

NOTICE OF MEETING

AGENDA FOR THE PLANNING SUB COMMITTEE

Monday, 27th July, 2026, 7.00 pm - George Meehan House, 294 High Road, Wood Green, London, N22 8JZ.

[Watch the meeting live](#), or view all of our meetings on [Youtube](#)

Members of the public are welcome to attend this meeting. If you wish to speak at the meeting please register by emailing the Democratic Services Officer. Contact details can be found at the end of the agenda front sheet.

Elected Members: John Bevan (Vice-Chair), Scott Emery (Chair), Kaushia Amin, Simon Clark, Marc Jenner, Anne Gray, Luisa Brands, Mike Hodges, Dana Carlin, Melanie Gingell and Sue Jameson

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

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate change and overall seeks to create better public places for people to live, work and play. It is important that the public understand that the committee makes planning decisions in this context. These decisions are rarely simple and often involve balancing competing priorities. Councillors and officers have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

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

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

3. APOLOGIES

To receive any apologies for absence.

4. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at 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 8 June 2026 as a correct record.

7. PRE-APPLICATION BRIEFINGS

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

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

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

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

8. PRE-APPLICATION/2025/0025 - YMCA CROUCH END, 184 TOTTENHAM LANE, HORNSEY, LONDON, N8 8SG (PAGES 7 - 64)

The proposed development is being reported to the Planning Sub-Committee to enable Members to view it ahead of the submission of a formal planning application. Any comments made now are of a provisional nature only and would not prejudice the final outcome of any formally submitted planning application. The applicant is currently engaged in pre-application discussions with Haringey Officers.

9. PRE-APPLICATION/2026/0004 - ASHLEY HOUSE AND CANNON FACTORY SITES - ASHLEY ROAD, TOTTENHAM HALE, LONDON, N17 9LZ (PAGES 65 - 130)

Ashley House:

(i) Erection of new buildings on the Ashley House site (western side and southern end of Ashley Road): one part 7, part 24 storey building of c.530 co-living studios; and a 6 storey building of 87 affordable Social Rent homes; with commercial and community spaces; new public realm, landscaping, and parking, and

Cannon Factory:

(ii) One/two new buildings on the Cannon Factory site (eastern side and northern end of Ashley Road on corner of Ashley Road & Burdock Road): a part 8, part 10 storey hotel building with c.150 rooms; and a part 10, part 25 storey building of c.500 Purpose Built Student Accommodation (PBSA) units (including 35% affordable student accommodation); with employment, commercial and community spaces; new public realm, landscaping, and parking.

10. UPDATE ON MAJOR PROPOSALS (PAGES 131 - 140)

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.

11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 141 - 188)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period May-June 2026.

12. NEW ITEMS OF URGENT BUSINESS

13. DATE OF NEXT MEETING

To note the date of the next meeting is 7 September 2026.

Democratic Services Contact: Kodi Sprott, Committee and Governance Officer
Telephone: 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, 17 July 2026

Public Questions

Any resident, council tax payer or national non domestic rate payer of the Borough may ask the Chair of any Committee or its sub bodies any question on anything for which the Committee is responsible at any ordinary meeting. Notice of questions must be given in writing to the Democratic Services Manager by 10 a.m. on such day as shall leave three clear days before the meeting (e.g. Tuesday for a meeting on the following Monday). The notice must give the name and address of the sender. Should a question be rejected, the questioner will receive a written response advising of this, including the reasons for the rejection.

Deputations

A deputation may only be received by a Committee or its sub bodies if a requisition signed by not less than ten residents of the Borough, stating the object of the deputation, is received by the Democratic Services Manager not later than 10am to leave three clear days prior to the Committee meeting.

Accessibility Requirements

If you would like to attend and you have any special requirements, please email Kodi Sprott, Committee and Governance Officer at kodi.sprott@haringey.gov.uk. Please note that public seating is limited and will be allocated on a first come first served basis.

Advice To Members On Declaring Interests

Information on declaring an interest is set out in the Council's Constitution in Part 5 Section A. However, you may need to obtain specific advice on whether you have an interest in a particular matter.

If you need advice, you can contact:

- Monitoring Officer
- the Legal Adviser to the Committee; or
- Democratic Services.

If at all possible, you should try to identify any potential interest you may have before the meeting so that you and the person you ask for advice can fully consider all the circumstances before reaching a conclusion on what action you should take.

This page is intentionally left blank

MINUTES OF THE Planning Sub Committee HELD ON Monday, 8th June, 2026, 7:00-8:30pm

PRESENT:

**Councillors: John Bevan (Vice-Chair), Scott Emery (Chair),
Kaushika Amin, Simon Clark, Marc Jenner, Anne Gray, Dana Carlin,
Melanie Gingell and Sue Jameson**

1. FILMING AT MEETINGS

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

Cllr Emery welcomed members of the committee, welcoming back Councillors Bevan, Amin Jameson and Carlin who were previous members of the committee. He noted that through members knowledge and understanding of Haringey, they could truly shape the borough and reflect the needs of the residents that they served.

Cllr Bevan, vice chair of the committee, flagged that he was the design champion for the council and encouraged members to engage with Urban Design Learning and New London Architecture.

2. PLANNING PROTOCOL

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

3. APOLOGIES

Apologies for absence were received from Cllr Hodges and Cllr Brands.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. MINUTES

RESOLVED

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

7. PRE-APPLICATION BRIEFINGS

It was explained to members, by the Head of Development Management and Planning Enforcement, that the purpose of pre-application briefings was set out in the Planning Protocol within the Council's Constitution. The main purposes were:

- To enable Members to provide observations that supported high-quality development through the pre-application process and helped avoid potential delays at later stages.
- To enable Members to highlight strategic Council and local planning objectives and requirements set out in planning policy and guidance that were particularly relevant to a proposal.
- To ensure Members were aware of significant schemes prior to their formal consideration by the Planning Sub-Committee.
- To support more informed and effective decision-making when applications were subsequently presented to the Planning Sub-Committee for determination.

8. PRE/2024/0241 7-11 TOTTENHAM LANE, HORNSEY, LONDON, N8 9DJ

Valerie Okeyi, Principal Planning Officer, introduced the report for retention and alteration of the Former Lotus Motor Racing Car Factory, the demolition of all other buildings and structures on site, and the construction of a mixed-use development, comprising Purpose Built Student Accommodation (PBSA) (Sui Generis), flexible industrial floorspace (Classes E(g)(iii) and B8), and a café / community use (Classes E, F1 and F2), alongside the delivery of a service road, a landscaped public square, public realm improvements and ancillary works.

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

- The applicant advised that car ownership amongst students was expected to be very low. This approach had been developed in consultation with Transport Officers and the Greater London Authority (GLA). No student car ownership was anticipated due to the site's accessibility and public transport connections.
- One parking space was proposed for wheelchair users and accessible drop-off purposes. The applicant stated that residents would generally not be expected to own cars whilst living in the development.
- In relation to affordable housing, the applicant advised that 35% of the 518 purpose-built student accommodation rooms would be provided at affordable rents in accordance with GLA requirements, equating to approximately 181 rooms.
- Members noted that 10% of rooms would be wheelchair accessible whilst only one Blue Badge parking space was proposed. The applicant acknowledged this and advised that the number of accessible parking spaces would be reviewed further as the proposal progressed.
- The applicant advised that all its developments typically included community space at ground-floor level. These spaces were generally made available to community interest companies (CICs) and charities either rent-free or at heavily discounted rates.

- A community organisation had not yet been identified for the space, although discussions with potential operators were ongoing.
- The applicant advised that the space would be available free of charge for community events at certain times, with discounted rental arrangements applying at other times.
- In relation to transport impacts, the applicant confirmed that engagement had taken place with Transport for London (TfL) during the pre-application process and that further discussions would continue as the application progressed.
- The applicant advised that neighbouring buildings on the opposite side of the railway were 14 storeys in height, whereas the proposed development would be 16 storeys, making it two storeys taller.
- Secure cycle storage would be provided to the rear of the workspace area, with separate and secure access arrangements for students.
- The applicant advised that London Plan policy allowed developments retaining industrial capacity on industrial sites to follow the Fast Track Route where 35% affordable housing was provided. The GLA had agreed with the applicant's methodology during pre-application discussions.
- As the proposal would aim to meet the 35% affordable housing threshold, the applicants considered that no viability assessment would be required and the affordable provision would be secured through a Section 106 Agreement.
- The applicant confirmed that calculations relating to industrial capacity included the service yard, which would be reserved solely for industrial users. This approach had been discussed and agreed in principle with the GLA during the pre-application process.
- The applicant advised that a number of design iterations had been undertaken with input from officers and the Quality Review Panel (QRP), resulting in a significant reduction in the perceived massing of the scheme.
- Further subdivision of the building mass had been explored but would have required additional cores and lift infrastructure, increasing the overall bulk and complexity of the development.
- The applicant also stated that splitting the development into additional buildings would increase the wall-to-floor ratio and carbon footprint, making the proposed arrangement the more sustainable option.
- In relation to industrial re-provision, the applicant advised that GLA policy required either the re-provision of existing industrial floorspace or 65% plot ratio industrial capacity, whichever was greater.
- The applicant advised that, in this case, the 65% plot ratio requirement exceeded the existing industrial floorspace and therefore formed the basis of the proposal.
- Approximately 3,020 square metres of industrial capacity would be re-provided through a combination of industrial floorspace and the dedicated industrial service yard.
- The applicant stated that this approach had been adopted on a number of other London schemes and was consistent with discussions held with the GLA.
- In response to comments regarding fenestration and design detailing, the applicant agreed to review these matters further alongside other design comments received.
- The applicant outlined a programme of community engagement undertaken throughout the pre-application process.

- Public exhibitions had been held in January 2025 and June 2025, supported by the distribution of more than 2,000 consultation leaflets to local residents and businesses.
- The applicant reported positive levels of attendance and engagement at both exhibitions.
- Feedback indicated strong interest in the retention and celebration of the Lotus heritage buildings and proposed public realm improvements.
- Whilst some concerns had been raised regarding building height, the applicant advised that residents generally recognised the wider public benefits delivered by the scheme once the proposals had been explained.
- The applicant confirmed that engagement had taken place with a number of local organisations, including representatives of the Crouch End Festival and the Campsbourne Community Collective.
- The applicant had also facilitated temporary community use of the Little Lotus building, including events relating to the history of Lotus.
- Community groups had highlighted a shortage of affordable community space within the local area.
- The applicant committed to supporting local employment opportunities during both the construction and operational phases of the development.
- Employment and training obligations would be secured through a Section 106 Agreement to maximise opportunities for local residents and businesses.
- It was noted that a date for the next Quality Review Panel (QRP) meeting had not yet been confirmed.
- The Head of Development Management confirmed back to Members a summary of the main comments they had made to ensure a clear understanding.

9. UPDATE ON MAJOR PROPOSALS

John McRory introduced the report for the item, the following was noted in response to questions from the committee:

- YMCA application on Tottenham lane would come to the committee shortly as a briefing item.
- Members queried why some of the proposals had been ongoing for some time. Officers were encouraging developers to sign section 106 agreements; there is need for were a lot of negotiations, which can cause delays.
- Questions were raised regarding a preapplication proposal at Finsbury Park for a theatre and the impact on the appearance of the corner of Finsbury Park. Officers explained that there were policy constraints with this preapplication.

RESOLVED

To note the report.

10. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

- It was noted that there are team managers for the East and West, and that John McRory is the Major Applications Team Manager. Team managers, along with their deputies, have an overview of all decisions being made within their respective areas. Through one-to-one meetings with officers, team managers maintain awareness of how similar cases have been dealt with in comparable locations, ensuring consistency across the board. However, it was emphasised that each application is considered on its own merits.
- It was explained that some applications involving legal agreements are brought to Planning Sub Committee for decision, while others—typically smaller schemes—are determined by officers. A range of planning obligations could be secured as part of the planning process (generally via a S106 legal agreement), including the delivery of affordable housing, transport improvements, and specified levels or types of employment.
- Where applications are reported to Planning Sub Committee for decision, the heads of terms of any legal agreement are presented for Members' consideration and agreement. At that stage, the Committee resolve to grant consent. The case is then returned to officers to negotiate the finer details of the agreement. This involves ongoing discussions between officers and the applicant to finalise the terms and complete the legal agreement. It was confirmed that the agreed obligations would not change in substance, and that this stage addresses only the detailed wording and finalisation.
- It was further noted that Planning Sub Committee reports typically include a recommendation to grant consent subject to conditions and completion of a legal agreement within a specified period of time. Where the agreement has not been completed by the specified date, officers have delegated authority to refuse permission for the reasons set out in the report to Planning Sub Committee

RESOLVED

To note the report.

11. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

12. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 27th July.

CHAIR: Councillor Scott Emery

Signed by Chair

Date

Pre-application briefing to Planning Sub-Committee 27 July 2026**1. DETAILS OF THE DEVELOPMENT**

Reference No: PPA/2025/0025

Ward: Hornsey (but adjacent to Crouch End)

Address: YMCA Crouch End, 184 Tottenham Lane, Hornsey, London, N8 8SG

Proposal: Replacement YMCA building providing 174 bedspaces of hostel accommodation with ancillary facilities; and landscaping & parking.

Applicant: YMCA London City and North

Agent: CMA Planning

Ownership: Private

Case Officer Contact: Philip Elliott

2. BACKGROUND

- 2.1 The proposed development is being reported to the Planning Sub-Committee to enable Members to view it ahead of the submission of a formal planning application.
- 2.2 Any comments made now are of a provisional nature only and would not prejudice the final outcome of any formally submitted planning application. The applicant is currently engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1 The site is located at the junction of Elmfield Avenue, Rosebery Gardens, and Tottenham Lane. It is located adjacent to, but not within, (to the northeast of) the Crouch End District Centre and marks the beginning of the high street when approaching from the north. It is located within Hornsey Ward but is adjacent to Crouch End Ward.
- 3.2 The site is near to local amenities and public parks notably Alexandra Palace, which is approximately 1km to the northwest of the site. The site sits on the main road and has good connections to public transport services. 36 staff currently work at the site.
- 3.3 The closest train station is Hornsey Train Station which is approximately a ten-minute walk to the northeast. Crouch Hill and Finsbury Park Stations can be

reached by bus journey from the site; in 10-15mins for Crouch Hill and 15-20 for Finsbury Park. The site has a PTAL rating of 3 considered 'moderate' access to public transport services.

Figure 1 – Site Plan identifying the site and key points of interests nearby and 5- & 10-minute walking distances

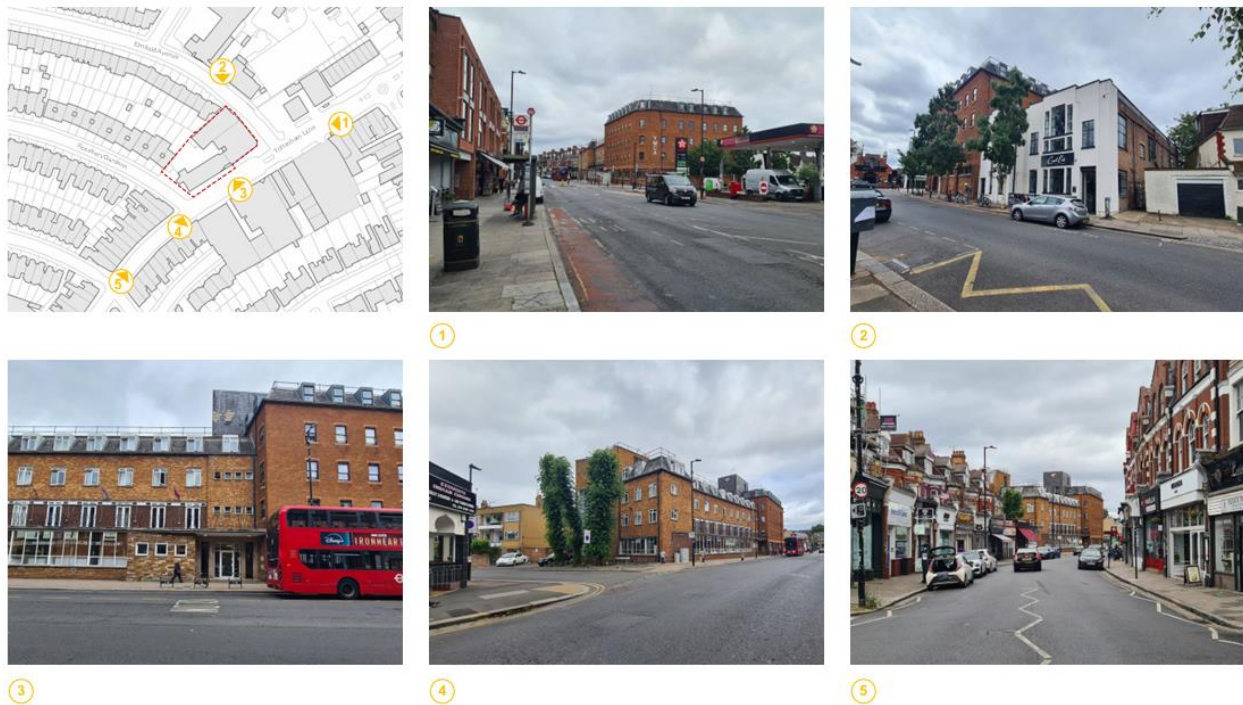


- 3.4 The existing building has 155 individual bedrooms and dates back to the late 1920s. It has undergone various extensions and refurbishments over the decades. However, it no longer meets the operational requirements of YMCA London City and North's vision for a modern fit for purpose hostel.
- 3.5 There is a service access to the rear of the site accessed directly from Rosebery Gardens. There is a double length bus stand at the site on the north side of Tottenham Lane. The site is also within the Crouch End 'A' CPZ, which operates between 10.00 and 12.00 Monday to Friday.

Building heights:

- 3.6 The corner element of the existing building is five storeys, located at the junction of Elmfield Avenue and Tottenham Lane. The Sir Brett Cloutman Wing comprises of four storeys followed by the Fitness Centre element on Elmfield Avenue which is two storeys.
- 3.7 The building has a notable lift overrun that presents as a small square 6th storey in the centre of the roofscape in views from the southwest looking towards the site.
- 3.8 The majority of the neighbouring buildings along the high street of Tottenham Lane are predominately three to four storeys in height. Elmfield Avenue and Rosebery Gardens are residential streets and comprise of two and three storey terraced housing. The nursery school opposite the YMCA building in Elmfield Avenue is single storey.

Figure 2 – Images of the external elevations of the current building from views around the building



Existing building limitations:

- 3.9 The applicant advises that the existing building exhibits several limitations:
- Undersized bedrooms, which compromise comfort and privacy
 - Shared toilet and shower facilities, which fall short of current expectations for dignity and personal space. Shared bathrooms compromise residents' sense of privacy and safety
 - Limited accessibility, with inadequate provision for disabled users
 - Lack of self-contained kitchens, which restricts opportunities for residents to develop independent living skills

- Lack of suitable staff welfare / admin / break-out and meeting space
- Poor acoustic and thermal performance of the building fabric, impacting comfort and energy efficiency
- Obsolete building services, many of which require significant upgrades to meet current regulations and expectations.

Figure 3 – Images of the current building, including internal



Bus stand and portaloos with some garbage dumped on bus stand



Cramped and narrow communal / social space which doubles up as space used by the canteen



Disorganised plant and service items located on the external courtyard with bicycle parking



Bus stand being within close proximity to main entrance



Shared office space with small break-out desk for meeting as well as lunch / social space



External courtyard / Service yard



Small and narrow ground floor reception and waiting lobby



Dark and narrow corridors



Visible damp and water ingress in basement plant / boiler room. Areas of concrete were spalled and some visible steel members with surface rusting.



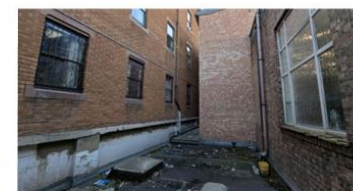
Shared WC's / bathrooms with only curtain rails providing privacy screening to shower cubicles



Typical bedroom with small sink and built in wardrobe



Narrow corridors to bedrooms and some rooms directly accessed from core lobby which could potentially pose fire and safety risk hazard



Windows to resident bedspaces with poor access to natural light and outdoor visual aspect



Typical shared WC



Windows to first floor bedspaces along Tottenham Lane. Windows are placed on restrictors and kept locked for safeguarding purposes



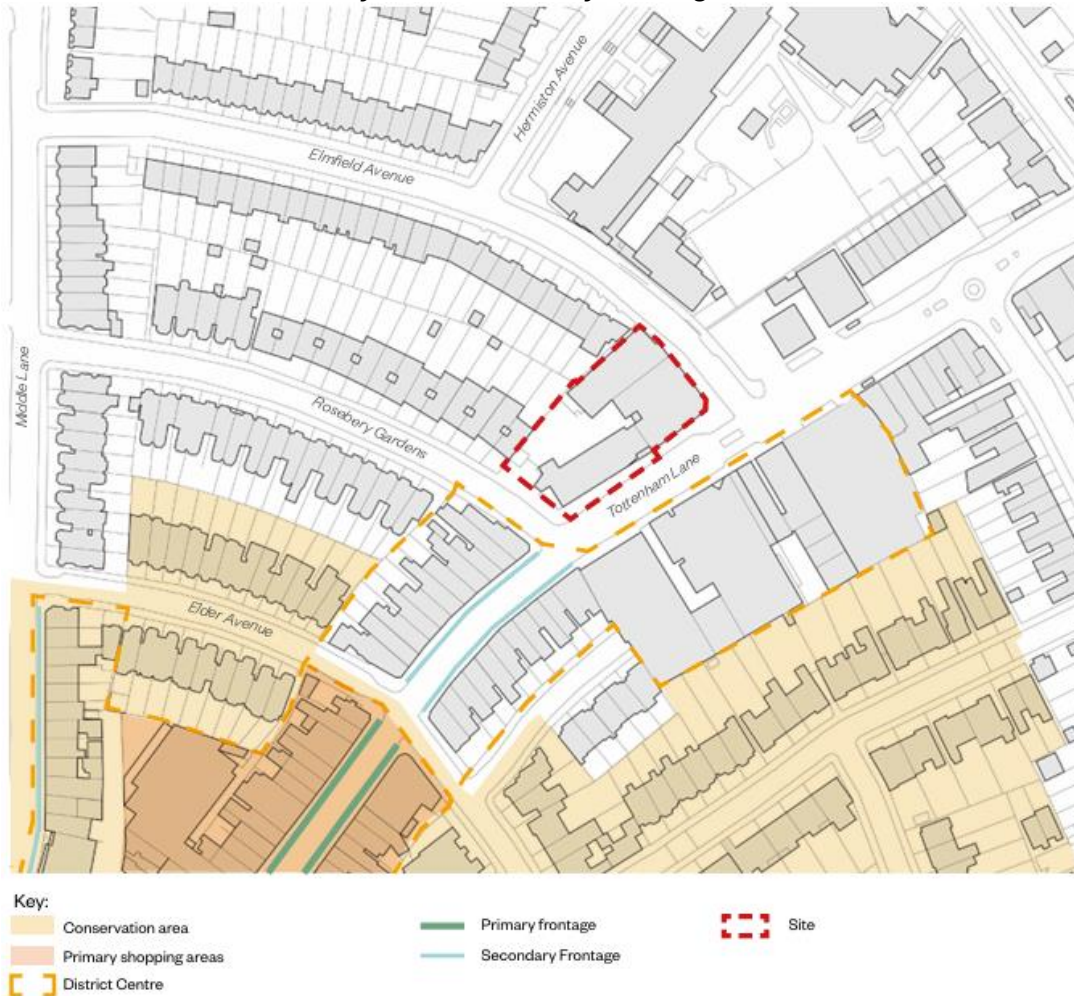
Damp and mould present above some windows at upper levels. Some partition walls and finishes are in poor condition with visible holes

Site constraints:

3.10 Other relevant designations and site constraints:

- Critical Drainage Area (CDA)
- Just outside Crouch End Conservation Area to south/southwest/southeast but not adjacent
- Application site visible in views looking northwest along Tottenham Lane/Broadway Parade from The Queens Pub Grade II* listed building (26, Tottenham Lane N8)
- Near to other heritage assets, such as: Grade II listed Church of Holy Innocents; the locally listed 136 Tottenham Lane; and the Hillfield Conservation Area located to the northeast
- Street trees and trees to rear gardens
- Just outside of Crouch End District Centre, Primary and Secondary frontage, and Primary shopping area

Figure 4 – Image showing the Conservation Area limits, Primary shopping area, Crouch End District Centre, and Primary and Secondary frontage



4. PROPOSED DEVELOPMENT

- 4.1 The applicant seeks to demolish the existing YMCA building and replace it with a new and modern, fit for purpose, YMCA building of 3 to 7 storeys with 174 bedspaces of hostel accommodation, and landscaping & parking.
- 4.2 The new building would not retain the Gym/Fitness Centre but would have all the facilities of a modern YMCA with a secure main entrance, office space, meeting rooms, a residents' lounge and courtyard all on one slab level on the ground floor. The applicant has investigated retrofitting the existing building but deemed it to be insufficient to meet the core objectives for the project.
- 4.3 The applicant has identified the following issues with retrofitting the existing building:
- It fails to deliver the required capacity of approximately 180–200 bedspaces. Reprovision of the existing 155 bedspaces within the current building footprint is also not feasible
 - The main constraint is the increased spatial demand associated with: en-suite bathrooms, kitchen facilities, modern building services. These requirements cannot be effectively accommodated within the limitations of the existing structure.
 - Does not optimise site capacity
 - The floor levels are inconsistent across the various buildings, which creates accessibility and connectivity issues. Additionally, the ground floor has several level changes that require adaptation
 - The existing building structure and the floor-to-soffit height can hinder service distribution across the site
 - The deep plan and building configuration of the Fitness Centre do not allow for flexible use of accommodation or bedspaces, particularly on the upper floors
 - Some bedspaces to the north have poor access to daylight and outdoor views due to the bulk and massing of the Fitness Centre.
- 4.4 The replacement building would be a similar shape to the existing building with frontages on Elmfield Avenue, Tottenham Lane, and Rosebery Gardens that wraparound a courtyard to the rear of the building that abuts the rear gardens to properties on Elmfield Avenue and Rosebery Gardens.
- 4.5 Similar to the existing building on the site the replacement building would be of different heights with the heights increasing towards the Tottenham Lane and Elmfield Avenue corner. The building would be 4 storeys on Rosebery Gardens stepping up to 5 storeys at the Tottenham Lane corner with a 6-storey mansard roof element running along Tottenham Lane.

- 4.6 The building would be part 3, part 4 storeys on Elmfield Avenue stepping up to 6 storeys and then 7 on the corner with Tottenham Lane. The uppermost 7th storey would be a roof form housing electrical and mechanical plant. The building would also have a basement in the centre of the site.
- 4.7 The main entrance would be on Tottenham Lane near to the centre of the Tottenham Lane elevation but closer to Rosebery Gardens. There would be a secondary entrance on Elmfield Avenue for 'Move-on' residents and staff.
- 4.8 The accommodation in the building would comprise of 4 to 6-bed clusters and 2 to 3-bed 'Move-on' flats. There would be 37 clusters and move-on flats which would include sixteen 6-bed, nine 5-bed, and two 4-bed clusters; and five 3-bed and five 2-bed move-on flats. 14% of the 174 bedspaces would be 'Move-on' accommodation with 10% of the bedspaces being wheelchair accessible.
- 4.9 The proposal would include new landscaping to the rear courtyard, and to the three frontages. This would include urban greening and biodiversity measures. Two car parking spaces would be included off Rosebery Gardens for a maintenance, contractor or facilities management vehicle and one blue badge space. Cycle parking would be along the northwest boundary near to Rosebery Gardens along with an internal store.
- 4.10 The building would include a staff meeting room on the fifth floor and level access across the building. Plans and images of the proposal can be found in Appendix 1.

5. PLANNING HISTORY

- 5.1 There is no recent relevant planning history of note relating to the site. The original building, formerly known as Hornsey YMCA, was first constructed in 1903 and an Art Deco building was later constructed in 1929.

Figure 5 – Image showing the YMCA building as originally built in 1929



- 5.2 During World War II, the art deco corner building (Hostel Wing) suffered bomb damage. Only the art-deco annex located on Elmfield Avenue to the north was retained. This currently houses the Crouch End Fitness Centre. Subsequently, the hostel wing was rebuilt in 1958-1959, along with the construction of a new wing along Tottenham Lane (the Sir Brett Cloutman Wing).

Figure 6 – *Image showing the Sir Brett Cloutman Wing 1958*



- 5.3 The building features a brick-clad building and is comprised of additional hostel rooms. A mansard rooftop extension to both the Sir Brett Cloutmann and Hostel wing was constructed in the 1980's. The Hostel Wing was also re-clad in brickwork during this period.

6. CONSULTATION

Public Consultation

- 6.1 The applicant has carried out their own public consultation exhibition events for residents. One at Rokesly School on 14th May 2026 from 3.30-8 pm, and the second at the Harringay Club (10 minutes' walk away) on 11th June from 4.30-6.30pm.
- 6.2 The YMCA team commissioned an external distribution company to leaflet over 5,000 local addresses to advertise these events. The second event was arranged in June 2026 after residents on Rosebery Gardens and Elmfield Avenue reported that they had not received the leaflets advertising the May exhibition event.
- 6.3 Ahead of the second public event in June, the applicant team hand delivered invitation letters to local addresses on Rosebery Gardens, Tottenham Lane and

Elmfield Avenue, to ensure these households received notice of the exhibition and were notified of the information published online.

- 6.4 The applicant team estimate that around 60-70 people attended overall – and they had 51 feedback forms filled in at the events, they also had a further 33 feedback forms submitted online.
- 6.5 The team also emailed and dropped letters at all the local high street businesses between Elder Avenue and Ferne Park Road, and invited them to two online briefing sessions on 30th June (one morning, one evening), to offer alternatives that would work around their opening hours but they say they did not receive a response.
- 6.6 The applicant team have collated the feedback from the written forms filled in at these two events, and also those submitted online via the project website (ymcacrouchend.org). The applicant collated Frequently Asked Questions Response document is attached at Appendix 2.
- 6.7 A number of pre-application discussions have also taken place with Planning Officers. The applicant team have also met with Officers from the Housing team at the Council as well as Ward Members.

Planning Forum (PF)

- 6.8 The Council has established a Planning Forum to facilitate the discussion of large-scale or contentious planning proposals. The forum does not reach a decision about a proposal. Its purpose is to allow participants to raise issues of concern and obtain answers to questions about the particular application.
- 6.9 The aim is to allow early discussion by Members and members of the public on planning issues related to these planning proposals and to explore the scope for agreement between all parties in a positive and constructive way prior to the later decision being made at the Planning Sub-Committee.
- 6.10 Forum meetings will usually take place prior to the submission of an application but can take place at an early stage of the formal process before the Planning Sub-Committee meeting. They do not remove the opportunity for objectors, supporters and applicants to address the Planning Sub-Committee when an application is to be determined or the holding of exhibitions and or public meetings where these are considered appropriate.
- 6.11 Meetings are open to all Members, local businesses and residents. Normally one application or proposal will be considered at each forum to allow for effective discussion. To assist the running of the meeting an agenda is prepared and a short briefing note on the proposal is available.
- 6.12 The format of the meeting is as follows:

- A senior planning officer chairs the forum. They ensure that all planning issues arising from the proposal are raised. Planning officers provide information on the progress of the proposal.
- The applicant is invited to make a presentation of the proposal for a maximum of 15 minutes.
- Local residents and organisations have an opportunity to present their views either for or against the proposal.
- The applicant responds to questions from Members of the Planning Sub-Committee, ward councillors and local business and residents.

6.13 A PF is scheduled to take place on 16 July 2026. The Planning Forum has been advertised by way of 6 site notices placed around and near the site, with Cllrs and local interest groups informed of the meeting by email. Officers will update Members on this at the Planning Sub Committee briefing.

Quality Review Panel (QRP)

6.14 The proposal was reviewed by the QRP on 3 December 2025 with a further review carried out on 3 June 2026. The full reports can be found at Appendices 3 and 4 respectively). The QRP's summary comments for the last review were as follows:

"The Quality Review Panel strongly supports the project's aspirations and welcomes the progress made since the previous review. The case for demolition rather than remodelling is now clearly set out and is broadly endorsed by the panel. The proposed scale and massing are considered appropriate. However, the panel feels the design requires further refinement to better reflect the building's important civic role and prominent high street location.

The building does not respond convincingly enough to its setting, and further work is needed to develop the high street typology. The panel recommends introducing greater articulation and hierarchy across the elevations, through the use of setbacks, colour variation and different window treatments.

Particular attention should be given to the Tottenham Lane and Rosebery Gardens corner, which terminates the vista along Tottenham Lane. Expressing this corner with greater confidence would strengthen the building's overall presence.

The main entrance should convey a stronger civic character. The layout could be made more generous, with the double-height space expressed externally to create a more legible, welcoming and identifiable point of arrival. The replacement of curtain walling with glazed brick at the ground floor is supported.

However, a broader colour palette and more varied treatments would help distinguish between spaces and communicate the building's different uses. Further consideration should be given to uses that support residents while also

encouraging integration with the local community. For example, a community café could provide opportunities for training, employment pathways and social interaction.

The panel supports the holistic sustainability approach but would welcome more detail on how systems will be managed and communicated to residents. The evolving landscape strategy is also welcomed, though it would benefit from further development to embed inclusive design principles.”

- 6.15 The applicant team have subsequently developed the design of the proposals with the main changes being:
- Further refinement of the design to make the building respond more convincingly to its setting, with greater articulation and hierarchy introduced through the use of setbacks, colour variation and different window treatments which bring out more of the high street typology;
 - The Tottenham Lane and Rosebery Gardens corner and in particular the roof form has been refined to improve its appearance in views from Crouch End.
 - The entrance has been made more generous to improve its visibility and sense of arrival
 - Because of operational and safeguarding requirements, the applicant advises that they cannot include a community café. However, there is the potential to operate some fitness classes/uses from the planned community spaces for the public within the new ground floor. This is yet to be confirmed by the applicant but will need to be confirmed under a formal application.
- 6.16 The applicant team have sought to address the concerns raised by the panel in the current design.

7. MATERIAL PLANNING CONSIDERATIONS

Principle of development

- 7.1 The proposal is to redevelop the site for the same use (a hostel that provides accommodation for young people that are experiencing homelessness), which should be supported, particularly given that the same use has operated from the site for over a hundred years. The applicant would be required to justify the decision to redevelop as opposed to retrofitting the existing building.
- 7.2 Policy H1 of the London Plan 2021 sets a 10-year target (2019/20-2028/29) for the provision of 522,870 new homes across London as a whole and 15,920 for Haringey. Local Plan Policy SP2 states that the Council will maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement.
- 7.3 Policy H1 of the London Plan 2021 ‘Increasing housing supply’ states that boroughs should optimise the potential for housing delivery on all suitable and

available brownfield sites, including through the redevelopment of surplus public sector sites.

- 7.4 Policy SP2 of the Council's Local Plan 2017 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing. Policy DM10 of the Councils Development Management Development Plan Document (DM DPD)2107 seeks to increase housing supply and seeks to optimise housing capacity on individual sites.
- 7.5 Although modest, the proposal would increase the number of bedspaces in the building. The modest increase in 19 rooms would count towards meeting housing targets on the basis of a 1.8:1 ratio, with one 1.8 bedrooms/units being counted as a single home (i.e. 10.55 homes). This ratio is set out in the London Plan 2021 and is for all non-self-contained communal accommodation that is not accommodation for students or non-self-contained accommodation for older people.
- 7.6 Policy H12 of the London Plan 2021 'Supported and specialised accommodation' supports specialised housing developments which meet an identified need. It is acknowledged that there is a clear need for the type of services the YMCA provide – not only housing for young people experiencing homelessness but also training and support services.
- 7.7 The Residential Hostels and Secured Accommodation section of the Development Management DPD (DMDPD) Policy DM15: Specialist Housing supports new hostels and secured accommodation where:
- a. They do not involve the loss of permanent housing or existing satisfactory shared accommodation;
 - b. They will not result in an overconcentration of provision in an area;
 - c. They are located close to public transport, shops and services;
 - d. The scale and intensity of hostel use or secured accommodation is appropriate to the size of the building;
 - e. There would be no adverse impact on the amenity of neighbouring properties or the character of the area; and
 - f. The accommodation and facilities, including provision for safety and security, is suitable for the intended occupiers.
- 7.8 The proposal would need to satisfy the above criteria, further information will be required to clarify the full impact of the proposal on the amenity of neighbouring properties and the character of the area; and on the provision for safety and security.
- 7.9 On safety and security, the redevelopment could allow the opportunity for this aspect to be improved through better boundary control, including the

incorporation of a dedicated controlled main entrance that would benefit from improved visibility and passive surveillance.

