

# **MINUTES OF THE Planning Sub Committee HELD ON Thursday, 5th February, 2026, 7:00 - 9:20pm**

## **PRESENT:**

**Councillors: Sean O'Donovan, Barbara Blake (Chair), Reg Rice,  
John Bevan (Vice-Chair), Cathy Brennan, Scott Emery, Emine Ibrahim and  
Kaushika Amin**

### **1. FILMING AT MEETINGS**

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

### **2. PLANNING PROTOCOL**

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

### **3. APOLOGIES**

Apologies for absence were received from Cllr Bartlett and apologies for lateness were received from Cllr Amin. Cllr Worrell and Cllr Collett were absent.

### **4. URGENT BUSINESS**

There were no items of urgent business.

### **5. DECLARATIONS OF INTEREST**

Cllr Ibrahim declared an interest as she is ward Councillor for Noel Park, Cllr O'Donovan declared an interest as ward councillor for Tottenham Hale.

### **6. MINUTES**

#### **RESOLVED**

To confirm and sign the minutes of the Planning Sub Committee held on 12<sup>th</sup> January as a correct record.

### **7. HGY/2025/3217 MALLARD PLACE, COBURG ROAD, WOOD GREEN N22 6TS**

Valerie Okeiyi, Principal Planning Officer, introduced the report for the item. This was a full Planning Application seeking consent for the demolition of existing buildings to deliver a new development comprising 150 new council homes (Use Class C3) and flexible workspace (Use Class E), by way of erection of a 22 storey building with 8 storey wing, and a 14 storey building with 6 storey wing; alongside public realm

improvements, soft and hard landscaping, cycle parking, blue badge parking, servicing and delivery details and refuse and recycling provision.

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

- Conditions 12 and 13 were removed in the addendum as follow-up comments had been received from the Flood Officer since the publication of the agenda. The Flood Officer had confirmed that the additional information submitted was acceptable and had signed it off.
- Members highlighted that any measures which could improve pedestrian safety through clearer designation should be considered, and this was noted for any future scheme design
- It was noted that it was not unusual for a scheme to be recommended for approval while consultation responses from one or two non-statutory consultees were still outstanding, subject to them not raising any material considerations not already considered and addressed by officers; particularly given that the application was subject to a Stage 2 referral to the Mayor and a Director's Letter; so any decision notice would not be issued for some time. . Officers explained that the remaining consultee had not initially been consulted and officers wished to ensure they were given the opportunity to comment.
- Cllr Brennan declared an interest as a member of the Statutory Advisory Committee.
- In relation to accessible car parking provision, officers explained that they had sought to maximise provision as close to the site as possible, resulting in 12 identified spaces. A Car Parking Management Plan had been secured by condition, which allowed for provision to increase to 15 spaces if required, with additional spaces to be identified on the highway should demand arise.
- It was confirmed that there was no direct pedestrian crossing associated with this application. However, crossings were being considered as part of the wider masterplan area to improve access to Alexandra Palace. Additional works were also planned to improve access towards Cross Lane via the tunnel, which was expected to be brought forward as part of a separate scheme. Officers had secured a financial contribution towards public realm enhancements, which could be used to support crossing improvements.
- It was noted that Section 106 contributions and Community Infrastructure Levy funding could, in principle, be used on projects delivered in partnership with the Alexandra Park and Palace Trust.
- Members noted that the development would sit in the context of the already approved taller buildings forming part of the Alexandra Gate development (formerly Clarendon Square). In this context, the proposal was considered modest and would sit in the foreground of those taller buildings. Neither would the scheme negatively impact on views of Alexandra Palace or adversely breach the skyline.
- The Committee noted that the proposal had been brought forward by the Council on Council-owned land and sought to maximise the delivery of affordable housing to meet significant housing need within the borough. While other nearby schemes included a mix of affordable and market housing, this scheme focused on maximising affordable provision for local people in housing need.

