/2174	Approve	18/12/2025	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ	Approval of details pursuant to condition 3e (Details and location of rain water pipes) attached to planning permission HGY/2022/2116	Valerie Okeiyi

Hornsey	Approval of details reserved by a condition	HGY/2024/2175	Approve	18/12/2025	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ	Approval of details pursuant to condition 3g (Block B - Details of the communal entrance, overhangs, projections, parapets, soffits, balcony and planter edges Block C - Details of the roof material, bin store, bike store, balcony, gutter, ridge, dormer window and balcony) attached to planning permission HGY/2022/2116	Valerie Okeiyi
Hornsey	Approval of details reserved by a condition	HGY/2024/2179	Approve	11/11/2025	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ	Approval of details pursuant to condition 12 (CEMP - partial discharge - part b only) attached to planning permission HGY/2022/2116	Valerie Okeiyi
Hornsey	Approval of details reserved by a condition	HGY/2024/2182	Approve	03/12/2025	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ	Approval of details pursuant to condition 15 (Scooter charging and parking) attached to planning permission HGY/2022/2116	Valerie Okeiyi
Hornsey	Approval of details reserved by a condition	HGY/2025/0099	Approve	19/12/2025	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ	Approval of details pursuant to condition 24a (Energy Strategy) attached to planning permission HGY/2022/2116	Valerie Okeiyi
Hornsey	Approval of details reserved by a condition	HGY/2025/0100	Approve	19/12/2025	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ	Approval of details pursuant to condition 25 (Energy Strategy ? Retrofit Existing Building) attached to planning permission HGY/2022/2116	Valerie Okeiyi
Hornsey	Approval of details reserved by a condition	HGY/2025/0961	Approve	18/12/2025	Hornsey Police Station, 94-98 Tottenham Lane, London, N8 7EJ	Approval of details pursuant to condition 3 (d) only (Details of entrances) attached to planning permission HGY/2022/2116	Valerie Okeiyi
Hornsey	Approval of details reserved by a condition	HGY/2025/0962	Approve	18/12/2025	Hornsey Police Station, 94-98 Tottenham Lane, London, N8 7EJ	Approval of details pursuant to condition 3 (f) only (Details of key junctions) attached to planning permission HGY/2022/2116	Valerie Okeiyi
Hornsey	Full planning permission	HGY/2025/1703	Approve with Conditions	05/12/2025	Second Floor Flat, 35 Hillfield Avenue, Hornsey, London, N8 7DS	Replace two wooden single glazed French casement windows with top light with two wooden double glazed (24mm) French casement windows with top light.	Oskar Gregers
Hornsey	Full planning permission	HGY/2025/2250	Approve with Conditions	25/11/2025	Flat A, 138 North View Road, Hornsey, London, N8 7LP	Installation of a new external door and staircase to access rear garden and replacement of existing ground floor rear door.	Mark Chan
Hornsey	Householder planning permission	HGY/2025/2383	Approve with Conditions	27/11/2025	81 Middle Lane, Hornsey, London, N8 8NX	Additional increase of the depth of the approved altered structure (HGY/2025/1638) by 29.5 cm to a full 3.0 meter rear extension.	Mercy Oruwari
Hornsey	Householder planning permission	HGY/2025/2398	Approve with Conditions	10/11/2025	16 Park Avenue North, Hornsey, London, N8 7RT	Erection of a single storey rear extension, erection of second floor rear extension above outrigger with roof terrace and associated railings and screen panels, insertion of 1 front and 2 rear rooflights, replacement front basement timber window.	Roland Sheldon
Hornsey	Householder planning permission	HGY/2025/2521	Approve with Conditions	28/11/2025	61 Hillfield Avenue, Hornsey, London, N8 7DS	Installation of a new ground floor rear corner window.	Mark Chan
Hornsey	Lawful development: Proposed use	HGY/2025/2527	Permitted Development	11/11/2025	14 Minster Walk, Hornsey, London, N8 7JS	Lawful Development Certificate (Proposed Use) for the replacement of existing uPVC windows with new aluminium windows, and the replacement of the rear ground-floor door and adjacent window with new aluminium-framed doors	Iliyan Topalov

Hornsey	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/2570	Refuse	03/11/2025	84 Middle Lane, Hornsey, London, N8 8PD	Erection of single storey extension which extends beyond the rear wall of the original house by 3.8m, for which the maximum height would be 3m and for which the height of the eaves would be 2.77m	Sabelle Adjagboni
Hornsey	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/2575	Not Required	03/11/2025	14 Elmfield Avenue, Hornsey, London, N8 8QG	Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.	Sabelle Adjagboni
Hornsey	Consent under Tree Preservation Orders	HGY/2025/2657	Approve with Conditions	17/12/2025	Units 9-10, Cranford Way, Hornsey, London, N8 9DG	Works to trees protected by a TPO. T59 on sketch plan: London plane (T11 on TPO Schedule) and Ash (T12 on TPO Schedule) (20m): Reduce canopies by 3m as trees are becoming too large for their location and overextending branches are encroaching neighbouring properties. Trees have recently lost branches into neighbouring properties. Reducing end weight will significantly reduce risk of future snap outs.	Daniel Monk
Hornsey	Householder planning permission	HGY/2025/2667	Approve with Conditions	06/11/2025	38 Minster Walk, Hornsey, London, N8 7JS	Enclosure of existing second-floor balcony to create an extended bedroom, including: installation of a new insulated flat roof, new double-glazed windows, insulation of external walls, minor electrical alterations, and removal of the existing timber screen window	Nathan Keyte
Hornsey	Householder planning permission	HGY/2025/2719	Approve with Conditions	28/11/2025	9 Linzee Road, Hornsey, London, N8 7RG	Erection of single storey flat roof side return extension and projecting glazed box to the rear.	Eunice Huang
Hornsey	Full planning permission	HGY/2025/2779	Approve with Conditions	31/12/2025	Shop, 59 Tottenham Lane, Hornsey, London, N8 9BE	Changes to shop frontage. Note there is an associated advertisement/ signage application (ref. HGY/2025/3180) for illuminated signage.	Nathan Keyte
Hornsey	Householder planning permission	HGY/2025/2780	Approve with Conditions	20/11/2025	Flat 5, 121 Priory Road, Hornsey, London, N8 8NA	Formation of a rear roof dormer to replace existing pair of window dormers.	Eunice Huang
Hornsey	Change of use	HGY/2025/2850	Approve with Conditions	17/11/2025	First And Second Floor Flat, 167 Nelson Road, Hornsey, London, N8 9RR	Conversion of 2No. flats back into a single family dwelling.	Ben Coffie
Hornsey	Lawful development: Proposed use	HGY/2025/3027	Permitted Development	30/12/2025	60 Priory Road, Hornsey, London, N8 7EX	Certificate of Lawfulness proposed for the construction of a garden room.	Sabelle Adjagboni
Hornsey	Non-Material Amendment	HGY/2025/3065	Approve	23/12/2025	98, Hornsey Police Station, Tottenham Lane, London, N8 7EJ	Non-Material amendment to planning permission (HGY/2022/2116) to include two additional plans which clarify the existing basement structure revealed during excavation	Valerie Okeiyi
Hornsey	Consent to display an advertisement	HGY/2025/3180	Approve with Conditions	30/12/2025	Shop 59 Tottenham Lane, Hornsey, London, N8 9BE	Display 1 x externally illuminated fascia sign (300 cd/m2) and 1 x non-illuminated window sign (amended description).	Nathan Keyte
Hornsey	Approval of details reserved by a condition	HGY/2025/3186	Approve	19/12/2025	98, Hornsey Police Station, Tottenham Lane, London, N8 7EJ	Approval of details pursuant to condition 31 (Location of a water butt) attached to planning permission HGY/2022/2116	Valerie Okeiyi
Hornsey	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/3322	Approve	31/12/2025	40 Rectory Gardens, Hornsey, London, N8 7PJ	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m	Oskar Gregersen
Hornsey	Lawful development: Proposed use	HGY/2025/3380	Permitted Development	31/12/2025	116 Rathcoole Gardens, Hornsey, London, N8 9PG	Certificate of lawfulness for the proposed replacement of the existing rear extension roof.	Mark Chan

Muswell Hill	Full planning permission	HGY/2024/3298	Approve with Conditions	10/11/2025	1 Muswell Mews, Hornsey, London, N10 2BF	Erection of two-storey (with basement level) dwellinghouse.	Roland Sheldon
Muswell Hill	Full planning permission	HGY/2025/0380	Approve with Conditions	05/12/2025	30 Church Crescent, Hornsey, London, N10 3NE	Renewal of planning permission HGY/2021/1339, for a ?Excavation to create 3 bedroom basement flat, creation of front and rear lightwells with new front stairway and front door to basement flat, erection of spiral staircase, glazed basement walkway and basement courtyard in rear garden?.	Josh Parker
Muswell Hill	Approval of details reserved by a condition	HGY/2025/0859	Approve	11/12/2025	Cranwood Development Site, 100 Woodside Avenue, Hornsey, London, N10 3JA	Approval of details for Condition 14 (Delivery and Servicing Plan) of planning permission ref. HGY/2021/2727 granted on 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes 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/2025/1522	Approve with Conditions	10/12/2025	360 Muswell Hill Broadway, Hornsey, London, N10 1DF	Alterations to shopfront including replacement of single-leaf door with double-leaf door	Emily Whittredge
Muswell Hill	Householder planning permission	HGY/2025/1606	Approve with Conditions	21/11/2025	30 Elms Avenue, Hornsey, London, N10 2JP	Single storey rear and side extension, external balcony and stair, raised terrace and steps, replacement of single glazed timber framed sash windows with double glazed timber framed sash windows (AMENDED PLANS).	Gareth Prosser
Muswell Hill	Householder planning permission	HGY/2025/2216	Approve with Conditions	07/11/2025	8 Wellfield Avenue, Hornsey, London, N10 2EA	Removal of the ground floor section of the existing side chimney and installation of an external door across the property's existing ground floor side access.	Neil McClellan
Muswell Hill	Full planning permission	HGY/2025/2317	Approve with Conditions	03/11/2025	311-323 Muswell Hill Broadway, Hornsey, London, N10 1BY	Upgrade of the existing extraction system to have 6 nos. of ESP4500 units and 2 nos. of UVC4500 units.	Ben Coffie
Muswell Hill	Consent under Tree Preservation Orders	HGY/2025/2335	Approve with Conditions	10/11/2025	115 Cranley Gardens, Hornsey, London, N10 3AE	Works to trees protected by a TPO. Silver Birch (T1) - Fell to ground level. The tree is in severe decline and poses a risk to surrounding garden property. Client will replace tree like-for-like. Robinia (T2) - Fell to ground level. There is a significant lean towards neighbours' property, possible compromised roots from neighbour's patio build, and the the volume of timber, makes T2 a risk. There is a Robinia offshoot sapling at the base of the tree which may serve as a suitable replacement.	Daniel Monk
Muswell Hill	Householder planning permission	HGY/2025/2434	Approve with Conditions	27/11/2025	74 Onslow Gardens, Hornsey, London, N10 3JX	Demolition of existing rear extension and replacement with rear and side infill extension, new rear patio, flat roof dormer window to front roof slope, replacement of exiting timber casement windows and front entrance door.	Adam Silverwood
Muswell Hill	Householder planning permission	HGY/2025/2561	Refuse	17/11/2025	18 Dukes Avenue, Hornsey, London, N10 2PT	Proposed installation of Air Source Heat Pump with acoustic enclosure in front garden.	Ben Coffie