- 7.10 This would help with safeguarding and preventing unauthorised access. Other aspects around anti-social behaviour would be managed by the on-site team and the procedures for managing issues would be detailed in a management plan that would be submitted with a formal planning application.
- 7.11 The Designing out Crime Officer from the Metropolitan Police would be consulted on a formal planning application and conditions would be attached to any planning permission given requiring the applicant to demonstrate that the development would achieve 'Secured by Design' accreditation.

Suitability of accommodation and facilities

- 7.12 The existing building has single bedrooms but the house next door (52 Elmfield Avenue also owned and run by the applicant) hosts 'Move on' accommodation.
- 7.13 The new building would provide 4 to 6-bed clusters across 86% of the building and then 14% move on accommodation in the form of 2 and 3-bed shared move on flats. Length of tenure would be variable – and specific to the needs of the individual, and this would not change.
- 7.14 The proposed layout of the pre-application scheme has been informed by a similar redevelopment project called LandAid House (City YMCA, 8 Errol Street, Islington, EC1Y 8SE) that was granted planning permission in 2014 and opened in May 2021. The layout better supports residents by providing accommodation and facilities that enable independence and meet modern standards.
- 7.15 The current building and its services are deteriorating with the building having poor energy efficiency and long dark & tight corridors with multiple stair cores and only one lift. The applicant states that it does not function well from a management perspective and creates challenges relating to safety and security.
- 7.16 The current building also lacks a suitable staff office and admin space or shared areas suitable for meetings and break-out spaces. The applicant is currently advising that the new building and its facilities are not likely to result in an increase in staffing. The exact staffing number would need to be provided in a formal submission so that the impacts of any changes can be assessed.

Crouch End Fitness Centre

- 7.17 A significant portion of the ground floor of the existing building is occupied by the Crouch End Fitness Centre, which has its main entrance on Elmfield Avenue. The proposal would not retain this facility.
- 7.18 The fitness hall is approximately one metre lower than the rest of the ground floor, and several ramps and level changes throughout the building present

accessibility challenges. Noise from the Fitness Centre also often travels through to the bedrooms above.

- 7.19 Policy DM49 of the DM DPD 2017 'Managing the Provision and Quality of Community Infrastructure', seeks to protect existing social and community facilities unless a replacement facility is provided. The DM DPD lists recreation and sports facilities as 'social infrastructure'.
- 7.20 The Fitness Centre has been leased by the YMCA to an independent provider on a rolling short-term arrangement since late 2023. Whilst it may offer different services at different prices, there are similar alternative facilities nearby on Tottenham Lane such as the Pure Gym opposite and Virgin Active closer to Crouch End Centre. The level of provision located nearby is noted.

Temporary accommodation for current residents during construction

- 7.21 The YMCA are experienced in rehousing residents, and they would need to do so here in the event that planning permission were granted. The YMCA state that they would be committed to implementing a Rehousing Strategy.
- 7.22 The YMCA has confirmed throughout the pre-application discussions that they would continue to create 'Move on' opportunities for residents through their existing housing pathways within their own housing portfolio or their extensive housing partner network.

Design, Appearance & Impact on Heritage

- 7.23 Footprint – The proposed building would have a similar footprint to the existing building, which would maximise floorspace whilst providing an area of open amenity space for residents. The proposed footprint responds to the built form to the north.
- 7.24 Ground floor layout – The proposed building would incorporate a reception and communal spaces for residents as well as accommodation, cores and plant/back of house spaces across the ground floor.
- 7.25 The layout has been designed to provide as much activation at street level as possible, particularly along Tottenham Lane and Elmfield Avenue. All frontages would be activated wherever possible and plant, ancillary spaces and storage is proposed to be consolidated towards the rear and corners to minimise the impact on frontages.
- 7.26 Design Approach – The applicant has submitted information identifying how they considered both refurbishment and new build options before finalising the scheme proposals.

- 7.27 A deep retrofit could offer significant benefits in terms of resource efficiency, carbon savings, and alignment with Policy SI2 of the London Plan 2021. However, the applicant has identified that the building has such significant failings that a retrofit would not meet the operator requirements or be cost effective.
- 7.28 Scale, height and massing – The area is sensitive to height, and the building is clearly visible into and out of Crouch End Conservation Area and from the Grade II* listed The Queen's Public House (No. 26 Tottenham Lane). The site sits in the centre of the view out of the Conservation Area from Crouch End and from The Queens Pub due to the curvature of Tottenham Lane moving northeast, therefore it is prominent from an important view.
- 7.29 The design team for the pre-application scheme has been cognisant of the need for the scheme to be sensitive to nearby heritage assets. Whilst not within the Conservation Area, the design team are aware of the prominence of the site and the impact both the current building and a new larger building would have on nearby heritage assets.
- 7.30 Given how uninspiring the elevations and roof form of the current building are, Officers consider that the increased scale and massing could be justified, provided the replacement design is of high quality and its impact on important views are minimised.
- 7.31 The applicant would be required to produce a Heritage, Townscape and Visual Impact Assessment (HTVIA) for a formal application which would assess the significance of the heritage assets and the impact of the proposed building on them whilst also considering townscape and visual impacts.
- 7.32 The heritage methodology would draw on relevant policy, legislation and Historic England guidance, and the TVIA methodology would draw on the Guidelines for Landscape and Visual Impact Assessment (GLVIA) and associated technical notes by the Landscape Institute.

Tall buildings

- 7.33 Policy DM6 of the DM DPD 2017 'Building Heights' states that the Council expects building heights to be of an appropriate scale which respond positively to the site's surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1 of the DM DPD 2017. Building heights are generally 3 to 4 storeys along Tottenham Lane with gables and decorative roof forms on the more historic buildings.
- 7.34 Part B of Policy DM6 of the DM DPD 2017 requires proposals for taller buildings (those that are two to three storeys higher than the prevailing surrounding building heights) must be justified in urban design terms and should conform to the following general design requirements:

- a. Be of a high standard of architectural quality and design, including a high-quality urban realm;
 - b. Protect and preserve existing locally important and London wide strategic views in accordance with Policy DM5; and
 - c. Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (see Policy DM9).
- 7.35 Where they are well designed, of high architectural quality and located in the right places, taller buildings can enhance and contribute to the attractiveness of an area. Taller buildings are significantly important to the delivery of the Borough's spatial strategy, but these buildings generally come forward in specific growth areas where growth and development needs are focussed.
- 7.36 It is acknowledged that the existing building is taller than surrounding buildings and the proposed height increases are modest in the context of the existing building - being 1 to 2 storeys taller. However, as the area is generally of a lower height, any height increase has the potential to have an undue impact if the design does not satisfy criteria a to c.
- 7.37 The site does not fall within existing locally important and London wide strategic views and therefore the proposals would be in accordance with Policy DM5 of the DM DPD 2017.
- 7.38 Additional storeys are proposed around the building, with the Tottenham Lane elevation raised from 4 to 5 storeys as existing to 5 and 6 storeys as proposed, with a 7th storey on the Tottenham Lane/Elmfield Avenue corner. A 4-storey infill would be introduced into the gap on Rosebery Gardens, and the 2-storey fitness centre building would be replaced with a building to a height of 3/4 stepping up to 6 storeys.
- 7.39 To Rosebery Gardens the building would be 4 storeys. Whilst the building line would be brought closer to the northwest boundary the building would be 4 storeys at this point which would be a modest storey taller than the adjacent building, albeit it would have the appearance of 1 and a half storeys due the height of the ground floor of the proposal.
- 7.40 The tallest part of the building which would be of 7 storeys and located at the corner of Tottenham Lane and Elmfield Avenue would be used for plant equipment.
- 7.41 A proportional assessment against Policy D9 of the London Plan 2021 'Tall buildings' would need to be carried out and submitted in support of a formal application and would include sunlight / daylight testing; sun on ground analysis, wind; and townscape testing. This information would need to confirm the impacts are acceptable.

- 7.42 Architectural approach – The design and materials proposed for the building are key to any additional height and massing being acceptable.
- 7.43 The visual bulk of the additional height and massing proposed has been broken up through a design that includes chamfers and which reflects the rhythm and proportion of vertical bays in the nearby shopping parades. The mansard style roof form would also be set-back with dormer windows and constructed in a high-quality steel shingle.
- 7.44 The main double height entrance would be in a central location on the Tottenham Lane frontage - with clear sightlines and connection to all key spaces.
- 7.45 The window arrangement reflects the character of the high street as well as it can given the internal demands from the use. Dormers would break up the roofline, reduce the perceived mass, and add architectural interest at upper levels.

Heritage

- 7.46 The application site is prominently located on Tottenham Lane, near to several heritage assets, the nearest being the Grade II listed Church of Holy Innocents and the locally listed 136 Tottenham Lane located to the northeast, and the Grade II* listed The Queens Public House and the Crouch End Conservation Area to the southwest.
- 7.47 The site closes out the view out of the Couch End Conservation Area, framed by the impressive Topsfield Parade and Broadway Parade and development here is sensitive as it would have an important impact on the setting of the Conservation Area. The impact of the building on these views and heritage assets has been considered throughout the design of the proposals.
- 7.48 The scale of the development has been carefully negotiated and whilst it would be larger than the existing building, particularly increasing its height along the Tottenham Lane frontage, it is considered that the impact of this increased scale and massing might be justified, provided the replacement design is of high quality.
- 7.49 The applicant has continued to develop the design quality of the scheme and has resolved most of the concerns raised at QRP, such as the main entrance sequence and ground floor plinth design. Negotiations are ongoing over some of the finer detailed design points.
- 7.50 The materiality of the development and the co-ordination of the different materials will be an important factor in the design quality of the scheme, and this would need to be secured through the next stages of the scheme through to development.

- 7.51 Impacts on the heritage assets would be further interrogated when the HTVIA is undertaken which would help assess mid-range views on the heritage assets which are likely to be less sensitive to change from this development, such as Hillfield Conservation Area.

Layout and standard of accommodation

- 7.52 Space standards – As the proposed use is not conventional housing and falls under the sui generis Use Class there are no described Planning space standards for this type of temporary accommodation.
- 7.53 Policy H12 of the London Plan 2021 states that supported and specialised accommodation should be designed to satisfy the requirements of the specific use or group it is intended for, whilst providing options within the accommodation offer for the diversity of London's population, including disabled Londoners.
- 7.54 Policy DM15 of the DM DPD 2017: Specialist Housing -supports new hostels where the accommodation and facilities are suitable for the intended occupiers.
- 7.55 It is acknowledged that there is an existing use with small room sizes of around 10sqm. The proposed room sizes are expected to be around 12-13sqm for the cluster flats with en-suite facilities. Typical 'move-on' bedspaces would be larger and the majority would be wheelchair accessible/adaptable.
- 7.56 The proposal could therefore deliver a significant improvement to the residential accommodation by increasing the size and quality of the individual bedrooms provided but most importantly improving their quality by incorporating ensuite bathrooms.
- 7.57 This room sizing is similar to room sizes for purpose-built student accommodation (PBSA) in London. The applicant consider that the proposed room sizing would support residents to live self-sufficiently.
- 7.58 The applicant states that the room sizing would also allow more units to be provided, which means more homes can be provided, reducing homelessness and enabling more people to access the services the YMCA provide.
- 7.59 Amenities – The key reasons for redevelopment are to improve the accommodation and facilities for residents and staff. The proposals include self-contained kitchens, providing opportunities for residents to develop independent living skills and provide an improved communal lounge and outdoor amenity space.
- 7.60 The existing cooking arrangements lack self-contained kitchens, which restricts opportunities for residents to develop independent living skills. The proposal would provide dedicated kitchen facilities in each cluster/flat.

- 7.61 Wheelchair accessibility – At least 10% of the accommodation would meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. Which would be required by Policies H12 and D7 Accessible Housing of the London Plan.
- 7.62 Daylight, Outlook & aspect – Most of the rooms of accommodation would be single aspect which is common with accommodation of this size and type. Because of the orientation of the building there would be several northwest facing units. However, the shared kitchens are proposed to be located where they have south facing windows or dual aspect wherever possible.
- 7.63 A daylight/sunlight assessment that meets current BRE guidelines would need to be submitted in support of a formal application and should show that the development would have sufficient light.
- 7.64 Outdoor amenity space – The proposed external amenity space would improve on the existing situation which includes a small area of lawn and a shelter. The current proposed planting and landscaping scheme indicates that the proposed space would be functional and would meet the needs of residents with some planting and spaces to sit and socialise.
- 7.65 Inclusive Design - The proposal would provide fully accessible kitchens, wheelchair accessible lifts and level access to parts of the development. There would be a level ground floor threshold provided in order to provide a high quality and inclusive environment for future residents. This would be a significant enhancement on the existing situation in this regard.

Impact on amenity

- 7.66 Privacy & overlooking – Whilst there would be an increase in scale and massing there should not be a material increase in overlooking and loss of privacy given the existing situation and the level of mutual overlooking that currently exists.
- 7.67 Whilst there are massing changes, the number of north facing windows have been minimised, with the building form enabling windows to face west and northeast instead.
- 7.68 Impact on outlook – Given the existing situation and siting of the building the proposal is unlikely to present as an overbearing structure from the perspective of neighbouring properties and gardens. The proposal would need to be supported by studies and information that identify that the impact of the development on outlook would be acceptable.
- 7.69 Other impacts – Contextual drawings would need to be submitted with a formal planning application to present the scheme in relation to the broader environment

outside this site, with daylight / sunlight / overshadowing analysis also carried out to show there would be no adverse impact on neighbouring amenity.

- 7.70 Any formal application would also need to be supported by a management plan that identifies how the applicant would manage any potential issues to give neighbouring residents comfort that the proposal would minimise and mitigate any issues that may affect them.
- 7.71 There are three high pollarded lime trees located on the street in front of the southwest elevation of the site on Rosebery Gardens near the junction with Tottenham Lane. The proposals seek to retain these trees.
- 7.72 An Arboricultural Report would need to be submitted with a formal application which should outline how the proposed works and that the new built form would avoid damage to the trees and/or not put pressure towards their loss as a result of the development.
- 7.73 There is also a tree to the rear of 52 Elmfield Avenue that would need to be included in the assessment. The scheme would be expected to achieve an Urban Greening Factor of 0.4.

Transport & parking

- 7.74 A transport assessment/statement would be required when a full application is submitted to fully consider access and all transportation characteristics of the site. The site has a PTAL (2023) score of 3; but this location is appropriate for a 'car light' development given that the existing building functions in this way and the increase in bedspaces is proposed to be modest.

Access

- 7.75 The existing access to the site would be retained. A planning application would require detailed drawings of the proposed layout, servicing facilities, and car parking/blue badge bay. Swept path plots may be necessary depending on the eventual arrangement to confirm a safe workable access can be provided.

Trips

- 7.76 The applicant has advised that staff numbers would remain the same in the redeveloped building and so there would be no additional requirements to address any uplift. However, existing and proposed delivery and servicing trips need to be submitted alongside a formal application, so that the impacts of this can be established and appropriate mitigation secured.

Car parking and blue badge parking

- 7.77 It is expected that residential demands on parking are likely to be low. The 174 rooms proposed would constitute a small increase in room numbers/occupiers.

As such, the scheme is unlikely to require restrictions on resident car parking permits.

- 7.78 One blue badge space would be included along with another space which would be for maintenance, contractor and facilities management when required. This represents a net reduction of one space when compared with the existing arrangements.

Cycle parking

- 7.79 The applicant has based the proposed cycle parking provision on a survey of the existing use and the LandAid House scheme to understand cycle parking demand. The surveys identified an average observed demand of 0.20 cycles per room at the existing YMCA Crouch End site and 0.21 cycles per room at LandAid House with a significant quantity of this being E-Bikes.
- 7.80 The proposed total long stay cycle provision includes: 20 E-bike spaces, 33 standard cycle spaces, and 5 staff spaces equating to a total of 58 long-stay spaces. There is no standard requirement in terms of numbers and sizes of spaces that should be provided for hostel development, and Officers consider that the requirement for PBSA is the 'closest fit' and could be used as a guide, but the number/type of spaces could also reasonably be considered on the basis of residents' needs.
- 7.81 Full dimensional/layout details demonstrating compliance with the London Cycle Design Standards would be required within any planning application.

Delivery and servicing arrangements

- 7.82 The exact delivery and service trips per day including parcel deliveries needs to be established although there would be a slight uplift due to the increase in room numbers.

Refuse and recycling storage and collection arrangements

- 7.83 Details of existing and proposed arrangements, including dwell locations for collection vehicles is required, demonstrating adherence with the Borough's standards.

Construction and build out

- 7.84 Given the location of the site on Tottenham Lane, adjacent to residential streets and commercial properties as well as a school, any planning application would require a detailed draft Construction Logistics Plan.

Energy & Sustainability

- 7.85 Policy SP4 of the Local Plan 2017 outlines that the Council will promote measures to reduce carbon emissions and energy use from new buildings during

design, construction and occupation. This policy requires all new residential development to be zero carbon.

- 7.86 Policy DM21 of the DM DPD notes that all new development should implement sustainable design, layout and construction techniques. The energy hierarchy and cooling hierarchy should be applied to new developments.
- 7.87 Any planning application must be supported by an Energy Report to demonstrate compliance with the above policies. As the proposal is still being refined sustainability, energy, and carbon performance aspects haven't yet been assessed in full. This will be scrutinised when the public consultation has been carried out and the finalised form, design, and massing has been resolved.
- 7.88 In terms of overheating the applicant is proposing to prioritise minimising the energy demand from the building through robust specification and detailing of the facades.
- 7.89 Solar shading is expected to be achieved through deep window recesses and overheating would be avoided through window sizing whilst achieving acceptable outlook and daylight/sunlight. Overheating will be scrutinised further once a full assessment is made available.
- 7.90 The submission material identifies that wholesale redevelopment has been chosen as opposed to a deep retrofit, with sustainability identified as a key factor in this decision. The comparison between these options will need to be presented in a planning application and include both operational and embodied carbon emissions.
- 7.91 A formal Whole Life Carbon assessment in line with GLA guidance will need to be undertaken, and information on the retrofit-first approach provided.

Biodiversity Net Gain

- 7.92 All planning applications of this size are required to consider BNG requirements prior to site design. A 'biodiversity gain plan' will need to be submitted with the planning application, documenting and describing how the development will achieve a 10% BNG, informed by a biodiversity metric assessment.
- 7.93 The applicants currently hope to achieve this within the development, but if 10% BNG cannot be achieved within the red line boundary of the planning application site, offsite habitat creation would need to be relied upon and secured accordingly.

Other matters

Fire Safety

- 7.94 Policy D12 of the London Plan 2021 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 in line with Policy D12 of the London Plan 2021.

Equalities, pollution, and drainage

- 7.95 More detail will be required on these aspects as the scheme is finalised to assess their compliance with the relevant development plan policies.

Planning Obligations

- 7.96 If a planning application were to be submitted and Officers were minded to recommend approval, mitigations/benefits would be secured through conditions and planning obligations. Obligations would be secured for the scheme in line with the Planning Obligations SPD 2018. This could include the following, although this list is not exhaustive, and will need to reflect scheme progression, and negotiations with the applicants, once a full application is received:

- YMCA hostel specific provisions
- Transport matters such as Travel Plans, s278 works, restricting car permits, car club, and Traffic Management Order alterations
- Employment and skills and apprenticeship support contributions
- Carbon Management and Sustainability obligations including any carbon offset payments
- Ultra-fast broadband
- Considerate contractors
- Monitoring

This page is intentionally left blank

Appendix 1 – Plans and Images of the proposal

Proposal objectives, Design summary, and Access Strategy

YMCA London City and North is proposing to redevelop their existing site at 184 Tottenham Lane, enhancing and expanding the accommodation, creating shared spaces for residents, staff, and the wider community.

Project Objectives



Improve supported housing

The project aims to create a safe, empowering, and inclusive supported housing environment for young people in Crouch End, where they can thrive, build independence, and transition successfully into adulthood.



Protecting & Enhancing the Public Realm

The proposed development would retain the existing trees on Rosebery Gardens and introduces additional planting alongside high-quality paving around the base of the building.



Ground floor communal and shared spaces

The proposed development will include shared ground-floor space for residents and staff, including large flexible meeting spaces that could be booked by the community.



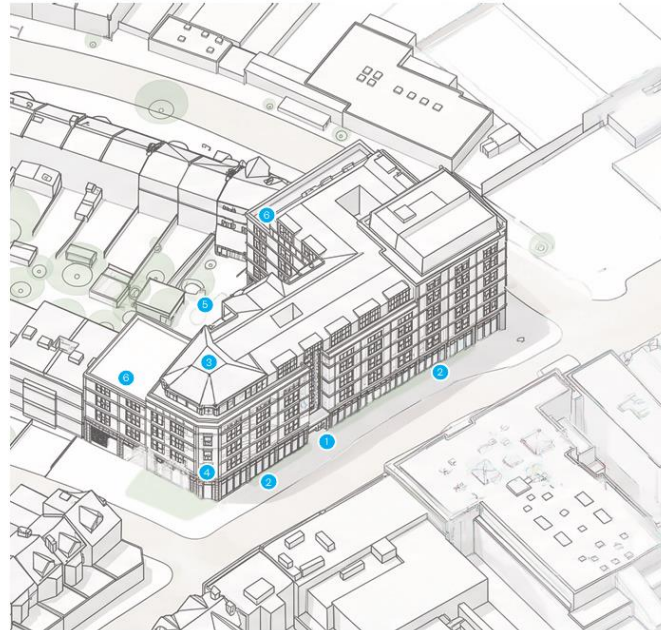
Fostering Well-being

Providing communal indoor and outdoor accessible spaces for residents that promotes social interaction, reduce isolation, and support well-being, offering welcoming areas for connection, learning, and recreation.



High-Quality Design

The proposed development replaces outdated accommodation with a high-quality, energy-efficient building, providing a comfortable and aspirational environment for residents and staff.



Design summary

- | | |
|---|---|
| 1 Visible and welcoming high street entrance | 4 Resident kitchens at corners |
| 2 Ground floor active uses on to the high street' | 5 Communal garden accessible to all residents, with increased planting, shelter and calm spaces |
| 3 Architecture inspired by the surrounding context. | 6 Stepped down building heights on Rosebery Gardens and Elmfield Avenue |



Access Strategy

- | | |
|--|---|
| 1 High street entrance | 4 Vehicle parking, including accessible |
| 2 Central route linking to residents lounge and garden | 5 Bin store |
| 3 Bicycle entrance | 6 Servicing access - gated |

Views of the proposal



Design principles

The proposal incorporates several design features to ensure the development responds positively to its context:

- Vertical window proportions with stacked soldier course detailing to emphasise verticality
- Brick vertical piers reflecting the established rhythm of the neighbouring high street
- Horizontal banding using precast concrete cills to introduce contrast to the façade
- Low-level planting along the building frontage to soften the street edge
- A stainless steel shingle roof, creating an ornate profile inspired by neighbouring slate and lead roofs
- Articulated corner elements
- Grouping of windows into pairs
- Expressive roof line



Local design precedents



Precedent: Allison Brooks, Exeter College



Tiled roofs in nearby context



Aerial view of Tottenham Lane, Elder Avenue junction



Lead roofing



26 Broadway Parade



Image of Tottenham Lane high street

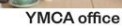
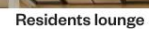
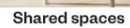


Articulated corners

High Street architecture

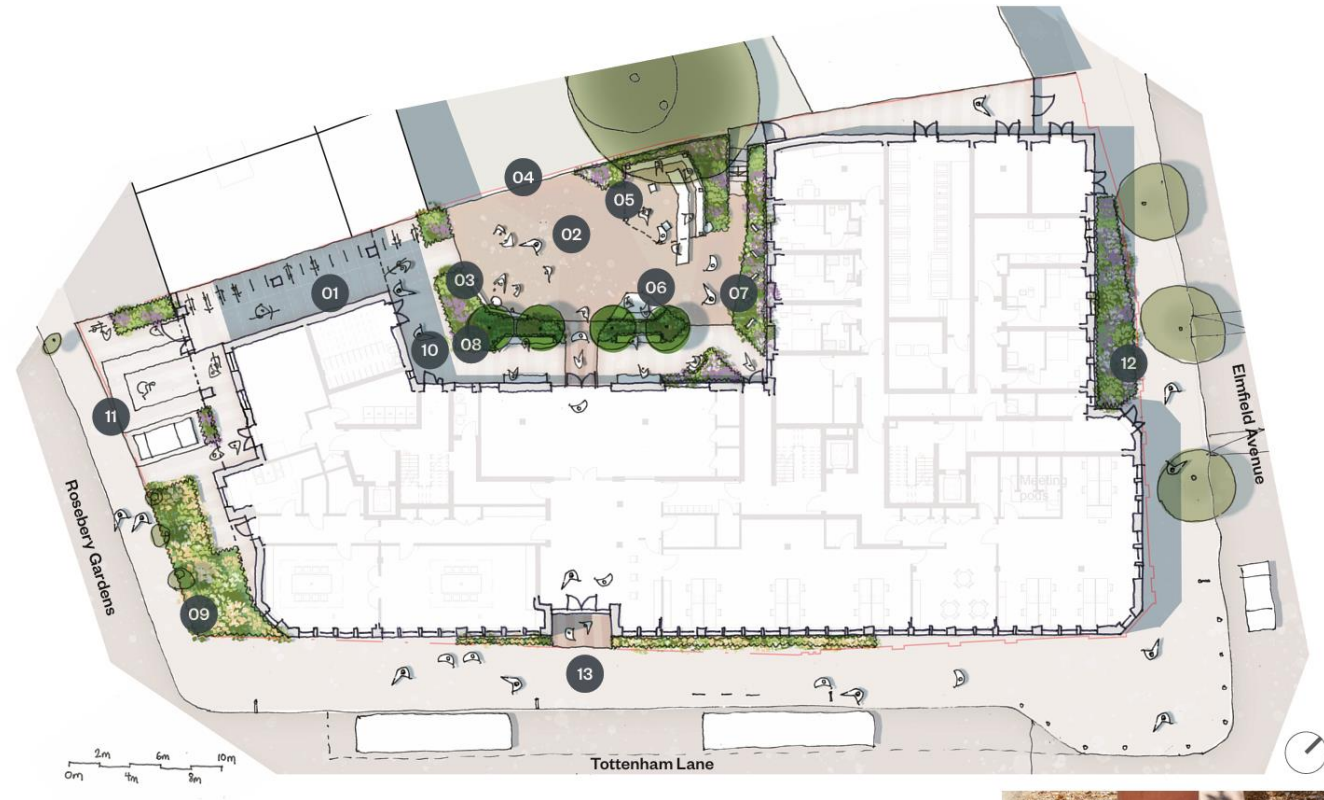
1. Raised ground-floor shopfront forming a strong horizontal band
2. Masonry window cill detailing
3. Vertical rhythm defined by brick piers
4. Paired window openings
5. Expressive roofline
6. Articulated corner treatment



[illegible]

Landscape

- 01 Bike stands in passageway
- 02 Flexible space for activity and socialising with clear oversight and management by YMCA staff.
- 03 Perforated metal screen to which different fixtures for activities can be fixed- including basketball hoop, workout apparatus.
- 04 Boundary wall incorporating murals / artwork
- 05 Covered seating area. A sculptural 'Garden Table' hosts various activities/ functions e.g. communal eating, cooking, growing, games
- 06 Raised platform for seating/ performance
- 07 Defensible planting containing screens, obscuring the views into ground floor bedrooms creates a privacy buffer
- 08 Rain garden planting with trees - a sustainable drainage and habitat feature creating a buffer between the flexible active space and outdoor seating
- 09 Retained existing trees and extended planting.
- 10 Flexible space in shaded, lower-quality section of courtyard supports utilitarian functions e.g. bike repair / washdown
- 11 2 no. parking bays: 1 no. accessible, 1 no. standard
- 12 On-street defensive planting: creates a buffer to the ground floor rooms and enhances the streetscape
- 13 High-quality paving and street greening announce the main building entrance



Flexible platform seating provides room for gathering and performance



Basketball hoop - social activity central to YMCA's heritage and mission
Mural wall enlivens the space



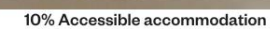
Covered communal seating, providing an outdoor space usable in all weathers



Secluded seating enclosed within planting, creating a calmer & quieter space



'Garden Table' brings together multiple communal uses in a sculptural feature, e.g. cooking, growing, eating



Accommodation schedule

Accommodation schedule

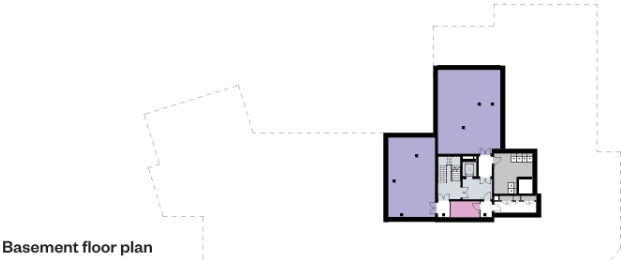
No. of bedspaces	174 bedspaces
6 bed clusters	(14 Flats) 96 beds
5 bed clusters	(9 Flats) 45 beds
4 bed cluster	(2 Flats) 8 beds
3 bed move on	(5 Flats) 15 beds
2 bed move on	(5 Flats) 10 beds
Proportion of move on bedrooms	14%
Wheelchair accessible / adaptable	10%



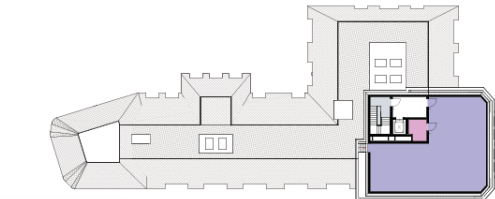
First Floor - Second floor plan



Ground floor plan



Basement floor plan



Roof plan



Fifth floor plan



Fourth floor plan



Third floor plan

KEY

- Communal Lounge
- Reception
- Shared Spaces
- Store / Ancillary
- Staff & Admin Office and Welfare spaces
- Core
- Outdoor Amenity Space

- Clusters - Bedrooms
- Clusters - Shared Living
- 2/3 Bed Move-on - Shared living
- 2/3 Bed Move-on - Bedrooms
- Mechanical Plant



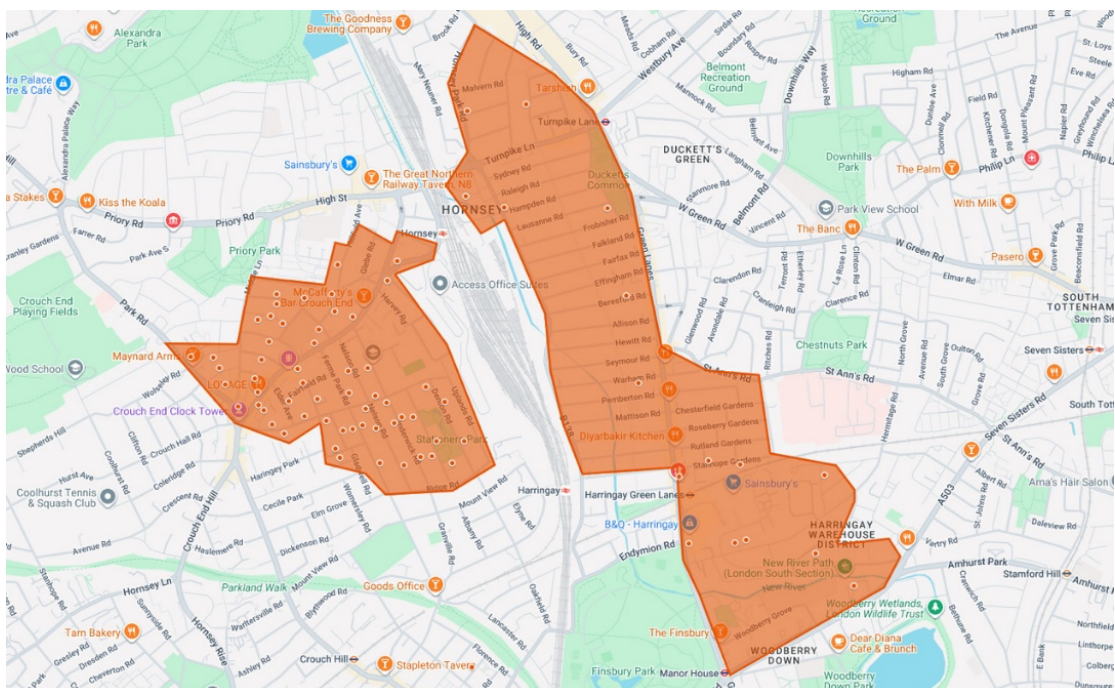
Appendix 2 - YMCA FAQ Response to Public Consultation Events

YMCA Crouch End 184 Tottenham Lane Community Consultation **Frequently Asked Questions** July 2026

The YMCA project team have collated the feedback from the 84 forms submitted so far at the two public exhibition events and via the project website and two letters on behalf of two groups of local residents, during May and June 2026. We have set out the key themes of feedback under the numbered headlines below, with key questions responded to underneath.

Theme 1: Consultation and Communication Issues

- Q. Why didn't all local residents receive leaflets advertising the first public event at Rokesly School on 14th May?*
- A. YMCA commissioned a private distribution company to deliver leaflets advertising the consultation event at Rokesly School. We targeted a wide geographic area around the Tottenham Lane site, (see map below) delivering to around 5,400 individual residential addresses. Rokesly School emailed all of the school's parents and carers with news of the event and posters were placed outside of our premises at 184 Tottenham Lane and in local shops. In addition, these notices were shared with key local community groups and via community group Facebook pages so they could promote the events to local people who may not have seen the printed leaflets or posters.



At the consultation event, some residents in Rosebery Gardens and Elmfield Avenue (roads immediately adjacent to the site) indicated that they had not received flyers, for which we can only apologise.

We therefore arranged a second, repeated exhibition event in June, and distributed further leaflets to local homes and posted posters in local shops for this event. Our staff then hand-delivered letters to properties on Rosebery Gardens and Elmfield Avenue to ensure that local residents were aware of the opportunity.

The exhibition boards used for the two public events have been shared on the project website since 14th May, and the website address was included on all the publicity, so that local people who could not attend in person were able to view the proposals.

YMCA extended the consultation timeframe from 2 weeks to 5 weeks to better accommodate feedback.

The leaflet distribution area included streets around our buildings in Crouch End and the Harringay Club catchment area for families using our facilities.

Q. Have Rokesly School been consulted about your proposals?

- A. Yes, we met with the Rokesly School leadership team last year, and we are keeping them up to date with our plans.

We opened the first public event at the school with a carers and parents only session to ensure that they had the opportunity to look at our plans and provide feedback.

Q. Have local businesses been made aware of the plans?

- A. We have contacted all the high street businesses immediately adjacent to the site and have arranged separate online briefings with them.

Q. Will there be a more formal public briefing or meeting about the project?

- A. The project team undertook a 'community engagement' approach so that the public could look 'personally and closely' at the design and ask questions of concept with the design team. It was felt that a Q&A styled presentation would limit individuals' capacity for a more personal discussion tailored to their interests.

The use of informative display boards, with the expertise of our design team on hand, meant that we could ensure 1-on-1 conversations, allowing residents to review plans at their own pace and ask nuanced questions. We asked everyone who attended to provide written feedback either via printed forms or online, to capture the full range of views on our proposals.