- It was confirmed that the scheme would comply with the requirements of the Neighbourhood Moves scheme, enabling qualifying tenants from nearby estates to apply. In addition, applications would be accepted from households on the housing waiting list and those in temporary accommodation. Officers expressed the expectation that a balanced and successful mix of tenancies would be achieved, consistent with other recent Council schemes, including Wingspan Walk.
- Members noted that it would be helpful for future committee reports to specify the number of homes with kitchen-diners and the number with separate kitchens.
- Officers explained that, based on experience and resident preferences, family homes (three bedrooms and above) were typically designed with separate kitchen-diners, while smaller units tended to be open plan with a living/kitchen/diner all in one. This approach allows better supervision of children in smaller households and provides greater separation for larger households and was consistent with the Council's Estate Regeneration Standards.
- Cllr Ibrahim requested that it be formally minuted that she objected to the use of the term "foreigner" by any Member.
- In relation to open space provision, officers explained that there was limited roof space and that the scheme sought to balance the provision of play and social space along with providing green roofs to maximise biodiversity net gain.
- Officers advised that more substantial planting would require increased soil depth, which had structural implications. This was one of the reasons for the chosen planting strategy, as it required relatively shallow soil depths.
- Members expressed hope that residents would be encouraged to plant on their balconies.
- It was confirmed that details of landscaping and long-term management (including irrigation) had been secured by condition. The green roofs would be required to meet both biodiversity net gain requirements and the Urban Greening Factor.
- Officers advised that the design of the relative locations of the proposed buildings responds to the Crossrail safeguarding at this location. The design of the proposed colonnaded frontage was welcomed
- Officers explained that the unit mix was strongly influenced by the Council's housing needs assessment. While there remained significant demand for one-bedroom homes, 99 of the 150 proposed homes were larger, comprising two, three and four bedroom homes.
- Members were informed of work undertaken at Wingspan Walk, where a block of one-bedroom homes had been offered to older residents to encourage downsizing. Officers noted the very high take-up and that most residents had expressed a preference for higher floors, due to a combination of security and views. It was noted that similarly high-quality views would be available from this scheme.
- It was confirmed that one-bedroom homes would be located from the second floor upwards, with access to the podium.
- Officers reiterated that long-term sustainability was embedded throughout the scheme design, including consideration of ongoing maintenance of green

spaces. As part of the sustainable drainage strategy, attenuation tanks would be provided within the scheme.

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 vote of 7 in favour, 0 abstentions and 0 objections.

## **RESOLVED**

2.1 That the Committee authorise the Head of Development Management or the Director of Planning and Building Standards to GRANT planning permission subject to the conditions and informatives set out below and the completion of an agreement satisfactory to the Head of Development Management or the Director of Planning and Building Standards that secures the obligations set out in the Heads of Terms below, and subject to referral to the Mayor of London and any direction they make.

2.2 That delegated authority be granted to the Head of Development Management or the Director of Planning and Building Standards to make any alterations, additions or deletions to the recommended measures and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.

2.3 That the agreement referred to in resolution (2.1) above is to be completed no later than 28 April 2026 within such extended time as the Head of Development Management or the Director of Planning & Building Standards shall in their sole discretion allow; and

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

Conditions/Informative Summary – (the full text of recommended conditions/informative is contained in Appendix 2 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-occupation)
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.Secure by Design Certification (Pre-occupation)

- 13.Flood & Water Lead - Surface Water Drainage (Pre-commencement) removed via addendum
- 14.Flood & Water Lead - SuDS management and Maintenance Strategy (Preoccupation) removed via addendum
- 15.Thames Water - Piling Method Statement (Pre-commencement)
- 16.Crossrail 2 - Detailed Design and Method Statement
- 17.Land Contamination (Pre-commencement)
- 18.Unexpected contamination (if identified)
- 19.NRMM (Pre-commencement)
- 20.Management and Control of Dust (Pre-commencement)
- 21.Delivery and Servicing Management Plan (Pre-occupation)
- 22.Considerate Constructors (Compliance)
- 23.Energy Strategy (Pre-above ground works)
- 24.Sustainability Review
- 25.Be Seen
- 26.Overheating (Pre-above ground works)
- 27.Building use guide
- 28.Sustainability Standards for non-residential units
- 29.Living Roofs (Pre-above ground works)
- 30.Climate Change adaption
- 31.Circular Economy (Pre-Construction report, Post Completion report)
- 32.Whole Life Carbon
- 33.Urban Green Factor (Compliance)
- 34.Arboricultural Method Statement (Compliance)
- 35.Cycle Parking (Pre-occupation) – ref the external short stay storage
- 36.Accessible Parking Bay(s) (Pre-commencement)
- 37.Waste/Recycling Storage (Prior to commencement of relevant part)
- 38.Restriction to Telecommunications Apparatus (Restriction)
- 39.Building Regulations Part M (Compliance)
- 40.Communal antennae
- 41.Commercial Units – Hours of operation
- 42.Commercial Shopfront
- 43.Restriction to Use Class
- 44.Architect Retention
- 45.Air Quality Neutral
- 46.Internal Playspace
47. Revised Wind Assessment (prior to superstructure works) as per the addendum

A summary of the recommended informatives for the development is provided below: Informatives Summary – (the full text of Informatives is contained in appendix to the report).