Muswell Hill	Householder planning permission	HGY/2025/2583	Approve with Conditions	19/11/2025	20 St James's Lane, Hornsey, London, N10 3DB	Removal of existing dormer window to rear roof slope, formation of new dormer window to rear roof slope & installation of rooflights.	Josh Parker
Muswell Hill	Approval of details reserved by a condition	HGY/2025/2616	Approve	28/11/2025	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA	Approval of details for Condition 8 (External Lighting) of planning permission ref. HGY/2021/2727 granted on 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes 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	Householder planning permission	HGY/2025/2617	Approve with Conditions	05/12/2025	96 Muswell Hill Road, Hornsey, London, N10 3JR	Erection of single storey rear extension. Replacement of existing rear rooflight and insertion of two new front rooflights. Partial demolition of front boundary low brick to widen site entrance.	Sabelle Adjagboni
Muswell Hill	Approval of details reserved by a condition	HGY/2025/2618	Approve	24/11/2025	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA	Details for condition 4 (Materials and elevations) of planning permission ref. HGY/2021/2727 granted on 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes 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; namely to amend the previous approved details ref. HGY/2025/0860 to include alterations to building A roof plant enclosure and building C air vent position.	Tania Skelli
Muswell Hill	Full planning permission	HGY/2025/2672	Approve with Conditions	27/11/2025	50 Woodland Gardens, Hornsey, London, N10 3UA	De-conversion of 3 x self-contained flats back into a single dwelling house.	Iliyan Topalov
Muswell Hill	Householder planning permission	HGY/2025/2678	Approve with Conditions	18/11/2025	6 Methuen Park, Hornsey, London, N10 2JS	Alterations to front garden area to create hardstanding external bike and bin store area; enlargement of front entrance door at lower ground floor level and cellar.	Nathan Keyte
Muswell Hill	Lawful development: Proposed use	HGY/2025/2736	Permitted Development	02/12/2025	96 Muswell Hill Road, Hornsey, London, N10 3JR	Lawful development: Proposed use for the replacement of all windows on the front and rear elevations from timber to aluminium including the insertion of a new rooflight on the front roof slope and the enlargement of the existing rooflight to the rear.	Sabelle Adjagboni
Muswell Hill	Lawful development: Proposed use	HGY/2025/3419	Permitted Development	10/12/2025	9 Woodland Rise, Hornsey, London, N10 3UP	Lawful Development Certificate (Proposed) for the formation of a rear roof dormer extension, the installation of 2x front facing and 2x rear facing Velux windows	Iliyan Topalov
Noel Park	Approval of details reserved by a condition	HGY/2023/1364	Approve	21/11/2025	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road., Coburg Road, Western Road and the Kings Cross / East Coast Mainline., Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8	Approval of details pursuant to Condition 51 ? Partial Discharge (Secured by Design) attached to planning permission HGY/2017/3117 in relation to Block D4 only.	Valerie Okeiyi

Noel Park	Full planning permission	HGY/2024/0645	Refuse	18/11/2025	Ground Floor Flat, 28 Alexandra Road, Wood Green, London, N8 0PP	Change of use of existing 3-bedroom flat (Class C3 Use) to a 3-bed HMO for up to 5 occupants (Class C4 Use).	Neil McClellan
Noel Park	Full planning permission	HGY/2024/2279	Approve with Conditions	16/12/2025	25-27 Clarendon Road Off Hornsey Park Road, Wood Green, London, N8 0DD	Demolition of existing buildings and delivery of a new co-living development (Use Class Sui Generis) and affordable workspace, alongside public realm improvements, soft and hard landscaping, cycle parking, servicing and delivery details and refuse and recycling provision.	Valerie Okeiyi
Noel Park	Full planning permission	HGY/2024/3336	Approve with Conditions	26/11/2025	Land to rear of 601 Lordship Lane, Wood Green, London, N22 5LG	Erection of 8 no. dwellinghouses to rear of 601 Lordship Lane with associated landscaping.	Sarah Madondo
Noel Park	Approval of details reserved by a condition	HGY/2025/0120	Approve	26/11/2025	707-725 LORDSHIP LANE, WOOD GREEN, LONDON, N22 5JY	Approval of details pursuant to condition 19 (Disabled Car Parking Space) attached to planning permission HGY/2024/0450	Valerie Okeiyi
Noel Park	Householder planning permission	HGY/2025/1324	Approve with Conditions	21/11/2025	125 Lymington Avenue, Wood Green, London, N22 6JJ	Erection of bike shed in front garden.	Oskar Gregersen
Noel Park	Non-Material Amendment	HGY/2025/2464	Approve	04/12/2025	Telecommunications Station, 60-70 Clarendon Road Off Hornsey Park Road, Wood Green, London, N8 0DJ	Non-material amendment to planning application ref: HGY/2025/1239 to amend condition 3 (Noise Level).	Mark Chan
Noel Park	Lawful development: Proposed use	HGY/2025/2505	Approve	01/12/2025	56 Moselle Avenue, Wood Green, London, N22 6ES	Certificate of lawfulness for proposed use: Replacement of the existing of single storey rear structure with a larger single storey rear extension.	Mercy Oruwari
Noel Park	Full planning permission	HGY/2025/2553	Refuse	17/11/2025	260 Gladstone Avenue, Wood Green, London, N22 6LE	Retrospective change of use of the property from a dwellinghouse to a small scale HMO for up to 4 residents (Class C4 Use).	Nathan Keyte
Noel Park	Householder planning permission	HGY/2025/2563	Refuse	17/11/2025	7 Moselle Avenue, Wood Green, London, N22 6ES	Redecoration of front elevation following replacement of ground floor front window lintel to maintain structural integrity of the property (part retrospective)	Emily Whittredge
Noel Park	Householder planning permission	HGY/2025/2593	Approve with Conditions	27/11/2025	49 Burghley Road, Wood Green, London, N8 0QG	Erection of single-storey side extension; alterations to external fenestration; chimney removal and all associated works at Ground Floor Flat	Oskar Gregersen
Noel Park	Lawful development: Existing use	HGY/2025/2626	Approve	24/11/2025	187 Hornsey Park Road, Wood Green, London, N8 0JX	Certificate of Lawfulness (Existing Use) for use of the property as small House in Multiple Occupation (HMO) for 3 - 6 people (Use Class C4).	Iliyan Topalov
Noel Park	Full planning permission	HGY/2025/2685	Approve with Conditions	09/12/2025	Flat A, 113 Alexandra Road, Wood Green, London, N8 0LG	Construction of a garden cabin	Josh Parker
Noel Park	Lawful development: Existing use	HGY/2025/2704	Refuse	31/12/2025	24 Hewitt Avenue, Wood Green, London, N22 6QD	Lawful development for the Existing use as a House in Multiple Occupation by 3 individuals who share a bathroom and kitchen	Sabelle Adjagboni
Noel Park	Screening Opinion	HGY/2025/2726	Not Required	25/11/2025	Mallard Place, Coburg Road, Wood Green, London, N22 6TS	Pursuant to Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), and on behalf of the Applicant Haringey Council, please find attached a formal request for the Council's EIA Screening Opinion for the proposed residential development at Mallard Place, Haringey. A plan detailing the indicative site boundary is located at Appendix A1.	Valerie Okeiyi
Noel Park	Lawful development: Existing use	HGY/2025/2868	Approve	15/12/2025	146 High Road, Wood Green, London, N22 6EB	Certificate of lawfulness: existing use of the first and second floor residential unit as a 3-bed HMO (C4)	Emily Whittredge