We will be presenting the updated project proposals at the Haringey Council Planning Forum on 16th July, before we submit the planning application later this summer. This is a public meeting organised by the Council, held online, including a scheme presentation, where you can find out more about the project and share your views on the proposals. The Planning Forum will start at 7.30 pm - you can register to attend by emailing planningforum@haringey.gov.uk.

Once our planning application is submitted, you will also be able to register support or objections via the formal consultation process, which will be coordinated by the Council.

Q. How do we get in touch with the YMCA team about the project, or to register any separate concerns or issues with the management of the current YMCA accommodation?

A. For the Crouch End Regeneration Project

You can use our online form at www.ymcacrouchend.org or email the YMCA project team inbox: comments@ymcalcan.org

We will continue to review all communications received during the planning process and then into the development period, providing periodic updates through our [project website](#).

For concerns over day-to-day housing management or YMCA operations

For any complaints (or compliments) about the existing 184 Tottenham Lane accommodation, you can report these in person to the reception team, or fill in the online form [here](#).

Theme 2: Concerns About Building Height and Scale

Q. How much taller is the proposed building?

- A. The tallest section of the current design proposals are 5 metres higher than highest element of the existing building. The new building will be 24 metres tall at the highest point (the lift over-run). The changes in height and mass vary across the new building compared to the existing, but generally it is around 1 to 1.5 storeys above the existing building line. The white dotted lines on the building designs shown on the 3rd exhibition board ([here](#)) show the line of the current building vs the proposed.

Q. What impact this will have on light, views, overlooking and privacy for neighbouring homes?

- A. Local authorities assess 'daylight and sunlight' as a general amenity, often using Building Research Establishment (BRE) Guidelines, to evaluate how a project impacts a neighbourhood. There will be some impact in terms of daylight for

surrounding buildings, and a full daylight and sunlight assessment will form part of the planning submission pack.

'Rights of light' is a matter that is separate to the daylight and sunlight guidelines covered by planning policy, and is specifically not a planning consideration. These are governed by civil law and protect a specific property's legal right to illumination. Rights of light are typically acquired through 20 years of uninterrupted enjoyment through a specific window.

The proposed development will change the view for some surrounding properties, as the height and shape of the building is different. We do not anticipate any noticeable impact on the privacy or overlooking of neighbouring properties, compared to the condition created by the existing building – for example windows proposed on the flank wall closest to Rosebery Gardens are only to communal corridors, not private residential spaces, and the windows on the flank wall on Elmfield Avenue don't directly face towards rear gardens. The proposed windows along the rear wall facing the landscaped courtyard are well set back and well within the recommended guideline distances for adjacent rooms and spaces.

The proposed development has to be deemed acceptable in planning terms, meeting various legislative and policy requirements, in order for Planning Officers to recommend approval of the application.

Q. Would the new building set a precedent for even higher future development locally?

- A. Every development has to comply with the requirements of local planning policy, which includes guidance on height. Every development is also assessed on its own merits. If our planning application is approved, any neighbouring development proposals would have to take account of our plans, but it does not set a precedent as such in terms of scale or height, each new development has to be appropriate for the local context and be guided by local policy.

Q. Why do the YMCA need to build more than the existing number of homes?

- A. Unfortunately, the UK continues to experience a severe housing crisis, driven by rising prices and a fundamental lack of housing supply. Research identified a need for 145,000 new affordable homes each year in England till 2031. In 2023/24, just 63,000 were delivered. The shortage in England has contributed to a significant rise in homelessness. As of December 2024, around 354,000 individuals were recorded as homeless. The challenge is particularly acute in London, where the number of homeless individuals rose by 12% in a year, around 187,000 people.

Youth homelessness remains a growing concern. Between April 2023 and March 2024, more than 107,000 young people aged 16-24 approached their local authorities as homeless or at risk. We currently house 396 young people every night across 7 sites in London, but at any one time we are unable to help around 60 other young people. We want to expand our services to support more young people, and to do that we need more accommodation. We also know that the

sort of high-quality communal facilities and training and support services we want to offer work well at the scale we're proposing for Crouch End.

Q. Why can't the YMCA re-locate elsewhere, rather than redeveloping on this site?

- A. The YMCA has a long history in Crouch End (over 100 years), and we already operate successful services from this site. The high street location and proximity to public transport and local services works really well for our residents. The YMCA is a valued local resource and we're proud of the work we do here. Moving to a new location would disrupt our existing support networks and connections in terms of training, education and employment opportunities for residents, and require us to change staffing arrangements. There is no available site for us to move to that meets the YMCA's requirements as well as the existing location, and we're committed to a future in Crouch End. Young people deserve the right to live in a strong community like this, and it will help strengthen their future and the opportunities available to them.

Q. What about your approach to sustainability, on-site energy generation and trees?

- A. We are working towards challenging targets set by local and Mayoral planning policy, which includes consideration of sustainability both in terms of urban greening, biodiversity, energy generation and carbon reduction.

Our project team initially reviewed opportunities to refurbish or extend the existing building, to minimise the carbon impact whilst meeting the core YMCA brief. However, the structural constraints of the existing building meant that this wasn't possible without significant selective demolition and extremely intrusive and expensive reinforcement works, which really meant that demolition and re-build became the route forward, particularly as we will be creating a highly efficient low carbon building.

Our proposals include solar panels to generate electricity, and communal air source heat pumps for heating and hot water. Current assessments indicate a significant uplift in urban greening and biodiversity on the site if our proposals go ahead. In our plans the existing trees on Rosebery Gardens will be retained, and we would plant additional trees within the garden, resulting in a net increase in tree numbers across the development.

Theme 3: Noise, Anti-Social Behaviour, and Outdoor Space

Q. Will the improvements to landscaping, outside seating and shared equipment mean there is more noise from residents using the rear courtyard space? How can this be managed/mitigated?

- A. The provision of high quality, usable outside space is a core part of the brief for this project, as we receive consistent feedback from our residents saying how

important it is for their wellbeing. The landscape design team have co-designed the proposals for the rear garden space with young people currently living at our Tottenham Lane site.

The current rear courtyard has calisthenics equipment, a basketball area and a sheltered seating area, and this is relatively well used. Currently access to the existing rear courtyard is limited for YMCA residents during unsociable hours, and the YMCA staff team patrol the rear space hourly to pick up any issues - this will be replicated in the new building.

Following feedback from local residents regarding concerns around potential noise disturbance from the proposed rear garden space, we are reviewing additional measures to minimise impact on local residents, including landscape design changes. In particular, the element of the rear landscape design shown as a performance space will be amended, to act as a raised seating area – to clarify this was not intended to be a place for loud activity and regular performances, more for occasional award ceremonies or residents’ events. We are also looking to introduce additional buffer planting along the rear boundary that backs on to residential gardens.

We have commissioned additional acoustic assessments of the proposed designs. The YMCA team are looking into volume management alarm systems, which we have seen at other similar accommodation sites – if installed these would alert staff if noise outside goes above a certain level.

The YMCA team will be submitting a management plan for the new building as part of our planning application.

Q. Will there be a link between the main site and 52 Elmfield Avenue rear garden space?

A. No, there is no physical link proposed between the two properties other than a gate for staff use to manage refuse collection and maintenance.

Theme 4: Safety and Community Impact

Q. Local residents have previously noticed issues with people loitering, smoking and leaving rubbish outside the existing building, particularly in the area between the current gym and 52 Elmfield Avenue – what are the YMCA doing to stop this and will this continue to be an issue in the new development?

A. Whilst we’re aware there were previously problems with behaviour of some YMCA residents around this area, we have not had reports or complaints recorded recently. We are working with the local community policing team and have asked them to increase patrols in the area as our research has shown us that not all those actively congregating at the top of Elmfield Avenue are YMCA residents. The YMCA has limited control over other members of the public who choose to gather in this location.

We recognise that a group of people loitering can cause concern to the community and we are committed to educating our residents in regards to social responsibility and how their behaviours outside of the YMCA can impact the community and the reputation of their home at the YMCA

If local residents do experience any issues in this location or elsewhere related to the YMCA service, please do contact us using the details above.

Following the recent consultation events, we have reviewed the location of the proposed gate to the access way between the main site and 52 Elmfield Avenue, and brought this forward closer to the road, to remove the publicly accessible inset area between these buildings. Our proposals have been reviewed by the local Metropolitan Police Designing Out Crime Officer, and we are looking to achieve 'Secured by Design' accreditation for the new development.

Q. Will existing residents be rehoused? And if so where?

- A. Yes, residents will be re-housed. No one will be left without support. Ahead of demolition, we'll implement a Rehousing Strategy to move every resident safely to other YMCA housing and vetted local accommodation partners, with individual support and clear communication well in advance. The YMCA team are experienced at rehousing residents following our previous Islington project. We will create positive move on opportunities for our residents through our existing housing pathways within our own housing portfolio or our extensive housing partner network.

Q. Why isn't the gym being re-provided in the new building, and what will happen to the Crouch End Fitness Centre?

- A. The current fitness centre is leased by the YMCA to an independent provider on a rolling short-term arrangement – the gym management entered into this arrangement with knowledge that the YMCA were considering routes for refurbishment or redevelopment which would require at least temporary closure or relocation. We have an excellent relationship with the gym ownership and management team, and we're pleased they have made a real success of the fitness centre space.

Reprovision of the fitness centre was included within the YMCA's original brief for the site, but we couldn't fit this in alongside the core accommodation and facilities required, without increasing the height and density of the development beyond acceptable levels. The YMCA have prioritised the provision of accommodation and communal/support spaces for young people.

Guidance from the Council is that there are numerous alternative fitness spaces nearby. The gym management have time to make alternative plans, and we will work with them if they choose to look for sites nearby. There is also the potential to operate some fitness classes/uses from the planned community spaces within the new ground floor at the Tottenham Lane site.

Q. What will the impact of the new building be on Rokesly School in terms of overlooking and safety?

- A. There is over 25 metres distance between the side of the proposed new building on Elmfield Avenue, and the Rokesly School playground. This external wall of the proposed building is actually further set back than the existing building, in order to give space for some buffer planting at ground level. The 25 metre separation from the playground is considered sufficient in urban design terms to prevent undue overlooking between buildings or into habitable rooms/spaces. Typical minimum distances are around 20 metres, and this proposal comfortably exceeds that standard. In addition, the entrance on Elmfield Avenue will be secure and access-controlled. It will incorporate glazing to enable passive surveillance by residents and staff, along with appropriate lighting and CCTV monitored by the YMCA on-site team.

Q. What will the impact be of the increased number of YMCA residents?

- A. The proposals will mean 19 more young people will have a place to call home (in addition to the 155 currently living there at the moment). This will cause a negligible increase in the YMCA's requirements of local services, infrastructure etc.

Q. How will the community spaces be managed/let?

- A. The lettable spaces will be a great resource, and we really want to welcome the Crouch End community into our new building. We will work with our YMCA team, residents and the community on how this will be managed as the management plan for the building is developed.

Q. Does the proposed planting around the building cause a safety risk?

- A. The planting proposed is low level, and should not present any safety concerns. As noted above, our design proposals have been reviewed by the Metropolitan Police.

Theme 5: Traffic and Waste Management

Q. The proposals include moving rubbish collection to Elmfield Avenue in place of the current collection from Rosebery Gardens - will this increase vehicle traffic near the school and impact the flow of the bus route?

- A. We have considered alternative locations on the ground floor for rubbish storage and collection, but the proposed location on the Elmfield Avenue side is the most workable, with the planned maintenance workshop located on Rosebery Gardens, where there will be frequent deliveries. The YMCA will arrange for private refuse and recycling collection, as is currently arranged for the Tottenham Lane site. Collections will be outside of School Street closure times and core commuter hours, to minimise the impact on traffic flow and the bus route. More detail will

be included in the Transport Statement which will be included in the planning application.

Q. How will the proposed parking spaces be managed, will there be further on street parking required for the new building?

- A. The parking spaces shown next to the trees on the corner of Rosebery Avenue are only for use by YMCA staff and for deliveries. No further on street parking will be required for the new YMCA building.

Theme 6: Construction Impact (Disruption, Noise, Pollution)

Q. What is the timeline for construction?

- A. The YMCA do not have a definite programme as yet. We need planning permission, full funding and alternative accommodation for residents before we can start work on site. At the earliest, work could start in around a year. We anticipate the time from demolition starting to construction works completing being between 2 to 3 years, subject to contractor scheduling and any unexpected issues. We will make sure there is communication with local residents and businesses well ahead of works starting, and throughout the build.

Q. How will demolition and construction be managed and monitored to minimise the impact on local people, businesses and the school?

- A. We will minimise disruption during the demolition and construction period through Council-approved working hours, noise limits, dust suppression, secure hoarding to site boundaries and careful traffic management. Some noise and dust is unavoidable, but this will be managed and monitored on site to prevent it going above acceptable levels. We're mindful that Elmfield Avenue is a School Street. We anticipate that the Council will require us to submit noise and dust mitigation plans for approval once we are closer to starting works, to minimise the impact locally.

Our build contractors will be required to achieve Fleet Operator Recognition Scheme (FORS) accreditation and Construction Logistics and Community Safety (CLOCS) standards. We'll stay in close contact with the school to address any concerns. A Construction Management Plan will be put in place to cover deliveries and logistics, strict site safety and safeguarding, and a clear neighbour liaison route so we can respond quickly to any issues.

This page is intentionally left blank

Appendix 3 - QRP 1 - 03 December 2025

CONFIDENTIAL**London Borough of Haringey Quality Review Panel****Report of Full Review Meeting: YMCA, Tottenham Lane**

Wednesday 3 December 2025

Alexandra House, 10 Station Road, London N22 7TY

Panel

Esther Everett (chair)

Nuno Correia

Louise Goodison

Dieter Kleiner

Attendees

Phillip Elliott	London Borough of Haringey
Biplav Pageni	London Borough of Haringey
John McRory	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Sabelle Adjagboni	London Borough of Haringey
Deborah Denner	Frame Projects
Wendy Charlton	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Catherine Smyth	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

CONFIDENTIAL**1. Project name and site address**

YMCA, 184 Tottenham Lane, Homsey, N8 8SG

2. Presenting team

John Faulkner	YMCA London City and North
Kimbo Fidelo Sito	Levitt Bernstein
Ben Monteagle	Levitt Bernstein
Tim Gaskell	CMA Planning
Sara Godinho	XC02
Caroline Toogood	Altair

3. Planning authority briefing

The YMCA hostel at 184 Tottenham Lane currently comprises a part two, four and five-storey building with lift overrun and rear service yard with vehicular access. The building spans the length of Tottenham Lane between Elmfield Avenue and Rosebery Gardens. The site is not allocated for redevelopment in the development plan.

The existing building has 155 individual bedrooms but no longer meets the operational requirements of YMCA London City and North. Constructed in the late 1920s, it has undergone various extensions and refurbishments over the decades. A large part of the floorspace behind the Elmfield Avenue frontage is taken up by the Crouch End Fitness Centre – a popular local gym which would not be included in the new scheme.

An adjacent semi-detached property is owned by the applicant and used as move-on accommodation. Rokesly Infant and Nursery School is located to the north of the site. The built form to the northwest is made up of residential properties of two to three-storeys. The site is located adjacent to, but not within, the Crouch End District Centre.

The site is on the main road, with good bus services. The closest train station is Hornsey Station which is approximately a ten-minute walk to the northeast.

Crouch End Conservation Area is located to the south and southeast but is not adjacent to the site. The application site is visible in views looking northwest along Tottenham Lane / Broadway Parade from The Queen's Pub Grade II* listed building and from Crouch End centre and its clock tower.

Tottenham Lane forms the northeast approach to the Broadway. It is a shopping street with three-storey terraces of red brick and stone elevations with repeated roof level gables that give a substantially consistent appearance along both sides.

Planning officers would welcome the panel's comments on the evolving proposals, which are at an early stage of design development.



CONFIDENTIAL**4. Quality Review Panel's views***Summary*

The panel finds much to admire in the emerging proposals for redevelopment of the YMCA on Tottenham Lane in Crouch End. It supports the aims of the project to create additional accommodation and facilities, expanding and improving the existing provision. It offers some comments where there is scope to refine the designs, responding to the prominent high street location, and maximising quality of life for residents. As part of this process, the decision to demolish the existing building, rather than remodelling or extending it should be clarified. This will have a substantial carbon cost, and the potential to retain at least part of the existing fabric should be explored. The proposed scale and massing seems appropriate, but the panel asks for further thought about its articulation, and how the architecture responds to the characterful high street. It recommends further thought about the ground floor uses, and their relationship with the streetscape. The aim should be to create a welcoming frontage, allowing views in and out at street level, encouraging the community to cross the threshold. The YMCA has an important civic role, and this should be celebrated in its architecture. The panel recommends further work to develop the rhythm and proportion of the facades and roofscape, drawing on the flamboyant character of the high street. It does not support the use of curtain walling at ground level, which makes the masonry above seem to 'float' and is likely to create a need for obscured glazing where workbenches are shown on plan against the façade. It would encourage greater solidity in the ground floor elevations. At this early design stage there was limited information on the landscape design. The panel looks forward to commenting on this in more detail at the next review. These comments are expanded below.

Scale and massing

- The panel broadly supports the proposed scale and massing, subject to further work to develop the architecture in response to the high street.
- The increased scale of the new building will require high quality architecture to ensure it is a positive addition to the townscape. It will be essential that the planning process secures high quality materials, with appropriate detail and articulation.

Ground floor and streetscape

- The panel supports the aspiration for the YMCA to be part of the local community, with spaces open to the public.
- To achieve this, the role of the building within the streetscape needs further definition and more clarity about how it activates the public realm. The architecture should be designed to appear welcoming, allowing views in and out at street level, encouraging the community to cross the threshold.



CONFIDENTIAL

- The entrance could have greater presence and generosity. The panel suggests considering whether this could be on the corner, as is characteristic of historic buildings in the area.
- The challenge of the TfL WC on the pavement near the corner of the site is understood, but this may be of a temporary nature, in relation to the lifespan of the YMCA and therefore the entrance sequence should not be dictated by it.
- The panel would support continuing discussions with TfL about the feasibility of bus drivers using WC facilities in the building, so that the external WC can be removed.
- Understanding the needs of different users is essential to ensure ground floor spaces respond adequately. Codesign with the client, users, and community, would be valuable at an early stage to inform emerging designs.
- The potential to retain a canteen or café at ground floor, which could be open to the public as well as residents should also be considered.
- Whilst the value of providing kitchens where residents can cook for themselves is recognised, the option of eating communally would also be beneficial.
- A café or canteen could also provide jobs and skills training for residents.
- If consultation shows a demand for sports activities as part of the shared facilities, this may require double height space, so would need to be included from an early design stage.

Architecture

- The YMCA has an important civic role, and this should be celebrated in its architecture. The panel welcomes the opportunity to comment on this at an early stage of its evolution.
- Identifying precedents that show the architectural ambition that the scheme aspires to would be helpful. For example, the Sterling Prize winning Appleby Blue has comparable uses.
- Further work is needed to develop the Tottenham Lane elevation to give it civic quality. More consideration should be given to rhythm and proportion, and alternatives to the use of curtain walling at ground floor level.
- The extent of glazing at ground floor level gives the appearance of the masonry above 'floating' above street level. The panel thinks it would be better to bring more solid elements to ground level.
- Avoiding floor to ceiling glazing at street level could also remove the need to obscure glazing where workbenches are shown on the plans next to windows.



CONFIDENTIAL

- One possible approach would be to give more solidity to the ends of the block, with a set-back central section with greater transparency expressing the flexible-use space in the middle of the plan.
- The engraved stone plaques next to the current entrance should be salvaged and re-used to tell the story of the building's history.
- The panel asks for further thought about the building's roofline. The set back mansard is likely to be more conspicuous in reality than in the drawings. This may detract from the concept of a taller element on Elmfield Avenue.
- The high street has a picturesque roofline, with flamboyant gables marking each shop unit. Whilst the YMCA is a larger singular use, exploring ways to create a more joyful roofline would be encouraged.
- Clarity is needed about requirements for roof top plant, photovoltaic panels, and how these are screened from views at street level. This may make the building appear slightly taller, which would be acceptable if carefully designed.
- The panel does not think the Rosebery Gardens end of the block needs to be expressed as a taller element.
- Overall, to justify demolition and increased scale, the new proposals should be of better quality than the existing building, and provide a significant enhancement to the street.

Sustainability

- Further work is needed to explore retention of the existing building, with the aim of minimising the carbon cost of comprehensive redevelopment.
- Options analysis leading to the decision to demolish rather than remodelling or extending the building was not presented at the review. This information, including whole life carbon assessment, is essential to determine whether demolition is justified.
- As a minimum, a pre-demolition audit should identify materials that can be reclaimed for re-use in the new building, or on other projects.
- The panel would also like to see more information on the approach to sustainable urban drainage, ecology, daylight and sunlight and noise. These factors will contribute to quality of life for residents, as well as environmental sustainability.
- The proportions of residential windows appear appropriate to optimise daylight and avoid overheating. The use of external shading is also positive, and should be integrated into the façade designs.



CONFIDENTIAL

- An iterative design process will be needed to minimise the amount of cooling required. Integration of cooling coils on the mechanical heat recovery ventilation should be considered as an alternative to fan coil units.
- Ground floor bedrooms will present a particular challenge in terms of ventilation and potential overheating, as open windows may cause security concerns.
- The panel thinks non-residential uses should occupy the ground floor and bedrooms moved upstairs for privacy and quality of accommodation for occupants.
- The panel recommends that sills should be introduced where full height glazing is currently shown in office spaces. Glazing close to floor level has little benefit in terms of daylight and views, whilst increasing heat loss and solar gain.
- As the roofscape of the scheme evolves, every opportunity should be taken to maximise solar panels.

Landscape

- At this early design stage there was limited information on the landscape design, and it currently appears generic. The panel looks forward to commenting on this in more detail at the next review.
- In particular, the panel would like to see how the external spaces work alongside the internal ones and the courtyard functions as part of the ground floor provision.

Next steps

The panel would welcome an opportunity to comment on the scheme again, at the next stage of its design development.



CONFIDENTIAL**Appendix: Haringey Development Management DPD****Policy DM1: Delivering high quality design****Haringey Development Charter**

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

Design Standards

Character of development

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



Appendix 4 - QRP 2 - 03 June 2026

CONFIDENTIAL

FRAME PROJECTS

London Borough of Haringey Quality Review Panel**Report of Full Review Meeting: YMCA, Tottenham Lane**

Wednesday 3 June 2026

Alexandra House, 10 Station Road, London N22 7TY

Panel

Esther Everett (chair)

Alberto Campagnoli

Nuno Correia

Dieter Kleiner

Sela-Jaymes Talyor

Attendees

Phillip Elliott	London Borough of Haringey
John McRory	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Wendy Charlton	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Biplav Pagéni	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Roland Sheldon	London Borough of Haringey
Ashley Sin-Yung	London Borough of Haringey
Tania Skelli	London Borough of Haringey
Catherine Smyth	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

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.

CONFIDENTIAL**1. Project name and site address**

YMCA, 184 Tottenham Lane, Homsey N8 8SG

2. Presenting team

Gilian Bowen	YMCA London City and North
John Faulkner	YMCA London City and North
Esme Brooker	Levitt Bernstein
Kimbo Fidelo Sito	Levitt Bernstein
Ben Monteagle	Levitt Bernstein
Tim Gaskell	CMA Planning
Oliver Brench	XC02
Caroline Toogood	Altair

3. Planning authority briefing

The YMCA hostel at 184 Tottenham Lane currently comprises a part two, four and five-storey building with lift overrun and rear service yard with vehicular access. The building spans the length of Tottenham Lane between Elmfield Avenue and Rosebery Gardens. Constructed in the late 1920s, the existing building has undergone various extensions and refurbishments over the years, but no longer meets the operational requirements of YMCA London City and North. A large part of the floorspace behind the Elmfield Avenue frontage is taken up by the Crouch End Fitness Centre – a popular local gym which would not be included in the new scheme. An adjacent semi-detached property is owned by the applicant and used as move-on accommodation. Rokesly Infant and Nursery School is located to the north of the site. The built form to the northwest is made up of residential properties of two to three-storeys. The site is located adjacent to, but not within, the Crouch End District Centre. The site is on the main road, with good bus services and the closest train station, Hornsey Station, is approximately a ten-minute walk to the northeast.

The site is not allocated for redevelopment in the development plan. Crouch End Conservation Area is located to the south and southeast but is not adjacent to the site. The application site is visible in views looking northwest along Tottenham Lane / Broadway Parade from The Queen's Pub Grade II* listed building and from Crouch End centre and its clock tower. Tottenham Lane forms the northeast approach to the Broadway. It is a shopping street with three-storey terraces of red brick and stone elevations with repeated roof level gables that give a substantially consistent appearance along both sides.

The proposed redevelopment will deliver circa 180 to 200 bedspaces. Accommodation will be provided through a mix of cluster flats and 'move-on' units, each designed to support residents in progressing toward independent living.

Planning officers welcomed the panel's comments on the design development in response to the previous QRP.



CONFIDENTIAL**4. Quality Review Panel's views***Summary*

The Quality Review Panel strongly supports the project's aspirations and welcomes the progress made since the previous review. The case for demolition rather than remodelling is now clearly set out and is broadly endorsed by the panel. The proposed scale and massing are considered appropriate. However, the panel feels the design requires further refinement to better reflect the building's important civic role and prominent high street location.

The building does not respond convincingly enough to its setting, and further work is needed to develop the high street typology. The panel recommends introducing greater articulation and hierarchy across the elevations, through the use of setbacks, colour variation and different window treatments. Particular attention should be given to the Tottenham Lane and Rosebery Gardens corner, which terminates the vista along Tottenham Lane. Expressing this corner with greater confidence would strengthen the building's overall presence.

The main entrance should convey a stronger civic character. The layout could be made more generous, with the double-height space expressed externally to create a more legible, welcoming and identifiable point of arrival. The replacement of curtain walling with glazed brick at the ground floor is supported. However, a broader colour palette and more varied treatments would help distinguish between spaces and communicate the building's different uses. Further consideration should be given to uses that support residents while also encouraging integration with the local community. For example, a community café could provide opportunities for training, employment pathways and social interaction.

The panel supports the holistic sustainability approach but would welcome more detail on how systems will be managed and communicated to residents. The evolving landscape strategy is also welcomed, though it would benefit from further development to embed inclusive design principles.

Scale and massing

- The panel broadly supports the proposed scale and massing.
- The roofline could be better articulated so the building reads as a coherent whole.
- The mansard roof differs from surrounding high street precedents and reads as an addition to, rather than an integrated part of, the main building. The panel suggests further consideration of the roof articulation, perhaps creating a larger set-back with roof terraces which could be connected to the sky room.



CONFIDENTIAL

Ground floor and streetscape

- The panel supports the use of glazed brick at street level in reference to the Victorian and Edwardian precedents. However, the team is encouraged to explore other colours besides terracotta.
- While the previously proposed curtain walling felt too open, the ground floor now feels overly defensive. Further refinement of the rhythm and proportions of the windows should be considered to create a more generous and welcoming street-level frontage.
- Given the significant scale of development, the scheme should be an exemplar of how pathways to employment can be supported. Uses such as a community café would bring activity to the entrance and provide training opportunities as well as social integration.
- The meeting room elevations could be treated differently to the offices to emphasise the different uses and bring back some of the openness of the previous scheme. This would also help with wayfinding on entering the building.
- The main entrance should have a stronger civic presence, clearly signalling the importance and purpose of the building. At present, it reads as a narrow slot and relies on YMCA signage for identification. The entrance needs to be more legible, intuitive and welcoming, creating a positive arrival experience, particularly for vulnerable users.
- The double height entrance area should be expressed and celebrated on the façade to create a more obvious entrance. It could be made more generous by making use of the meeting room kitchen space.
- The Exeter College precedent provided illustrates how the entrance could be better emphasised by being pushed out rather than recessed.

Architecture

- The architecture should more clearly express and celebrate the building's purpose of supporting residents and improving lives.
- The high street typology could be developed further by drawing on local precedents. An emphasis on the piano nobile is recommended, to create more variety across the elevations.
- The corner of Tottenham Lane and Rosebery Gardens lacks sufficient emphasis.
- The wraparound meeting room also reinforces the horizontality, rather than expressing the corner.



CONFIDENTIAL

- Testing setbacks, different window treatments and colour variation is recommended to better differentiate the corner and create a more significant presence.
- The Tottenham Lane elevation is the most successful, but further refinement is needed to achieve a more coherent and higher-quality architectural expression across all façades.
- Detailed sections are recommended to develop the depth and articulation of the elevations.
- Shading devices such as brise soleil should be considered.
- The window proportions are constrained by overheating requirements but could be articulated with setbacks to read as larger elements, particularly on Tottenham Lane.
- Spandrel panels could be used to create a deeper perceived recess, adding variation and breaking up the façade.
- The window pairing feels too close. Variation in the spacing could be introduced as the building rises to retain the sense of verticality across the overall composition.

Sustainability

- The panel supports the sustainability strategy development and the holistic approach.
- The change from curtain walling to a masonry ground floor is welcomed, with improved thermal and daylight performance.
- Further detail on the shading strategy should be provided to understand how the previously proposed overhang compares to deep window reveals in preventing overheating. There could be a case for retaining the overhang.
- The ventilation and acoustic strategies show a good understanding of the issues, and the panel welcomes the analysis carried out around the design and sizes of openings.
- The panel is generally supportive of the operable window strategy to reduce the need for mechanical cooling. However, more detail on cooling demand and how this will be managed and communicated to residents would be helpful.
- The comparative analysis of retrofit versus new build is helpful to understand the embodied carbon impact.



CONFIDENTIAL

- The team is encouraged to consider whether the demolition materials can be re-used on site, or on other projects.
- The additional photovoltaic panels (PVs) are welcomed, but those in shaded locations will not be efficient.
- Greening could be introduced in place of PVs in these areas to improve biodiversity net gain. Alternatively, mechanical plant could be relocated from its prominent location to the shaded areas.
- The panel acknowledges the challenges in meeting biodiversity and urban greening targets. The suggested roofscape greening could help.
- The integrated sustainable urban drainage system is welcomed.

Landscape

- The panel welcomes the additional landscape areas proposed.
- The Rosebery Gardens spill-out zone could be strengthened by making more of its relationship with the adjacent kitchen, potentially creating a more active and useful outdoor space.
- Inclusive design should be used as a driver for the landscape strategy, with different spaces for different needs.
- Seating could be integrated into the landscape to signify the main entrance, making the area more welcoming and reducing the amount of constrained defensible space.
- The panel questions whether the amount of permeable paving could be increased to reduce the attenuation tank size.
- Sunshade analysis is recommended to ensure planting will thrive, particularly in the shaded courtyard. The team is encouraged to consider plant varieties which are suited to these conditions.
- The northern boundary mural is welcomed. A mirrored surface could also be considered to give the perception of more space.
- The courtyard should be welcoming to all users and should provide a variety of spaces to address different needs and feelings. For example, a quiet space and a gardening area.

Next steps

- The Quality Review Panel would welcome the opportunity for a Chair's Review if substantial changes are made. However, it is confident the issues raised can be resolved through discussion with the council.



CONFIDENTIAL**Appendix: Haringey Development Management DPD****Policy DM1: Delivering high quality design****Haringey Development Charter**

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

Design Standards

Character of development

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



Pre-application briefing to the Planning Sub-Committee 27 July 2026**1. DETAILS OF THE DEVELOPMENT**

Reference No: PPA/2026/0004

Ward: Tottenham Hale

Address: Ashley House and Cannon Factory sites - Ashley Road, Tottenham Hale, London, N17 9LZ

Proposal:

Ashley House:

(i) Erection of new buildings on the Ashley House site (western side and southern end of Ashley Road): one part 7, part 24 storey building of c.530 co-living studios; and a 6 storey building of 87 affordable Social Rent homes; with commercial and community spaces; new public realm, landscaping, and parking, and

Cannon Factory:

(ii) One/two new buildings on the Cannon Factory site (eastern side and northern end of Ashley Road on corner of Ashley Road & Burdock Road): a part 8, part 10 storey hotel building with c.150 rooms; and a part 10, part 25 storey building of c.500 Purpose Built Student Accommodation (PBSA) units (including 35% affordable student accommodation); with employment, commercial and community spaces; new public realm, landscaping, and parking.

Applicant: Re:Shape T Ltd

Agent: Lichfields

Ownership: Private

Case Officer: Philip Elliott

2. BACKGROUND

- 2.1 The proposals are being reported to the Planning Sub-Committee to enable Members to view them ahead of the submission of a formal planning application.
- 2.2 Any comments made now are of a provisional nature only and would not prejudice the final outcome of any formally submitted planning application. The applicant is currently engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

3.1 The proposals cover two cleared sites just to the north of Tottenham Hale District Centre and to the northeast of the Railway & Underground Station:

- Ashley House which is situated on the western side and southern end of Ashley Road; and
- The Cannon Factory which is situated on the eastern side and northern end of Ashley Road on corner of Ashley Road & Burdock Road. See Figures 1 and 2 below showing the two sites and key areas/sites nearby.

Figure 1 – Satellite image of Tottenham Hale looking north showing the two sites edged in red – Ashley House to the south and Cannon Factory to the north

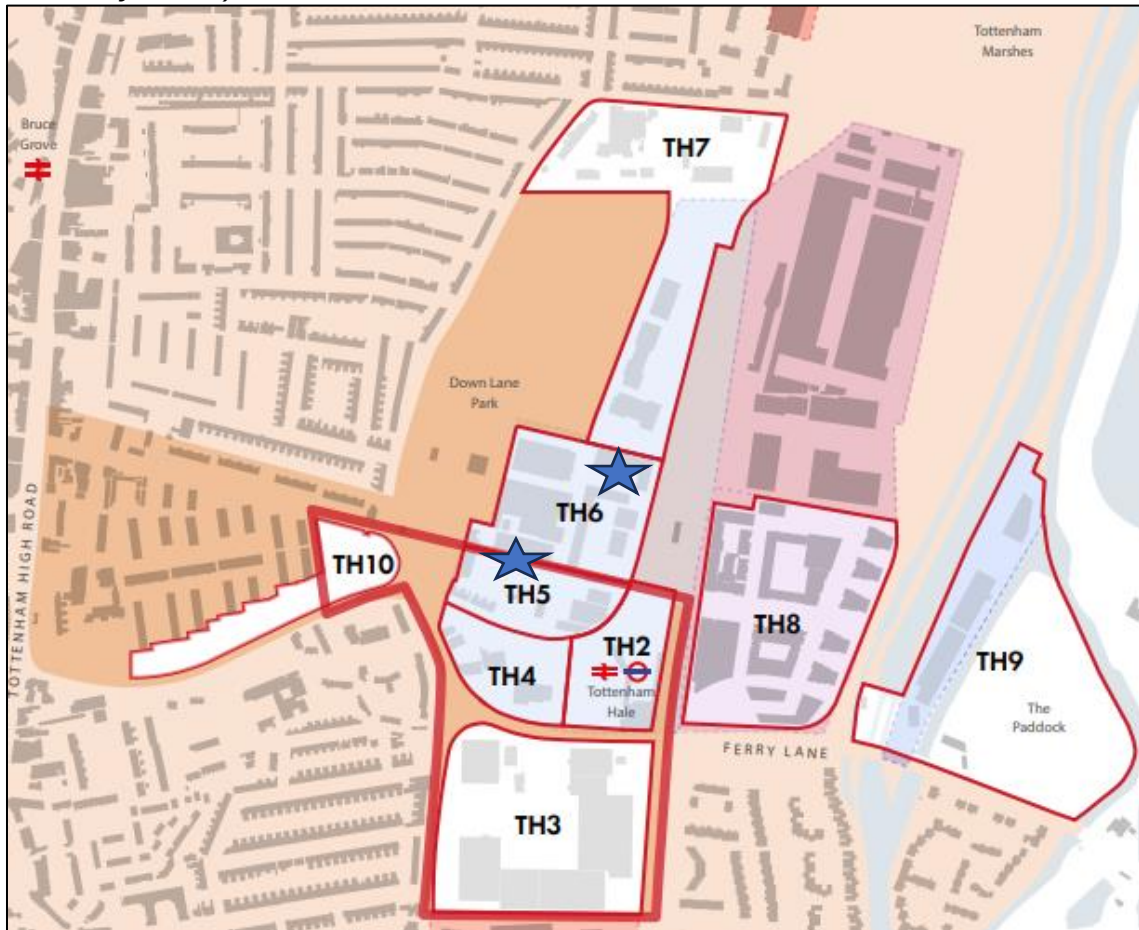


Figure 2 – Image identifying the two sites and key areas/sites nearby



- 3.2 The sites have been cleared with all former buildings demolished and remedial works carried out as part of the implementation of extant planning permissions HGY/2016/4165/HGY/2018/2353 and HGY/2019/0108 (See **RELEVANT PLANNING HISTORY** at Section 5 below).
- 3.3 The sites are some of the last remaining parcels of land within Site Allocations TH1: Tottenham Hale District Centre, TH5: Station Square North and TH6: Ashley Road South Employment Area in the Tottenham Area Action Plan (TAAP) that have not yet been redeveloped / built out. All have extant planning permissions for redevelopment.