#### Informatives

- 1) Positive and Proactive
- 2) Directors Agreement Letter
- 3) CIL
- 4) Land Ownership
- 5) Party Wall Act
- 6) Hours of Construction
- 7) Street Numbering/Naming

- 8) Asbestos
- 9) Metropolitan Police Service Designing Out Crime
- 10) Crossrail 2
- 11) Thames Water
- 12) Thames Water
- 13) Water Consumption

**8. HGY/2025/0930 BEROL QUARTER, ASHLEY ROAD, TOTTENHAM HALE, LONDON, N17 9LJ**

Philip Elliott, Principal Planning Officer, introduced the report for an application made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans and Documents) attached to planning permission HGY/2023/0261 granted 03/03/2025, to have inward opening doors at the roof level of 2 Berol Yard instead of the permitted glass panels (shifting the openings to the centre of the room). Permission was also sought to alter the permitted level of affordable housing to change 60 intermediate affordable rented homes to market rent homes.

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

- It was explained that it would not be reasonable for this scheme alone to deliver the proposed bridge, as the cost would be prohibitive. However, the scheme did include the landing platform, enabling the bridge to connect to the development should funding become available in the future.
- Members were reminded that, as set out in the presentation, the scheme's viability had been independently reviewed by Carter Jonas on behalf of the Council and also by the Greater London Authority (GLA) viability team. Both Carter Jonas and the GLA were in agreement that including affordable housing within the scheme would not be viable.
- Officers explained that viability assessments typically involved a process of negotiation, clarification, and checking of inputs. The applicant's initial position had identified a significantly higher deficit figure. Through the viability review process, this figure had been reduced, and the final agreed deficit stood at approximately £12 million. Following receipt of additional information, the GLA had concluded that this figure was accurate.
- It was noted that there had been no change in relation to funding for the bridge, and that no funding was currently allocated. However, funding could potentially be identified in the future. Members were advised that uncertainty surrounding Crossrail remained a key factor and that, should Crossrail proceed, the bridge could potentially form part of wider works in the area. A feasibility study was underway to assess delivery costs, and the Council could choose to allocate funding in the future through land sales or other mechanisms if it so wished.
- Officers advised that the build-to-rent sector, like build-to-sale, was experiencing significant challenges. While other housing products, such as co-living and purpose-built student accommodation, could in some cases be more viable, the viability assessments demonstrated the current difficulties facing build-to-rent. In terms of affordability, Members were reminded that Tottenham Hale had delivered a high proportion of affordable housing, exceeding 30%, including nearby schemes such as Ashley Road Depot, which was a 100%

- Council housing scheme, and Rosa Luxemburg, located opposite the site. The area was therefore delivering a broad mix and range of housing.
- Members were advised that viability reviews could sometimes be undertaken at a later stage, typically at 75% occupancy. Such a review could conclude that no additional payment was due, depending on economic conditions at that time. For this application, a payment in lieu had been agreed, removing the need for late-stage review and providing certainty to both the Council and the developer regarding the contribution to be received.
  - In relation to additional penalty payments for late delivery, officers explained that these would commence from the point of commencement of development, rather than the grant of permission, due to requirements relating to the Building Safety Regulator and other pre-commencement processes. The developer would then have four years to deliver the scheme. If delivery did not take place within that period, additional payments would become payable. This mechanism was intended to incentivise timely delivery of the housing and public benefits associated with the scheme.
  - It was noted that the scheme comprised two elements: the Berol House element and the build-to-rent element. Members were reminded that over 700 homes had already been delivered in the area. The applicant confirmed that Berol House would be retained, with an operator appointed to manage the build-to-rent element.
  - Officers confirmed that the Section 106 Agreement included a Build-to-Rent Management Plan, which set out commitments regarding the operation and management of the building. This included provision for three-year tenancies, offering security and longevity of tenure. Members were advised that the applicant had a track record of delivering high-quality buildings in Tottenham Hale. The Management Plan also committed them to working closely with the Council's housing team to promote housing opportunities for borough residents. Members noted a preference for this commitment to be made more explicit, including that initial promotion of the homes should be directed towards Haringey residents.
  - It was noted that, generally, development in and around the station area was either permitted or already under construction.

The Chair asked Catherine Smyth, Head of Development Management and Enforcement Planning to sum up the recommendation as set out in the report. The Chair moved that the recommendation be approved following 8 in favour, 0 abstentions and 0 objections.

## **RESOLVED**

2.1 That the Committee authorise the Head of Development Management and Planning Enforcement or the Director of Planning & Building Standards to GRANT planning permission subject to the conditions and informatives set out below and the completion of a legal agreement/Deed of Variation satisfactory to the Head of Development Management and Planning Enforcement or the Director of Planning & Building Standards securing the obligations set out in the Heads of Terms below and subject to referral to the Mayor of London and any direction they make.

2.2 That the agreement referred to in resolution (2.1) above is to be completed no later than 01/05/2026 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.

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

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

Conditions Summary – (the full text of recommended conditions is contained in Appendix 1 of the report).