Noel Park	Full planning permission	HGY/2025/2886	Approve with Conditions	31/12/2025	127 Hewitt Avenue, Wood Green, London, N22 6QE	Proposed 3.3M Ground Floor Rear Extension at 3m height of eaves and 4m total height of extension, Loft Conversion and additional 2x Conservation Velux Rooflights	Oskar Gregersen
Noel Park	Approval of details reserved by a condition	HGY/2025/2893	Approve	09/12/2025	Upper Flat, Public House, 33 Station Road, Wood Green, London, N22 6UX	Approval of details reserved by a condition 3 (Secure cycle parking spaces) and condition 4 (Refuse, waste and recycling facilities) attached to planning application Ref: HGY/2023/3362.	Kwaku Bossman-Gyamera
Noel Park	Approval of details reserved by a condition	HGY/2025/2920	Approve	18/12/2025	59-61 High Road, Wood Green, London, N22 6BH	Approval of details reserved by a condition 5 (Secure and covered cycle parking facilities) attached to planning application Ref: HGY/2024/1957	Kwaku Bossman-Gyamera
Noel Park	Lawful development: Existing use	HGY/2025/3023	Approve	24/12/2025	48 Waldegrave Road, Wood Green, London, N8 0QA	Certificate of Lawfulness for the existing use of the property as mixed-use comprising two self-contained one-bedroom flats and two non-self-contained bedsits forming a single House in Multiple Occupation (Use Class C4) to the front of the property, and one self-contained studio flat (Use Class C3) to the rear. (AMENDED DESCRIPTION)	Iliyan Topalov
Noel Park	Lawful development: Proposed use	HGY/2025/3202	Approve	19/12/2025	18 Coombe Road, Wood Green, London, N22 5LB	Certificate of lawfulness for the proposed erection of rear dormer and installation of two front rooflights.	Mark Chan
Noel Park	Approval of details reserved by a condition	HGY/2025/3343	Approve	05/12/2025	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline,, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8 & N22	Approval of details pursuant to condition 31 (Remediation) - partial discharge (CON2) attached to planning permission HGY/2017/3117 relating to D4, E2 and E3	Valerie Okeiyi
Northumberland Park	Approval of details reserved by a condition	HGY/2024/1659	Approve	19/12/2025	798-808 High Road, Tottenham, London , N17 0DH	Partial approval for no.808 of details reserved by a condition 36 (Demolition Environmental Management Plan & Construction Environmental Management Plan) for 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)	Samuel Uff
Northumberland Park	Approval of details reserved by a condition	HGY/2024/1749	Refuse	10/12/2025	32 Willoughby Lane, Tottenham, London, N17 0SS	Approval of details reserved by a condition 4 (refuse and waste storage) attached to planning reference HGY/2024/0087	Sarah Madondo
Northumberland Park	Approval of details reserved by a condition	HGY/2024/1795	Refuse	10/12/2025	32 Willoughby Lane, Tottenham, London, N17 0SS	Approval of details reserved by condition 5 (Secured Cycle Parking) attached to planning reference HGY/2024/0087	Sarah Madondo
Northumberland Park	Approval of details reserved by a condition	HGY/2024/2000	Approve	19/12/2025	798-808 High Road, Tottenham, London , N17 0DH	Partial approval of details for no.808 only reserved by a condition 40 (basement method statement) for 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)	Samuel Uff

Northumberland Park	Approval of details reserved by a condition	HGY/2025/1269	Approve	04/11/2025	Petrol Filling Station, 1-13 Willoughby Lane, Tottenham, London, N17 0QU	Approval of details reserved by a condition 6 (Refuse and Waste Storage) and condition 7 (Secured and Covered Cycle Parking) attached to planning appeal reference APP/Y5420/W/24/3348089	Sarah Madondo
Northumberland Park	Full planning permission	HGY/2025/1464	Approve with Conditions	11/11/2025	44-48 Garman Road, Tottenham, London, N17 0UL	Change of use of an existing industrial unit including an external yard to a recycling facility and operating depot.	Kwaku Bossman-Gyamera
Northumberland Park	Full planning permission	HGY/2025/1956	Approve with Conditions	31/12/2025	88 St Pauls Road, Tottenham, London, N17 0NE	Demolition of an existing commercial unit and conversion of the remaining commercial unit into a 1b1p dwelling with associated access and landscaping.	Ben Coffie
Northumberland Park	Approval of details reserved by a condition	HGY/2025/2072	Approve	24/11/2025	Arundel Court, Lansdowne Road, Tottenham, London, N17 0LR	Approval of details reserved by a condition 18 (Piling Method Statement) attached to planning application Ref: HGY/2024/1450	Kwaku Bossman-Gyamera
Northumberland Park	Approval of details reserved by a condition	HGY/2025/2221	Approve	25/11/2025	Arundel Court, Lansdowne Road, Tottenham, London, N17 0LR	Approval of details reserved by a condition 21 Part A - Partial Discharge (Details of the living roofs) to attached to planning application Ref: HGY/2024/1450.	Kwaku Bossman-Gyamera
Northumberland Park	Lawful development: Proposed use	HGY/2025/2453	Permitted Development	04/12/2025	8 Foyle Road, Tottenham, London, N17 0NL	Certificate of lawfulness for proposed use: Erection of L-shaped rear dormer above main roof and outrigger.	Daniel Boama
Northumberland Park	Approval of details reserved by a condition	HGY/2025/2471	Approve	06/11/2025	Arundel Court, Lansdowne Road, Tottenham, London, N17 0LR	Details reserved by a condition 3 (External Materials) attached to planning application Ref: HGY/2024/1450	Kwaku Bossman-Gyamera
Northumberland Park	Approval of details reserved by a condition	HGY/2025/2498	Approve	14/11/2025	Arundel Court, Lansdowne Road, Tottenham, London, N17 0LR	Approval of details reserved by a condition 22 (Sustainability Strategy) attached to planning application Ref: HGY/2024/1450.	Kwaku Bossman-Gyamera
Northumberland Park	Full planning permission	HGY/2025/2506	Refuse	24/11/2025	41 Baronet Road, Tottenham, London, N17 0LY	Erection of a rear dormer extension Change of use from a single dwellinghouse (Class C3) to an 8-bed, 8-person HMO (Sui-Generis) with the provision of refuse and cycle storage	Sabelle Adjagboni
Northumberland Park	Lawful development: Proposed use	HGY/2025/2537	Permitted Development	13/11/2025	29 Coniston Road, Tottenham, London, N17 0EX	Lawful development: Proposed use: The erection of a rear dormer of less than 40 m3, on the property's outrigger	Ben Coffie
Northumberland Park	Full planning permission	HGY/2025/2544	Approve with Conditions	12/11/2025	Flat 3, Burlington Court, 43 Burlington Road, Tottenham, London, N17 9UF	Replacement of windows and door to the front and rear elevations	Sabelle Adjagboni
Northumberland Park	Non-Material Amendment	HGY/2025/2737	Approve	04/11/2025	Fiske Court, Lansdowne Road, Tottenham, London, N17 0NA	Non-Material Amendment to planning reference HGY/2022/0305 to install new roof lights to the approved dwellings in achieving Part O of the Building Regulations compliance.	Kwaku Bossman-Gyamera
Northumberland Park	Approval of details reserved by a condition	HGY/2025/2787	Approve	21/11/2025	Tottenham Substation, Watermead Way, London, N17 0XD	Approval of Requirement 3 (Stages of authorised development) of the North London Reinforcement Order 2014 (The Order) attached to development consent order HGY/2014/3601 to account for amending staging plan.	Nathan Keyte
Northumberland Park	Full planning permission	HGY/2025/2825	Approve with Conditions	10/12/2025	Flat A, 5 Lansdowne Road, Tottenham, London, N17 0LL	Change of use of flat from a single dwelling (Class C3 Use) to a house in multiple occupation (HMO) for up to 4 occupants (Class C4 Use) (Retrospective application).	Neil McClellan

Northumberland Park	Variation of S106	HGY/2025/2829	Approve	12/12/2025	Tottenham Hotspur Football Club, 748 High Road, Tottenham, London, N17 0AP	Submission of Major Non-Football Events (MNFE) Operational Report review to discharge Paragraph 28.1 of the Section 106 Agreement associated with planning permission ref. HGY/2024/1008 for the approved increase from 16 to up to 30 MNFEs	Samuel Uff
Northumberland Park	Consent to display an advertisement	HGY/2025/2873	Approve with Conditions	16/12/2025	18 West Road & Unit 4 West Mews, Tottenham, London, N17 0RP	Display of one externally illuminated fascia sign on the west elevation of Unit 4 West Mews and one externally illuminated fascia sign on the north elevation of 18 West Road.	Sarah Madondo
Northumberland Park	Approval of details reserved by a condition	HGY/2025/2956	Approve	10/12/2025	18 West Road & Unit 4 West Mews, Tottenham, London, N17 0RP	Approval of details reserved by a condition 16(a) (BREEAM) attached to planning permission HGY/2024/1370	Sarah Madondo
Northumberland Park	Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses	HGY/2025/2981	Approve with Conditions	31/12/2025	Shop, 3 Northumberland Park, Tottenham, London, N17 0TA	Prior approval for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA	Sabelle Adjagboni
Northumberland Park	Full planning permission	HGY/2025/3035	Refuse	24/12/2025	192A Park Lane, Tottenham, London, N17 0JA	Demolition of the rear ground floor extension; the insertion of a side door and window; in association with the change of use of the property to a 6 room HMO (Use class C4).	Josh Parker
Northumberland Park	Non-Material Amendment	HGY/2025/3054	Approve	03/12/2025	18 West Road & Unit 4 West Mews, Tottenham, London, N17 0RP	Non-Material Amendment to planning permission ref. HGY/2024/1370 for the Demolition and redevelopment of 18 West Road and Unit 4 West Mews comprising 2no. warehouses (Use Class B2/B8) with ancillary mezzanine floorspace and associated landscaping, yard, parking, access and infrastructure approved on 06/12/2024; namely to amend the proposed site plan, fencing details to units 1 & 2 to reflect minor changes to the parking, access gates and pedestrian entrance.	Sarah Madondo
Northumberland Park	Lawful development: Proposed use	HGY/2025/3064	Permitted Development	22/12/2025	Confluence of the River Lee and the Lee Flood Relief Channel	Certificate of lawfulness: proposed installation of trash boom in Lee Flood Relief Channel.	Eunice Huang
Northumberland Park	Prior notification: Development by telecoms operators	HGY/2025/3097	Permitted Development	12/11/2025	Telecommunications Base Station, Leaside Road, Tottenham, London, N17 0XR	Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). Description of Development: Removal and replacement of 3No. antennas, ancillary works	Kwaku Bossman-Gyamera
Northumberland Park	Lawful development: Proposed use	HGY/2025/3177	Permitted Development	01/12/2025	804 High Road, Tottenham, London, N17 0DH	Lawful Development Certificate for the painting of a mural on the southern flank wall of the main building at no. 804 High Road	Samuel Uff
Northumberland Park	Prior notification: Development by telecoms operators	HGY/2025/3261	Permitted Development	25/11/2025	Car Park, Garman Road, Tottenham, London, N17 0UN	Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposed works comprise: Removal And Replacement Of 3no. Antennas, Ancillary Works	Kwaku Bossman-Gyamera