Figure 3 – Site allocations in Tottenham Hale with District Centre edged in thick red line (sites marked by a star)



- 3.4 The sites, subject of these pre-application schemes, are surrounded by newly built existing developments associated with the Ashley Road South Masterplan (The Sessile, Rosa Luxemburg Apartments, The Gessner) and the wider Tottenham Hale Centre redevelopment being delivered by Related Argent (1 and 2 Ashley Road and Ferry Island further south (within TH4: Station Square West - (planning permission ref: HGY/2018/2223))).
- 3.5 The land to the south of the Ashley House site falls within the emerging District Centre with the rest of the site on its fringe. The area has undergone and continues to undergo significant change with several mixed-use high-density developments that have recently been completed or are currently under construction.
- 3.6 These buildings range in height from 6-8 storeys, increasing up to 20+ storey buildings on Ferry Island, as well as two 30+ storey towers marking key points – the Station and the Green Link.

- 3.7 Down Lane Park runs to the west of the Ashley House site and includes some mature trees close to the site. The northern part of the park beyond The Sessile is identified as a local Site of Importance for Nature Conservation (SINC).
- 3.8 An existing row of early 20th century terraced homes are located to the south of the site fronting Hale Road. Tottenham Hale bus/rail/underground station is a short walk (approx. 3-4 minutes) away to the southeast of the sites.
- 3.9 The sites fall within The Hale Controlled Parking Zone (CPZ) which operates Monday to Friday, 8.30am to 6.30pm with extended operating hours on event days at the Tottenham Hotspur Football Stadium. The Harris Academy school is located on Ashley Road north of Burdock Road – this part of Ashley Road is a school street.
- 3.10 The sites have a very good to excellent Public Transport Accessibility Level (PTAL) of 5 with the rear of the Ashley House site being 6a.
- 3.11 Other relevant site designations and constraints:
- Site Allocations TH1: Tottenham Hale District Centre, TH5: Station Square North and TH6: Ashley Road South Employment Area in the Tottenham Area Action Plan (TAAP)
 - Local Employment Area: Regeneration Area – Top third of Ashley House site only and whole of the Cannon Factory site
 - Tottenham Hale District Centre – Lower half of Ashley House site
 - Down Lane Recreation Ground Local SINC
 - Area susceptible to groundwater flooding and Flood Zone 2
 - Growth Area and Tall Building Growth Area
 - Tier 2 Archaeological Priority Area
 - Berol House Locally Listed Building
 - Tottenham High Road Historic Corridor Conservation Area – potential setting impacts

4. PROPOSED DEVELOPMENT

- 4.1 The two sites are linked as they are both owned by the applicant, and they have extant planning permissions which spanned both sites. However, these schemes are being submitted separately with each site forming a separate planning application. In summary – the pre-application proposals involve:

Ashley House site

- Two new buildings: one part 7, part 24-storey building of c.530 shared living or co-living studios ‘co-living block’; and
- a 6-storey building of 87 affordable Social Rent homes ‘affordable block’; with commercial and community spaces; new public realm, landscaping, and parking; &

Cannon Factory site*

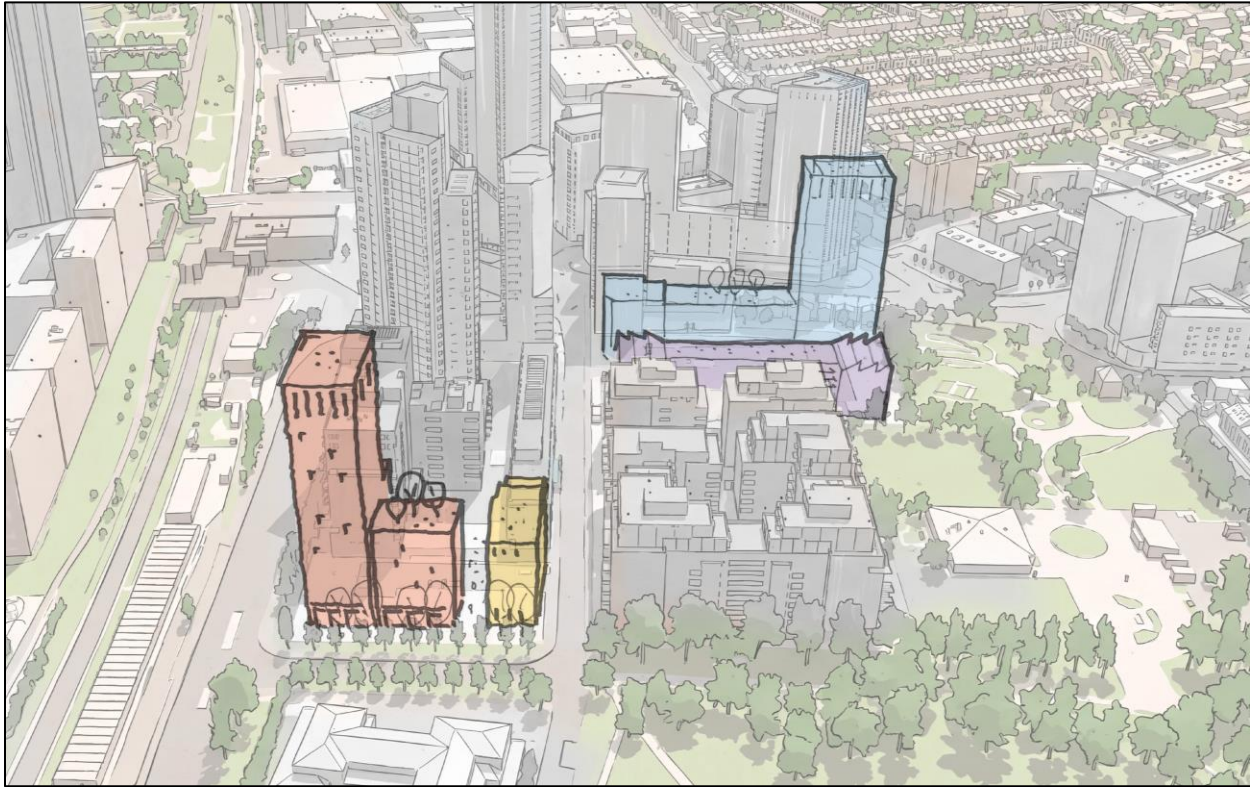
- One/two new buildings: a part 8, part 10-storey hotel building with c.150 rooms; and
- a part 10, part 25-storey building of c.500 Purpose Built Student Accommodation (PBSA) units (35% affordable student accommodation to comply with London Plan and relevant guidance); with employment, commercial and community spaces; new public realm, landscaping, and parking.

**Discussions are advanced on this site, but the applicant has not yet submitted detailed proposals. However, they have indicated the general massing / scale of the buildings that are being proposed and Officers are generally comfortable with this level of detail at this point in time.*

More detailed plans are going to be presented to Officers in the very near future.

- 4.2 The Ashley House scheme has progressed much more than the proposals for the Cannon Factory site and will be submitted formally sooner after all pre-application consultation requirements have been carried out. The image below shows the envelope of the proposed buildings on the Cannon Factory site. Further plans and images of the schemes can be found in Appendix 3.

Figure 4 – View looking south towards Tottenham Hale Centre showing indicative envelope(s) for the building(s) proposed on the Cannon factory site. The orange-coloured building would be the PBSA element with the yellow the hotel



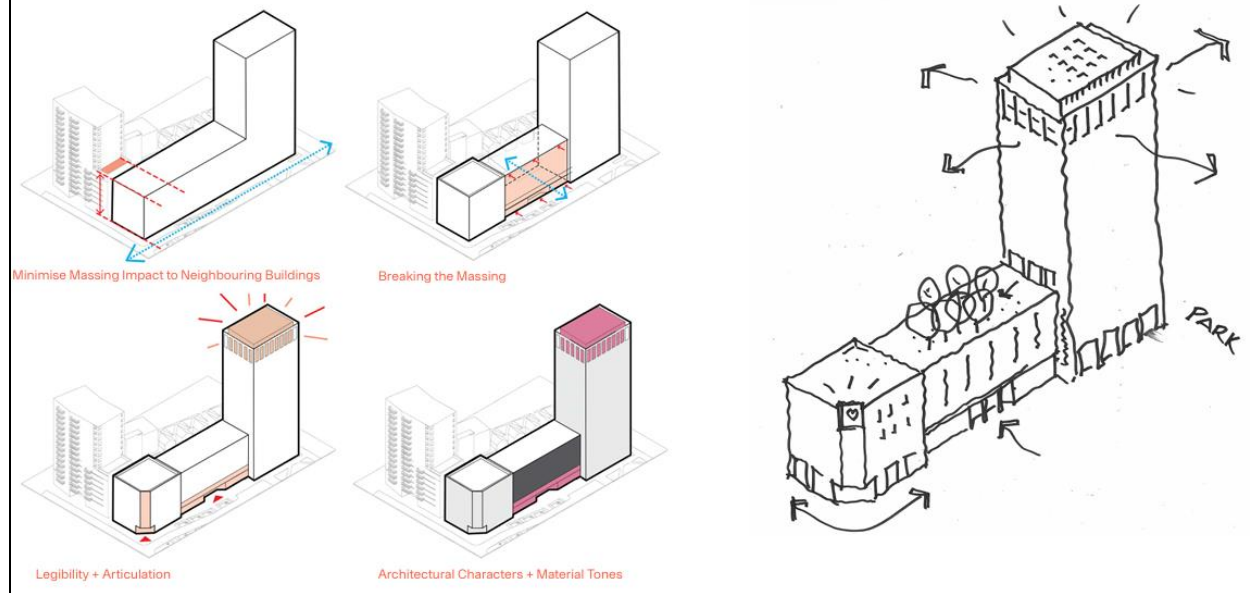
- 4.3 The Cannon Factory site is proposed to include a part 8, part 10-storey hotel building with approximately 150 rooms; and a part 10, part 25-storey building of approximately 500 Purpose Built Student Accommodation (PBSA) units (35% of which would be affordable student accommodation to comply with London Plan Policy H15 and relevant guidance); with employment, commercial and community spaces; new public realm, landscaping, and parking.
- 4.4 The proposals for the Ashley House site are more developed, with detailed layouts, design detailing, and materials under consideration.
- 4.5 The ground floor of the affordable housing block would include two cores at the east and western ends of the building with a row of maisonettes in between and flats above. The block would also include a commercial space at its southeast corner where it fronts Ashley Road and the Green link that runs east-west through the site and between the two buildings.
- 4.6 The ground floor of the co-living block would include commercial spaces at its northeast corner to mirror the location of those in the affordable housing block – fronting the Green Link and Ashley Road. Most of the ground floor would be taken up by co-living amenities which is likely to include a reception, lounge, and co-working space.

- 4.7 A dedicated community space has been included at the northwest corner fronting the Green Link and park frontage. The applicant has advised that this space would be let at a peppercorn rent. The rest of the ground floor is for plant and cycle and refuse storage.
- 4.8 The landscaping includes a tree lined central street with blue badge parking for the blocks just to the north of the central street. To the western edge near to the park are doorstep play features and landscaping. The central street would form part of the Green Link which extends from the High Road in the west, through Down Lane Park, to Hale Village and Hale Wharf, through to The Paddock in the east.
- 4.9 The current planting strategy indicates that a diverse range of medium to large trees would be incorporated into the central street, park frontage, and to the private amenity spaces at ground and upper floors.
- 4.10 The current upper floor plans show the flat layouts in the affordable housing block and the room and amenity space layouts in the co-living block. The co-living block would include single occupancy units in a range of different sizes from standard to premium. The affordable housing block would include the following dwelling mix:
- 15 x 1B2P (17%)
 - 50 x 2B4P (57.5%)
 - 18 x 3B5P (21%)
 - 4 x 4B6P (4.5%)
 - **Total 87 homes**
- 4.11 In terms of form and massing the co-living block would be a part 7, part 24 storey building. The 7-storey element would reflect the shoulder height of the adjacent building at Ashley Road West. The 7-storey element would run westwards with the 24-storey tower located at the western end of the site abutting Down Lane Park.
- 4.12 The materials for the co-living block would include two shades of light grey brickwork, (Glass Reinforced Concrete) and framing, and terracotta and perforated metal panels in red and grey. The figures below show the massing and these materials.

Figure 5 – Explaining the massing of the co-living block

Facade & Materiality - Shared Living

Massing Development



Figures 6, & 7 – 6. A CGI looking south from the Green Link showing the co-living block; and 7. The proposed tower viewed looking east from Down Lane Park



- 4.13 The affordable housing block would be a 6-storey building of 87 new homes to be let at Social Rent; with commercial and community spaces; new public realm, landscaping, and parking. The affordable housing block would represent 35% net internal area (NIA) of the co-living block.

- 4.14 The materials for the affordable housing block would include dark grey and off-white brickwork and framing and perforated panels in green. The figures below show the rationale for the massing and these materials.

Figure 8 – Explaining the massing of the affordable block

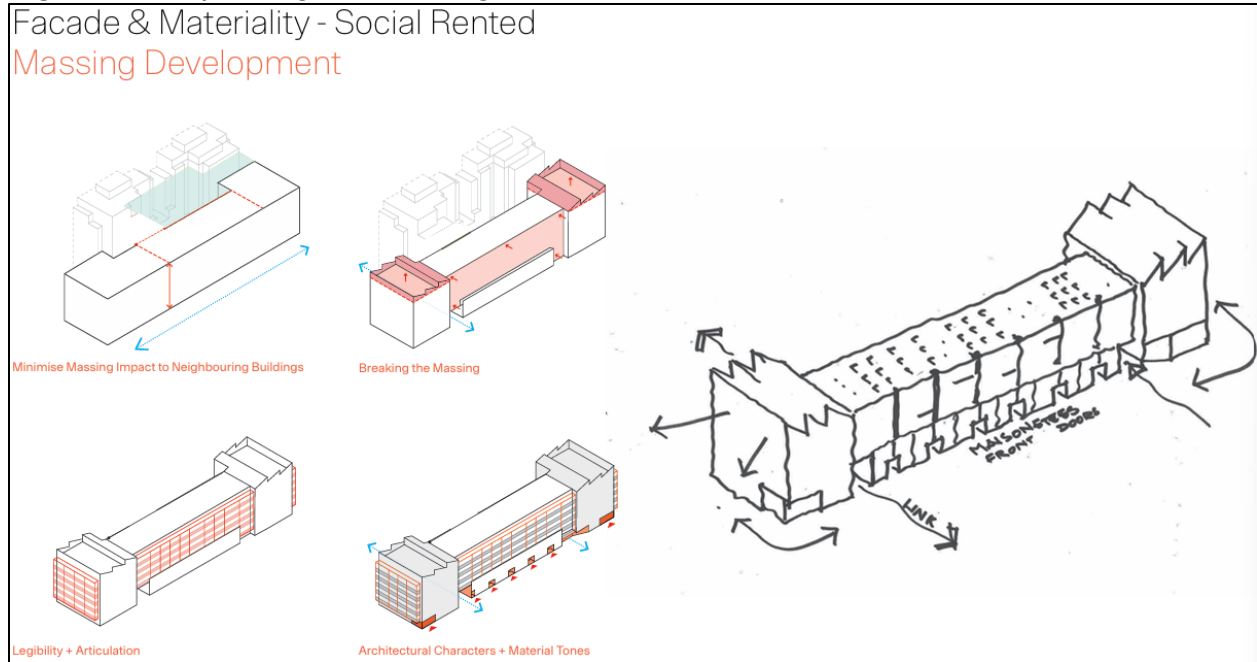


Figure 9 – Top: A CGI looking north from the Green Link showing the affordable block.



5. RELEVANT PLANNING HISTORY

5.1 The sites have recent planning permissions for redevelopment that have been implemented and therefore remain extant. Whilst the permissions were implemented no buildings were constructed, with the development to date consisting of demolition, site clearance and remediation works, which constitutes 'implementation of a planning permission' in a planning context in this case.

5.2 The following applications are those most relevant to these sites:

- HGY/2016/4165 – Outline planning permission granted on 2 May 2018 for: Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.
- HGY/2018/2353 – Reserved Matters approved on 14/11/2018 of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.
- HGY/2019/0108 – Planning application HGY/2019/0108 was refused by the Council on 10/04/2019. The application was subsequently allowed on appeal (PINS Ref. APP/Y5420/W/19/3232707) on 16/04/2020. The approved development consisted of the following: Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 170 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works.
- HGY/2023/1621 & HGY/2023/1622 – Lawful development certificates granted on 21/08/2023 confirming that HGY/2019/0108 and HGY/2016/4165 respectively had been lawfully implemented.

6. CONSULTATION

Public Consultation

6.1 The applicant carried out their own public consultation exhibition event on the 17 June 2026 at The Engine Room, Eagle Heights, Lebus Street N17 9FU. The applicant has stated that there were 13 attendees at the in-person exhibition event, with 3 of those attendees choosing to provide feedback via physical form. With a further 3 submissions made online. Appendix 4 – 'Stakeholder Feedback

Report for 17 June 2026 Public Consultation' provides an overview of, and feedback received for this event.

6.2 The applicant has provided the following summary and analysis of **their** event and the feedback received:

Overall, the 3 respondents who provided feedback were broadly supportive of the proposals, with the clearest support shown for the proposed housing mix (said to assist young and professionals, and alleviate wider housing pressures) and the improved public realm (cited as incredibly important, with requests to plant trees). Views on the proposed building appearance were mixed, with requests for bright colours and aesthetic design to brighten up the area. This feedback has been incorporated into the design and materiality proposed. There were also comments on the need for affordable homes, which are being delivered on site, and the proposed community space was welcomed.

The councillors' comments centred on three themes: affordability, impact and engagement. On affordability, they asked about proposed rent levels and questioned whether affordable business rates would genuinely enable small businesses, rather than chains or wealthier operators, to take space, as well as how the scheme would help address vacant sites. This is being considered in the design, size, location and layout of the commercial spaces. We have undertaken retail and commercial assessment work to inform this. On impact and design, they asked questions around the height and daylight/sunlight effects of the tower adjacent to the park, the total population uplift arising from the co-living (and student and hotel at Cannon Factory) elements, and the nature of the green corridor, and expressed a preference for a greener/less red materiality. On engagement, they asked which community groups are involved and encouraged the team to engage residents' groups as well.

Re:shape has been engaging local groups, with Hope in Haringey having already been met with. The group required space for drop-in sessions for youth in the area to host talks on future career paths, thus Re:shape's Community Investment Programme was an excellent fit for the community group. We are in the process of formalising a CIP agreement with the group. Coffee mornings with residents of individual buildings in the area have also been offered.

The engagement process is ongoing and feedback continues to be gathered. All feedback received so far has been considered in detail by the design team and through the iterative design process many requests have been incorporated, for example in relation to colour and materiality, tree planting, and housing mix, and elements retained where positive feedback has been received, for example the green corridor, and community and appropriately-sized commercial spaces.

- 6.3 Pre-application discussions have also taken place with Local Planning Authority Officers from LB Haringey as well as GLA officers.

Planning Forum (PF)

- 6.4 The Council has established a Planning Forum to facilitate the discussion of large-scale or contentious planning proposals. The forum does not reach a decision about a proposal. Its purpose is to allow participants to raise issues of concern and obtain answers to questions about the particular application.
- 6.5 The aim is to allow early discussion by Members and members of the public on planning issues related to these planning proposals and to explore the scope for agreement between all parties in a positive and constructive way prior to the later decision being made at the Planning Sub-Committee.
- 6.6 Forum meetings will usually take place prior to the submission of an application but can take place at an early stage of the formal process before the Planning Sub-Committee meeting. They do not remove the opportunity for objectors, supporters and applicants to address the Planning Sub-Committee when an application is to be determined or the holding of exhibitions and or public meetings where these are considered appropriate.
- 6.7 Meetings are open to all Members, local businesses and residents. Normally one application or proposal will be considered at each forum to allow for effective discussion. To assist the running of the meeting an agenda is prepared and a short briefing note on the proposal is available.
- 6.8 The format of the meeting is as follows:
- A senior planning officer chairs the forum. They ensure that all planning issues arising from the proposal are raised. Planning officers provide information on the progress of the proposal.
 - The applicant is invited to make a presentation of the proposal for a maximum of 15 minutes.
 - Local residents and organisations have an opportunity to present their views either for or against the proposal.
 - The applicant responds to questions from Members of the Planning Sub-Committee, ward councillors and local business and residents.
- 6.9 A Planning Forum is programmed for 10th September 2026.

Quality Review Panel (QRP)

- 6.10 Proposals for both sites were reviewed by the QRP on 22 April 2026 with a further review carried out on just the Ashley House proposals on 17 June 2026. The full reports can be found at Appendix 1 and 2 respectively. The QRP's summary comments for the latest review on the Ashley House proposals were as follows:

“The Quality Review Panel supports the developed site layout and massing. Following the new requirement for increased on-site parking, the central space is struggling to accommodate all the demands placed on it, including residential amenity, greening, access and servicing, and the public through route to the park.

More time and thought is needed to ensure that people can use the space, and move through it safely. The definition of thresholds and boundary conditions should be developed.

The internal layouts of the buildings, provision of amenity and active frontages have been well-considered. However, further thought on the placement of entrances and specifically the arrival sequences for the affordable block is recommended.

Relocating the north-eastern core entrance to Ashley Road would be positive. Relocating the southern cycle store will create an improved relationship between the shared living entrance and rear courtyard, but needs testing to understand the implications on both the internal and external spaces.

The development of the tower architecture is encouraging, with the simple palette and expression of the base, middle and crown working well. However, further development of affordable block design is needed. While the diagram of a central building defined by two bookends works, the expression of the central upper floors and the grounding of the bookends should be developed further to provide a more elegant solution.

Further studies on how the façades and building design can respond to overheating and daylight would be welcome. The panel encourages the team to be playful, to create a celebratory, uplifting moment within the area especially as it will be seen from many homes.”

In the initial review the panel said of both sites which included the Cannon Factory proposals:

The panel broadly supports the proposed height, massing and placement of the buildings on both sites subject to environmental testing and further design development.

- 6.11 The applicant team have been subsequently developing the design of the proposals to address the above and comments from their public consultation exercise.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 Officer's initial views on the development proposals are outlined below.

Land use

Residential uses – Co-living, homes for social rent on Ashley House site; and PBSA, & Hotel on Cannon Factory site

Overview – Site allocations

- 7.2 The principle of including residential uses in the proposals is supported by the Site Allocations that cover these sites (Tottenham Area Action Plan (TAAP) policies TH1: Tottenham Hale District Centre, TH5: Station Square North and TH6: Ashley Road South Employment Area) and by the planning history which includes implemented and extant permissions for mixed-use residential-led schemes.
- 7.3 Site allocation TH5: Station Square North which covers the southern two thirds of the Ashley House site is allocated for ground floor town centre uses with a mix of residential and employment above.
- 7.4 Site Allocation TH6: Ashley Road South Employment Area which covers the northern third of Ashley House and all the Cannon Factory site is allocated for employment-led mixed-use development with residential uses permitted to cross subsidise improvements to the employment stock.
- 7.5 Whilst the schemes would not be employment-led with residential floorspace being the predominant uses proposed, this has already been established under the extant schemes, although the applicant will need to confirm in a formal submission that the employment provision included would improve the employment stock and would need to be supported by viability evidence.

Overview – Housing delivery

- 7.6 Policy H1 London Plan 2021 sets a 10-year target (2019/20-2028/29) for the provision of 522,870 new homes across London as a whole and 15,920 for Haringey. Policy SP2 of the Councils Local Plan 2017 states that the Council will maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement.
- 7.7 London Plan Policy H1 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites. There is a significant need for housing in the Borough and across London, and in particular for affordable family housing.
- 7.8 Local Plan Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for

housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing. Policy DM10 of the Council's Development Management Development Plan Document (DM DPD) 2017 seeks to increase housing supply and seeks to optimise housing capacity on individual sites.

Co-living

- 7.9 Co-living is an emerging type of housing, which does not fall within the conventional residential use class (C3) and is classed as a sui-generis use. The current local plan does not remark on co-living but The London Plan 2021 acknowledges the role that it can play in contributing towards housing targets and in providing a range of housing options for Londoners.
- 7.10 The London Plan identifies that co-living should count towards housing completions at a ratio of 1.8:1, so on this basis the equivalent of around 294 homes are proposed in the co-living block on the Ashley House site. The London Plan refers to co-living as: Large-scale Purpose-built Shared Living (LSPBSL).
- 7.11 Policy H16 of the London Plan sets out criteria for LSPBSL to ensure that, where delivered, these developments deliver good quality accommodation that is well designed, provides the necessary communal facilities for residents, promotes social integration, and contributes towards affordable housing targets.
- 7.12 The Ashley House site is located within the Lea Valley Opportunity Area and partly located in Tottenham Hale District Centre – next to Tottenham Hale Rail/Underground/Bus Station which is a highly accessible site in terms of public transport provision.

Draft Local Plan

- 7.13 Whilst little weight can be given to the emerging Local Plan at this stage, it does identify the direction of travel in terms of policy – particularly policies which diverge from or develop extant Local and London policies. Such as those that relate to relevant site allocations and the new Policy on Large-scale Purpose-built Shared Living (Policy H8). The Policy states:

Proposals for large-scale purpose-built shared living must not compromise the supply of land for conventional self-contained homes (use class C3) and would only be supported where a site allocation provides for such uses as an ancillary component of a larger mixed tenure development. Development proposals would otherwise be resisted.

- 7.14 The proposal includes conventional C3 homes in the affordable block, and whilst this would include larger family homes, it would be a smaller percentage of the total amount of residential floorspace. A formal submission should justify the quantum of co-living accommodation and show how the proposals would not

compromise the supply of land for conventional self-contained homes (use class C3).

Draft Local Plan

- 7.15 The Ashley House site falls within New Local Plan site allocation TH SA03 Ashley Link which does not identify the site as being suitable for co-living. However, the proposed allocation is largely based on the extant permissions granted within the allocation which does not include co-living; and co-living can generally be expected in highly accessible areas.
- 7.16 Co-living is identified as being acceptable as an ancillary component of the overall residential development mix on nearby site allocation TH SA01 Tottenham Hale Retail Park. So, Tottenham Hale has been considered to be appropriate for this use. However, the applicant will need to show why it is acceptable on this site.
- 7.17 Given the proximity of the application sites to the Retail Park the applicant has been engaging with the New Local Plan consultation to propose co-living for these sites and support this with evidence.
- 7.18 The proposed quantum of co-living accommodation, along with PBSA on the Cannon Factory site, would not be an ancillary component of the overall residential development so this needs to be justified in a formal submission.
- 7.19 Whilst there may be no co-living accommodation in Tottenham Hale as it stands, the proposal would introduce a large amount of single occupancy accommodation which would affect the housing mix of the neighbourhood. A formal submission would need to be supported by statements that highlight the demand/need for this type of accommodation locally and its potential benefits.
- 7.20 The TAAP identifies (para 5.152) that... *Tottenham Hale would provide a range of housing with a mix of affordable and private units, and a range of sizes of unit. The delivery of one and two bed units would be prioritised within close proximity to the Station, to support the developing District Centre.*
- 7.21 The Ashley House site which includes the co-living block is located within and just outside of the District Centre. So, whilst there is potential support in the TAAP for smaller units in this location, these were envisaged to be multiple occupancy one and two beds and so a formal submission would need to identify how the proposal would support Tottenham Hale in continuing to provide a range of unit sizes.
- 7.22 The applicant has submitted information to show that there are no co-living developments in the wider Tottenham Hale regeneration area – and so therefore the proposal would contribute to the range of sizes of unit by providing a new type of accommodation for singles that is generally of a lower cost than other

types of purpose-built one bed options in the area. The pre-applicant would need to submit further information will be to substantiate this.

- 7.23 Information and commentary would also be needed to show how the proposal could contribute positively to well-designed, mixed and inclusive neighbourhoods in accordance with London Plan policies H16 and H10(A).
- 7.24 The provision of on-site C3 affordable housing provided alongside the co-living units (as opposed to a payment in lieu contribution towards affordable housing) is supported and has been deemed by the GLA on similar schemes elsewhere to be eligible to follow the Fast Track Route where the affordable housing would exceed 35% on a floorspace (NIA) basis.
- 7.25 It is expected that the co-living building would comply with the other criteria in London Plan Policy H16 (points 4-8) and the Large-scale purpose-built shared living (LSPBSL) London Plan Guidance (LPG). Moreover, that the imposition of planning conditions and obligations would be accepted which would control the management and tenancy aspects of the Policy. Compliance with New Local Plan Policy H8 should also be identified where possible.
- 7.26 It is likely that, if the scheme were considered acceptable, restrictions would be sought to ensure that there would be no change of use of the accommodation, and it would remain in single occupancy to ensure that the space requirements for this type of accommodation are satisfied.

Co-living summary

- 7.27 The site could be considered appropriately located for co-living accommodation in terms of accessibility to public transport, growth area and District Centre status. The provision of on-site C3 affordable housing provided alongside the co-living units (as opposed to a payment in lieu contribution towards affordable housing) would be a key public benefit of the scheme.
- 7.28 At this stage, more information is needed to demonstrate the use contributes to a mixed and inclusive neighbourhood and would not result in an over-concentration of single-person accommodation in the local area. And more information is required to show compliance with the other criteria and requirements in relevant London Plan Policy H16.

Conventional homes for social rent

- 7.29 The delivery of 87 affordable new homes to be let at social rent is a key benefit of the Ashley House proposals. It would deliver much needed affordable housing for residents on Haringey Council's housing register. The number of homes represents 35% affordable housing based on the NIA of the co-living block.
- 7.30 The proposed level of affordable housing complies with London Plan but not Local Plan policy SP2 which targets 40% affordable housing by habitable room.

However, the London Plan is the more recently adopted policy and therefore the proposed level of affordable housing is considered to be broadly acceptable at this stage.

Conventional homes for social rent summary

- 7.31 The proposed level of affordable housing provision would comply with the London Plan. This aspect of the proposal would be of considerable public benefit given that it would be delivered on site, at low-cost rent, with a large number of family homes (over 25% of the total).

Purpose Built Student Accommodation (PBSA) and Hotel – Cannon Factory site

- 7.32 The proposals for the Cannon Factory site currently comprise the description of development and the image shown at Figure 4. This level of information is acceptable at this time for Officers to give an initial view and discussions are progressing with more detailed information to be submitted shortly.
- 7.33 PBSA could be appropriate on the Cannon Factory site but would need to show compliance with local policy on specialist housing, these being Policy DM15 of the DM DPD 2017 and Policy H15 of London Plan 2021.
- 7.34 The site falls within New Local Plan site allocation TH SA04 Berol Yard which does not identify the site for PBSA. But as noted with the co-living block on the Ashley House site, PBSA is identified as being acceptable as an ancillary component of the overall residential development mix on nearby site allocation TH SA01 Tottenham Hale Retail Park and could be appropriate on this site too
- 7.35 Officers require details of what discussions have taken place with a university that may wish to occupy the block. A letter identifying an intent to nominate to the proposed accommodation from a higher education institution would need to support the needs assessment.
- 7.36 It is expected that the PBSA building would comply with the other criteria in London Plan Policy H15 (points 2-5) and the London Plan Guidance – Purpose-built Student Accommodation.
- 7.37 In terms of the hotel, Policy DM53 of the DM DPD states that hotels are generally appropriate in locations within an existing town centre or at a location well served by public transport.
- 7.38 The Cannon Factory site is considered to be an appropriate location. Part B of the policy sets out a series of criteria where they would be supported relating to good design and functionality – including where they would not result in a loss of housing. The policy also states that hotels should incorporate ancillary facilities which are open for public use and create employment opportunities for local residents, such as restaurants, gyms and conference facilities.

- 7.39 Hotels can create employment and economic activity both directly and indirectly and the area is currently only served by a 96-bed hotel on Ferry Island in TH4: Station Square West. As more information becomes available the applicant will need to show compliance with this Local Plan policy and identify the public benefits of this aspect of the proposal.

PBSA and Hotel – Cannon Factory site summary

- 7.40 The proposals for this site are emerging, but both uses could be supported subject to the applicant confirming compliance with relevant development plan policies. An assessment in this regard will be possible once more information becomes available.

Non-Residential uses – Commercial spaces and community use on Ashley House site

Commercial spaces

- 7.41 The inclusion of commercial floorspace is supported by Site allocation TH5: Station Square North and TH6: Ashley Road South Employment Area. TH6 prioritises the delivery of employment floorspace to replace the former factory and employment uses that historically existed on the site.
- 7.42 Planning permissions within TH6 have progressed this further, with the Berol Quarter planning permission (HGY/2023/0261 & HG Y/2025/0930) proposing Class E floorspace at ground floor level and across the entire renovated and extended Berol House. Whilst the intention is to provide retail spaces within 2 Berol Yard and the ground floor of Berol House, the upper floors of Berol House are intended to be office/workspace.
- 7.43 Whilst this scheme would not be employment-led with residential floorspace being the predominant use proposed, this was established under the extant schemes and is acceptable - subject to the employment provision improving the employment stock and this being supported by viability evidence.
- 7.44 For the Ashley House site the extant planning permission HG Y/2019/0108 included 151sqm GIA of commercial floorspace (shop, restaurant, office) and HG Y/2016/4165 required a minimum of 600sqm (GIA) of shop, restaurant, office, and/or medical or health services/a creche/day nursery or centre.
- 7.45 This application proposes 234sqm of commercial and 125sqm of community space. So, a total of 359sqm which is 392sqm less space than what was secured under the extant planning permissions for the Ashley House site. The applicant needs to justify this level of provision particularly given that the top third of the site falls within a Local Employment Area: Regeneration Area which through Policy DM38 requires employment-led development and the amount of employment floorspace to be provided to be maximised.

- 7.46 The applicants will be required to submit a viability assessment that clearly demonstrates that the proposed mixed-use scheme maximises the development of employment uses and makes provision for an element of affordable workspace where viable. A commercial strategy as well as a social economic strategy would be required to support a formal planning application.

Community use

- 7.47 A community space is proposed within the co-living block. This would be welcome if the space has an identified end user that meets a specific need. The applicant has a Community Investment Programme which they have said would identify several local charities, community groups, SMEs and social enterprises to assist in the development and curation of the space to identify and support local needs.

- 7.48 The applicant has also said that the space would be let at a peppercorn rent.

Commercial spaces and community use summary

- 7.49 The scheme proposes both commercial spaces around the frontages near Ashley Road and a community space within the co-living block adjacent to Down Lane Park. There is less commercial space in the proposal than was previously secured and this needs to be justified. The community use is supported.

Non-Residential uses – Cannon Factory site

- 7.50 There is currently no information on the ground and upper floor layouts of the Cannon Factory buildings, and more is required.
- 7.51 The whole of the site falls within a Local Employment Area: Regeneration Area which through Policy DM38 requires employment-led development and the amount of employment floorspace to be provided to be maximised.
- 7.52 The extant scheme HGY/2016/4165 required a minimum of 2000sqm GIA of shop, restaurant, office, and/or medical or health services/a creche/day nursery or centre floorspace on this site. Therefore, the proposal would need to justify any reduction in floorspace from the extant baseline in terms of employment floorspace.