- 1) Time limit to reflect time limit granted for HGY/2023/0261 (Compliance)
- 2) Approved Plans and Documents (Compliance)
- 3) Phasing Plan (PRE-COMMENCEMENT)
- 4) Accessible Accommodation (Compliance)
- 5) Commercial Unit - Opening Hours (Compliance)
- 6) Commercial Units - Class E Only (Compliance)
- 7) Quantum of development (Compliance)
- 8) BREEAM Certificates (PRE-COMMENCEMENT)
- 9) Residential – Noise Attenuation (Compliance)
- 10) Residential – Noise Attenuation from commercial (Pre-occupation)
- 11) Fire Statement (Pre-superstructure)
- 12) Landscape Details (Pre-occupation)
- 13) Playspace (Pre-occupation)
- 14) Surface Water Drainage (Pre-occupation)
- 15) Surface water network (Thames Water) (Pre-occupation)
- 16) Water network capacity (Thames Water) (Pre-occupation)
- 17) Flood Warning and Evacuation Plan (FWEP) (Pre-occupation)
- 18) Water Efficiency Condition (Compliance)
- 19) Biodiversity (Pre-occupation)
- 20) Lighting (Pre-occupation)
- 21) External Materials and Details (Pre-superstructure)
- 22) Living roofs (Pre-superstructure)
- 23) Landscape and ecological management plan (LEMP) (Pre-occupation)
- 24) Energy Strategy (Pre-superstructure)
- 25) DEN Connection (Pre-superstructure)
- 26) Overheating (Pre-superstructure)
- 27) Overheating Building User Guide (Pre-occupation)
- 28) Circular Economy (Pre-occupation)
- 29) Whole Life Carbon (Pre-occupation)

- 30)Secured by Design (Pre-occupation)
- 31)Written Scheme(s) of Investigation for Archaeology (PRECOMMENCEMENT)
- 32)Land Contamination (PRE-COMMENCEMENT)
- 33)Unexpected Contamination (If identified)
- 34)Car Parking Management Plan (Pre-occupation)
- 35)Cycle Parking (Pre-superstructure)
- 36)Delivery and Servicing Management Plan (Pre-occupation)
- 37)Site Waste Management Plan (PRE-COMMENCEMENT)
- 38)Waste Management Plan (Pre-occupation)
- 39)Detailed Construction Logistics Plan (PRE-COMMENCEMENT)
- 40)London Underground Asset Protection (PRE-COMMENCEMENT)
- 41)Public Highway Condition (PRE-COMMENCEMENT)
- 42)Demolition/Construction Environmental Management Plans  
(PRE\_COMMENCEMENT)
- 43)Updated Air Quality Assessment (Pre-superstructure)
- 44)Management and Control of Dust (PRE-COMMENCEMENT)
- 45)Combustion and Energy Plant (Compliance)
- 46)Business and Community Liaison Construction Group (PRECOMMENCEMENT)
- 47)Telecommunications (Compliance)
- 48)Wind Mitigation (Pre-Superstructure)
- 49)Noise from building services plant and vents (Compliance)
- 50)Anti-vibration mounts for building services plant / extraction equipment  
(Compliance)
- 51)Signage and wayfinding (Pre-occupation)
- 52)Berol House Blue Badge Parking (Pre-occupation)
- 53)Public Art (Pre-occupation)
- 54)Residential homes to be C3 use only (Compliance)

A summary of the recommended informatives for the development is provided below:

Informatives Summary – (the full text of Informatives is contained in appendix to the report).

- 1) Working with the applicant
- 2) Community Infrastructure Levy
- 3) Hours of Construction Work
- 4) Party Wall Act
- 5) Numbering New Development
- 6) Asbestos Survey prior to demolition
- 7) Dust
- 8) Written Scheme of Investigation – Suitably Qualified Person
- 9) Written Scheme of Investigation - Deemed Approval Precluded
- 10) Maximise Water Efficiency
- 11) Minimum Water Pressure
- 12) Paid Garden Waste Collection Services
- 13) Sprinkler Installation
- 14) Designing out Crime Officer Services
- 15) Land Ownership
- 16) Site Preparation Works
- 17) s106 Agreement and s278 Agreement
- 18) Revised Fire Statement required with any revised submission

- 19) Building Control
- 20) Building Regulations – Soundproofing
- 21) Thames Water – Sewage Pumping Station

**9. UPDATE ON MAJOR PROPOSALS**

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

**RESOLVED**

To note the report.

**10. NEW ITEMS OF URGENT BUSINESS**

There were no new items of urgent business.

**11. DATE OF NEXT MEETING**

It was noted that the date of the next meeting was 5<sup>th</sup> March.

CHAIR: Councillor Barbara Blake

Signed by Chair .....

Date .....