Northumberland Park	Approval of details reserved by a condition	HGY/2025/3325	Approve	10/12/2025	103 Willoughby Lane, Tottenham, London, N17 0RT	Approval of details pursuant to condition 3 (Details of refuse storage) and condition 4 (Details of cycle storage) of planning permission HGY/2025/1296 dated 08/10/2025.	Neil McClellan
Northumberland Park	Prior notification: Development by telecoms operators	HGY/2025/3377	Permitted Development	03/12/2025	Campbell Court, Campbell Road, Tottenham, London, N17 0AU	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 works comprise: The installation of assorted steelwork to accommodate 6 no. antenna apertures and 4 no. transmission dishes, along with 4 no. equipment cabinets at roof level, and ancillary development thereto.	Kwaku Bossman-Gyamera
Seven Sisters	Householder planning permission	HGY/2025/2304	Approve with Conditions	27/11/2025	Flats 1-6, 117 West Green Road, Tottenham, London, N15 5DE	Replacement of existing timber windows with modern profile uPVC windows.	Mercy Oruwari
Seven Sisters	Householder planning permission	HGY/2025/2479	Approve with Conditions	18/11/2025	205 West Green Road, Tottenham, London, N15 5EA	Installation of one Velux roof window to the front roof slope and two Velux roof windows to the rear roof slope	Iliyan Topalov
Seven Sisters	Householder planning permission	HGY/2025/2501	Refuse	16/12/2025	196 Seaford Road, Tottenham, London, N15 5DS	Installation of stairway in front lightwell and new door in association with enlarged front lightwell (Retrospective)	Kwaku Bossman-Gyamera
Seven Sisters	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/2706	Approve	17/11/2025	7 Elizabeth Road, Tottenham, London, N15 5LG	Erection of single storey extension which extends beyond the rear wall of the original house by 5.36m, for which the maximum height would be 3m and for which the height of the eaves would be 3m	Mercy Oruwari
Seven Sisters	Householder planning permission	HGY/2025/2715	Approve with Conditions	16/12/2025	14 Ermine Road, Tottenham, London, N15 6DB	Erection of a single storey front extension and timber bin store in the front garden.	Daniel Boama
Seven Sisters	Householder planning permission	HGY/2025/2716	Approve with Conditions	16/12/2025	16 Ermine Road, Tottenham, London, N15 6DB	Erection of a single storey front extension inc timber bin storage to the front.	Daniel Boama
Seven Sisters	Lawful development: Proposed use	HGY/2025/2800	Permitted Development	02/12/2025	24 Roslyn Road, Tottenham, London, N15 5ET	Certificate of Lawful development: Proposed use - formation of rear dormer window, roof extensions and insertion of rooflight to front roofslope	Gareth Prosser
Seven Sisters	Householder planning permission	HGY/2025/2890	Approve with Conditions	16/12/2025	15 Ermine Road, Tottenham, London, N15 6DB	Erection of a single storey front extension inc. timber bin storage to the front.	Daniel Boama
Seven Sisters	Householder planning permission	HGY/2025/2942	Approve with Conditions	18/12/2025	3 Heysham Road, Tottenham, London, N15 6HL	Erection of a rear dormer extension to upper flat with roof lights in the front and rear roof slopes	Sabelle Adjagboni
Seven Sisters	Approval of details reserved by a condition	HGY/2025/2984	Approve	23/12/2025	Flat B, 2 Vartry Road, Tottenham, London, N15 6PT	Details pursuant to parts a, b, c, e, g and i of condition 3 (Materials) attached to planning reference HGY/2024/0361, for demolition of existing self contained studio and erection of self contained 1-bedroom dwelling house.	Sarah Madondo
Seven Sisters	Approval of details reserved by a condition	HGY/2025/2985	Refuse	24/12/2025	Flat A, 2 Vartry Road, Tottenham, London, N15 6PT	Approval of details reserved by a condition 3 (Construction Management Plan) and condition 4 (Bin enclosure/secured/covered cycle spaces) attached to planning permission HGY/2024/0787	Sarah Madondo
Seven Sisters	Approval of details reserved by a condition	HGY/2025/3144	Refuse	24/12/2025	Flat B, 2 Vartry Road, Tottenham, London, N15 6PT	Approval of details reserved by a conditions 4 (Construction Management Plan) and 12 (bin enclosure and secure and covered cycle parking spaces) attached to planning permission ref. HGY/2024/0361	Sarah Madondo

Seven Sisters	Approval of details reserved by a condition	HGY/2025/3145	Approve	24/12/2025	Flat B, 2 Vartry Road, Tottenham, London, N15 6PT	Approval of details reserved by a condition 11 (NRMM) attached to planning permission HGY/2024/0361	Sarah Madondo
Seven Sisters	Approval of details reserved by a condition	HGY/2025/3212	Approve	10/12/2025	Land adjacent to Seven Sisters Road and St Ann's Road, London N15	Approval of details pursuant to condition 18 (Non-Road Mobile Machinery (NRMM)) attached to planning permission HGY/2024/3315.	Gareth Prosser
Seven Sisters	Approval of details reserved by a condition	HGY/2025/3298	Approve	10/12/2025	Land adjacent to Seven Sisters Road and St Ann's Road, London N15	Approval of details pursuant to condition 20 (Considerate Constructors Scheme) attached to planning permission HGY/2024/3315.	Gareth Prosser
South Tottenham	Full planning permission	HGY/2025/1634	Refuse	29/12/2025	2 Craven Park Road, Tottenham, London, N15 6AB	Erection of additional storey with a pitched roof to accommodate one new 3-bedroom split-level flat within the new second floor and loft floor levels with a rear balcony/terrace at second floor level.	Neil McClellan
South Tottenham	Full planning permission	HGY/2025/1794	Refuse	06/11/2025	61 Crowland Road, Tottenham, London, N15 6UL	Erection of Type 3 roof extension	Emily Whittredge
South Tottenham	Approval of details reserved by a condition	HGY/2025/1911	Refuse	07/11/2025	189-191 Broad Lane, Tottenham, London, N15 4QT	Approval of details reserved by a condition 4 (Method of Construction Statement), and condition 7 (Risk Assessment Method Statement RAMS) attached to planning permission ref: HGY/2024/1466	Kwaku Bossman-Gyamera
South Tottenham	Full planning permission	HGY/2025/2252	Approve with Conditions	28/11/2025	UNIT 9, HIGH CROSS CENTRE, Fountayne Road, Tottenham, London, N15 4BE	External alterations to the existing building comprising removal of windows and rendered over, removal of existing roller shutters, existing entrance door replaced with glazing, removal of entrance door, construction of new glazed double sliding entrance door, new bi-fold automatic vehicle gate, new metal fence line with pedestrian access gate and re-levelling of paving area to allow ramp up to reception entrance.	Gareth Prosser
South Tottenham	Householder planning permission	HGY/2025/2333	Approve with Conditions	19/12/2025	52 Ferndale Road, Tottenham, London, N15 6UQ	Erection of 2nd floor extension with loft conversion at 3rd level within a pitched roof (Type 3 extension)	Sabelle Adjagboni
South Tottenham	Householder planning permission	HGY/2025/2363	Approve with Conditions	12/12/2025	53 Ferndale Road, Tottenham, London, N15 6UG	Erection of an additional storey (?Type 3? extension)	Emily Whittredge
South Tottenham	Householder planning permission	HGY/2025/2406	Approve with Conditions	19/11/2025	87 & 89 Gladesmore Road, London, N15 6TL	Erection of joint single-storey ground floor wraparound rear extensions to 87 and 89 Gladesmore Road N15	Daniel Boama
South Tottenham	Full planning permission	HGY/2025/2411	Approve with Conditions	05/11/2025	24-26 Crowland Road, Tottenham, London, N15 6UT	Erection of a joint 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 loft extension) with 4no. rooflights at Nos. 24 and 26.	Daniel Boama
South Tottenham	Full planning permission	HGY/2025/2492	Approve with Conditions	17/12/2025	Flat 1, 33 Earlsmead Road, Tottenham, London, N15 4DA	Erection of a single-storey wrap-around extension	Sabelle Adjagboni
South Tottenham	Householder planning permission	HGY/2025/2509	Approve with Conditions	10/12/2025	61 Hanover Road, Tottenham, London, N15 4DL	Erection of a single storey side extension.	Mark Chan
South Tottenham	Full planning permission	HGY/2025/2522	Approve with Conditions	11/11/2025	23, 25, 27 & 29 Craven Park Road, Tottenham, London, N15 6AA	Single storey rear extension at 25 Craven Park Road, and erection of first floor rear extension across the four properties of numbers 23, 25, 27, and 29 Craven Park Road.	Nathan Keyte

South Tottenham	Removal/variation of conditions	HGY/2025/2540	Approve with Conditions	21/11/2025	58 Wellington Avenue, Tottenham, London, N15 6BA	Variation of condition 2 (Approved Plans) attached to approved planning reference HGY/2025/1814 for Erection of a ground floor rear extension; Installation of Sukkah roof lantern at ground floor level; Alterations of the existing first floor rear extension; Construction of a type 3 rear dormer loft extension. Proposed amendment to increase height to the parapet of the first floor rear extension.	Oskar Gregersen
South Tottenham	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/2554	Not Required	03/11/2025	20 Lealand Road, Tottenham, London, N15 6JS	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m	Sabelle Adjagboni
South Tottenham	Householder planning permission	HGY/2025/2557	Approve with Conditions	17/11/2025	107 Fairview Road, Tottenham, London, N15 6TT	Erection of (Type 3) roof extension, side infill and rear extensions, removal of existing garage structure	Oskar Gregersen
South Tottenham	Lawful development: Proposed use	HGY/2025/2638	Permitted Development	25/11/2025	36 Craven Park Road, Tottenham, London, N15 6AB	Proposed erection of a roof extension above the rear outrigger.	Oskar Gregersen
South Tottenham	Householder planning permission	HGY/2025/2707	Approve with Conditions	01/12/2025	76 Wargrave Avenue, Tottenham, London, N15 6UB	Erection of second floor extension with roof (Type 3) extension including four front and rear roof lights	Oskar Gregersen
South Tottenham	Lawful development: Proposed use	HGY/2025/2914	Permitted Development	14/11/2025	3 Wakefield Road, Tottenham, London, N15 4NN	Certificate of lawfulness (proposed dev) for the formation of roof dormers to side and rear roof slopes and the installation of two rooflights and external alterations to the front elevation to change the door position.	Neil McClellan
South Tottenham	Approval of details reserved by a condition	HGY/2025/3094	Approve	29/12/2025	12 - 14 Clifton Gardens, London , N15 6AP	Approval of details pursuant to conditions 4 (Foundation loading) and condition 5 (Structural Engineer Appointment) attached to planning reference ref: HGY/2024/1700	Oskar Gregersen
South Tottenham	Lawful development: Proposed use	HGY/2025/3095	Permitted Development	18/11/2025	100 Lealand Road, Tottenham, London, N15 6JT	Lawful Development Certificate (Proposed Use) for the erection of a single-storey rear extension, measuring 3m in height, 5.4m in width, and 3m in depth	Iliyan Topalov
South Tottenham	Prior notification: Development by telecoms operators	HGY/2025/3118	Permitted Development	13/11/2025	312 High Road, Tottenham, London, N15 4BN	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 proposal requires the removal and replacement of 3no. antennas on the tower at the existing height of 18.76m AGL, replacement of associated ancillary equipment and development works thereto.	Kwaku Bossman-Gyamera
St Ann's	Householder planning permission	HGY/2025/1967	Approve with Conditions	05/11/2025	2 Southdown Villas, St Anns Road, Tottenham, London, N15 3SS	Erection of a two-storey rear extension	Sabelle Adjagboni
St Ann's	Householder planning permission	HGY/2025/2302	Approve with Conditions	31/12/2025	176 St Anns Road, Tottenham, London, N15 5RP	Replacement of existing timber windows with modern profile timber windows.	Mercy Oruwari