Design, Layout, and Impact on Townscape & Heritage, (Ashley House site)

Overview

- 7.53 The proposal needs to comply with the relevant Design and Heritage policies in the National Planning Policy Framework 2024 (NPPF), The London Plan 2021, and the Local Plan 2017 as well as all relevant London Plan Guidance. The proposals also need to address the placemaking vision for Tottenham Hale within the document 'Shaping Tottenham' published November 2024.

Cannon Factory site

- 7.54 The description for this proposal identifies around an 8 storey increase to the height of the tall building permitted under HGY/2016/4165. This is not out of keeping with the increase in heights across Tottenham Hale from what was originally envisaged. However, it would need to be thoroughly tested to ensure its impact would be acceptable.

QRP

- 7.55 The proposal has been presented to the QRP twice. The most recent review took place on Wednesday 17 June 2026. The Panel supports the tower and the developed site layout and massing and said the internal layouts of the buildings, provision of amenity, and active frontages have been well-considered.
- 7.56 The QRP advised the following matters should be addressed:
- People need to be able to use the Green Link and move through it safely. The definition of thresholds and boundary conditions should be developed.
 - Further thought on the placement of entrances and specifically the arrival sequences for the affordable block is recommended.
 - Relocating the north-eastern core entrance to Ashley Road would be positive.
 - Relocating the southern cycle store will create an improved relationship between the shared living entrance and rear courtyard.
 - Further development of affordable block design is needed to provide a more elegant solution.
 - Further studies on how the façades and building design can respond to overheating and daylight would be welcome.

Design & Layout

- 7.57 The applicant has made changes since this last review to improve the Green Link and thresholds and made several changes to the affordable block to improve its elegance. The entrance to the north-eastern core has been moved to Ashley Road and the cycle store to the co-living block has been brought within the southern elevation of the building. The facades and building design is still being progressed but the applicant has confirmed that they the design has been informed by overheating and daylight/sunlight considerations.
- 7.58 The current proposals for the Ashley House site indicate a high-quality and well-designed scheme that would deliver on the design aims of Site Allocations TH5 and TH6 by integrating a new east-west link (the Green Link) to connect into Down Lane Park to the west and to the Lee Valley in the east and activating the frontages with commercial & community spaces and front doors.
- 7.59 The buildings sit well within their context and largely maintain existing building heights sitting at 6 to 7 storeys, albeit with a 24-storey taller element to the co-living block that is discussed under the tall building section below. The 6 to 7 storey heights would respect neighbouring developments and integrate sympathetically with them.

- 7.60 The layout would make the best use of the land available and create successful streets and open spaces as well as improved links to the north and south, east and west. The designs for the public realm would create a successful Green Link that also delivers blue badge parking, greening, and playspaces.
- 7.61 The proposed materiality and detailing of the buildings appears to be of a high quality and it is expected that there will be further improvements to the scheme as more detailed design work is carried out in relation to the building facades and the public realm and the definition / role of the Green Link.

Impact on Townscape & Heritage - Tall Building

- 7.62 The Council has adopted the definition of Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London.
- 7.63 The co-living block would include a tower of 24 storeys. Several buildings near to the site are of a similar height with the tower under construction to the south of Hale Road at 29-33 The Hale also standing at 24 storeys. The District Centre includes a cluster of tall buildings that range in height from 13 to 37 storeys. The scheme will be assessed against relevant London Plan and Local Plan policies but is considered to be broadly acceptable.
- 7.64 The Figure below shows the surrounding buildings and their heights.

Figure 10 – Isometric drawing looking northeast showing proposed development and surrounding building heights



Impact on Heritage

- 7.65 In terms of the impact on heritage assets such as the Conservation areas to the west around the High Road, there is already a cluster of taller buildings in the background of these views, and this setting does not contribute to the heritage value attributed to the assets.
- 7.66 The scheme will be assessed against the heritage related policies in the Development Plan with the potential impact/harm on Conservation Areas and Heritage Assets fully assessed.

Design - Residential Quality

- 7.67 London Plan Policy D6 concerns housing quality and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increases due to the increased pressures that arise. It also requires development capacity of sites to be optimised through a design-led process.

Co-living block

- 7.68 In terms of the co-living block, the applicant has stated that the accommodation would comply with London Plan policy H16 and The LSPBSL LPG. There would be units that are single aspect and face north, albeit this is not uncommon for this type of accommodation, and the units would have access to dual aspect internal amenity spaces as well as and external amenities.
- 7.69 The main corridor running east to west and vice-versa through the co-living block is long and has little access to daylight and Officers have encouraged the applicant to see if this could be improved. However, it is acknowledged that this may be difficult given the constraints put on this aspect by the building form resulting from the site requirements.

Affordable housing block

- 7.70 The applicant has identified that all the homes in the affordable housing block would meet or exceed unit size / amenity standards (private gardens, balconies and communal gardens). Dual aspect homes have been maximised and 10% of homes would be wheelchair accessible (M4(3)). The layouts suggest that all homes would be well lit in terms of access to daylight and sunlight.

Summary

- 7.71 Whilst more information is needed to fully assess the impact, the layout of the buildings and the information provided so far indicate that the residential quality would be high. When submitted formally the application would need to be supported by daylight/sunlight analysis, Playspace Strategy, a Fire Strategy, Access Strategy, will need to identify how Designing Out Crime principles have been met, and would need to show compliance with the Mayor's Housing Design Standards LPG and the LSPBSL LPG.

Impact on neighbouring properties

- 7.72 The buildings have been designed so that they would interact sympathetically with neighbouring buildings and sites. The building heights have been selected so that they reflect the heights of adjacent buildings within the Ashley Road South masterplan.
- 7.73 The applicant will need to identify how the proposed tall building would have an acceptable impact on neighbouring properties and the affordable block. It will have an impact on properties to the north in terms of daylight/sunlight & overshadowing and affect the sun on ground to the Green Link. So, this will need to be appropriately tested to show acceptable impacts.
- 7.74 All the other parts of TH5 and TH6 have been constructed or have recent planning permissions (such as Berol Quarter) except for the row of terraced houses to the south of the site.

- 7.75 The applicant has undertaken some studies to show how the row of terraces could be redeveloped to a height of the adjacent Ashley Road West development (5-6 storeys) without the co-living block prejudicing this. This will need to be submitted as part of a formal application.

Impact on transport, parking and highway safety

- 7.76 Local Plan Policy DM32: Parking recommends that proposals for new development with limited or no on-site parking should have a PTAL of at least 4 which both sites are (both being 5 with the western end of Ashley House being 6a).
- 7.77 The scheme proposes on-site parking for blue badge spaces (10% upfront for the social rent homes) only and is 'car lite' with no other vehicular parking. This strategy allows space for urban design improvements including the Green Link street, playspaces, and greening.
- 7.78 Policy DM32 also identifies that proposals with only blue badge parking should have alternative and accessible means of transport available, a Controlled Parking Zone (CPZ) should be in place, and parking is specified as car capped. All of this would apply to the Ashley House site.
- 7.79 The proposal would bring about improvements in pedestrian and cycle access and would be close to bus and rail links as well as employment, leisure, and community facilities. Therefore, a car lite approach is appropriate for the site.
- 7.80 The proposal indicates that the proposed cycle parking for the affordable block would be compliant with the latest London Plan Guidance. However, the applicant is looking at lower levels of provision for the co-living block, which would need to be justified.
- 7.81 The applicant will be encouraged to investigate other types of cycle parking to increase provision, through provision of space and infrastructure for public cycle or scooter hire, managed on-site shared cycles or scooters, storage spaces for folding cycles, and potential contributions towards off-site communal cycle parking.
- 7.82 Refuse storage would be in line with the operational requirements of the Council – with storage being provided in the affordable block for one weekly collections. The applicant will need to identify that servicing vehicles and other vehicles such as blue badge vehicles would be able to satisfactorily pass through the development and turn safely.

Energy & sustainability

7.83 The applicant has submitted a high-level indicative sustainability strategy at this stage. Their strategy includes the following:

- The proposal will be developed in line with the LETI (London Energy Transformation Initiative) design guide
- It will adopt a fabric first approach and incorporates passive house principles
- Peak heat loss will not exceed 10 W/m² (Watts per square meter)
- PVs will be provided at roof levels
- Urban Greening Factor (UGF) and Biodiversity Net Gain (BNG) to achieve the necessary minimum targets
- BREEAM target “excellent” rating
- Whole Life Carbon Assessment (WLCA) will benchmark LETI targets

Overheating

7.84 Full detail on overheating has not been shared at this stage. However, an overheating analysis is currently being carried out to understand the strategies to minimise risk of overheating. A range of measures are currently being considered by the applicant to reduce this risk.

Supporting Documents

7.85 A formal application would be accompanied by an Energy Strategy, Overheating Assessment, Circular Economy Statement, and Sustainability Strategy which would address all the policy criteria and assess compliance.

Landscaping, urban greening, biodiversity & public realm

7.86 The proposal incorporates extensive landscaping and planting through the creation of both communal amenity and planted public spaces as well as a new Green Link street. The applicant has identified that the formal application would be accompanied by a comprehensive Landscaping Scheme.

7.87 The proposals would provide a significant uplift in ecological benefits through the soft landscaping proposals compared to the existing situation. It is expected that the proposals would comply with the recommended urban greening factor of 0.4 for residential development and a Biodiversity Net Gain (BNG) of 10% would be achieved. The potential impact on Epping Forest Special Area of Conservation will need to be assessed.

7.88 The children’s play space provision comprises a mix of formal and informal play areas albeit they do not appear to meet the spatial requirements of Local and London planning policy. The development is very close to the play facilities in Down Lane Park, and the site constraints limit suitable spaces for play. The

applicant will need to justify their proposed provision and show how it would meet the needs of children in the development.

Flood risk & drainage

- 7.89 The site is in Flood Zone 2 so is at medium risk of flooding from rivers. A flood risk assessment would be submitted alongside a formal application which must identify how flooding from surface water would be mitigated.

Planning obligations and community benefits

- 7.90 Planning obligations would be secured for both schemes in line with the Planning Obligations SPD 2018. This will include the following, although not exhaustive:
- Affordable housing, affordability, and review mechanisms; co-living, student, and hotel specific provisions;
 - Transport matters such as Travel Plans, s278 works, restricting car permits, car club, and Traffic Management Order alterations;
 - Employment and skills and apprenticeship support contributions;
 - Carbon Management and Sustainability obligations including any carbon offset payments;
 - Ultra-fast broadband,
 - Considerate contractors, and
 - Monitoring.
- 7.91 The extant permissions included contributions totalling £1,255,000 towards open space provision to secure improvements to Down Lane Park (DLP) and were liable for around £600k in Haringey CIL.
- 7.92 Open space contributions would now be covered by Community Infrastructure Levy (CIL), but a further contribution to DLP would be secured if any new Haringey CIL figure fell below what was previously secured in terms of open space & CIL when considered proportionately.
- 7.93 In terms of benefits to the local community, the schemes would redevelop some of the last remaining sites along Ashley Road, completing the masterplan for this area which would bring public realm benefits with new streets, routes, and planting as well as new commercial spaces. The proposals would introduce employment opportunities during construction and in the new buildings once complete.
- 7.94 The Ashley House scheme includes 87 affordable homes for social rent that would provide housing for residents on the housing waiting list. The proposal also includes a dedicated community space that the local community would have access to, albeit the specific arrangements for this have not been finalised at this stage.

Appendix 1 - QRP 22 April 2026

CONFIDENTIAL

FRAME PROJECTS

London Borough of Haringey Quality Review Panel**Report of Full Review Meeting: Cannon Factory and Ashley House**

Wednesday 22 April 2026

Alexandra House, 10 Station Road, London N22 7TY

Panel

Esther Everett (chair)

Martha Alker

Rosie Bard

Dieter Kleiner

Neha Tayal

Attendees

Philip Elliot

London Borough of Haringey

John McRory

London Borough of Haringey

Richard Truscott

London Borough of Haringey

Nicola Viselli

London Borough of Haringey

Wendy Charlton

Frame Projects

Bonnie Russell

Frame Projects

Apologies / report copied to

Suzanne Kimman

London Borough of Haringey

Rob Krzyszowski

London Borough of Haringey

Ruth Mitchell

London Borough of Haringey

Biplav Pagani

London Borough of Haringey

Saloni Parekh

London Borough of Haringey

Stefania Pizzato

London Borough of Haringey

Gareth Prosser

London Borough of Haringey

Roland Sheldon

London Borough of Haringey

Ashley Sin-Yung

London Borough of Haringey

Tania Skelli

London Borough of Haringey

Catherine Smyth

London Borough of Haringey

Jacob Sturdy

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

CONFIDENTIAL

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.



CONFIDENTIAL**1. Project name and site address**

Former Ashley House and Cannon Factory sites, Ashley Road, Tottenham Hale, Haringey N17 9LZ

2. Presenting team

Jermaine Browne	Re:shape
Robbie Nightingale	Re:shape
Jade Cox	Carbon Climate Certified
Charles Jabre	DLA
Chris Levett	DLA
Amy Jones	Lichfields
Ben Kelway	Lichfields
David Taylor	Montagu Evans
Matt Lloyd-Ruck	Savills
Oliver McKay	Studio Bosk

3. Planning authority briefing

The site comprises two significant sites in Tottenham Hale, within and just to the north of the emerging District Centre. Planning permissions for redevelopment were granted for a different applicant in 2018 and 2020. These were implemented with the existing two-storey commercial buildings being demolished and the sites cleared, but construction work did not start.

The site has now been taken on by a new applicant team. The scheme proposes three buildings, one on the Cannon Factory site and two on the Ashley House site, to include a mixed-use redevelopment of residential and employment-generating uses. A part seven, part 23-storey building to the southern part of the Ashley House site will comprise circa 500 shared living units with high quality shared amenities throughout, ground floor active and publicly accessible uses, and commercial and community floorspace. A six-storey building to the north of the Ashley House site will comprise circa 70 affordable homes. A part nine, part 25-storey building is proposed on the northernmost Cannon Factory site. This will comprise employment floorspace at ground and first floor level and a flexible community use activating the corner of Ashley Road and Burdock Road. The building will contain circa 500 purpose-built student accommodation (PBSA) units above, with high quality shared amenities throughout.

Officers asked for the panel's comments on height and massing, the design quality of the scheme, and the impact of the large number of single occupancy homes on the existing community. Comments on the public realm and continuity of the Green Link were also sought.



CONFIDENTIAL

4. Quality Review Panel's views

Summary

The Quality Review Panel thanks the applicant for presenting the proposals at this early stage. The comments include high level detail in the context of the wider masterplan, as well as more specific comments relating to each site.

As these sites complete the Tottenham Hale masterplan, it will be important that they create a unified sense of place. However, each site should be considered on its own merits, context and function. The applicant has a responsibility to deliver them to the highest standard as they are the final sites to deliver the overall vision. The panel broadly supports the proposed height, massing and placement of the buildings on both sites subject to environmental testing and further design development. Further understanding of the sites' relationships to Down Lane Park, Tottenham Hale Station and the Welbourne Health Centre is needed to inform the organisational strategy across the sites.

The panel supports the proposed building uses and tenure mix. However, it recommends that the applicant considers the long-term adaptability of the purpose-built student accommodation (PBSA) and shared living blocks, by providing some larger units to accommodate couples or families. Facilitating social cohesion will be important to create a strong community, particularly given the high proportion of single-occupancy units.

The panel welcomes the continuation of the Green Link and the pedestrian route through the Ashley Road affordable housing block. Further assessment of how residents and the public will use the links and amenity spaces is recommended to develop a hierarchy of routes and sequence of spaces. The panel expects the layout and building footprints to change and adapt based on the findings of this exercise. The type and mix of amenity spaces and facilities should be carefully planned, taking into consideration the differing uses and requirements of short and long-term residents.

Masterplan

Strategic approach

- The sites should create a unified sense of place as part of the wider masterplan vision. The applicant has a responsibility to deliver them to the highest standard, as this is the last phase of the masterplan.
- The panel recommends consideration of the schemes in three stages: the wider context, the sites themselves, and finally the buildings.
- The panel broadly supports the proposed height, massing and placement of the buildings on both sites subject to environmental testing and further design development.



CONFIDENTIAL

- The façade strategy for both sites will require a well-considered approach given the reduced number of balconies. Reference should be made to local history with features embedded in the project rather than superficially applied.

Connectivity

- Further understanding of the sites' relationship to Down Lane Park, Tottenham Hale Station and the Welbourne Health Centre is needed, to guide the organisational strategy of the sites, uses and buildings.
- Mapping pedestrian routes to and from the sites is required to understand the arrival sequence and movement through the sites. This will help establish the most suitable positions for ground floor uses and building entrances, the hierarchy of routes, and sequence of amenity spaces.

Mix of uses and amenity

- The type and mix of amenity spaces and facilities should be carefully planned, taking into consideration the differing uses and requirements of short and long-term residents.
- Facilitating social cohesion will be important to create a strong community, particularly given the high proportion of single-occupancy units.
- Amenity spaces could be distributed throughout the buildings rather than being grouped on the ground floor. This would create clusters within each block and support communities to establish.
- The overall quantity of employment space has been reduced therefore care is needed to ensure no loss to the sense of space that is being created.
- The applicant is encouraged to consider the long-term adaptability of the PBSA and shared living buildings by providing some larger units to accommodate couples or families. These could be provided within the shoulder blocks.
- Cycle storage should be accommodated within the buildings rather than in external sheds. This will improve safety, security and accessibility, as well as providing a better outlook for residents.



CONFIDENTIAL*Sustainability*

- The panel commends early consideration of the sustainability strategy and welcomes the ambitious targets. However, it would like to see more detail on how these targets will be achieved and how overheating will be addressed.
- Given the large number of residents in the overall masterplan, thought should be given to water usage and preservation to safeguard against shortage.
- Microclimate assessment should be provided, to understand the daylight and sunlight, overshadowing and wind impact. These studies should also inform the landscape strategy for both sites.

Ashley House site*Layout and massing*

- The tower completes the cluster of high-rise blocks around the station and successfully fronts the park. Setting it further back from the park could be considered to better address the open space.
- The tower could also be brought forward towards the Green Link, and the linear shared living block set back to break up the building's length. This could create a better variety of public and semi-private spaces.
- The proportions and façade treatment of the long blocks require further thought to ensure they relate well to the open spaces. Articulation of cores and entrances should not rely on colour or materials to create interest.
- The affordable housing block is a good opportunity to deliver a high-quality scheme in its own right. In its current form it appears under developed and further detailed design is required.
- The external cycle store for the shared living units could restrict future development of the adjacent terraced houses. Integrating the store within the building footprint is recommended.

Public realm, placemaking and landscape

- Consideration should be given to the ground floor uses along the Green Link to ensure the route is safe and well-used. Good visual connection to the park should be maintained.



CONFIDENTIAL

- The panel supports the continuation of the pedestrian route through the affordable housing block. The design team is encouraged to develop this in more detail with consideration of ground floor uses and how the corner units address the route.
- Although this link is not a major route, creating a public space that responds to the homes overlooking it would be positive.
- The design team should consider the planned improvements to Down Lane Park as the park edge will be more permeable in the future. The pedestrian link should be designed to allow for future adaptation.
- The Green Link does not read as a continuous public route to the park. While the northern section outside the site feels like a primary route, the Ashley Road section reads as semi-private. The design of this space should reinforce its public character.
- The narrow buffer spaces around the buildings are likely to restrict the scale of new trees and planting would be very small. Further thought is encouraged to ensure the landscape can be delivered successfully and maintained over the long term.
- The ground-floor amenity space could serve both as a resident spill-out area and an access route. Consideration of how this space could be used will inform its design.
- A well-considered lighting strategy will be essential to support the safe and comfortable use of the Green Link after dark.

Cannon Factory site*Layout and massing*

- The panel supports the placement of the student accommodation block. However, alternative options that provide greater presence on Burdock Road and a better connection through the site should be considered.
- The social infrastructure space might be better located on the Ashley House site where there is a more diverse community and student numbers are lower.

Public realm, placemaking and landscape

- The legibility and presence of the student accommodation entrance is important. The panel recommends further thought on its location and relationship to the courtyard.
- The common spaces should be considered in the context of the wider area, complementing those at The Gesner and Berol House.



CONFIDENTIAL

Next steps

- The Haringey Quality Review Panel would welcome the opportunity to review the proposals again.
- It recommends each site is the subject of a separate full review, to ensure each scheme can be considered in detail. Precedents for both sites should be provided.



CONFIDENTIAL**Appendix: Haringey Development Management DPD****Policy DM1: Delivering high quality design****Haringey Development Charter**

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

Design Standards**Character of development**

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



Appendix 2 - QRP 17 June 2026

CONFIDENTIAL**London Borough of Haringey Quality Review Panel****Report of Full Review Meeting: Ashley House**

Wednesday 17 June 2026

Alexandra House, 10 Station Road, London N22 7TY

Panel

Esther Everett (chair)

Martha Alker

Nuno Correia

Dieter Kleiner

Neha Tayal

Attendees

Philip Elliott	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Lucy Block	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Biplav Pagéni	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Roland Sheldon	London Borough of Haringey
Ashley Sin-Yung	London Borough of Haringey
Tania Skelli	London Borough of Haringey
Catherine Smyth	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
Wendy Charlton	Frame Projects

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

CONFIDENTIAL**1. Project name and site address**

Former Ashley House, Ashley Road, Tottenham Hale, London N17 9LZ

2. Presenting team

Jade Cox	Carbon Climate Certified
Chris Levett	DLA Architecture
Charles Jabre	DLA Architecture
Ben Kelway	Lichfields
David Taylor	Montagu Evans
Peter Yarushin	KS4 Consulting
Jermaine Browne	Re:shape
Robbie Nightingale	Re:shape
Paul French	Studio Bosk

3. Planning authority briefing

The site is in a significant area of Tottenham Hale, within and just to the north of the emerging District Centre. It has long been allocated for mixed use development in the Local Plan and in the adopted Tottenham Area Action Plan (AAP) July 2017. The principle of developing the site is therefore already established.

Tottenham Hale has undergone significant regeneration over the past 10 to 15 years with many of the site allocations in and around the station being built out. Only a few parcels of land remain undeveloped including the retail park, this site, the Cannon Factory site, and a portion of Berol Yard behind Berol House. The new buildings include several tall buildings that form a cluster and mark the District Centre, the green link from the High Road in the west to the Wetlands in the east, and the rail/underground station.

The applicant seeks to redevelop the site for residential and employment use. A part seven-, part 23-storey building is proposed to the southern part of the site, comprising approximately 530 shared living units, publicly accessible and active ground floor uses, 245 sqm of commercial space and 58 sqm of community space. A six-storey building to the north of the site will consist of around 88 100 per cent affordable homes for social rent (weighted towards family-sized units), all with private balconies or gardens. This will form 35 per cent affordable housing by floorspace.

Officers asked for the panel's comments on the updates since the previous review, particularly the developed architectural detail, materiality, landscaping and the route through to Down Lane Park.



CONFIDENTIAL**4. Quality Review Panel's views***Summary*

The Quality Review Panel supports the developed site layout and massing. Following the new requirement for increased on-site parking, the central space is struggling to accommodate all the demands placed on it, including residential amenity, greening, access and servicing, and the public through-route to the park. More time and thought is needed to ensure that people can use the space, and move through it safely. The definition of thresholds and boundary conditions should be developed.

The internal layouts of the buildings, provision of amenity and active frontages have been well-considered. However, further thought on the placement of entrances and specifically the arrival sequences for the affordable block is recommended. Relocating the north-eastern core entrance to Ashley Road would be positive. Relocating the southern cycle store will create an improved relationship between the shared living entrance and rear courtyard, but needs testing to understand the implications on both the internal and external spaces.

The development of the tower architecture is encouraging, with the simple palette and expression of the base, middle and crown working well. However, further development of affordable block design is needed. While the diagram of a central building defined by two bookends works, the expression of the central upper floors and the grounding of the bookends should be developed further to provide a more elegant solution. Further studies on how the façades and building design can respond to overheating and daylight would be welcome. The panel encourages the team to be playful, to create a celebratory, uplifting moment within the area especially as it will be seen from many homes.

Site layout

- The site layout has developed well since the previous review. The diagram is much clearer, with three defined sections facing the road, the park and the central section.
- The heights and massing sit comfortably within the townscape views.
- The linear access through the site is working well, engaging with the wider connections and people moving through.
- However, further thought on legibility and wayfinding is encouraged to ensure that the space feels welcoming for the public to walk and cycle through. The definition and character of the central space should be developed, to ensure this feels like a public space rather than a private courtyard.



CONFIDENTIAL

- The way thresholds and edge conditions are defined needs clarification. Sections through private and defensible edges would be helpful to explore and explain the design of these spaces.

Internal layout

- The legibility of entrances and cores for the different blocks needs more thought.
- The location of the entrances to the affordable block needs reconsideration. They need to be more celebratory, to create an entrance experience that matches the shared living block.
- Where entrances are off an undercroft space then they need to be well considered in how they function for residents.
- The core to the northeast of the affordable homes would benefit from an access onto Ashley Road, to enhance its presence on the street for wayfinding and legibility.
- The provision of active frontages is positive. Consideration of commercial analysis to avoid vacancies is welcome.
- The distribution of communal residential amenity within the shared living building works well. It would be good to understand how the spaces can be used by residents, and allow for different people to come together.
- Given the propensity of single-aspect units required by the co-living typology, providing views out from shared and private spaces overlooking the garden spaces and park will be beneficial.

Access and servicing

- While the need for parking is appreciated, it is critical that the functions of green route to the park, car parking, deliveries and movement around the central space to access entrances can co-exist, More work is needed on the diagram to achieve this and it may result in more segregation for safety and clarity.
- More thought on how to minimise its visual impact is also required. Screening measures should be considered alongside secure by design principles.
- There could be conflict between reversing vehicles and people walking or cycling through the space, as well as children playing. This needs careful thought to minimise risk and ensure safety for all users.



CONFIDENTIAL

- The proposal to relocate the southern cycle store is supported, creating an improved relationship between the shared living entrance and rear courtyard. However, it will be important to illustrate the implications of this change for the experience of internal and external spaces.
- There will likely be a high number of deliveries given the shared living accommodation proposed. A space for delivery vehicles and bikes should be considered as part of the overall layout.
- Further work is needed to resolve servicing, refuse and fire access. This should ensure that operation and maintenance for both the council and shared living provider can work together successfully.

Architectural detail

- The development of the tower architecture is encouraging. The simple palette, and expression of the base, middle and crown is positive.
- The deep setbacks at the crown of the tower, with the bold colour behind promise to create a distinct landmark on the skyline.
- While the massing of the affordable block works well, with the central building defined by two bookends, but there remains scope to improve its architecture.
- The definition of the maisonettes on the central section works well, creating a more human scale to the block.
- The expression of the upper floors and the deck access should be developed further. Playing with different materials, colours and layering is recommended to make this more distinct from the base.
- The panel feels that the bookends need to be better grounded. Using a column or similar to meet the ground on the chamfered corners could define these more successfully.
- Continuing the datum of the maisonettes across the bookends could be considered to create a more coherent composition.
- The undercroft spaces either side of the bookends have potential to be surprising celebratory spaces. The panel encourages the team to be more playful, using the ceilings, as well as the walls for the artwork.
- Where blank facades are required for plant and servicing spaces, opportunities for art or features such as climbing walls could create more engaging elevations.



CONFIDENTIAL

Sustainability and low carbon design

- Aligning with the UK Net Zero Carbon Building Standard is positive. The planning submission should demonstrate how the design meets these targets.
- The studies on how the façades can respond to orientation and ventilation strategy are also welcome.
- It would be good to see further detail on how shading features are integrated with the façade.
- The panel also recommends developing the elevations and ventilation strategy to address potential noise and air quality issues.

Landscape and public realm

- The panel welcomes the way the landscape design addresses urban greening and biodiversity.
- The green area to the west of the site could be extended to the park edge, to maximise green space.
- The specification and location of planting should be considered alongside fire regulations, as this could limit the scope for planting placed against homes.
- The placement of the street trees should also be checked to ensure they have sufficient space to thrive without impacting the buildings.
- Sustainable drainage features should be incorporated within the public realm design, to maximise infiltration and enhance placemaking character.
- While the play provision is welcome, it currently feels too segregated. Integrating this within the public realm could be a more efficient use of the constrained space. Play on the way features rather than a fenced-off, defined spaces would be one way to achieve this.
- Furthermore, the play provision could be rationalised and relocated away from routes and towards entrances and could contribute towards these celebratory moments,
- The surface materials, street furniture and lighting should be designed holistically, to draw people through the space. Considering how these relate to other developments in the area would create a more coherent place, and enhance connections beyond the application boundary.



CONFIDENTIAL

- There may be an opportunity to use the ground treatment to reflect the industrial heritage of the site. Paving materials and detailing should be shown to illustrate how this would be delivered.
- The defensible space in front of the ground floor units is positive but needs more thought, particularly around the usability and maintenance of these spaces.
- Use of the roof terraces should be maximised to alleviate pressure on the public realm at the ground floor. How the spaces relate to internal amenity space should be considered to promote use of these areas.

Next steps

- The Quality Review Panel would like to see the scheme again. An intermediate review format could be appropriate.



CONFIDENTIAL**Appendix: Haringey Development Management DPD****Policy DM1: Delivering high quality design****Haringey Development Charter**

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b Make a positive contribution to a place, improving the character and quality of an area;
- c Confidently address feedback from local consultation;
- d Demonstrate how the quality of the development will be secured when it is built; and
- e Are inclusive and incorporate sustainable design and construction principles.

Design Standards**Character of development**

B Development proposals should relate positively to their locality, having regard to:

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



This page is intentionally left blank

Appendix 3 – Plans and Images of the Proposal

Site Context

Wider Site Location

Key

- Application Site
- Parks
- Pedestrian Links between the Parks
- ↔ Green Link
- Train Station
- Underground Station
- Overground Station
- Victoria Line (TFL)
- Overground Line (TFL)
- Stansted Express / Greater Anglia
- Strategic Industrial Land (SIL)
- Locally Significant Industrial Site (LSIS)
- Local Employment Area (LEA) Local
- District Centre

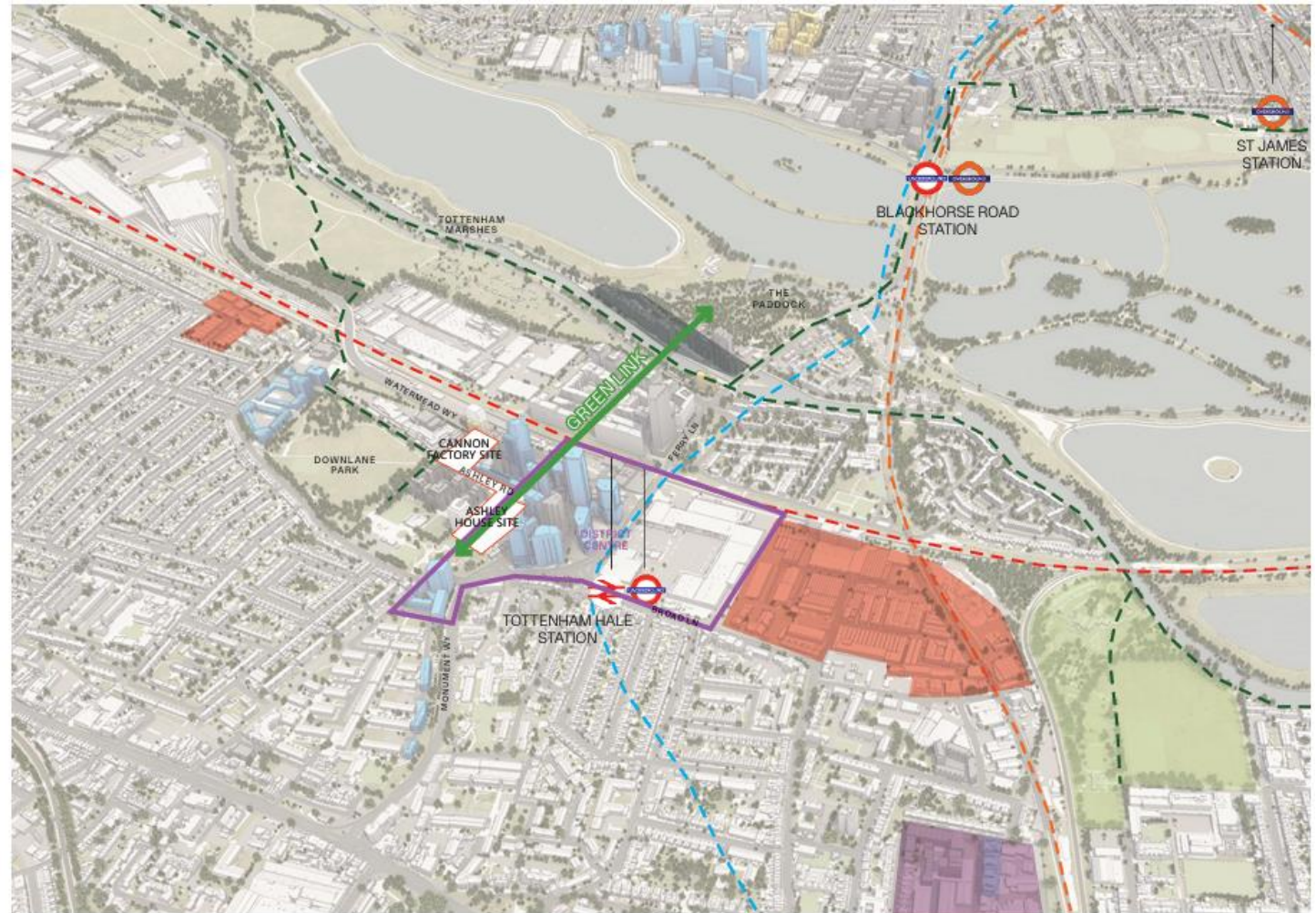
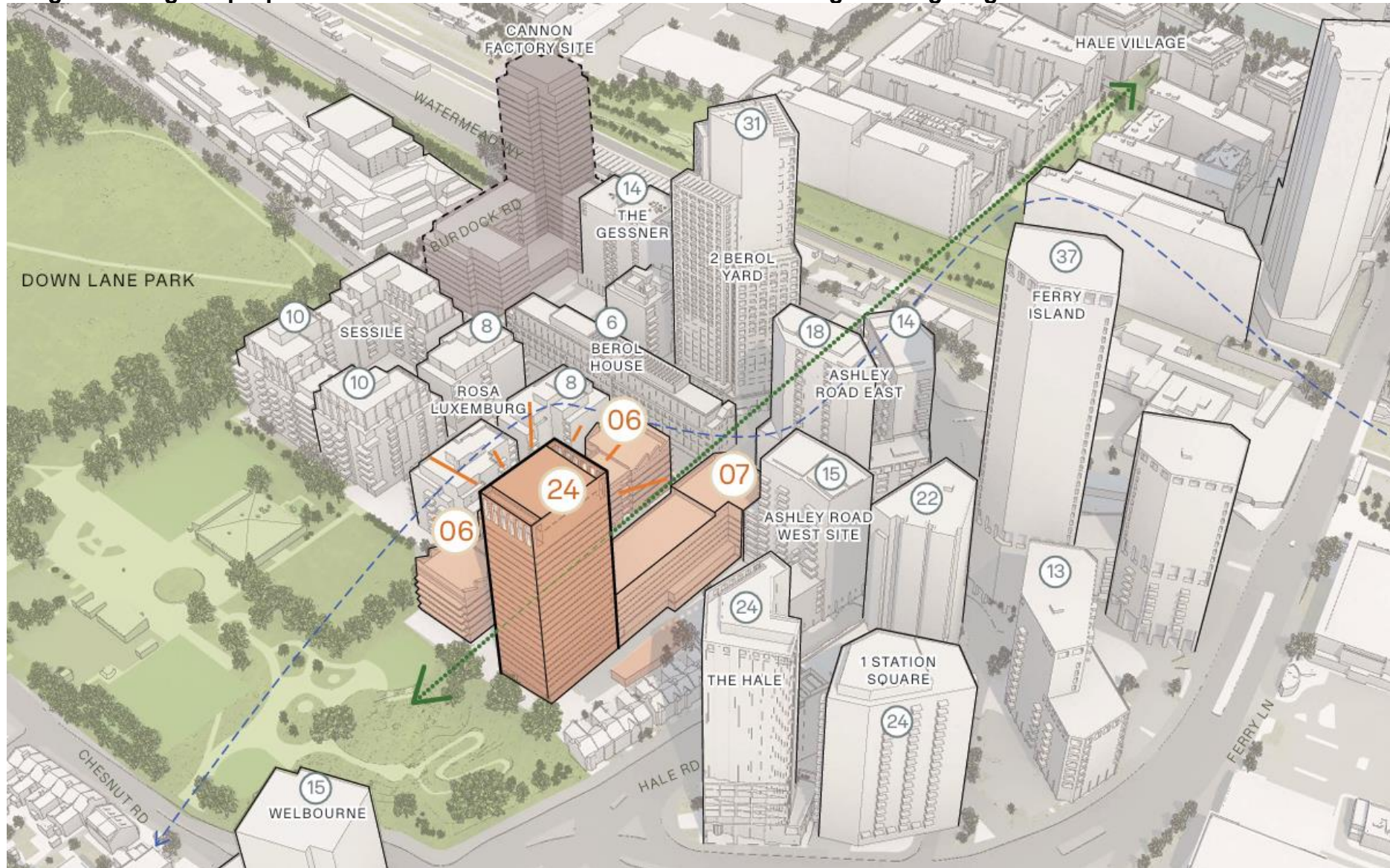