St Ann's	Full planning permission	HGY/2025/2311	Approve with Conditions	14/11/2025	Flat 5, Coombes Croft, 29A Conway Road, Tottenham, London, N15 3BB	Change of use of an existing dwellinghouse (Use Class C3) to an overnight short break respite centre for up to three children aged 7-17 (Use Class C2), change of window at rear to door, installation of disabled access ramp to rear, addition of small air vents to front and rear elevations. (Revised description)	Oskar Gregersen
St Ann's	Householder planning permission	HGY/2025/2424	Approve with Conditions	24/11/2025	72 Glenwood Road, Tottenham, London, N15 3JR	Erection of a single storey ground floor side infill extension.	Sabelle Adjagboni
St Ann's	Full planning permission	HGY/2025/2432	Refuse	21/11/2025	Ground Floor Flat A, 28 Etherley Road, Tottenham, London, N15 3AJ	Proposed single-storey rear/side infill extension, new rooflights, replacement windows, and associated upgrades to interior and rear garden.	Eunice Huang
St Ann's	Full planning permission	HGY/2025/2433	Approve with Conditions	21/11/2025	First Floor Flat B, 28 Etherley Road, Tottenham, London, N15 3AJ	Proposed loft conversion with rear L-shaped dormers, new rooflights to front roofslope and associated internal upgrades.	Eunice Huang
St Ann's	Householder planning permission	HGY/2025/2459	Approve with Conditions	25/11/2025	25 Cissbury Road, Tottenham, London, N15 5PU	Erection of a single storey side infill ground floor extension	Sabelle Adjagboni
St Ann's	Householder planning permission	HGY/2025/2552	Approve with Conditions	17/11/2025	160 Harringay Road, Tottenham, London, N15 3HL	Erection of single storey rear infill extension	Emily Whittredge
St Ann's	Householder planning permission	HGY/2025/2564	Approve with Conditions	17/11/2025	5 Cranleigh Road, Tottenham, London, N15 3AB	Single storey rear / side return wrap-around extension to replace existing rear conservatory.	Emily Whittredge
St Ann's	Full planning permission	HGY/2025/2992	Approve with Conditions	17/12/2025	Shop, 354 St Anns Road, Tottenham, London, N15 3TA	Retrospective application for improvements to rear garage/storage roof including alterations to external elevation and proposing changes to internal layout to use as storage and office area.	Oskar Gregersen
St Ann's	Lawful development: Proposed use	HGY/2025/3317	Permitted Development	09/12/2025	54 Clarendon Road, Tottenham, London, N15 3JX	Lawful Development Certificate (Proposed) for the formation of a rear facing L-shaped roof extension, the installation of 2 front facing rooflights.	Iliyan Topalov
St Ann's	Non-Material Amendment	HGY/2025/3382	Approve	24/12/2025	Land adjacent to, 38-84 Cornwall Road, London, N15 5AR	Non-Material Amendment to planning permission ref. HGY/2021/0967 for the Erection of 2 x 3 storey residential blocks containing 9 flats (3 x 1 bed flats in front block & 4 x 2 bed flats and 2 x 2 bed wheelchair flats in rear block); Associated development including communal bin store, bike store, communal landscaping, and upgrades to the landscaping along existing Cornwall Road frontage; namely for silicone render to be applied to block 1 and 2, rear bay windows to be removed and replaced with non-protruding windows, installation of fire windows in block 2; window fin/shading at ground floor to be removed and block 1 GF rear garden to be slightly reduced.	Oskar Gregersen

Stroud Green	Consent under Tree Preservation Orders	HGY/2025/0290	Approve with Conditions	28/11/2025	Video Court, Mount View Road, Hornsey, London, N4 4SJ	Works to trees protected by a TPO. 2 Holly. Crown lift to 3m over path. 3 Holly. Crown lift to 3m over path. 5 False Acacia Heavily reduced to a 'frame-work' circa 2014/15. Reduce back to a frame-work pollard: 6 False Acacia. Reduce height by 3m and lightly shape to balance. Remove deadwood. 7 Holly. Crown lift to 3m over path. 8 Holly. Crown Lift to 3m over path. 19 European Lime. Repollard. 20 European Lime. Remove epicormic shoots to 6m. 21 European Lime. Remove epicormic shoots to 6m. 22 European Lime. Remove epicormic shoots to 6m. 31 English Oak. Notable deadwood within canopy. Remove major dead & broken branches. (Please note that all other works listed in the Tree Condition Survey will be considered separately under Section 211 Notice reference HGY/2025/0292, as the subject trees are not protected by a TPO but are located within a Conservation Area)	Daniel Monk
Stroud Green	Householder planning permission	HGY/2025/1477	Approve with Conditions	19/11/2025	50 Lancaster Road, Hornsey, London, N4 4PR	Erection of ground floor side infill extension with installation of an air source heat pump and formation of rear dormer with solar panels.	Sion Asfaw
Stroud Green	Approval of details reserved by a condition	HGY/2025/2108	Approve	24/11/2025	Lower Flat, 192 Stapleton Hall Road, Hornsey, London, N4 4QL	Approval of details reserved by condition 4 (Foundation details within the influencing distance (30m) of local trees and Arboricultural Method Statement & Tree Protection Plan(s)) attached to planning consent HGY/2025/0121.	Mercy Oruwari
Stroud Green	Full planning permission	HGY/2025/2206	Approve with Conditions	06/11/2025	70 Victoria Road, Hornsey, London, N4 3SL	Conversion of existing single storey extension into self-contained 1 bedroom flat on the ground floor.	Eunice Huang
Stroud Green	Householder planning permission	HGY/2025/2296	Approve with Conditions	31/12/2025	52 Ferme Park Road, Hornsey, London, N4 4ED	Replacement of existing timber windows with modern profile timber windows.	Mercy Oruwari
Stroud Green	Householder planning permission	HGY/2025/2303	Approve with Conditions	31/12/2025	1 Victoria Terrace, Hornsey, London, N4 4DA	Replacement of existing timber windows with modern profile timber windows.	Mercy Oruwari
Stroud Green	Prior notification: Demolition	HGY/2025/2323	Approve	02/12/2025	Land Adjacent to 44, Blythwood Rd, London, N4 4EX	Prior notification: Demolition of three single-storey lock-up garages and associated hardstanding.	Nathan Keyte
Stroud Green	Full planning permission	HGY/2025/2425	Approve with Conditions	26/11/2025	Flat A, 29 Mayfield Road, Hornsey, London, N8 9LL	Erection of a single storey rear infill extension.	Mark Chan
Stroud Green	Householder planning permission	HGY/2025/2472	Approve with Conditions	26/11/2025	Flat A, 172 Stroud Green Road, Hornsey, London, N4 3RS	The proposed works involve the removal of the stairs at lower ground floor level and the addition of a new outbuilding.	Josh Parker
Stroud Green	Full planning permission	HGY/2025/2556	Approve with Conditions	19/11/2025	63 Oakfield Road, Hornsey, London, N4 4LD	Conversion of single dwellinghouse into 2 self-contained 2-storey flats, erection of rear ground floor extension, erection of rear dormer, insertion of front rooflights, formation of roof terrace and associated works	Adam Silverwood
Stroud Green	Consent under Tree Preservation Orders	HGY/2025/2620	Approve with Conditions	29/12/2025	62 Mount View Road, Hornsey, London, N4 4JR	Works to trees protected by a TPO. 4 Lime trees in rear garden along back boundary fence - reduce back to previous reduction points by removing regrowth, approximately 2.5 metres	Daniel Monk

Stroud Green	Householder planning permission	HGY/2025/2632	Approve with Conditions	02/12/2025	67 Oakfield Road, Hornsey, London, N4 4LD	Demolition of an existing conservatory and construction of a rear and side infill extension with angled roof, installation of Air Source Heat Pump to the front of the property, two roof lights, amendments to boundary treatment and solar panels to the rear roof slope.	Adam Silverwood
Stroud Green	Lawful development: Existing use	HGY/2025/2762	Approve	28/11/2025	7 Victoria Terrace, Hornsey, London, N4 4DA	Certificate of Lawfulness for reinstating property as a single dwellinghouse (Use Class C3) (AMENDED DESCRIPTION)	Iliyan Topalov
Stroud Green	Non-Material Amendment	HGY/2025/2838	Approve	17/11/2025	189 Mount View Road, Hornsey, London, N4 4JT	Non-Material Amendments to the internal/external of the building ref: HGY/2023/1517	Josh Parker
Stroud Green	Householder planning permission	HGY/2025/2840	Approve with Conditions	17/12/2025	88 Oakfield Road, Hornsey, London, N4 4LB	2nd Floor Roof Extension with Rear Dormer and 2 Flat Rooflights	Eunice Huang
Stroud Green	Householder planning permission	HGY/2025/2872	Approve with Conditions	17/12/2025	20 Denton Road, Hornsey, London, N8 9NS	Erection of single storey infill extensions with associated internal changes. Roof extension to facilitate a mansard roof and rear facing dormer with front facing roof lights	Oskar Gregersen
Stroud Green	Householder planning permission	HGY/2025/2901	Approve with Conditions	03/12/2025	20 Victoria Road, Hornsey, London, N4 3SQ	Erection of ground floor rear extension and replacement windows	Gareth Prosser
Stroud Green	Non-Material Amendment	HGY/2025/3093	Approve	20/11/2025	21 Nelson Road, Hornsey, London, N8 9RX	Non-Material Amendment to planning application HGY/2023/2582 for Erection of a single-storey side infill extension with 3no. velux windows on the roof, and side glazing: Proposed amendment to remove side glazing.	Roland Sheldon
Stroud Green	Prior notification: Development by telecoms operators	HGY/2025/3187	Permitted Development	19/11/2025	Video Court, Mount View Road, Hornsey, London, N4 4SJ	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 relocation of 2 no existing antennas, the removal of 3 no antennas and the installation of 6 no new antennas. Together with a refreshment of 1 no existing cabinet, and ancillary development thereto. Top height of structure remaining at 23.60m AGL.	Kwaku Bossman-Gyamara
Stroud Green	Prior notification: Development by telecoms operators	HGY/2025/3234	Permitted Development	21/11/2025	Brackenbury, Osborne Road, Hornsey, London, N4 3SA	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 installation of 18no. antenna, plus 2no. dishes; The installation of 9no. associated equipment cabinets; Ancillary development relating to the installation of a base station.	Kwaku Bossman-Gyamara
Tottenham Central	Full planning permission	HGY/2025/0572	Approve with Conditions	17/12/2025	48 Greyhound Road, Tottenham, London, N17 6XW	Change of use from a dwellinghouse (Class C3 Use) to a small-scale House in Multiple Occupation (HMO) for up to 4 occupants (Class C4 Use).	Neil McClellan
Tottenham Central	Householder planning permission	HGY/2025/1262	Approve with Conditions	20/11/2025	160 Philip Lane, Tottenham, London, N15 4JN	Erection of single storey rear infill and single storey rear extension and construction of rear dormer, insertion of 3 front rooflights.	Roland Sheldon

Tottenham Central	Householder planning permission	HGY/2025/2417	Approve with Conditions	07/11/2025	10 Jansons Road, Tottenham, London, N15 4JU	Construction of a single storey side return and part width rear extension and installation of a new window to the first floor rear elevation. Refurbishment to the front and rear elevations including replacement windows and doors.	Sarah Madondo
Tottenham Central	Removal/variation of conditions	HGY/2025/2482	Approve with Conditions	14/11/2025	Land Adjacent To, 1, Jansons Road, London, N15 4JP	Variation of condition 2 (Approved Plans) attached to approved planning reference HGY/2021/0030 to allow the construction of additional storey to provide 1 x 1 and 1 x 2 bedroom flats.	Sarah Madondo
Tottenham Central	Approval of details reserved by a condition	HGY/2025/2494	Approve	11/11/2025	117 Beaconsfield Road, Tottenham, London, N15 4SH	Approval of details pursuant to conditions 4 (Method statement for the removal of stone cladding from the façade) and 5 (Outbuilding - Pile Foundation) attached to approved permission HGY/2025/1678 for 'Façade restoration, roof replacement, removal of modern rear extension, replacement of outbuilding and remedial structural works'.	Oskar Gregersen
Tottenham Central	Lawful development: Existing use	HGY/2025/2528	Refuse	27/11/2025	12 Eve Road, Tottenham, London, N17 6YD	Certificate of Lawfulness for the existing use of the property as a House in Multiple Occupation (HMO) for up to six residents (Class C4 Use).	Neil McClellan
Tottenham Central	Lawful development: Proposed use	HGY/2025/2536	Permitted Development	28/11/2025	40 Higham Road, Tottenham, London, N17 6NQ	Certificate of lawfulness for the proposed installation of three front rooflights and a rear dormer.	Mark Chan
Tottenham Central	Householder planning permission	HGY/2025/2615	Approve with Conditions	28/11/2025	10 Jansons Road, Tottenham, London, N15 4JU	Erection of a rear dormer and insertion of 2 x conservation style rooflight on the front elevation	Sarah Madondo
Tottenham Central	Lawful development: Proposed use	HGY/2025/2635	Permitted Development	17/12/2025	38 Higham Road, Tottenham, London, N17 6NQ	Lawful development: (Proposed dev) for the erection of a rear dormer and the installation of 3 roof lights on the front roof slope	Sabelle Adjagboni
Tottenham Central	Lawful development: Proposed use	HGY/2025/2724	Approve	22/12/2025	1B Grove Park Road, Tottenham, London, N15 4SW	Certificate of lawfulness for proposed use: Erection of a single storey rear extension	Mercy Oruwari
Tottenham Central	Householder planning permission	HGY/2025/2738	Approve with Conditions	27/11/2025	133 Napier Road, Tottenham, London, N17 6YQ	Erection of single storey ground floor rear extension and first floor rear extension	Nathan Keyte
Tottenham Central	Full planning permission	HGY/2025/2747	Approve with Conditions	05/12/2025	20 Bedford Road, Tottenham, London, N15 4HA	Replacement of single glazed timber windows with double glazed timber units to the front elevation, and uPVC units to the rear and flank elevations.	Sabelle Adjagboni
Tottenham Central	Householder planning permission	HGY/2025/2760	Approve with Conditions	09/12/2025	First Floor Flat, 9 Beaconsfield Road, Tottenham, London, N15 4SH	Loft conversion with erection of a rear L-shaped dormer roof extension and insertion of 2no. front rooflights.	Daniel Boama
Tottenham Central	Lawful development: Proposed use	HGY/2025/2763	Approve	03/12/2025	28 St Loys Road, Tottenham, London, N17 6UD	Certificate of lawfulness (Proposed development) for the erection of a rear dormer including the insertion of 2x front and 1x rear rooflights	Mercy Oruwari
Tottenham Central	Householder planning permission	HGY/2025/2764	Approve with Conditions	12/12/2025	28 St Loys Road, Tottenham, London, N17 6UD	Erection of ground floor side infill extension, flue to rear elevation, floor plan redesign, internal alterations and all associated works	Oskar Gregersen
Tottenham Central	Change of use	HGY/2025/2767	Approve with Conditions	22/12/2025	72 Woodside Gardens, Tottenham, London, N17 6UW	Retrospective change of use from single family dwelling C3 to C4 (HMO) for 5 persons.	Nathan Keyte
Tottenham Central	Full planning permission	HGY/2025/2897	Approve with Conditions	24/12/2025	First Floor Flat, 92 Chester Road, Tottenham, London, N17 6BZ	Rear dormer extension to the main roof and outrigger roof and installation of two rooflights to the front roof slope to facilitate the conversion of the loft.	Neil McClellan

Tottenham Central	Lawful development: Proposed use	HGY/2025/2905	Permitted Development	04/11/2025	18 Morrison Avenue, Tottenham, London, N17 6TU	Lawful Development Certificate (Proposed) for a rear facing L-shaped dormer, the installation of 2 front facing Velux windows.	Iliyan Topalov
Tottenham Central	Approval of details reserved by a condition	HGY/2025/2936	Approve	19/12/2025	Land Adjacent To 1, Jansons Road, London, N15 4JU	Approval of details reserved by a conditions 15 (Waste & recycling) and 17 (Cycle parking) attached to planning permission ref. HGY/2021/0030 and as amended by ref. HGY/2025/2482	Sarah Madondo
Tottenham Central	Householder planning permission	HGY/2025/2979	Approve with Conditions	15/12/2025	79 Greyhound Road, Tottenham, London, N17 6XR	Erection of ground floor infill extension and L-shaped rear roof extension, with installation of 3 front rooflights	Emily Whittredge
Tottenham Central	Prior notification: Development by telecoms operators	HGY/2025/3175	Permitted Development	17/11/2025	Base Station At Clyde Road, London, N15 4GZ	Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). Description of Development: Removal and replacement of 3no. antennas, ancillary works	Kwaku Bossman-Gyamera
Tottenham Central	Lawful development: Proposed use	HGY/2025/3176	Permitted Development	26/11/2025	11 Ranelagh Road, Tottenham, London, N17 6XY	Lawful Development Certificate (Proposed) for a rear facing L-shaped dormer, the installation of 2 front facing Velux windows.	Iliyan Topalov
Tottenham Hale	Full planning permission	HGY/2025/1675	Approve with Conditions	28/11/2025	Units 52-56, Millmead Industrial Centre, Mill Mead Road, Tottenham, London, N17 9QU	Roof extension and construction of a mezzanine floor to existing warehouse unit (Class B8 Use).	Neil McClellan
Tottenham Hale	Non-Material Amendment	HGY/2025/2161	Approve	10/11/2025	1 - 66 and 79 - 132 Hamilton Close, Tottenham, London, N17 9EF	Non-Material Amendment to planning permission HGY/2025/1209 seeks to update the original description of works to include the replacement of the rear elevation cladding. The amended scope of works now reads: External refurbishment, including internal communal entrances. The works include replacement of external cladding to the main buildings (front and rear) and communal entrance blocks; replacement of windows and flat roofs to the communal entrance blocks; and internal redecorations and repairs within the communal entrances. To Block C, there is a timber structure forming a passageway to the storage unit, which will be replaced with like-for-like materials due to its current poor condition.	Matthew Gunning
Tottenham Hale	Householder planning permission	HGY/2025/2510	Approve with Conditions	05/12/2025	12 Fairbanks Road, Tottenham, London, N17 9JH	Formation of rear dormer to the rear roofslope of approved first floor side and rear extension (ref. HGY/2024/1408)	Nathan Keyte