Image showing the proposals in their immediate context with surrounding building heights indicated



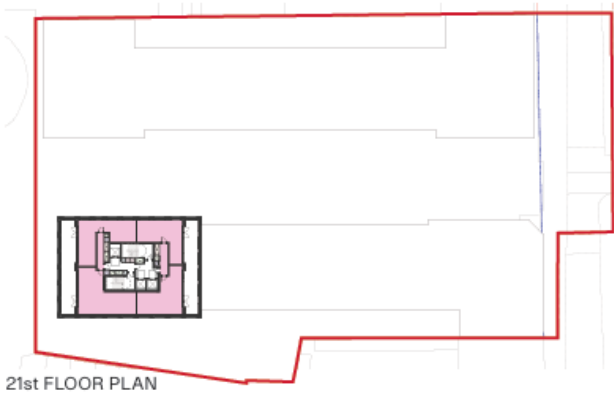
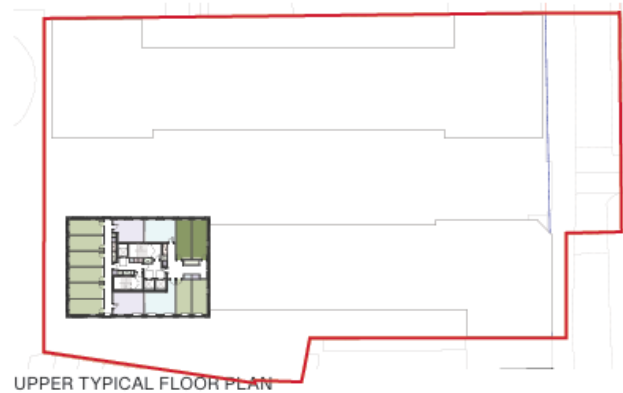
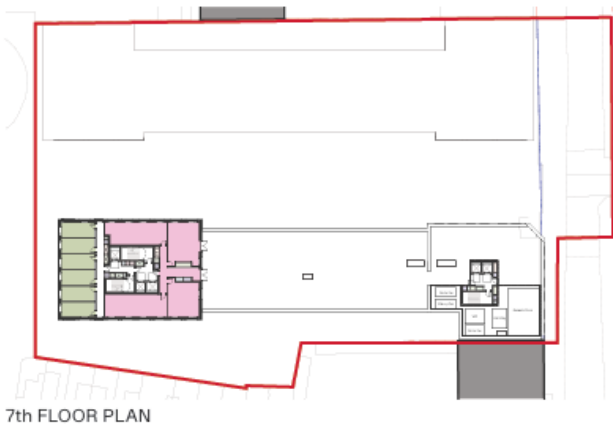
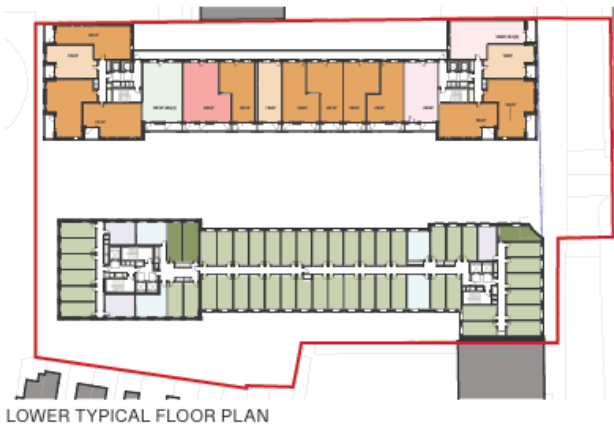
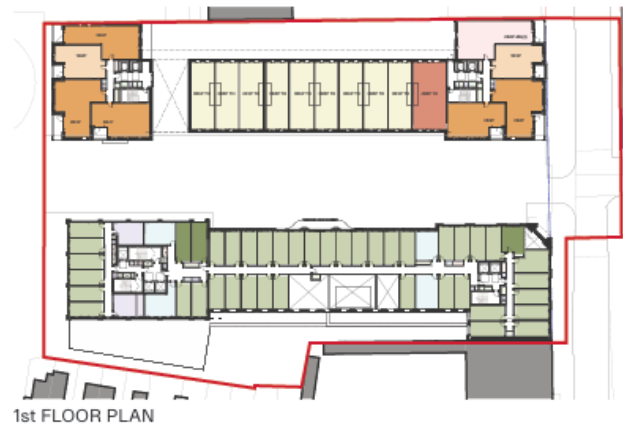
Ashley House Site: Views of the proposal (Clockwise: 1. Co-living tower from Down Lane Park looking east; 2. Co-living block from Green Link looking southwest; and 3. Affordable block looking north from Green Link)



Ashley House Site: Ground Floor Plan



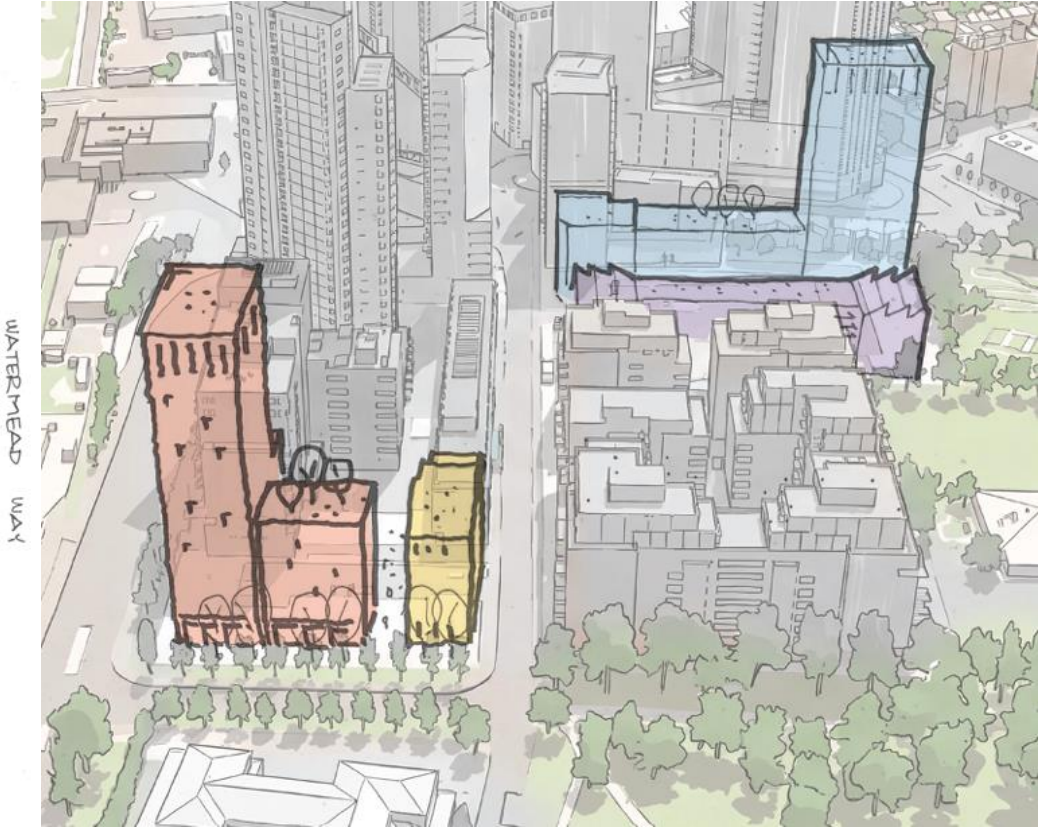
Ashley House Site: Typical Upper Floor Plans



Ashley House Site: Landscape



Cannon Factory Site: Indicative images of proposals



Appendix 4 - Stakeholder Feedback Report for 17 June 2026 Public Consultation

To	Re:shape
Subject	Ashley Road Feedback Report
Date	30 June 2026

Overview

This document provides an overview of, and feedback received for, the stakeholder engagement public consultation held on 17 June 2026 regarding Re:shape's proposals for Ashley House and the Cannon Factory. The purpose of this engagement was to help shape the ongoing planning and design process by eliciting the opinions and thoughts of those who live in, work in and visit the area.

Responses (June 2026)

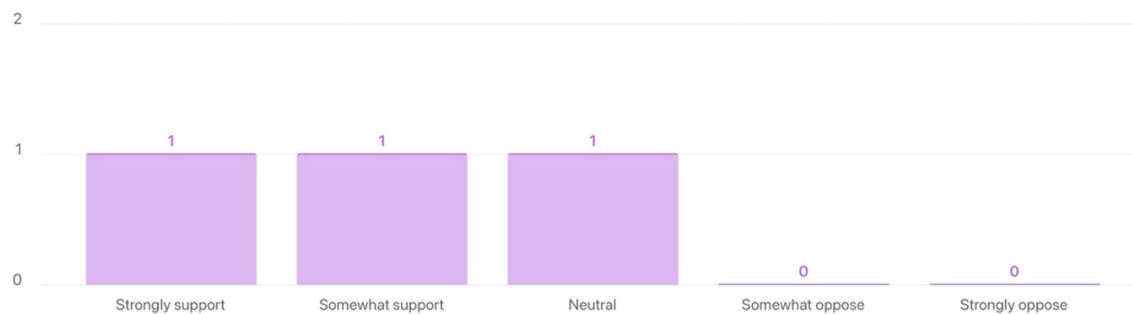
There were 13 attendees at the in-person exhibition event, with 3 of those attendees choosing to provide feedback via physical form. There have been a further 3 online submissions.

Overall, the 3 respondents who provided feedback were broadly supportive of the proposals, with the clearest support shown for the proposed housing mix and the improved public realm. Views on the proposed building appearance were more mixed.

The in-person survey responses are outlined below, with graphs used to outline sentiment.

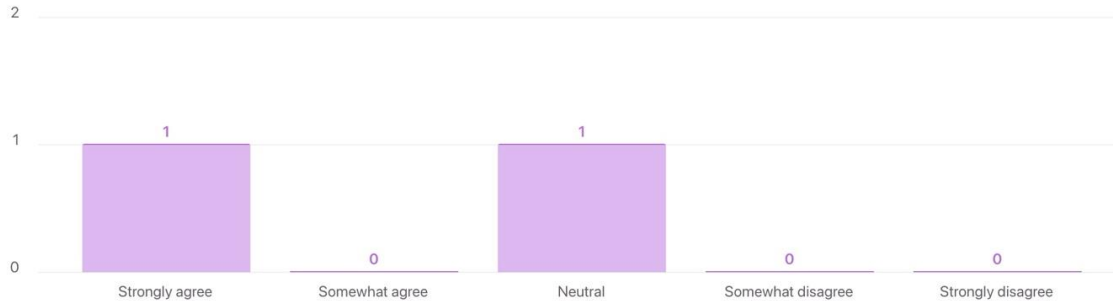
Q1) What is your overall view of the Ashley Road masterplan proposals?

Question 1 asked respondents for their overall view of the masterplan proposals. Of the 3 respondents, 1 (33.3%) strongly supported the proposals, 1 (33.3%) somewhat supported the proposals, and 1 (33.3%) was neutral. No respondents opposed the proposals.



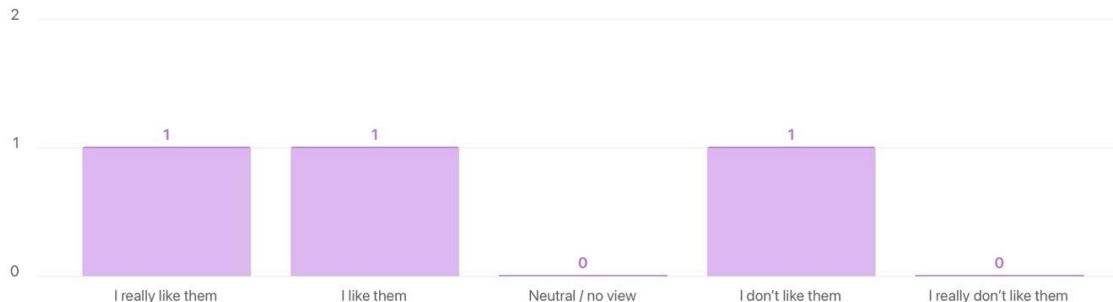
Q2) The existing Ashley House and Cannon Factory sites are a missed opportunity and would benefit from redevelopment to deliver new shared living and affordable housing. To what extent do you agree with this statement?

Question 2 asked respondents whether they agreed that the existing sites represent a missed opportunity that would benefit from redevelopment. Of the 3 respondents, only 2 answered this question: 1 (50.0%) strongly agreed and 1 (50.0%) was neutral.



Q3) Based on the information presented by the exhibition boards, how do you feel the buildings look?

Question 3 asked respondents how they felt about the appearance of the buildings, based on the exhibition boards. Of the 3 respondents, 1 (33.3%) said they really liked them, 1 (33.3%) said they liked them, and 1 (33.3%) said they did not like them.



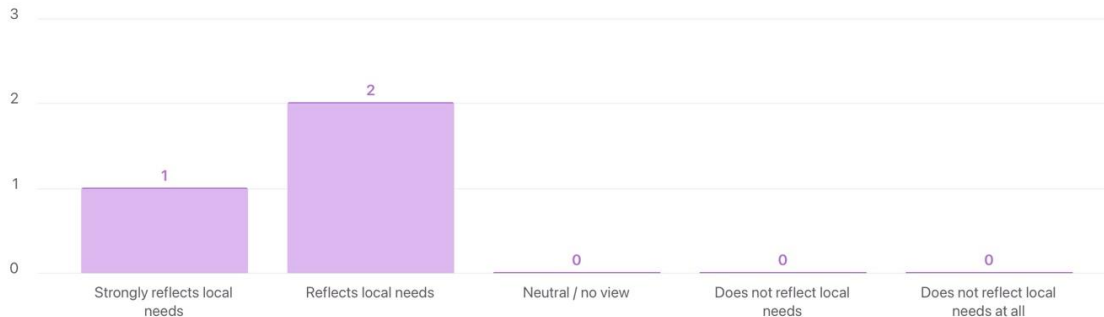
Q4) Please give a reason for your answer:

- “The external building design is ugly. More thought should be given to the design - for example the new flats built at the top of the Down Lane Park look great. Nice bright colours and aesthetic design. Please don't build something like Millstream Tower which is hideous both in design and colour. It's really important that thoughtful design is used to brighten up the area and keep it in style for generations to come.”
- “There is a definite need for community space.”
- “Desperately need more genuinely affordable housing in Haringey. Current vacant sight is an eyesore and blights the area. Community space is welcome.”

The first response is concerned about the aesthetics of the building, while the other two responses welcome the inclusion of the community space.

Q5) To what extent do you feel the proposed housing mix reflects the needs of Tottenham Hale?

Question 4 asked respondents to what extent the proposed housing mix reflects the needs of Tottenham Hale. Of the 3 respondents, 2 (66.7%) felt the mix reflects local needs, and 1 (33.3%) felt it strongly reflects local needs. No respondents felt the housing mix failed to reflect local needs.



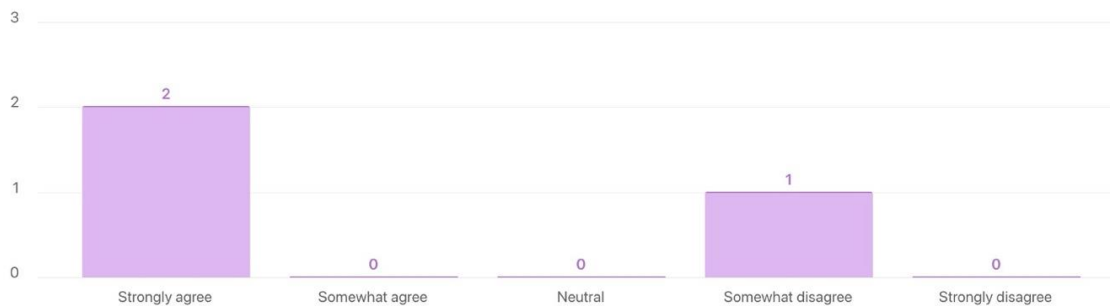
Q6) Please give a reason for your answer:

- “I really like the emphasis on community and building green spaces. However can't see the need for a hotel though.”
- “We need housing for young and professionals that cannot afford mainstream options”
- “Good mix of homes. Co-living and student housing helps alleviate wider housing pressures”

The comments are generally positive, with only one questioning the need for a hotel at the Cannon Factory.

Q7) Our approach includes introducing a significantly improved public realm that includes inviting, green routes around and through the site with refreshed landscaping. To what extent do you agree with this approach?

Question 5 asked respondents whether they agreed with the proposed approach to the public realm. Of the 3 respondents, 2 (66.7%) strongly agreed with the approach, and 1 (33.3%) somewhat disagreed.



Q8) Please give a reason for your answer:

- “Landscaping is incredibly important - please plant as many trees as possible and focus on beautifying spaces using nature. It would also be great if the buildings had rooftop gardens or wall gardens”
- “The Council have spent a lot of money on the surrounding landscape and public realm. Money should not only be spent on this”

The responses are generally positive, with only one questioning if the council should diversify their public expenditure on improvements besides the public realm.

Q9) Are there any local charities, SMEs, local businesses or community groups that you think Re:shape could partner with as part of their Community Investment Programme?

- “N/a”
- “Dimensions ent, Wheelie Tots, Haringey Basketball, Active change Haringey, Haringey Provider Network”
- “Pressure Drop Brewery”

These have all been noted, and outreach correspondence has been conducted as part of bolstering the Community Investment Programme aspect of this scheme.

Q10) Please let us know if you have any further thoughts on our proposals for Ashley House and the Cannon Factory.

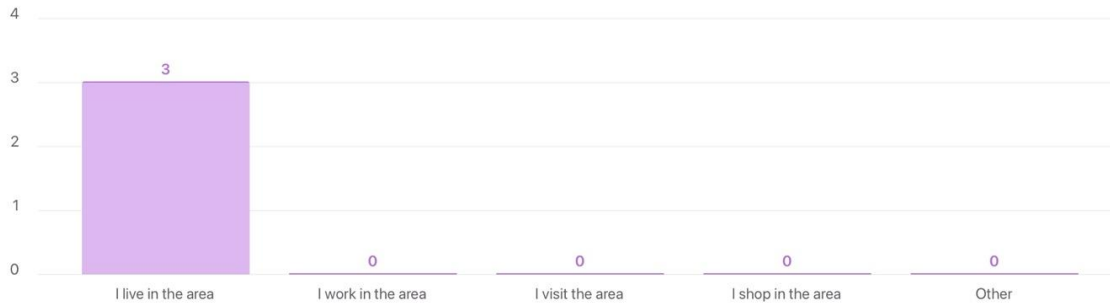
- “Please support local businesses to create more independent shops. It would also be great to have a waitrose or M&S in the area. There aren't enough supermarkets.”
- “To have a community steering group, friends of Down Lane”

Demographic Data

The following demographic information was captured from the 3 respondents who completed a physical feedback form.

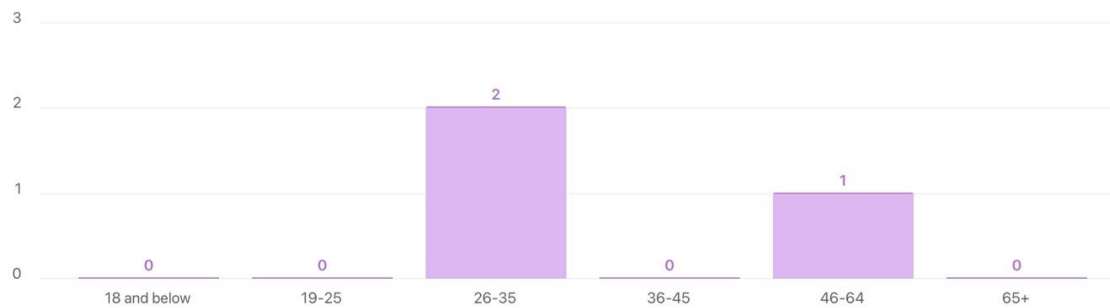
Connection to the area

All 3 respondents (100%) indicated that they live in the area. No respondents indicated that they work in, visit, or shop in the area.



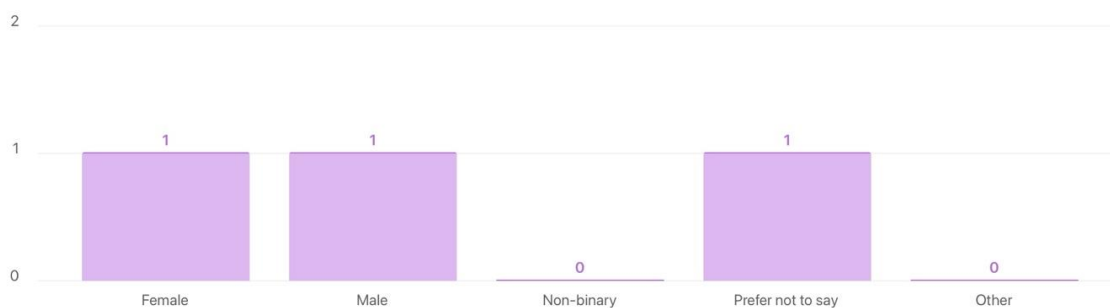
Age group

Of the 3 respondents, 2 (66.7%) were aged 26-35, and 1 (33.3%) was aged 46-64.



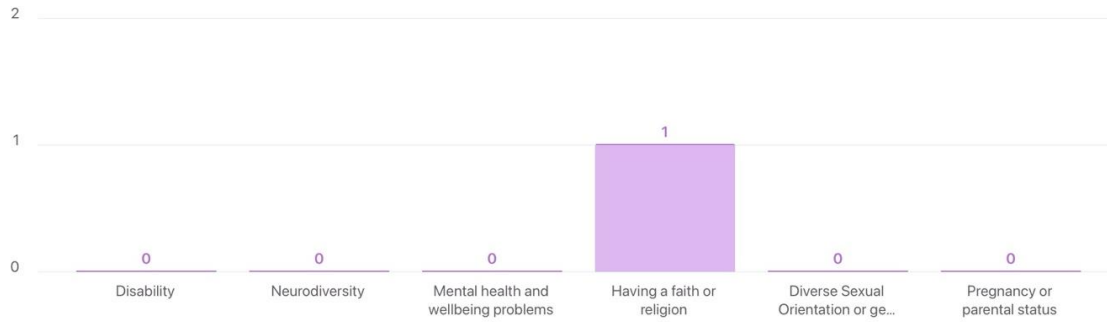
Gender

Of the 3 respondents, 1 (33.3%) identified as female, 1 (33.3%) identified as male, and 1 (33.3%) preferred not to say.



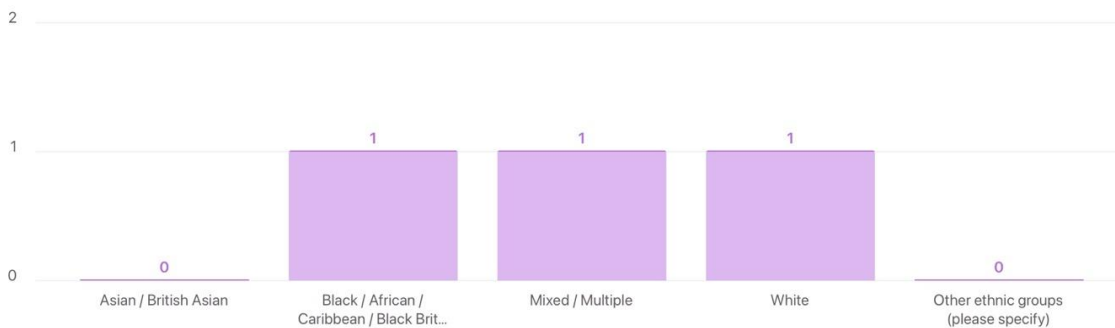
Characteristics

Of the 3 respondents, only 1 (33.3%) identified with a listed characteristic, selecting “having a faith or religion.”



Ethnicity

Of the 3 respondents, 1 (33.3%) identified as Black / African / Caribbean / Black British, 1 (33.3%) identified as Mixed / Multiple ethnic groups, and 1 (33.3%) identified as White.



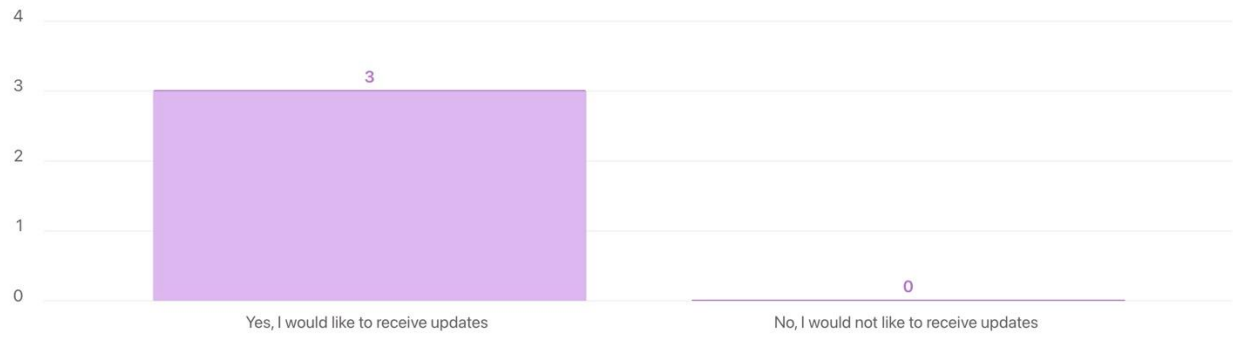
Postcode and local community groups

- N17 9RZ
- N17 9AT
- N17 9RZ

Based on these responses, all respondents have been identified as being local to the area.

Would you like to be kept informed on the proposals?

All respondents wanted to be kept updated on the proposals.



This page is intentionally left blank



Report for:	Planning Sub Committee Date: 27 July 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 that have received a resolution to grant planning permission and the S106 is being finalised; applications that have been submitted and are being considered; 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
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 HGY/2023/2584	Demolition of the existing building and the erection of a new mixed-use development up to five storeys high with commercial uses (Use Class E) at ground level, 12no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage. Lift overrun, plant enclosure and pv panels at roof level.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory
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
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
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.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Gareth Prosser	John McRory
APPLICATIONS SUBMITTED – BEING CONSIDERED				

Lotus Site / former Jewson Site, Tottenham Lane, N8 HGY/2025/2957	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.	Application submitted and under assessment.	Valerie Okeiyi	John McRory
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 floor frontage together with 10No. self-contained design studio offices on the 3rd floor.	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 consulted on where relevant.	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
Holcim UK Limited, Ferme Park Sidings, Cranford Industrial Estate, N8 HGY/2025/2374	Variation of conditions 5, 20 and 21 of appeal ref. APP/Y5420/A/05/1189822 allowed on 2/12/2004 (LPA ref. HGY/2005/0007) for the erection of a concrete batching plant with associated hoppers, conveyors and ancillary facilities; namely for minor material amendments to change from wet batch operations to dry batch operations and the removal of the roller shutter door on the mixer loadout area.	Application submitted and under assessment.	Daniel Boama	Tania Skelli
IN PRE-APPLICATION DISCUSSIONS				
Ashley House and Cannon Factory, Ashley Road, N17	Erection of new buildings on the Ashley House site (western side and southern end of Ashley Road): one part 7, part 24 storey building of c.530 shared living studios; and a 6 storey building of 87 affordable Social Rent homes; with commercial and community spaces; new public realm, landscaping, and parking; & One/two new buildings on the Cannon Factory site (eastern side and northern end of Ashley	Initial pre-application meeting took place late November 2025. Response issued early Jan 2026. Discussions ongoing. Applicants briefing and presenting the scheme to	Phil Elliott	John McRory

	Road on corner of Ashley Road & Burdock Road): a part 8, part 10 storey hotel building with c.150 rooms; and a part 10, part 25 storey building of c.500 Purpose Built Student Accommodation (PBSA) units (including 35% affordable student accommodation); with employment, commercial and community spaces; new public realm, landscaping, and parking.	Members on the 27 th of July 2026 Planning Sub-Committee.		
YMCA, 184 Tottenham Lane, Hornsey, N8	Replacement YMCA building providing 174 bedspaces of hostel accommodation with ancillary facilities; and landscaping & parking.	Pre-application meetings held in August and November – 2025 – pre-application note has been issued. PPA in place. QRP took place in December. Further QRP in June 2026. Applicants briefing and presenting the scheme to Members on the 27th of July 2026 Planning Sub-Committee.	Phil Elliott	John McRory
Clarendon Square/Alexandra Gate, N8	Application for approval of reserved matters - Phase 5 - 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. The Applicants have briefed and presented the scheme to Members on the 5th March 2026 Planning Sub-Committee Reserved Matters Application to be submitted September / October	Valerie Okeiyi	John McRory

Bernard Works, Bernard Road, N15	Seeking to add phasing of development to planning approval HGY/2017/3584	Non material amendment and Deed of Variation to S106 broadly agreed awaiting confirmation from the applicant.	Samuel Uff	John McRory
142-147 Station Road, N22	Demolition of existing buildings on the site and erection of building up to 6 storeys for Temporary Housing Accommodation	Pre-app discussions ongoing.	Roland Sheldon	John McRory
Lynton Road, N8	Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space.	Pre-app discussions ongoing.	Gareth Prosser	John McRory
125-127 Lordship Lane and 1A Broadwater Road, N17	Comprehensive redevelopment of both sites to provide residential dwellings alongside retained commercial floorspace.	Pre-application meeting held May 2026 - preapplication advice note to be issued.	Valerie Okeiyi	John McRory
CURRENT APPEALS				
Site	Description	Type of Appeal	Case Officer	Manager

This page is intentionally left blank



Report for:	Planning Sub Committee Date: 27th July 2026	Item Number:	
Title:	Applications decided under delegated powers between 01.05.2026 – 30.06.2026		
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 01.05.2026 to 30.06.2026.

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.