Tottenham Hale	Approval of details reserved by a condition	HGY/2025/2523	Approve	17/11/2025	Accord House, Ashley Road, Tottenham, London, N17 9AZ	Submission of details to discharge condition 35 (Vehicular Access Control Arrangements) as attached to planning permission reference HGY/2022/0752 dated 31/08/2022 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	Householder planning permission	HGY/2025/2549	Approve with Conditions	14/11/2025	1 Buller Road, Tottenham, London, N17 9BH	Erection of part two storey side extension	Emily Whittredge
Tottenham Hale	Lawful development: Existing use	HGY/2025/2786	Approve	05/12/2025	The Beehive, Stoneleigh Road, Tottenham, London, N17 9BQ	Certificate of Lawfulness (Existing) for the continued use of first and second floors of The Beehive public house as a mixed use large house in multiple occupation (HMO) for 8 people and 2no. self-contained flats for 2 people (Use Class Sui-Generis)	Oskar Gregersen
Tottenham Hale	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/2910	Approve	27/11/2025	3 Albion Road, Tottenham, London, N17 9DB	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 3.4m and for which the height of the eaves would be 3m	Oskar Gregersen
Tottenham Hale	Lawful development: Proposed use	HGY/2025/2961	Permitted Development	11/11/2025	47 Buller Road, Tottenham, London, N17 9BH	Lawful Development Certificate (Proposed Use) for the erection of a single-storey outbuilding in the rear garden, measuring 2.5m in height, 5.6m in width, and 4m in depth	Iliyan Topalov
Tottenham Hale	Full planning permission	HGY/2025/3006	Refuse	23/12/2025	Outside Nos. 560-568 High Road, London, N17 6SB	Installation of BT street hub 3 and associated display of advertisement to both sides of the unit.	Oskar Gregersen
Tottenham Hale	Approval of details reserved by a condition	HGY/2025/3041	Approve	05/12/2025	Accord House, Ashley Road, Tottenham, London, N17 9AZ	Submission of details to discharge condition 22 (Remediation Verification Report) as attached to the application HGY/2022/0752: Council Depot, Ashley Road, London, N17 9DP as approved on 31/08/2022 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	Lawful development: Existing use	HGY/2025/3060	Approve	31/12/2025	56 Carew Road, Tottenham, London, N17 9BA	Lawful Development Certificate: For the existing use of the property as five self-contained residential flats within Use Class C3 (Dwellinghouses).	Iliyan Topalov
Tottenham Hale	Consent to display an advertisement	HGY/2025/3137	Refuse	23/12/2025	Outside Nos. 560-568 High Road, London, N17 6SB	Installation of BT street hub 3 and associated display of advertisement to both sides of the unit.	Oskar Gregersen

West Green	Full planning permission	HGY/2024/3522	Approve with Conditions	22/12/2025	Rochford & Martlesham , Griffin Road , Broadwater Farm Estate, West Green , London , N17 6HX	Refurbishment of two residential blocks (Use Class ? C3) with 176 existing residential units in total across both blocks. Works include refurbishment of external wall system and structural strengthening, removal of existing cladding system and installation of new cladding system, removal and replacement windows and panels, replacement of external doors, upgraded and additional refuse and recycling facilities, updated landscape and public realm design, upgraded and additional entrance spaces and associated highway works, upgrades to the undercroft space including alterations to car and cycle parking and other associated works. New ventilation c-MEV system is to be installed in all residential dwellings and external risers updated. Additional bedrooms added to some existing flats by repurposing the existing drying room spaces.	Roland Sheldon
West Green	Approval of details reserved by a condition	HGY/2025/0216	Approve	06/11/2025	Broadwater Farm Estate, London	Submission of details pursuant to the discharge of Condition 5 (Partial Approval - Moselle Phase Only - Detailed Drawings) 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 Only.	Adam Silverwood

West Green	Approval of details reserved by a condition	HGY/2025/0283	Approve	14/11/2025	Broadwater Farm Estate, London	Submission of details for the discharge of Condition 35 (Balcony Screening - Partial Approval - 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	Full planning permission	HGY/2025/0317	Approve with Conditions	25/11/2025	467 Lordship Lane, Wood Green, London, N22 5DJ	Erection of a flat roof over the existing external seating area to the rear of the restaurant, installation of openable glazed screen to side of rear seating area, installation of retractable roof over existing covered seating area to side of restaurant.	Neil McClellan
West Green	Approval of details reserved by a condition	HGY/2025/0377	Approve	14/11/2025	Broadwater Farm Estate, London	Submission of details for the discharge of Condition 57 (Climate Change Mitigation Strategy for External Amenity Areas - Partial Approval - 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 Only.	Adam Silverwood

West Green	Approval of details reserved by a condition	HGY/2025/0611	Approve	14/11/2025	Broadwater Farm Estate, London	Submission of details for the discharge of Condition 42 (Boundary Treatments - Partial Approval - 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	Full planning permission	HGY/2025/1287	Approve with Conditions	12/11/2025	34 Keston Road, Tottenham, London, N17 6PN	Proposed amalgamation of two separate self-contained flats into one dwelling and its change of use to a single six-bedroom House in Multiple Occupation for up to six residents (Use Class C4), including internal reconfiguration to provide shared kitchen, and minor external alterations to accommodate refuse and cycle storage.	Neil McClellan
West Green	Full planning permission	HGY/2025/1918	Approve with Conditions	15/12/2025	430 West Green Road, Tottenham, London, N15 3PU	Erection of a three storey detached dwelling house on a former storage yard located to the rear of 430 West Green Road, fronting Carlingford Road.	Neil McClellan
West Green	Householder planning permission	HGY/2025/2267	Approve with Conditions	21/11/2025	119 Langham Road, Tottenham, London, N15 3LR	Erection of single story side / rear wrap around extension	Sabelle Adjagboni
West Green	Approval of details reserved by a condition	HGY/2025/2349	Approve	02/12/2025	Broadwater Farm Estate, London	Submission of details for the discharge of Condition 48 (Overheating Assessment - Residential - Partial Discharge - 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 Only.	Adam Silverwood

West Green	Approval of details reserved by a condition	HGY/2025/2350	Approve	02/12/2025	Broadwater Farm Estate, London	Submission of details for the discharge of Condition 49 (Overheating Report - Commercial - Partial Discharge - 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 Only.	Adam Silverwood
West Green	Lawful development: Proposed use	HGY/2025/2645	Permitted Development	25/11/2025	14 Kirkstall Avenue, Tottenham, London, N17 6PH	Certificate of Lawfulness for the proposed conversion of the property's loft including dormer extensions to the main rear roof and outrigger and rooflights to the front roofslope.	Neil McClellan
West Green	Lawful development: Proposed use	HGY/2025/2651	Permitted Development	25/11/2025	169 Downhills Way, Tottenham, London, N17 6AH	Certificate of Lawfulness for a change of use from dwelling house (C3a use) to care for children and young people age from 0-18 years (C3b use Class).	Kwaku Bossman-Gyamara
West Green	Householder planning permission	HGY/2025/2682	Approve with Conditions	17/12/2025	130 Boundary Road, Tottenham, London, N22 6AE	Demolition of existing single rear extension for the erection of a 6m single storey rear extension.	Ben Coffie
West Green	Lawful development: Existing use	HGY/2025/2708	Approve	01/12/2025	Flat 18, Kane House, 270-274 West Green Road, Tottenham, London, N15 3QR	Certificate of lawfulness: existing use of the premises as a 1-bed flat	Emily Whittredge
West Green	Lawful development: Existing use	HGY/2025/2710	Approve	01/12/2025	Flat 19, Kane House, 270-274 West Green Road, Tottenham, London, N15 3QR	Certificate of lawfulness: existing use of the premises as a 1-bed flat	Emily Whittredge
West Green	Full planning permission	HGY/2025/2783	Approve with Conditions	05/12/2025	447 Lordship Lane, Wood Green, London, N22 5DJ	Alterations to shopfront and replacement of existing kitchen extract system (retrospective application).	Neil McClellan
West Green	Householder planning permission	HGY/2025/2806	Refuse	10/12/2025	37 Sirdar Road, Wood Green, London, N22 6QS	Proposed first floor side extension with flat roof to include previously approved single-storey rear extension and previously approved garage conversion.	Mercy Oruwari
West Green	Lawful development: Proposed use	HGY/2025/2834	Permitted Development	08/12/2025	111 Downhills Way, Tottenham, London, N17 6AJ	Lawful development certificate (Proposed dev) for the installation of solar P.V. panels on the existing rear dormer and ground floor extension flat roofs. Installation of non-opening rooflight on rear extension flat roof and increase of existing window on the rear elevation.	Sabelle Adjagboni

West Green	Approval of details reserved by a condition	HGY/2025/2934	Approve	17/11/2025	Broadwater Farm Estate, London	Submission of details for the discharge of Condition 33 (Thames Water Capacity - Partial Approval - Moselle Phase Only) of planning permission reference HGY/2022/0823 for: ?Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); 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	Lawful development: Proposed use	HGY/2025/2937	Permitted Development	10/11/2025	254 Boundary Road, Tottenham, London, N22 6AJ	Lawful Development Certificate (Proposed) for the formation of rear roof dormer extension, removal of 2x front roof lights and the installation of 3x front roof-lights	Iliyan Topalov
West Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/2967	Not Required	08/12/2025	353 Lordship Lane, Tottenham, London, N17 6AE	Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.45m and for which the height of the eaves would be 3m	Daniel Boama
West Green	Approval of details reserved by a condition	HGY/2025/3074	Approve	02/12/2025	Broadwater Farm Estate, London	Submission of details for the discharge of Condition 47 (Energy Monitoring - Partial Approval - 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	Prior notification: Development by telecoms operators	HGY/2025/3332	Permitted Development	01/12/2025	Barber Wilsons & Co Ltd., Crawley Road, Tottenham, London, N22 6AH	Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposed installation comprises: The proposed upgrade of an existing telecommunications base station comprising the removal of 3 no antennas and replacement within 3 no new antennas, together with existing equipment cabinet remaining the same and ancillary development thereto on the rooftop of Barber Wilsons & Co Ltd.	Kwaku Bossman-Gyamara
West Green	Lawful development: Proposed use	HGY/2025/3396	Permitted Development	10/12/2025	355 Lordship Lane, Tottenham, London, N17 6AE	Certificate of lawfulness for loft conversion including the erection of a rear dormer extension.	Neil McClellan
West Green	Non-Material Amendment	HGY/2025/3404	Approve	09/12/2025	116 Westbury Avenue, Wood Green, London, N22 6RT	Non-Material Amendment to Planning Permission Reference HGY/2025/2114 for the construction of a rear roof dormer, installation of three front rooflights and conversion of the existing loft space into habitable accommodation in order to extend the existing first floor maisonette. The amendment being sought is for the raising of the roof's ridge line by 150-200mm.	Neil McClellan
White Hart Lane	Full planning permission	HGY/2025/1848	Approve with Conditions	29/12/2025	35 Wateville Road, Tottenham, London, N17 7PT	Replacement of existing mix of uPVC windows and timber with modern double glazed timber units to front and rear elevations	Sabelle Adjagboni
White Hart Lane	Full planning permission	HGY/2025/1938	Approve with Conditions	14/11/2025	1, 15, 16, 18, 23, 25, 26, 31, 32, 34 Teynton Terrace, Tottenham, London, N17 7PZ	External repairs inclusive of roofing repairs and replacement of windows and doors	Oskar Gregersen
White Hart Lane	Full planning permission	HGY/2025/2005	Approve with Conditions	27/11/2025	12, 22, 24, 26, 28, 34, 42, 77, 101, 110, 111, 112, 116, 120, 121, 124, 125, 128, 129, 136, 137, 144, 146, 150, 152, 156, 161, 163, 174, 184, 186, 211, 215 Tower Gardens Road, London N17 7QA	External repairs inclusive of roofing repairs and replacement of windows and doors	Sabelle Adjagboni
White Hart Lane	Full planning permission	HGY/2025/2025	Approve with Conditions	27/11/2025	30, 42, 47, 56, 61, 63, 83, 84, 85, 97, 117, 126, 145, 165, 175, 177, 190, 195, 198, 203, 204, 212, 216, 218, 236, 238, 240, 244, Risley Avenue N17 7EU	External repairs inclusive of roofing repairs and replacement of windows and doors	Sabelle Adjagboni
White Hart Lane	Full planning permission	HGY/2025/2097	Approve with Conditions	30/12/2025	107 Rivulet Road, Tottenham, London, N17 7JT	Erection of a two-storey side extension to form a new dwelling including car park and charging point at the rear	Sabelle Adjagboni
White Hart Lane	Householder planning permission	HGY/2025/2098	Approve with Conditions	17/11/2025	107 Rivulet Road, Tottenham, London, N17 7JT	Erection of single storey rear extension	Sabelle Adjagboni
White Hart Lane	Lawful development: Proposed use	HGY/2025/2458	Approve	06/11/2025	62 Perth Road, Wood Green, London, N22 5QY	Erection of an outbuilding	Josh Parker
White Hart Lane	Full planning permission	HGY/2025/2462	Approve with Conditions	02/12/2025	The Old Library Building, Compton Crescent, Tottenham, London, N17 7LD	Single-storey ground floor extension infilling internal courtyard.	Sabelle Adjagboni
White Hart Lane	Full planning permission	HGY/2025/2511	Approve with Conditions	31/12/2025	13 Perth Road, Wood Green, London, N22 5PX	Conversion of a single family dwellinghouse to 2no. self contained flats (3-bed and 1-bed) including the installation of a rear staircase and bike and bin stores.	Mark Chan
White Hart Lane	Full planning permission	HGY/2025/2673	Refuse	09/12/2025	47 Homecroft Road, Wood Green, London, N22 5EL	Demolition of garages and erection of a single storey self-build one bedroom dwelling	Nathan Keyte

White Hart Lane	Full planning permission	HGY/2025/2675	Approve with Conditions	17/12/2025	Unit 2, 555 White Hart Lane, Tottenham, London, N17 7RP	Installation of five chimney flues on roof of existing unit including installation of 1no. auto jet filter, 4no. side channel blowers and 2no. roasters.	Sarah Madondo
White Hart Lane	Householder planning permission	HGY/2025/2757	Approve with Conditions	03/12/2025	9 Granville Road, Wood Green, London, N22 5LP	Formation of rear dormer extension with a Juliette balcony and insertion of two roof lights to the front roof slope	Neil McClellan
White Hart Lane	Householder planning permission	HGY/2025/2847	Approve with Conditions	12/12/2025	133 Norfolk Avenue, Wood Green, London, N13 6AL	This application proposes a full width single-storey rear extension, replacing an existing single storey polycarbonate canopy.	Neil McClellan
White Hart Lane	Householder planning permission	HGY/2025/2927	Approve with Conditions	19/12/2025	5 Awfield Avenue, Tottenham, London, N17 7PD	Installation of three conservation rooflights in rear roof slope to facilitate conversion of loft.	Neil McClellan
White Hart Lane	Lawful development: Proposed use	HGY/2025/3194	Permitted Development	26/11/2025	147 Devonshire Hill Lane, Tottenham, London, N17 7NL	Lawful Development Certificate (Proposed) for the formation of a rear roof dormer extension, the installation of 1x front facing 3in1 Velux window	Iliyan Topalov
White Hart Lane	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2025/3231	Not Required	19/12/2025	32 Henningham Road, Tottenham, London, N17 7DT	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 2.8m	Nathan Keyte
White Hart Lane	Lawful development: Proposed use	HGY/2025/3268	Approve	16/12/2025	32 Henningham Road, Tottenham, London, N17 7DT	Certificate of Lawful development: Proposed use - formation of hip to gable loft conversion with rear dormer, 2 no. front roof lights, 1 no. side window.	Nathan Keyte
Woodside	Householder planning permission	HGY/2024/2408	Approve with Conditions	20/11/2025	2A Woodside Road, Wood Green, London, N22 5HU	Erection of single storey rear infill extension	Emily Whittredge
Woodside	Full planning permission	HGY/2025/1486	Refuse	21/11/2025	39 Bracknell Close, Wood Green, London, N22 5RE	Change of use from C3 (single family dwelling) to C2 (residential institution) with associated internal alterations to provide additional bedroom and wet room at ground floor and bathroom at first floor.	Roland Sheldon
Woodside	Full planning permission	HGY/2025/1782	Refuse	28/11/2025	38 Parkhurst Road, Wood Green, London, N22 8JQ	Retrospective change of use from a C3 dwelling house to a C4 6-bedroom House in Multiple Occupation (HMO).	Ben Coffie
Woodside	Householder planning permission	HGY/2025/2438	Refuse	11/12/2025	19 Truro Road, Wood Green, London, N22 8EH	Erection of a first floor rear extension, and glazed area to ground floor side.	Oskar Gregersen
Woodside	Lawful development: Existing use	HGY/2025/2442	Approve	04/11/2025	15 Shropshire Road, Wood Green, London, N22 8LX	Certificate of lawfulness for existing use of the property as 2no. self-contained flats	Daniel Boama
Woodside	Householder planning permission	HGY/2025/2490	Approve with Conditions	14/11/2025	2 Parkhurst Road, Wood Green, London, N22 8JQ	Erection of rear and side infill extension with patio	Adam Silverwood
Woodside	Householder planning permission	HGY/2025/2513	Approve with Conditions	25/11/2025	5 Barratt Avenue, Wood Green, London, N22 7EZ	Formation of rear facing dormer and three rooflights to front roof slope	Sabelle Adjagboni
Woodside	Full planning permission	HGY/2025/2609	Approve with Conditions	20/11/2025	3 Ranelagh Road, Wood Green, London, N22 7TN	Replacement of existing timber windows with double glazed uPVC units and replacement of timber and uPVC doors with composite and uPVC doors.	Emily Whittredge
Woodside	Full planning permission	HGY/2025/2610	Refuse	21/11/2025	13 White Hart Lane, Wood Green, London, N22 5SL	Replacement of single glazed timber windows with double glazed timber units on the front elevation and uPVC casement units on the rear elevations, finished in white to match the existing. Replacement of front entrance door with new timber door, and replacement of rear timber doors with uPVC doors.	Emily Whittredge

Woodside	Approval of details reserved by a condition	HGY/2025/2619	Approve	25/11/2025	50 Woodside Road, Wood Green, London, N22 5HT	Approval of details reserved by a condition 2 (Refuse, waste and recycling bins) and condition 3 (Secure cycle parking spaces) attached to planning application Ref: HGY/2025/1363.	Kwaku Bossman-Gyamera
Woodside	Approval of details reserved by a condition	HGY/2025/2637	Approve	06/11/2025	Garages, Grasmere Court, Palmerston Road, Wood Green, London, N22 8QR	Details pursuant to conditions 3 (materials), 4a (intrusive site investigation), 4b (risk assessment and refined Conceptual Model), and 7 (Method of Construction Statement) of planning permission HGY/2024/2098 for the erection of two-storey (with roof accommodation) building to contain 3 self-contained flats, erection of separate bulk bin/recycle store for Grasmere Court site, and associated landscaping.	Roland Sheldon
Woodside	Approval of details reserved by a condition	HGY/2025/2740	Approve	28/11/2025	Garages, Grasmere Court, Palmerston Road, Wood Green, London, N22 8QR	Approval of details pursuant to condition 11 (Energy Statement) attached to planning application HGY/2024/2098 for ?Erection of two-storey (with roof accommodation) building to contain 3 self-contained flats, erection of separate bulk bin/recycle store for Grasmere Court site, and associated landscaping?.	Roland Sheldon
Woodside	Full planning permission	HGY/2025/2862	Approve with Conditions	28/11/2025	82 Finsbury Road, Wood Green, London, N22 8PF	Conversion of existing garage and single storey rear extension, installation of new cycle store in front garden.	Roland Sheldon
Woodside	Lawful development: Proposed use	HGY/2025/2909	Permitted Development	11/12/2025	5 Berners Road, Wood Green, London, N22 5NE	Certificate of Lawfulness for the proposed erection of dormer on the rear roof slope and the installation of two front rooflights.	Ben Coffie
Woodside	Full planning permission	HGY/2025/2978	Refuse	23/12/2025	7 Earlham Grove, Wood Green, London, N22 5HJ	Change of use of property from an 8-bedroom care home (Class C2 Use) to an 8-bedroom House in Multiple Occupation (HMO) for up to 8 residents (Sui Generis Use).	Neil McClellan
Woodside	Lawful development: Existing use	HGY/2025/3242	Approve	17/12/2025	94 Arcadian Gardens, Wood Green, London, N22 5AD	Certificate of Lawfulness: (Existing use) Use as 5-room HMO for over 10 years.	Iliyan Topalov
Woodside	Lawful development: Existing use	HGY/2025/3335	Approve	15/12/2025	16 Forfar Road, Wood Green, London, N22 5QE	Certificate of lawful development for the existing use of the property at 16 Forfar Road as five self-contained studio flats.	Kwaku Bossman-Gyamera

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