This page is intentionally left blank

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/2026/0248	Approve with Conditions	20/05/2026	First Floor Flat, 236 Victoria Road, Wood Green, London, N22 7XQ	Conversion of loft area in a first floor flat to create two additional bedrooms and a shower room, with a small roof terrace on flat roof.	Eunice Huang
Alexandra Park	Householder planning permission	HGY/2026/0496	Approve with Conditions	11/05/2026	207 Alexandra Park Road, Wood Green, London, N22 7BJ	Demolition and reconstruction of rear single storey extension with new decking, remodelling of rear dormer with new cladding and new windows, new PV panels above and reconfiguration of front rooflights.	Ben Coffie
Alexandra Park	Householder planning permission	HGY/2026/0740	Approve with Conditions	05/05/2026	Flat 1, 64 Muswell Road, Hornsey, London, N10 2BE	Erection of a single storey ground floor rear and side infill extension.	Nathan Keyte
Alexandra Park	Consent under Tree Preservation Orders	HGY/2026/0875	Approve with Conditions	06/05/2026	83 Blake Road, Wood Green, London, N11 2AJ	Works to trees protected by a TPO 1 x Oak - Overhanging the building situated in the rear garden of 56, Winton Ave. Remove all dead wood over 25mm 1 x Oak - Overhanging the garden of 58, Winton Ave. Remove all dead wood over 25mm Maintenance works in line with good arboricultural practice	Daniel Monk
Alexandra Park	Full planning permission	HGY/2026/0883	Approve with Conditions	19/06/2026	64 Princes Avenue, Wood Green, London, N22 7SA	Loft conversion to existing first floor flat, including the formation of dormer roof extensions to the main roof slope and to the outrigger roof slope and the installation of three rooflights to the front slope	Josh Parker
Alexandra Park	Householder planning permission	HGY/2026/0892	Approve with Conditions	21/05/2026	47 Victoria Road, Wood Green, London, N22 7XA	Erection of single storey ground floor rear side infill extension with 3no. rooflights and 2no. side windows.	Daniel Boama
Alexandra Park	Full planning permission	HGY/2026/0947	Approve with Conditions	16/06/2026	72 Albert Road, Wood Green, London, N22 7AH	Erection of single storey side and rear extension	Adam Silverwood
Alexandra Park	Full planning permission	HGY/2026/0969	Approve with Conditions	20/05/2026	164 Dukes Avenue, Hornsey, London, N10 2QB	Installation of two air heat pumps in the rear garden	Ben Coffie
Alexandra Park	Householder planning permission	HGY/2026/1009	Approve with Conditions	09/06/2026	56 Grasmere Road, Hornsey, London, N10 2DJ	Replacement of existing front door, erection of single storey side infill rear extension with rear decking, erection of rear dormer with linked roof extension over outrigger projection, insertion of 3 front rooflights, replacement of ground and first floor rear fenestration.	Roland Sheldon
Alexandra Park	Householder planning permission	HGY/2026/1060	Approve with Conditions	08/06/2026	93 The Avenue, Hornsey, London, N10 2QG	Extension and alterations to existing rear patio & garden access.	Roland Sheldon
Alexandra Park	Lawful development: Proposed use	HGY/2026/1101	Approve	29/05/2026	197 Alexandra Park Road, Wood Green, London, N22 7BJ	Certificate of Lawfulness Proposed: Erection of rear dormer, removal of 2 existing and 2 replacement front rooflights.	Roland Sheldon
Alexandra Park	Householder planning permission	HGY/2026/1117	Approve with Conditions	29/05/2026	13 The Avenue, Hornsey, London, N10 2QE	Application to regularising raised patio as built adding a 0.5 metre timber privacy screen above the existing boundary fence, and introducing evergreen planting (AMENDED DESCRIPTION).	Josh Parker
Alexandra Park	Householder planning permission	HGY/2026/1121	Approve with Conditions	16/06/2026	55 Vallance Road, Hornsey, London, N22 7UF	Alterations to detached garage to form single, larger garage; raising roof; new garage door; skylight; new side access door.	Nathan Keyte
Alexandra Park	Householder planning permission	HGY/2026/1189	Approve with Conditions	26/06/2026	109 Dukes Avenue, Hornsey, London, N10 2QD	Ground side infill extension, internal alterations and all associated works	Eunice Huang
Alexandra Park	Householder planning permission	HGY/2026/1226	Approve with Conditions	23/06/2026	18 Harcourt Road, Wood Green, London, N22 7XW	Demolition of existing rear timber terrace structure & stairs. Erection of two-storey rear ground floor and basement extension	Sabelle Adjagboni

Alexandra Park	Approval of details reserved by a condition	HGY/2026/1433	Approve	11/06/2026	Land to the rear of the block 1-14 Rowan, Methuen Park, London, N10 2JS	Approval of details pursuant to conditions 7 (boundary treatment) attached to planning permission HGY/2023/0130.	Eunice Huang
Alexandra Park	Approval of details reserved by a condition	HGY/2026/1478	Approve	30/06/2026	113 Rosebery Road, Hornsey, London, N10 2LD	Approval of details reserved by conditions 5 (Chartered Engineer) attached to planning permission with ref: HGY/2025/1643 for proposed single storey rear extension, enlargement of existing basement, remodelling of two rear upper floor window to clerestory aluminium windows, rear dormer roof extension and three front elevation roof lights.	Ben Coffie
Alexandra Park	Lawful development: Existing use	HGY/2026/1500	Refuse	29/06/2026	328 Alexandra Park Road, Wood Green, London, N22 7BD	Lawful development Existing use: Outbuilding used as residential use ancillary to main dwelling	Sabelle Adjagboni
Alexandra Park	Approval of details reserved by a condition	HGY/2026/1620	Refuse	29/06/2026	Land Rear of 98 Alexandra Park Road, London, N10 2AE	Approval of details pursuant to condition 6 (CMP) and condition 8 (living roof details) attached to planning permission ref. HGY/2024/2534 for Erection of a new two-storey building to the rear of 98 Alexandra Park Road to provide 1x1b2p dwelling granted on 27 February 2025.	Nathan Keyte
Alexandra Park	Householder planning permission	HGY/2025/2483	Approve with Conditions	15/06/2026	93 Grove Avenue, Hornsey, London, N10 2AL	Reduce the drive accesses to a singular, altering one as pedestrian access only.	Josh Parker
Alexandra Park	Full planning permission	HGY/2026/0125	Approve with Conditions	12/06/2026	229 Victoria Road, Wood Green, London, N22 7XH	Amalgamation of two existing self-contained flats into a single dwellinghouse (Use Class C3), along with alterations at loft level to provide a roof terrace with privacy screens.	Eunice Huang
Bounds Green	Approval of details reserved by a condition	HGY/2026/0492	Approve	16/06/2026	74B, Myddleton Road, Wood Green, London, N22 8NQ	Approval of details reserved by a condition 5 (secured cycle store) attached to planning reference HGY/2022/4068	Sarah Madondo
Bounds Green	Householder planning permission	HGY/2026/0648	Approve with Conditions	06/05/2026	19 Imperial Road, Wood Green, London, N22 8DE	Loft conversion with 2nos front rooflights, rear dormer and rear outrigger roof terrace	Ben Coffie
Bounds Green	Lawful development: Existing use	HGY/2026/0804	Approve	29/05/2026	Flat A, 4 Whittington Road, Wood Green, London, N22 8YD	Certificate of lawfulness for existing use of the first and second floor of the building as a 3x bedroom and three person house in multiple occupation (HMO) (Use Class C4).	Mercy Oruwari
Bounds Green	Approval of details reserved by a condition	HGY/2026/0816	Approve	18/05/2026	22 Warwick Evans Optical Co Ltd, Palace Road, Wood Green, London, N11 2PS	Approval of details reserved by a condition 4 (Refuse, waste storage), condition 5 (Secure cycle parking), condition 6 (Construction Logistics and Management Plan), condition 11 (NRM), condition 12 (Air Quality and Dust Management Plan) attached to planning application Ref: HGY/2025/0363.	Kwaku Bossman-Gyamera
Bounds Green	Householder planning permission	HGY/2026/0871	Approve with Conditions	14/05/2026	4 Terrick Road, Wood Green, London, N22 7SH	Formation of rear dormer loft conversion and insertion of 2 no. rooflights to front roofslope	Nathan Keyte
Bounds Green	Consent to display an advertisement	HGY/2026/0909	Refuse	22/05/2026	Shop, 110 Myddleton Road, Wood Green, London, N22 8NQ	Application for consent to display an advertisement on shop front comprising internally illuminated LED fascia sign with illumination limited to individual letters only and an internally illuminated projecting sign (RETROSPECTIVE APPLICATION).	Neil McClellan
Bounds Green	Householder planning permission	HGY/2026/0952	Approve with Conditions	27/05/2026	18 Passmore Gardens, Wood Green, London, N11 2PG	Single storey rear extension	Josh Parker

Bounds Green	Full planning permission	HGY/2026/1061	Approve with Conditions	09/06/2026	Flat 1, 41 Palace Road, Wood Green, London, N11 2PU	Alterations to existing single storey rear extension and erection of a single storey infill rear extension.	Mark Chan
Bounds Green	Lawful development: Proposed use	HGY/2026/1236	Permitted Development	29/05/2026	54 Braemar Avenue, Wood Green, London, N22 7BY	Certificate of lawfulness for proposed use: Loft conversion with erection of rear dormer and insertion of 2no. front rooflights.	Daniel Boama
Bounds Green	Non-Material Amendment	HGY/2026/1372	Approve	10/06/2026	74B, Myddleton Road, Wood Green, London, N22 8NQ	Non-Material Amendment to update the red?line boundary to accommodate the bicycle storage area, and to show the bicycle storage as an open structure without a door.	Sarah Madondo
Bounds Green	Non-Material Amendment	HGY/2026/1378	Approve	11/06/2026	19 Imperial Road, Wood Green, London, N22 8DE	Non-Material Amendment to planning application ref: HGY/2026/0648 (Loft conversion with 2nos front rooflights, rear dormer and rear outrigger roof terrace), to amend the external material of the dormer from roof tiles to zinc cladding.	Ben Coffie
Bounds Green	Lawful development: Existing use	HGY/2026/1494	Approve	30/06/2026	87 Bounds Green Road, Wood Green, London, N22 8DF	Certificate of lawfulness for the existing use of the property as a House in Multiple Occupation (HMO) for up to 5 residents (Class C4 Use).	Neil McClellan
Bounds Green	Householder planning permission	HGY/2025/2991	Approve with Conditions	29/05/2026	7 Maidstone Road, Wood Green, London, N11 2TR	Dormer extension to the rear and facade alterations, including addition of external insulation and change of windows, doors, rainwater goods, wall and roof finishes.	Ben Coffie
Bruce Castle	Householder planning permission	HGY/2026/0704	Approve with Conditions	07/05/2026	59 Lordship Lane, Tottenham, London, N17 6RU	Replacement of the existing main entrance timber unglazed door and a single-glazed fanlight above with a composite door with two double-glazed obscure panes over two solid panels and a double-glazed obscure pane fixed fanlight.	Daniel Boama
Bruce Castle	Full planning permission	HGY/2026/0749	Approve with Conditions	26/05/2026	9 Linley Road, Tottenham, London, N17 6RP	Replacement of the existing timber single-glazed front entrance door with a composite double-glazed front entrance door.	Eunice Huang
Bruce Castle	Householder planning permission	HGY/2026/0891	Approve with Conditions	29/05/2026	98 Great Cambridge Road, Tottenham, London, N17 8LT	Erection of single-storey rear extension.	Sabelle Adjagboni
Bruce Castle	Approval of details reserved by a condition	HGY/2026/0904	Approve	30/06/2026	39 Queen Street, London, N17 8HZ	Approval of details reserved by a condition 6 (Demolition & Construction Environmental Management Plans) attached to planning permission reference HGY/2024/1203	Sarah Madondo
Bruce Castle	Approval of details reserved by a condition	HGY/2026/0907	Approve	22/06/2026	39 Queen Street, London, N17 8HZ	Approval of details reserved by a condition 28 (S278 Highways Works) attached to planning reference HGY/2024/1203	Sarah Madondo
Bruce Castle	Full planning permission	HGY/2026/0935	Approve with Conditions	26/05/2026	45 Newlyn Road, Tottenham, London, N17 6RX	Replacement of the existing timber front door and single pane window above, with composite front door and single pane window above	Oskar Gregersen
Bruce Castle	Householder planning permission	HGY/2026/1027	Approve with Conditions	24/06/2026	21 Pembury Road, Tottenham, London, N17 6SR	Replacement of the existing timber single-glazed door and fanlight with new composite double-glazed door and fanlight at the front elevation.	Mercy Oruwari
Bruce Castle	Full planning permission	HGY/2026/1089	Approve with Conditions	28/05/2026	18 Wimborne Road, Tottenham, London, N17 6HL	Replacement of the existing timber single-glazed doors and fanlights with new composite double-glazed door and fanlight at the front elevation	Adam Silverwood
Bruce Castle	Full planning permission	HGY/2026/1090	Approve with Conditions	28/05/2026	4 Wimborne Road, Tottenham, London, N17 6HL	Replacement of the existing timber single-glazed doors and fanlights with new composite double-glazed door and fanlight at the front elevation	Adam Silverwood

Bruce Castle	Full planning permission	HGY/2026/1113	Approve with Conditions	16/06/2026	10 Woodside Gardens, Tottenham, London, N17 6UY	Replacement of the existing timber single-glazed rear door and with new uPVC double-glazed door, and replacement of existing single-glazed timber windows with double-glazed uPVC windows on front, side, and rear elevations.	Daniel Boama
Bruce Castle	Approval of details reserved by a condition	HGY/2026/1159	Approve	15/06/2026	807 High Road, Tottenham, London, N17 8ER	Approval of details reserved by Parts (a) and (b) of Condition 6 (Block A ? Noise Attenuation 1) attached to 807 High Road Planning Permission ref. HGY/2024/0692 dated 4 July 2025 [for PBSA and Class E].	Philip Elliott
Bruce Castle	Full planning permission	HGY/2026/1163	Approve with Conditions	29/06/2026	87 Pembury Road, Tottenham, London, N17 8LY	Replacement of the existing timber single-glazed door and fanlight with a new composite double-glazed door and fanlight at the front elevation.	Josh Parker
Bruce Castle	Approval of details reserved by a condition	HGY/2026/1324	Approve	18/06/2026	39 Queen Street , London, N17 8HZ	Approval of details reserved by a condition 8(Cycle Parking) attached to planning reference HGY/2024/1203	Sarah Madondo
Bruce Castle	Approval of details reserved by a condition	HGY/2026/1326	Approve	30/06/2026	39 Queen Street , London, N17 8HZ	Approval of details reserved by a condition 14a (Living roofs) attached to planning permission reference HGY/2024/1203	Sarah Madondo
Bruce Castle	Lawful development: Proposed use	HGY/2026/1685	Permitted Development	29/06/2026	92 Church Road, Tottenham, London, N17 8AJ	Lawful development: Proposed use for the erection of a single storey rear extension	Sabelle Adjagboni
Bruce Castle	Non-Material Amendment	HGY/2025/2654	Approve	15/05/2026	313, The Roundway, Tottenham, London, N17 7AB	Application for a Non-Material Amendment to the planning permission HGY/2022/0967 for Demolition of existing buildings and erection of a three to five storey building with new Class E/F1 floorspace at ground floor and residential C3 units with landscaping and associated works as approved on 15/09/2023, for the amendments to the wording of condition 32 (BREEAM).	Adam Silverwood
Crouch End	Approval of details reserved by a condition	HGY/2026/0307	Approve	19/05/2026	Hornsey Town Hall, The Broadway, London, N8 9JH	Approval of details pursuant to conditions 36 and 37 (BREEAM) attached to planning permission HGY/2017/2220	Samuel Uff
Crouch End	Full planning permission	HGY/2026/0569	Approve with Conditions	08/05/2026	Wood Vale Lawn Tennis Club, Wood Vale, Hornsey, London, N10 3DJ	The installation of LED floodlighting to outdoor tennis court No. 5.	Eunice Huang
Crouch End	Full planning permission	HGY/2026/0643	Approve with Conditions	10/06/2026	6 The Broadway, Hornsey, London, N8 9SN	Erection of roof extension to facilitate the creation of additional workspace, creation of front roof terrace, re-location of existing AC condensers on roof and installation of Air Source Heat Pump on roof.	Roland Sheldon
Crouch End	Consent to display an advertisement	HGY/2026/0666	Approve with Conditions	26/06/2026	Shop, 155 Tottenham Lane, Hornsey, London, N8 9BT	Consent to display externally illuminated fascia signage	Nathan Keyte
Crouch End	Full planning permission	HGY/2026/0712	Approve with Conditions	07/05/2026	Ground Floor Flat, 27 Dickenson Road, Hornsey, London, N8 9ER	Erection of single-storey side infill extension. Alterations to existing rear extension	Oskar Gregersen
Crouch End	Householder planning permission	HGY/2026/0781	Approve with Conditions	14/05/2026	47 Crouch Hall Road, Hornsey, London, N8 8HH	Replacement of the existing small shed with a larger rear projection and internal reconfiguration.	Mercy Oruwari
Crouch End	Householder planning permission	HGY/2026/0783	Refuse	08/06/2026	2 Tregaron Avenue, Hornsey, London, N8 9EY	Erection of a glass conservatory extension of the first floor level.	Eunice Huang
Crouch End	Householder planning permission	HGY/2026/0828	Approve with Conditions	11/06/2026	46 Crouch Hall Road, Hornsey, London, N8 8HJ	Erection of a single storey rear extension, installation of front and rear rooflights, and replacement of first floor rear windows.	Mark Chan
Crouch End	Householder planning permission	HGY/2026/0902	Refuse	21/05/2026	66 Barrington Road, Hornsey, London, N8 8QX	Erection of a rear and side extensions and associated internal works at ground floor level	Adam Silverwood

Crouch End	Approval of details reserved by a condition	HGY/2026/0929	Approve	21/05/2026	17 Christchurch Road, Hornsey, London, N8 9QL	Approval of details reserved by a condition 4 (Foundation details) and Condition 6 (Method Statement) attached to planning reference HGY/2025/3104	Sabelle Adjagboni
Crouch End	Approval of details reserved by a condition	HGY/2026/0943	Refuse	19/06/2026	Hornsey Town Hall, The Broadway, London, N8 9JH	Approval of details pursuant to condition 13 (External Lighting) attached to planning permission HGY/2017/2220	Samuel Uff
Crouch End	Approval of details reserved by a condition	HGY/2026/0942	Refuse	19/06/2026	Hornsey Town Hall, The Broadway, London, N8 9JH	Partial approval of details of the external lighting columns only pursuant to condition 4 (Landscaping) attached to planning permission HGY/2017/2220	Samuel Uff
Crouch End	Consent under Tree Preservation Orders	HGY/2026/0960	No Objection	16/06/2026	Charlotte Court, 30-34 Coolhurst Road, Hornsey, London, N8 8EX	LSE0094 Common Lime to have deadwood in excess of 100mm in diameter throughout crown removed. Overhanging footpath and road. Fair structural and physiological condition for age and species.	Daniel Monk
Crouch End	Listed building consent (Alt/Ext)	HGY/2026/0970	Approve with Conditions	02/06/2026	8 The Broadway, Hornsey, London, N8 9SX	Listed building consent for internal works to the building involving a soft strip-out limited to the removal of modern, non-historic internal fabric.	Roland Sheldon
Crouch End	Consent under Tree Preservation Orders	HGY/2026/1020	Refuse	16/06/2026	Highgate Heights, 77 Shepherds Hill, Hornsey, London, N6 5RF	Works to trees protected by a TPO. My client would like to reduce the canopy of T2 (Birch) by up to 2m branch length, only pruning regrowth and not pruning back further than previous pruning points, leaving suitable growth points. The reason for this is to maintain the trees size and keep away from the building. The trees regrowth has weak unions likely due to previous heavy pruning and signs of decay. They would also like to remove T1 (Birch) in the front border. The reason for this, the tree is growing in a brick planter which has become damaged, likely due to the tree. The brick planter is being removed and will be replaced with mature hedging along the border.	Daniel Monk
Crouch End	Approval of details reserved by a condition	HGY/2026/1064	Approve	19/06/2026	83 Shepherds Hill, Hornsey, London, N6 5RG	Approval of details pursuant to conditions 5 (details) and 6 (external finishes) attached to planning permission ref. HGY/2025/3075 for extensions granted on 21/01/2026.	Nathan Keyte
Crouch End	Consent under Tree Preservation Orders	HGY/2026/1070	Approve with Conditions	22/06/2026	4 Montenotte Road, Hornsey, London, N8 8RL	Works to tree protected by a TPO. Cupressus covered by TPO/2017/0003. Reduction in height of crown by approximately 35% (around 3 metres) and trim sides. Tree T1 (see sketch map) is located 3.1m from 72 Glasslyn Road (side wall). This house has suffered from subsidence in the past and it is therefore prudent to manage the tree's dimensions on a regular basis. The most recent approval was granted 07/02/2023 (reference HGY/2023/0376).	Daniel Monk
Crouch End	Full planning permission	HGY/2026/1132	Refuse	17/06/2026	Flat 4, 116 Crouch Hill, Hornsey, London, N8 9DY	The proposal seeks to replace the existing single-glazed timber sash windows with double-glazed timber sash windows.	Ben Coffie

Crouch End	Consent under Tree Preservation Orders	HGY/2026/1208	No Objection	17/06/2026	4 Crouch Hall Road, Hornsey, London, N8 8HU	T1 - cypress tree (7m) - reduce height to previous pruning points, approximately 2m reduction. T2 - apple tree (7m) - reduce crown to previous pruning points, approximately 3m reduction. T3 - yew tree (8m) - reduce height by approximately 1m, reduce crown by approximately 0.5m, reduce branches away from shed	Daniel Monk
Crouch End	Prior notification: Development by telecoms operators	HGY/2026/1313	Permitted Development	08/05/2026	Avenue Heights, 3-5 Avenue Road, Hornsey, London, N6 5DS	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: - Proposed installation of 3No. antennas (top of proposed antennas 40.90m AGL) - Proposed 9No. ERSs - 1No. 600Ø dishes and 1No 300Ø dish (C/L 38.90m AGL) - 1No. new equipment cabinet (650 x 700 x 1100mm)	Kwaku Bossman-Gyamara
Crouch End	Lawful development: Proposed use	HGY/2026/1364	Approve with Conditions	24/06/2026	167 Park Road, Hornsey, London, N8 8JJ	Lawful Development Proposed: Dormer extension, single storey rear and side extension and canopy structure is proposed towards the rear garden.	Ben Coffie
Crouch End	Consent under Tree Preservation Orders	HGY/2026/1469	Approve with Conditions	22/06/2026	74 Crouch Hall Road, Hornsey, London, N8 8HA	Chestnut Tree - Crown Reduction Reduce the crown of the mature Chestnut tree on all aspects back to suitable growth points and previous pruning points where appropriate, in order to reduce end-weight, improve crown balance, reduce wind loading, and maintain the long-term health and structural integrity of the tree.	Daniel Monk
Crouch End	Lawful development: Existing use	HGY/2026/1604	Approve	29/06/2026	Flat A, 30 Weston Park, Hornsey, London, N8 9TJ	Lawful Development Existing Use: Replacement of side uPVC double glazed window with double glazed timber sliding sash window and replacement of front entrance door	Sabelle Adjagboni
Crouch End	Lawful development: Proposed use	HGY/2026/1735	Permitted Development	24/06/2026	10 Elder Avenue, Hornsey, London, N8 9TH	Lawful development: (Proposed use) for the erection of a single storey rear extension and rear garden outbuilding, and installation of two rooflights to the front roof slope.	Oskar Gregersen
Crouch End	Full planning permission	HGY/2025/1711	Approve with Conditions	21/05/2026	Shop, 144 Crouch Hill, Hornsey, London, N8 9DX	Replacement of rear timber entrance doors with new steel doors. Installation of an external air conditioning condensing unit above flat roof area above the existing WC at the rear. (Retrospective) (AMENDED DESCRIPTION)	Daniel Boama
Crouch End	Listed building consent (Alt/Ext)	HGY/2025/2255	Approve with Conditions	04/06/2026	26 Broadway Parade, Tottenham Lane, Hornsey, London, N8 9DE	Listed building consent for masonry repair and repair works to roof of building.	Roland Sheldon
Crouch End	Full planning permission	HGY/2025/3313	Refuse	15/05/2026	Flat B, 8 Haslemere Road, Hornsey, London, N8 9QX	Loft conversion including roof extension.	Eunice Huang
Crouch End	Removal/variation of conditions	HGY/2026/0008	Approve with Conditions	22/06/2026	62 Wolseley Road, Hornsey, London, N8 8RP	Variation of condition 2 (approved plans) original ref: HGY/2023/0273 to extend the basement to the boundaries of No 58 & 60 Wolseley, omit the pool for a terraced area and add a bedroom space.	Josh Parker
Fortis Green	Householder planning permission	HGY/2026/0340	Approve with Conditions	18/06/2026	19 Curzon Road, Hornsey, London, N10 2RB	Erection of ground floor rear/ side extension with roof lights and erection of roof level rear dormer and update the front elevation to incorporate traditional style window (AMENDED PLANS).	Adam Silverwood

Fortis Green	Full planning permission	HGY/2026/0396	Approve with Conditions	26/06/2026	Flat B, 55 Tetherdown, Hornsey, London, N10 1NH	Proposed loft conversion incorporating rear dormer.	Ben Coffie
Fortis Green	Householder planning permission	HGY/2026/0429	Approve with Conditions	14/05/2026	35 Fordington Road, Hornsey, London, N6 4TD	Single storey side/rear extension including access steps to new lower ground terrace. Installation of glass canopy on side elevation and replacement side window with door.	Sabelle Adjagboni
Fortis Green	Householder planning permission	HGY/2026/0450	Approve with Conditions	13/05/2026	3 Shakespeare Gardens, Hornsey, London, N2 9LJ	Alterations to roof form and first floor to extend the existing gables to form eyebrow gable roof elements; formation of two dormers and the installation of two rooflights	Nathan Keyte
Fortis Green	Householder planning permission	HGY/2026/0565	Approve with Conditions	08/05/2026	104 Colney Hatch Lane, Hornsey, London, N10 1EA	Loft conversion including mansard roof extension and rooflights.	Eunice Huang
Fortis Green	Householder planning permission	HGY/2026/0691	Approve with Conditions	28/05/2026	3 Tetherdown, Hornsey, London, N10 1ND	Demolition of garden shed and erection of a single storey rear and side extension.	Mark Chan
Fortis Green	Householder planning permission	HGY/2026/0717	Approve with Conditions	19/05/2026	34 Barnard Hill, Hornsey, London, N10 2HB	Formation of rear dormer and outrigger roof extensions, installation of three rooflights to the front roof slope and replacement of all existing windows	Ben Coffie
Fortis Green	Householder planning permission	HGY/2026/0782	Approve with Conditions	22/05/2026	18 Southern Road, Hornsey, London, N2 9LE	Demolition of the existing garage and ground floor WC and erection of single-storey rear extension. Enlargement existing first-floor rear window	Sabelle Adjagboni
Fortis Green	Consent under Tree Preservation Orders	HGY/2026/0791	Approve with Conditions	12/05/2026	34 Lanchester Road, Hornsey, London, N6 4TA	Works to tree protected by a TPO. T1 Quercus robur (English Oak) - large tree to rear left hand side of garden. Proposed balanced pollarding reduction by 2m. Tree has been maintained before and has a balanced crown, meaning a balanced reduction will suit. T1 in the sketch.	Daniel Monk
Fortis Green	Householder planning permission	HGY/2026/0831	Approve with Conditions	04/06/2026	50 Muswell Avenue, Hornsey, London, N10 2EL	Alteration of existing openings. Proposed french doors to rear and fixed window to side	Eunice Huang
Fortis Green	Householder planning permission	HGY/2026/0921	Approve with Conditions	26/06/2026	28 Everington Road, Hornsey, London, N10 1HT	Erection of a front porch and a single storey rear extension with an external patio.	Mark Chan
Fortis Green	Consent under Tree Preservation Orders	HGY/2026/0945	Approve with Conditions	06/05/2026	63 Windermere Road, Hornsey, London, N10 2RD	Works to tree protected by a TPO. T1 Lime tree: Reduce crown by approx. 2-3m in all aspects, taking new growth back to previous reduction points. Remove major dead wood and any crossing/rubbing branches Routine maintenance	Daniel Monk
Fortis Green	Full planning permission	HGY/2026/0956	Approve with Conditions	26/06/2026	Carriageway in front of 492 Archway Road, Hornsey, London, N6 4NA	Installation of Electric Vehicle Charging Infrastructure on the carriageway adjacent to 490-492 Archway Road, London, N6 4NA.	Adam Silverwood
Fortis Green	Consent under Tree Preservation Orders	HGY/2026/1004	Approve with Conditions	06/05/2026	34 Seymour Court, Colney Hatch Lane, Hornsey, London, N10 1ED	Works to tree protected by a TPO. T1 - Holm Oak - Quercus Ilex - Crown reduction by 2m in height and 2m in lateral growth back to previous pruning points, leaving buds to encourage regrowth. Leaving the tree a standing height of 8m.	Daniel Monk

Fortis Green	Consent under Tree Preservation Orders	HGY/2026/1030	Approve with Conditions	06/05/2026	20 Colney Hatch Lane, Hornsey, London, N10 1DU	Works to trees protected by a TPO. Large Oak - Crown reduce the spread overhanging the neighbouring car park by 4.0m back to growth points. Remove major dead wood from entire tree. Poplar - Remove the dead branch overhanging the car park area. Maintenance works in line with good arboricultural practice	Daniel Monk
Fortis Green	Householder planning permission	HGY/2026/1076	Approve with Conditions	10/06/2026	1 Fortis Green Avenue, Hornsey, London, N2 9LY	Alterations to rear patio door, closure of 4 existing windows on side elevation and proposed 2 new windows to side elevation. replacement of existing windows with likes for likes elsewhere.	Roland Sheldon
Fortis Green	Householder planning permission	HGY/2026/1148	Refuse	09/06/2026	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. Erection of first floor rear extension.	Oskar Gregersen
Fortis Green	Householder planning permission	HGY/2026/1222	Approve with Conditions	26/06/2026	2 Holt Close, Hornsey, London, N10 3HW	Formation of roof extension; upgrade to all existing glazing; rearrangement of rear access stairs	Oskar Gregersen
Fortis Green	Householder planning permission	HGY/2026/1332	Approve with Conditions	30/06/2026	2 Windermere Road, Hornsey, London, N10 2RE	Demolition of the existing ground floor rear bay window and erection of a new single storey ground floor side-to-rear wrap around extension.	Nathan Keyte
Fortis Green	Non-Material Amendment	HGY/2026/1429	Approve	17/06/2026	24 Curzon Road, Hornsey, London, N10 2RA	Non-material amendment following a grant of planning permission HGY/2023/1499 for external wall insulation to rear facades, upgrade and alterations to roofs, new windows/doors, installation of photovoltaics on roofs and air source heat pump. Amendments: Omission of rear and side external wall insulation and metal cladding, external finish amended to render, relocation of heat pump from extension roof to rear garden, new casement window on rear facade of main house amended to two sash windows repurposed from flank elevation, extract vent positions on rear facade - External ground level slightly raised to suit new patio, enlargement of oriel windows.	Ben Coffie
Fortis Green	Lawful development: Existing use	HGY/2026/1663	Approve	22/06/2026	2 Eastwood Road, Hornsey, London, N10 1NL	Lawful development: Existing use: Installation of 11 nos. roof-mounted solar photovoltaic panels to the rear roofs of the dwellinghouse, completed in 2023.	Ben Coffie
Fortis Green	Full planning permission	HGY/2025/3354	Approve with Conditions	18/06/2026	6 Great North Road, Hornsey, London, N6 4LX	The proposal replaces the existing timber windows on the front elevation with double glazed timber additions, matching details and proportions including the coloured glass. The side and rear elevations would have modern double glazed uPVC units replacing modern UPVC windows (AMENDED)	Josh Parker
Harringay	Lawful development: Proposed use	HGY/2026/0181	Refuse	03/06/2026	Ground Floor Flat, 22 Willoughby Road, Hornsey, London, N8 0JE	Certificate of Lawfulness: Proposed use - The proposed C3(b) use would remain within Use Class C3 and would not constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990. AMENDED	Mercy Oruwari
Harringay	Householder planning permission	HGY/2026/0521	Approve with Conditions	29/05/2026	9 Cavendish Road, Hornsey, London, N4 1RP	Erection of a single storey rear extension.	Mark Chan

Harringay	Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses	HGY/2026/0689	Approve with Conditions	30/06/2026	Shop, 643 Green Lanes, Hornsey, London, N8 0QY	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to single dwellinghouse (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.	Mark Chan
Harringay	Lawful development: Existing use	HGY/2026/0725	Approve	09/06/2026	Ground Floor Flat, 245 Wightman Road, Hornsey, London, N8 0NB	Certificate of Lawfulness for retention of existing ground floor side window.	Mark Chan
Harringay	Householder planning permission	HGY/2026/0735	Approve with Conditions	21/05/2026	70 Allison Road, Hornsey, London, N8 0AT	Rear dormer and outrigger roof extension, rear terrace to outrigger extension and two front rooflights.	Ben Coffie
Harringay	Householder planning permission	HGY/2026/0807	Approve with Conditions	22/06/2026	12 Effingham Road, Hornsey, London, N8 0AB	Demolition of rear chimney and erection of a single storey rear and side wraparound extension.	Mark Chan
Harringay	Lawful development: Proposed use	HGY/2026/0996	Approve	05/06/2026	78 Frobisher Road, Hornsey, London, N8 0QX	Certificate of lawfulness: proposed extension of the loft space into a rear dormer including the insertion of 2x front rooflights.	Eunice Huang
Harringay	Householder planning permission	HGY/2026/1005	Approve with Conditions	15/06/2026	35 Effingham Road, Hornsey, London, N8 0AA	Erection of rear dormer and insertion of 3x front rooflights	Eunice Huang
Harringay	Lawful development: Proposed use	HGY/2026/1006	Approve	29/05/2026	35 Effingham Road, Hornsey, London, N8 0AA	Certificate of lawfulness: proposed rear dormer, internal alterations and associated works.	Eunice Huang
Harringay	Full planning permission	HGY/2026/1033	Approve with Conditions	16/06/2026	First Floor Flat, 54 Falkland Road, Hornsey, London, N8 0NX	Erection of a L-shape roof extension with Juliet balcony, insertion of 5 No. Velux windows to the front elevation. Enlargement of existing first floor rear elevation window to first floor flat.	Adam Silverwood
Harringay	Full planning permission	HGY/2026/1082	Refuse	11/06/2026	21 Pemberton Road, Hornsey, London, N4 1AX	Addition of dormer extension and rooflights	Josh Parker
Harringay	Non-Material Amendment	HGY/2026/1397	Approve	15/06/2026	Shop, 31 Turnpike Lane, Wood Green, London, N8 0EP	Non-Material Amendment to planning permission HGY/2024/2586 to make minor changes to external shopfront from the original submission including: ? the brown smaller text has been changed to white ? a halal sign was added ? text was added to the awning valance ? spotlights to the main text have been added.	Kwaku Bossman-Gyamera
Harringay	Non-Material Amendment	HGY/2026/1398	Approve	15/06/2026	Shop, 55 Turnpike Lane, Wood Green, London, N8 0EE	Non Material Amendment to planning permission HGY/2024/2588 to make minor changes to external shopfront from the original submission including: ? Change in business name ? Change in colour scheme	Kwaku Bossman-Gyamera
Harringay	Full planning permission	HGY/2025/1524	Approve with Conditions	10/06/2026	3 Wightman Road, Hornsey, London, N4 1RQ	Removal of an existing door and the insertion of two window openings.	Neil McClellan
Harringay	Full planning permission	HGY/2025/3143	Approve with Conditions	13/05/2026	First Floor Flat, 97 Mattison Road, Hornsey, London, N4 1BQ	Loft extension including the erection of a rear dormer, front rooflights and rear roof terrace.	Mark Chan
Harringay	Full planning permission	HGY/2025/3240	Refuse	19/06/2026	131-137 Turnpike Lane, Wood Green, London, N8 0DU	Retention of condenser units within new acoustic enclosure.	Ben Coffie
Harringay	Change of use	HGY/2026/0081	Approve with Conditions	15/05/2026	Office D, 638 Green Lanes, Hornsey, London, N8 0SD	Change of use from office to residential	Gareth Prosser
Harringay	Householder planning permission	HGY/2026/0130	Approve with Conditions	08/05/2026	10 Colina Road, Tottenham, London, N15 3JA	Extension to the 1st Floor of an existing rear outrigger.	Eunice Huang
Hermitage & Gardens	Full planning permission	HGY/2026/0345	Approve with Conditions	04/06/2026	Unit 12, Crusader Industrial Estate, Hermitage Road, Harringay, N4 1LZ.	Change of use of unit from Use Class B8 (Storage and distribution) to an indoor padel court facility.	Roland Sheldon
Hermitage & Gardens	Full planning permission	HGY/2026/0388	Approve with Conditions	14/05/2026	83-85 Oakdale Road, London, N4 1NU	Erection of a joint ground floor and part first floor rear extension	Oskar Gregersen

Hermitage & Gardens	S106 discharge of obligations	HGY/2026/1245	Approve	21/05/2026	108 Vale Road, Tottenham, London, N4 1TD	Discharge of Schedule 4 Clause 5.2.3 of planning permission HGY/2022/0044	Sarah Madondo
Hermitage & Gardens	S106 discharge of obligations	HGY/2026/1246	Approve	18/06/2026	108 Vale Road, Tottenham, London, N4 1TD	Discharge of paragraph 4.5.1 (Affordable workspace) attached to Deed of Variation of planning reference HGY/2022/0044	Sarah Madondo
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2026/1328	Approve	16/06/2026	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Plot B1 only) pursuant to Condition 17 (Verification report) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023	Samuel Uff
Hermitage & Gardens	Lawful development: Proposed use	HGY/2026/1389	Permitted Development	30/06/2026	93 Roseberry Gardens, Tottenham, London, N4 1JH	Certificate of lawfulness (Proposed dev) for the erection of a rear dormer and roof extension including a side window and the insertion of 2x front rooflight	Mercy Oruwari
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2026/1584	Approve	30/06/2026	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Plot D only) pursuant to Condition 17 (Verification report) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2026/1687	Approve	30/06/2026	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Plots C1 and D2 only of Phase 1a) pursuant to Condition 12 (SBD) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023	Samuel Uff
Hermitage & Gardens	Non-Material Amendment	HGY/2025/0631	Approve	27/05/2026	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Non-Material Amendment to amend condition 2 (Approved Plans and Documents) of the approved Hybrid Consent for application ref. HGY/2022/1833 for detailed planning permission for Phase 1A, for substantial mixed use redevelopment of the site to amend the cargo cycle store; addition of external cycle store in front of Block D2; addition of Juliet balconies; amended parapet detail, spandrel panels and roof top balustrade; alteration of window detailing; inclusion of bat boxes and air bricks; conversion of a ground floor private entrance to southern elevation of Block D3; and associated works.	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2142	Approve	04/06/2026	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Phase 1B and 2 only) pursuant to Condition 79(a) (Energy Plan) attached to Planning Permission Ref: HGY/2023/3250 of the Hybrid Permission HGY/2022/1833	Samuel Uff
Hermitage & Gardens	Full planning permission	HGY/2025/3156	Approve with Conditions	18/06/2026	2 to 240 Block, Tiverton Road, Tottenham, London, N15	Development of the site to provide 17 new residential council homes arranged across two 4-storey blocks; together with associated communal amenity space, private outdoor space, landscaping, cycle parking, and refuse storage	Sarah Madondo
Highgate	Listed building consent (Alt/Ext)	HGY/2026/0318	Approve with Conditions	11/05/2026	Flat 48, High Point 1, North Hill, Hornsey, London, N6 4BA	Like for like replacement timber framed "loggia" window.	Mercy Oruwari
Highgate	Full planning permission	HGY/2026/0341	Approve with Conditions	19/06/2026	Flat 4, 2 Bishopswood Road, Hornsey, London, N6 4PR	Replacement of existing single-glazed sash and casement windows with like-for-like double-glazed timber windows, matching the existing design, proportions and appearance.	Ben Coffie
Highgate	Removal/variation of conditions	HGY/2026/0360	Approve with Conditions	19/06/2026	5 Highgate Avenue, Hornsey, London, N6 5RX	Variation of condition 2 (Approved Plans) attached to planning permission ref: HGY/2025/1628 to increase the depth and install a sedum roof to single storey rear extension.	Mark Chan

Highgate	Householder planning permission	HGY/2026/0380	Approve with Conditions	19/05/2026	12 Orchard Road, Hornsey, London, N6 5TR	Demolition of a rear window bay to facilitate a ground-floor rear extension, and alterations to an existing side infill extension.	Ben Coffie
Highgate	Householder planning permission	HGY/2026/0412	Approve with Conditions	21/05/2026	28 Wood Lane, Hornsey, London, N6 5UB	Replacement garden annexe with a new single?storey building. Works include new brick boundary wall, associated garden landscaping, installation of air?source heat pump, and external alterations.	Adam Silverwood
Highgate	Householder planning permission	HGY/2026/0459	Approve with Conditions	27/05/2026	9 Sheldon Avenue, Hornsey, London, N6 4JS	Replacement side (north) extension, rear extension, replacement of front and rear dormers, insertion of dormers on side elevations, and formation of a carriage driveway including boundary treatment.	Ben Coffie
Highgate	Full planning permission	HGY/2026/0609	Refuse	11/05/2026	1 Church Road, London, N6 4QH	Construction of a two-storey residential infill dwelling within the curtilage of 1 Church Road, including associated landscaping, refuse and cycle storage.	Adam Silverwood
Highgate	Consent under Tree Preservation Orders	HGY/2026/0665	Approve with Conditions	06/05/2026	Flat 1, 223 Archway Road, Hornsey, London, N6 5BN	Works to trees protected by a TPO. Leylandii row (except one in northernmost corner) and sycamore - raise to 3.5m over pavement and 5m over road. Reduce height by 4m. Leylandii (in northernmost corner) - raise to 3.5m over pavement and 5m over road. Reduce height by 7m. Sycamore (with cavity by gate) - reduce back to the most recent previous. Lime - Repollard (5m off). (The other works on this application will be considered separately under Section 211 Notice reference HGY/2026/0653, as those trees are in a Conservation Area, but not protected by a TPO)	Daniel Monk
Highgate	Full planning permission	HGY/2026/0680	Approve with Conditions	26/06/2026	Flat E, 11 Hornsey Lane Gardens, Hornsey, London, N6 5NX	Single storey full width extension and first floor partial extension	Eunice Huang
Highgate	Householder planning permission	HGY/2026/0759	Refuse	15/05/2026	4 Sheldon Avenue, Hornsey, London, N6 4JT	Demolition of side garage and erection of a single storey side extension.	Mark Chan
Highgate	Consent under Tree Preservation Orders	HGY/2026/0773	Approve with Conditions	18/05/2026	Apollo House, 14 Broadlands Road, Hornsey, London, N6 4AT	Works to tree protected by a TPO. T1 Copper Beech. Mature tree that has recently shed significant branches in the strong winds. Crown thin by 20%. No cuts to exceed 5cm diameter. Remove major deadwood. Clean up torn snags/stumps.	Daniel Monk
Highgate	Householder planning permission	HGY/2026/0813	Refuse	24/06/2026	64 Sheldon Avenue, Hornsey, London, N6 4ND	Erection of Single Storey outbuilding and installation of 6 condenser units at rear; Landscaping and new planting in front and rear gardens including tree removal; installation of new gates and replacement 1.8m fencing on side and rear boundaries.	Nathan Keyte

Highgate	Consent under Tree Preservation Orders	HGY/2026/0846	Approve with Conditions	06/05/2026	1 Broadlands Road, Hornsey, London, N6 4AE	Works to trees protected by a TPO. T2 Lime (Extensive deadwood throughout) - 10% thin to allow for: Crown clean - Remove dead, damaged and diseased branches. T3 Chestnut (Extensive deadwood and partly split branches throughout) - 10% thin to allow for: Remove dead, damaged and diseased branches. (Works to T1 Red Chestnut and T4 Cedar will be considered separately under Section 211 Notice reference HGY/2026/0914, as these trees are not protected by a TPO but are located within a Conservation Area)	Daniel Monk
Highgate	Non-Material Amendment	HGY/2026/0859	Approve	14/05/2026	95 North Hill, Hornsey, London, N6 4BS	Non-Material Amendment to planning permission ref: HGY/2023/3168 for the formation of rear dormer, replace front door and reinstatement of side return sash window; namely to install an obscure glazed side facing 1st floor window.	Josh Parker
Highgate	Consent under Tree Preservation Orders	HGY/2026/0869	Approve with Conditions	06/05/2026	14 Priory Gardens, Hornsey, London, N6 5QS	Grey Poplar tree (TPO 0629) has large cavity above 6m; there is a danger to buildings and life. Monolith at a height of approximately 7m (proposal description amended 06.05.2026)	Daniel Monk
Highgate	Consent under Tree Preservation Orders	HGY/2026/0872	Approve with Conditions	28/05/2026	Channing School, Highgate Hill, Hornsey, London, N6 5HF	Works to trees protected by a Group TPO. G1: English Elm - Tree removal (see report)	Daniel Monk
Highgate	Approval of details reserved by a condition	HGY/2026/0905	Approve	14/05/2026	86 Southwood Lane, Hornsey, London, N6 5SY	Approval of details pursuant to conditions 3 (windows) and 4 (brickwork) attached to planning permission ref. HGY/2025/2929 for extensions to the property and associated changes granted on 27/01/2026.	Nathan Keyte
Highgate	Full planning permission	HGY/2026/0972	Refuse	28/05/2026	22B Talbot Road, Hornsey, London, N6 4QR	Replacement of existing 1no. 3-casement white double glazed uPVC window with 1no. new 3-casement powder-coated double glazed aluminium window, colour Slate Grey RAL 7015 in similar casement arrangement on front elevation. Vertical enlargement of 1no. existing rear dormer window opening and replacement with 1no. 3-casement powder coated aluminium fully glazed Bifold doors with Juliet balcony, colour Slate Grey RAL 7015 with clear glass safety balustrade externally, inc internal alterations to second floor flat to provide second bedroom. (Retrospective)	Daniel Boama
Highgate	Householder planning permission	HGY/2026/0977	Approve with Conditions	30/06/2026	2A Holmesdale Road, Hornsey, London, N6 5TQ	6m Single Storey Rear Extension and Side Infill Extension with Flat Roof and 2 No. Rooflights (AMENDED PLANS).	Josh Parker
Highgate	Full planning permission	HGY/2026/0985	Approve with Conditions	14/05/2026	Flat 3, 76 Milton Park, Hornsey, London, N6 5PZ	Installation of 2 rooflights to existing outrigger flat roof.	Roland Sheldon
Highgate	Full planning permission	HGY/2026/0988	Approve with Conditions	26/06/2026	38 Bancroft Avenue, Hornsey, London, N2 0AS	Erection of outbuilding in rear garden of dwellinghouse.	Roland Sheldon

Highgate	Consent under Tree Preservation Orders	HGY/2026/1000	Refuse	06/05/2026	Eton Court, 6 Shepherds Hill, Hornsey, London, N6 5AF	Works to tree protected by a TPO. Sycamore - Crown reduce the height and spread 0.8m-1.0m past the previous reduction points (approx. 40%) height approx. 3.5m and spread approx. 3.0m Remove dead wood The tree is situated on unregistered/ownerless land adjacent to our residential block and is causing ongoing damage to essential drainage infrastructure. The root system has infiltrated the sewage pit serving the building and is interfering with the float mechanism of the sewage lifting pump. This has already resulted in operational issues, including the pump cutting out. In February 2026, a contractor removed a significant quantity of roots from the chamber and advised that further root ingress is likely due to the proximity and size of the tree. Continued root growth presents a risk of pump failure and potential sewage backflow, with associated health and property damage implications. The proposed 40% crown reduction is intended as a proportionate management measure to reduce the tree's water demand and vigour, thereby helping to limit further root encroachment, while retaining the tree and its amenity value. (attached photo of roots)	Daniel Monk
Highgate	Householder planning permission	HGY/2026/1025	Approve with Conditions	27/05/2026	27 Southwood Lawn Road, Hornsey, London, N6 5SD	Erection of single storey rear extension	Adam Silverwood
Highgate	Approval of details reserved by a condition	HGY/2026/1044	Approve	11/06/2026	53 Sheldon Avenue, Hornsey, London, N6 4NH	Approval of details pursuant to conditions 3 (materials) attached to planning permission HGY/2025/1197.	Eunice Huang
Highgate	Removal/variation of conditions	HGY/2026/1077	Approve with Conditions	23/06/2026	24 Stanhope Road, Hornsey, London, N6 5NG	Variation of conditions (2) ref: HGY/2023/2251 Enlargement of front and rear dormers including the formation of a rear L shaped dormer with roof terrace and pergola. Removal of chimney stacks. Replacement and enlargement of single storey rear projection with timber cladding and a new green roof. Alterations to the rear elevation of the main building including the installation of a new timber brise soleil. Erection of a new pergola with decking adjoining the rear of new extension with the outbuilding/garage. Alterations to the rear outbuilding/garage facing Claremont Road including a new glazed canopy and garden door. Removal of clay tile plinths from front garden wall and façade. New front garden gates installed to the North and the south of the front wall.	Josh Parker
Highgate	Full planning permission	HGY/2026/1091	Approve with Conditions	29/05/2026	Flat 1D Cromwell Avenue, London N6 5HN	Installation of 2no. roof lights on the roof of the two storey rear outrigger.	Ben Coffie
Highgate	Lawful development: Existing use	HGY/2026/1136	Approve	29/05/2026	42 Holmesdale Road, Hornsey, London, N6 5TQ	Certificate of lawfulness: existing use of a flat roof area as a residential amenity space (roof terrace); and the presence of a perimeter balustrade, currently in glazed form, enclosing that terrace.	Eunice Huang

Highgate	Consent under Tree Preservation Orders	HGY/2026/1185	No Objection	01/05/2026	44 Hampstead Lane, Hornsey, London, N6 4LL	Five Day Notice. T1 Laburnum - remove altogether as it is rotten and leans over Hampstead Lane.	Daniel Monk
Highgate	Consent under Tree Preservation Orders	HGY/2026/1190	Approve with Conditions	22/06/2026	36 Sheldon Avenue, Hornsey, London, N6 4JR	Oak T1 (16M high, 1100mm dia.) - The crown was previously reduced in 2021. 1. Trim back to the previous points, keeping healthy growth and a balanced crown, reducing by up to one metre. 2. Remove deadwood.	Daniel Monk
Highgate	Lawful development: Proposed use	HGY/2026/1224	Permitted Development	01/06/2026	107 Gaskell Road, Hornsey, London, N6 4DU	Certificate of lawfulness (Proposed dev) for the erection of a single storey outbuilding in the rear garden	Mercy Oruwari
Highgate	Non-Material Amendment	HGY/2026/1275	Approve	19/06/2026	120 Archway Road, Hornsey, London, N6 5BH	Non-material amendment following a grant of planning permission HGY/2024/2214 for the demolition of the existing building to allow the erection of a new 4-storey building providing 5 one bedroom residential units (amended plans).? Amendment includes reconfiguration of bathroom location at each level, introduction of a pillar between glazing at the rear elevation, incorporation of a 6.3 sqm study at each level, minor reconfiguration with area increases of ground floor plan.	Ben Coffie
Highgate	Consent under Tree Preservation Orders	HGY/2026/1337	Approve with Conditions	22/06/2026	Eton Court, 6 Shepherds Hill, Hornsey, London, N6 5AF	Works to tree protected by a TPO. Sycamore - Crown reduce the height and spread back to the previous reduction points (approx. 30%) height approx. 2.5m and spread approx. 2.0m Remove dead wood The tree is situated on unregistered/ownerless land adjacent to our residential block and is causing ongoing damage to essential drainage infrastructure. The root system has infiltrated the sewage pit serving the building and is interfering with the float mechanism of the sewage lifting pump. This has already resulted in operational issues, including the pump cutting out. In February 2026, a contractor removed a significant quantity of roots from the chamber and advised that further root ingress is likely due to the proximity and size of the tree. Continued root growth presents a risk of pump failure and potential sewage backflow, with associated health and property damage implications. The proposed 30% crown reduction is intended as a proportionate management measure to reduce the tree's water demand and vigour, thereby helping to limit further root encroachment, while retaining the tree and its amenity value. (attached photo of roots)	Daniel Monk

Highgate	Non-Material Amendment	HGY/2026/1374	Approve	10/06/2026	178 Archway Road, Hornsey, London, N6 5BB	Non-Material Amendment to approved development HGY/2025/0079 (Demolition of an existing lightweight timber structure and erection of a new 2-bedroom 3 person, 70 sqm (GIA) dwelling with rear courtyard on the land to the rear of No. 178 Archway Road and fronting Wembury Mews) to alter brickwork and to introduce lintels above openings on front and rear elevations, slight relocation of roof light structure	Oskar Gregersen
Highgate	Non-Material Amendment	HGY/2026/1380	Refuse	16/06/2026	86 Southwood Lane, Hornsey, London, N6 5SY	Non-material amendment to planning permission HGY/2025/2929 for design and material changes to south boundary retaining wall.	Nathan Keyte
Highgate	Full planning permission	HGY/2026/1391	Approve with Conditions	24/06/2026	Flat 1, 40 Southwood Avenue, Hornsey, London, N6 5RZ	Installation of two conservation style windows to the existing front and side roof planes.	Adam Silverwood
Highgate	Consent under Tree Preservation Orders	HGY/2026/1443	No Objection	27/05/2026	20 Broadlands Road, Hornsey, London, N6 4AN	Five Day Notice, T1: Robinia to front of property covered by a TPO: Fell to ground level. The tree is dying and dangerous and has been shedding branches.	Daniel Monk
Highgate	Non-Material Amendment	HGY/2026/1445	Approve	15/06/2026	19 Broadlands Road, Hornsey, London, N6 4AE	Non material amendment to HGY/2025/0555 for Removal of the front garage door and replacement with timber casement windows, insertion of door to side projection front elevation, removal of existing first floor rear safety railings and insertion of a rooflight above single storey rear extension, and alterations to fenestration of rear extension/ground floor rear elevation, with metal framed windows/doors. Proposed changes: - Amendments to front door and screen design - Removal of rooflight above single storey rear extension, creation of roof terrace with safety railings	Roland Sheldon
Highgate	Consent under Tree Preservation Orders	HGY/2026/1457	Approve with Conditions	24/06/2026	11 Shepherds Hill, Hornsey, London, N6 5QJ	T1 (TPO tree) - Sycamore. Lift crown. Remove branches as indicated. T2 (TPO tree) - Sycamore. Lift crown. Remove branches as indicated. (Works to T3 - Fig will be considered separately under Section 211 Notice reference HGY/2026/1459, as this tree is not protected by a TPO but is located within a Conservation Area)	Daniel Monk
Highgate	Approval of details reserved by a condition	HGY/2026/1464	Approve	11/06/2026	120 Archway Road, Hornsey, London, N6 5BH	Approval of details reserved by conditions 18 (London Underground Infrastructure Protection) attached to planning permission with ref: HGY/2025/2214 for the demolition of the existing building to allow the erection of a new 4-storey building providing 5 one bedroom residential units.	Ben Coffie

Highgate	Consent under Tree Preservation Orders	HGY/2026/1485	No Objection	27/05/2026	12 Priory Gardens, Hornsey, London, N6 5QS	Five Day Notice. Urgent works notice for the Sycamore at 12 Priory Gardens, strictly as enabling works associated with the approved poplar works under HGY/2026/0869. The proposed Sycamore works are to reduce the tree height to approximately 8 metres to provide sufficient clearance and safe operational space. Works will be undertaken by qualified and insured arborists using modern arboricultural techniques and in accordance with BS3998:2010 ? Recommendations for Tree Work	Daniel Monk
Highgate	Approval of details reserved by a condition	HGY/2026/1549	Approve	23/06/2026	103-107 North Hill, Hornsey, London, N6 4DP	Approval of details pursuant to part A of condition 18 (living roofs) attached to planning permission HGY/2024/3240	Valerie Okeiyi
Highgate	Consent under Tree Preservation Orders	HGY/2026/1752	No Objection	23/06/2026	1 Oldfield Mews, Hornsey, London, N6 5XA	Five Day Notice for works to tree protected by a TPO. T1 - Beech tree (22m)- reduce branches growing over road on far side of road by up to 3m to balance crown. Prune back from street lamp to create 2m clearance.	Daniel Monk
Highgate	Change of use	HGY/2025/1288	Approve with Conditions	22/05/2026	27 Talbot Road, Hornsey, London, N6 4QS	Amalgamation of 27 and 27a Talbot Road to reinstate property as a single dwelling house; associated removal of external access stairs and first floor access door on side elevation.	Gareth Prosser
Highgate	Listed building consent (Alt/Ext)	HGY/2025/2545	Approve with Conditions	20/05/2026	42 Southwood Lane, Hornsey, London, N6 5EB	Listed Building Consent for part retrospective and remediation of unconsented works including: reinstatement of the spine wall at LGF; reinstatement of spine wall at GF; reinstatement of lath and lime plaster ceilings and walls; reinstatement of historically appropriate features including cornices, skirting and architraves, and other minor internal alterations.	Nathan Keyte
Highgate	Householder planning permission	HGY/2025/2551	Approve with Conditions	29/05/2026	Park House, Hampstead Lane, Hornsey, London, N6 4LL	Single storey, open-sided carport with brick columns to match the host building, set on bound resin hardstanding.	Eunice Huang
Highgate	Householder planning permission	HGY/2025/2796	Approve with Conditions	29/05/2026	Bracken Knoll, Courtenay Avenue, Hornsey, London, N6 4LP	New front garden boundary wall with new gates, including felling and planting of new trees.	Ben Coffie
Highgate	Removal/variation of conditions	HGY/2025/2799	Approve with Conditions	10/06/2026	41 Sheldon Avenue, Hornsey, London, N6 4JP	Minor Material Amendment application under Section 73 of the Town and Country Planning Act to vary condition 2 and subsequent changes to conditions 3, 4, 5, 7(a), 9, 10 and 11 attached to planning permission ref. HGY/2024/0806 to demolish and erect a replacement larger dwelling with basement and all ancillary works; namely to amend the boundary fence, landscaping and building design details.	Nathan Keyte
Highgate	Householder planning permission	HGY/2025/2802	Approve with Conditions	08/05/2026	41 Sheldon Avenue, Hornsey, London, N6 4JP	Alterations and changes to both side boundary treatments; including raising northern boundary fence to a (max) 3.6m in height	Nathan Keyte
Highgate	Removal/variation of conditions	HGY/2026/0071	Approve with Conditions	15/05/2026	7 Highgate Avenue, Hornsey, London, N6 5RX	Variation of condition 2 (approved plans) and condition 3 (materials) attached to planning permission HGY/2024/2065 to amend the approved scheme to increase the rear extension depth to 4m.	Eunice Huang

Hornsey	Householder planning permission	HGY/2026/0477	Approve with Conditions	18/05/2026	38 Hermiston Avenue, Hornsey, London, N8 8NP	Demolition of the ground floor garage and erection of a two storey side extension with rear terrace, a single storey rear extension, and a rear dormer. Installation of rooflights and solar panels in the front roof slope.	Mark Chan
Hornsey	Full planning permission	HGY/2026/0738	Approve with Conditions	11/05/2026	Flat C, 53 Hillfield Avenue, Hornsey, London, N8 7DS	Replacement of two windows in flat C on the third floor. The windows are located the rear of the property, not visible from a public footpath or road. Replacement of timber sash windows to double glazed uPVC windows.	Josh Parker
Hornsey	Householder planning permission	HGY/2026/0900	Approve with Conditions	22/05/2026	4 Ferrestone Road, Hornsey, London, N8 7BX	Erection of single storey ground floor infill and rear extension.	Nathan Keyte
Hornsey	Householder planning permission	HGY/2026/0954	Approve with Conditions	30/06/2026	49 Warner Road, Hornsey, London, N8 7HB	Construction of a terrace over first floor flat roof to be access from the loft room	Josh Parker
Hornsey	Full planning permission	HGY/2026/0987	Approve with Conditions	28/05/2026	96A North View Road, Hornsey, London, N8 7LP	Installation of two velux windows in the outrigger roof.	Ben Coffie
Hornsey	Consent under Tree Preservation Orders	HGY/2026/1052	Approve with Conditions	22/06/2026	Ground Floor Flat A, 37 Park Avenue South, Hornsey, London, N8 8LU	Front Garden: T1: Lawson Cypress - Approximately 7.00m. Fell to ground level & grind stump. To be replaced with a suitable alternative probably Malus (Crab Apple). Reason/s: Our client has advised; to increase light levels and reduce the risk of subsidence.	Daniel Monk
Hornsey	Lawful development: Proposed use	HGY/2026/1150	Permitted Development	11/05/2026	49 Linzee Road, Hornsey, London, N8 7RG	Certificate of Lawfulness proposed for the erection of dormer extension	Sarah Madondo
Hornsey	Householder planning permission	HGY/2026/1193	Approve with Conditions	17/06/2026	34 Priory Road, Hornsey, London, N8 7EX	Enclosure of existing front first floor balcony with timber framed windows and timber spandrel panelling to lower section.	Nathan Keyte
Hornsey	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1305	Not Required	08/06/2026	49 Linzee Road, Hornsey, London, N8 7RG	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.6m and for which the height of the eaves would be 3m	Sabelle Adjagboni
Hornsey	Full planning permission	HGY/2026/1319	Approve with Conditions	25/06/2026	Flat B, 114 Middle Lane, Hornsey, London, N8 8NT	Erection of rear roof extensions and internal alterations to first floor flat.	Roland Sheldon
Hornsey	Non-Material Amendment	HGY/2026/1503	Approve	24/06/2026	33 Grove House Road, Hornsey, London, N8 7JW	Non-material amendment to planning permission ref. HGY/2025/2676 to replace wooden windows with aluminium casement windows (sand colour); namely to replace front door to match the colour of approved windows RAL - RAL 1002 (Sand Yellow Matt).	Ben Coffie
Hornsey	Approval of details reserved by a condition	HGY/2024/2112	Approve	19/05/2026	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ	Approval of details pursuant to condition 30a partial discharge (Ecological Enhancement Measures) attached to planning permission HGY/2022/2116	Valerie Okeiyi
Hornsey	Approval of details reserved by a condition	HGY/2025/3228	Approve	12/05/2026	52 Elmfield Avenue, Hornsey, London, N8 8QG	Approval of details pursuant to conditions 4 (front boundary treatment, landscaping, refuse) and 5 (cycle parking) attached to planning permission HGY/2024/2464.	Eunice Huang
Hornsey	Full planning permission	HGY/2026/0102	Approve with Conditions	20/05/2026	83 Priory Road, Hornsey, London, N8 8LY	Replacement of rear and side fenestrations at ground level, installation of ASHP at the side elevation and cycle and refuse stores in the front garden and erection of a rear outbuilding. (AMENDED DESCRIPTION)	Mark Chan

Muswell Hill	Householder planning permission	HGY/2026/0687	Approve with Conditions	06/05/2026	39 Wood Vale, Hornsey, London, N10 3DJ	First-floor extension above the existing garage to provide a new en-suite for the main bedroom. Conversion of the existing garage into a new snug, as previously approved under permitted development reference HGY/2023/2076. Replacement of the existing garage door with a window designed to match the style, proportions, and materials of the existing fenestration and the enlargement of existing bathroom window.	Josh Parker
Muswell Hill	Consent under Tree Preservation Orders	HGY/2026/0733	Refuse	05/05/2026	33 Hillfield Park, Hornsey, London, N10 3QT	Works to tree protected by a TPO. T1 Holm Oak, Quercus ilex in rear garden - fell. After a number of fungi appeared on the tree in 2024 I had a Picus Test performed on the tree in October 2014 which identified decay on the interior of the tree and recommended significant pruning, which was carried out in February 2025. Unfortunately, a number of very large shaggy bracket fungi, Ionotus Hispidus have appeared on the trunk of the tree since then, raising my concern that the health of the tree was continuing to deteriorate. I had the tree assessed again by a qualified tree surgeon in January 2026 and since heavy branches have continued to fall from the tree, to protect the nearby houses and the Marks & Spencer car park to the rear of the garden they have recommended felling of the tree. The tree is 18 metres tall but only 12 metres from the house. I propose to replace the tree and would appreciate your advice on a replacement, bearing in mind the locations proximity to the building. I attach the 2024 Picus test results, the recent tree surgeon's report, a Sketch Plan and supporting photos of the fungi.	Daniel Monk
Muswell Hill	Consent under Tree Preservation Orders	HGY/2026/0808	Approve with Conditions	06/05/2026	First Floor Flat A, 27 Dukes Avenue, Hornsey, London, N10 2PX	Works to tree protected by a TPO. T1 - Plane Tree - Reduce back to previous pruning points. Lift over highway by up to 6m.	Daniel Monk
Muswell Hill	Consent to display an advertisement	HGY/2026/0838	Approve with Conditions	17/06/2026	105 & 111 Muswell Hill Broadway, Hornsey, London, N10 3RS	Display of a new Digital Display Screen behind the shopfront window.	Mark Chan
Muswell Hill	Householder planning permission	HGY/2026/0923	Approve with Conditions	22/06/2026	5 Firs Avenue, Hornsey, London, N10 3LY	Erection of lower ground floor single storey rear extension; basement extension; rear dormer extension; associated internal and external changes.	Nathan Keyte
Muswell Hill	Householder planning permission	HGY/2026/0926	Approve with Conditions	22/05/2026	3 Linden Road, Hornsey, London, N10 3DH	Erection of ground floor single storey rear extension and increase of window size to ground floor rear facade.	Nathan Keyte
Muswell Hill	Lawful development: Existing use	HGY/2026/0951	Approve	27/05/2026	The Grove Lawn Tennis Club, Cascade Avenue, Hornsey, London, N10 3PS	Lawful development: Existing use for meeting place for the principal use of the local community and for outdoor sport or recreation (Use Class F.2).	Josh Parker

Muswell Hill	Householder planning permission	HGY/2026/0959	Approve with Conditions	27/05/2026	145 Cranley Gardens, Hornsey, London, N10 3AG	Alterations to the front garden including: installation of parking security bollards; lowering the front boundary wall; formation of a new pedestrian gate and stepped entrance path; widening and replacement of the stepped side path with a ramp; installation of gates to the pedestrian openings; extension of the front porch; replacement of garage doors; rebuilding/replacing dwarf garden brick and sleeper walls; new metal side gate and screen; new brick boundary wall; and replacement of hardstanding surface finishes.	Ben Coffie
Muswell Hill	Full planning permission	HGY/2026/1018	Approve with Conditions	05/06/2026	64, Flat C, Muswell Hill Road, N10 3JR	Roof alteration to create roof terrace to upper level flat (Amended description)	Ben Coffie
Muswell Hill	Non-Material Amendment	HGY/2026/1036	Approve	21/05/2026	Ground Floor Flat A, 26 Woodland Gardens, Hornsey, London, N10 3UA	Non-Material Amendment application following a grant of planning permission HGY/2021/2079 in relation to the alteration to the rear of the house:- 1. Minor amendment to the design of the central door, now in white timber, with double-glazing; 2. Revision to the design of the window on the right, to be exactly the same design as the existing window but in double-glazed white uPVC; 3. The window on the left to remain as a window rather than forming a new double door, retaining exactly the same design as the existing window but in double-glazed white uPVC.	Mercy Oruwari
Muswell Hill	Full planning permission	HGY/2026/1066	Approve with Conditions	10/06/2026	46 Cranley Gardens, Hornsey, London, N10 3AL	Rear dormer roof extension with external steel balustrade to rear dormer window and new rooflights to front elevation roof slope.	Josh Parker
Muswell Hill	Full planning permission	HGY/2026/1094	Refuse	29/05/2026	Flat A, 105 Muswell Hill Road, Hornsey, London, N10 3HS	Demolition of existing garage, modification to boundary wall and erection of two-storey side extension to ground floor flat	Adam Silverwood
Muswell Hill	Householder planning permission	HGY/2026/1095	Approve with Conditions	12/06/2026	25 Muswell Hill Road, Hornsey, London, N10 3JB	Formation of a rear dormer roof extension finished in brick to match existing building; formation of front dormer window finished in standing seam zinc with timber windows; installation of air-conditioning unit to side; installation of rooflights to front and rear roof slopes	Oskar Gregersen
Muswell Hill	Approval of details reserved by a condition	HGY/2026/1138	Approve	20/05/2026	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA	Approval of details pursuant to condition 17d (Land Contamination) attached to planning permission ref: HGY/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.	Tania Skelli

Muswell Hill	Approval of details reserved by a condition	HGY/2026/1139	Approve	21/05/2026	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA	Approval of details pursuant to condition 21b (Ecological enhancements) attached to planning permission ref: HGY/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.	Tania Skelli
Muswell Hill	Non-Material Amendment	HGY/2026/1144	Approve	30/06/2026	Land behind 25 Dukes Avenue, London, N10 2PS	Non material amendment of ref: HGY/2017/2827 / HGY/2019/1937 to amend the description of development to: ?Demolition of existing 3 No. single?storey garages. Proposed lower ground and upper ground floor level and part first?floor single family dwelling to provide a 4?bedroom unit	Josh Parker
Muswell Hill	Removal/variation of conditions	HGY/2026/1146	Approve with Conditions	30/06/2026	Land behind 25 Dukes Avenue, London, N10 2PS	Variation of Condition 2 (approved plans) attached to planning permission HGY/2017/2827 / HGY/2019/1937 to allow for amendments to the design, including the introduction of a part first?floor element and internal reconfiguration to provide a 4?bedroom dwelling.	Josh Parker
Muswell Hill	Consent under Tree Preservation Orders	HGY/2026/1160	Approve with Conditions	22/06/2026	The Court, Cascade Avenue, Hornsey, London, N10 3PS	Works to tree protected as part of a Group TPO. Ash - Inonotus hispidus (Fungus) located on main stem(s) of tree. Crown reduce the height by 4.5m Crown reduce the spread to balance and shape by reducing branch lengths of up to 3.5m Remove dead wood	Daniel Monk
Muswell Hill	Approval of details reserved by a condition	HGY/2026/1204	Approve	24/06/2026	10 Ellington Road, Hornsey, London, N10 3DG	Approval of details reserved by condition 12 (construction management plan) attached to ref: HGY/2023/1406	Josh Parker
Muswell Hill	Approval of details reserved by a condition	HGY/2026/1309	Approve	21/05/2026	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA	Approval of details pursuant to condition 7 (Secure by Design) attached to planning permission ref: HGY/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.	Tania Skelli
Muswell Hill	Lawful development: Proposed use	HGY/2026/1331	Permitted Development	14/05/2026	72 Wood Vale, Hornsey, London, N10 3DN	Lawful development: Construction of an outbuilding	Josh Parker
Muswell Hill	Non-Material Amendment	HGY/2026/1384	Approve	30/06/2026	First And Second Floor Flat, 15 Muswell Hill Road, Hornsey, London, N10 3JB	Non-Material Amendment to change the dormer sill proportions of original ref: HGY/2025/3201	Josh Parker

Muswell Hill	Consent under Tree Preservation Orders	HGY/2026/1470	Approve with Conditions	22/06/2026	33 Hillfield Park, Hornsey, London, N10 3QT	Works to tree protected by a TPO. It is a Holm Oak Tree, Quercus ilex in the rear garden of number 33 Hillfield Park, N10 3QT. After a report from a qualified tree surgeon, I submitted an application to remove the tree but this was rejected. The local authority tree expert reported that The Picus report shows a seam running through the trunk's base surrounded with ample sound residue wood (as highlighted within the report). There are two large fruiting Ganoderma spp gunks at the base on the compression south side. There is also a smaller bracket approximately 1.5m up the trunk on the west side, and evidence of an old small bracket on the northside between the buttresses. Rather than remove, the Local Planning Authority (LPA) would allow lesser works to reduce further beyond the last most recent reduction points. A 10- 12ft crown reduction above the tree's break would reduce the sail area, bring the canopy below the surrounding tree line, and allow for the tree to be retained.	Daniel Monk
Muswell Hill	Removal/variation of conditions	HGY/2025/2010	Refuse	26/06/2026	58A Hillfield Park Mews, Hornsey, London, N10 3QR	Variation of condition 2 (approved plans) of planning permission HGY/2019/3040 for Change of use of building from office and storage space (B1/B8) to Personal Training Studio (D2). Proposed change to remove parking spaces and allow congregation of customers and staff in area in front of building entrance.	Roland Sheldon
Muswell Hill	Householder planning permission	HGY/2025/2560	Approve with Conditions	16/06/2026	17 The Chine, Hornsey, London, N10 3PX	Replacement of windows in front and rear elevation and creation of rear dormer (AMENDED PLANS).	Adam Silverwood
Muswell Hill	Full planning permission	HGY/2025/2818	Refuse	01/05/2026	Risborough Close, Muswell Hill, Hornsey, London, N10 3PL	Construction of a two storey side addition to create 1 x 1 bedroom unit.	Nathan Keyte
Muswell Hill	Householder planning permission	HGY/2025/2846	Approve with Conditions	26/06/2026	9 Queens Avenue, Hornsey, London, N10 3PE	External and internal works. Replacement of all external windows and doors. Replacement of rainwater goods. Patchwork repairs to elevations and roofs (gable end/dormer). Strip-out and replacement of all internal doors, finishes, kitchens, bathroom, and MEPH services. Reconstruction of the front boundary wall. Relandscaping works to front garden.	Mercy Oruwari
Noel Park	Approval of details reserved by a condition	HGY/2021/3414	Approve	21/05/2026	Former Petrol Filling Station, 76, Mayes Road, London, N22 6SY	Approval of details pursuant to condition 19 (landscaping) attached to planning permission HGY/2020/0795	Valerie Okeiyi
Noel Park	Lawful development: Existing use	HGY/2026/0172	Approve	29/06/2026	10 Caxton Road, Wood Green, London, N22 6TB	Certificate of Lawfulness for the existing mixed use class of F1 and C2.	Mercy Oruwari
Noel Park	Lawful development: Proposed use	HGY/2026/0353	Approve	05/05/2026	174 Morley Avenue, Wood Green, London, N22 6NT	Certificate of Lawfulness for the proposed change of use from C3(a) (Single family dwelling) to children's care home for 2 child residents. [AMENDED DESCRIPTION]	Mark Chan
Noel Park	Full planning permission	HGY/2026/0357	Approve with Conditions	28/05/2026	Land between Wood Green The Mall and Bury Road multi-storey car park, London, N22.	Proposed operation of a weekly market on Saturdays and for seasonal markets for up to 16 stalls.	Roland Sheldon

Noel Park	Householder planning permission	HGY/2026/0482	Approve with Conditions	12/06/2026	122 Hewitt Avenue, Wood Green, London, N22 6QE	Replacement of single glazed timber sash windows with double glazed timber sash windows.	Mark Chan
Noel Park	Full planning permission	HGY/2026/0562	Refuse	10/06/2026	1 Lakefield Road, Wood Green, London, N22 6RR	Erection of two-storey side extension, single storey rear and side infill extension, erection of rear dormer, insertion of 3 front and 1 rear rooflights, in association with conversion of property into 3 self-contained flats with associated cycle, waste and recycling storage.	Roland Sheldon
Noel Park	Householder planning permission	HGY/2026/0625	Approve with Conditions	29/05/2026	37 Westbury Avenue, Wood Green, London, N22 6BS	Conversion of existing property from a 3 person to a maximum 5 person 4x bedroom house of multiple occupation (HMO).	Mercy Oruwari
Noel Park	Approval of details reserved by a condition	HGY/2026/0684	Approve	06/05/2026	601 Lordship Lane, Wood Green, London, N22 5LE	Approval of details reserved by a condition 3 (Secure Cycle Storage) and condition 4 (Refuse, waste and recycling facilities) attached to planning application Ref: HGY/2025/3546.	Kwaku Bossman-Gyamera
Noel Park	Full planning permission	HGY/2026/0711	Approve with Conditions	11/06/2026	22 Burghley Road, Wood Green, London, N8 0QE	Replacement of white single glazed timber sash and casement windows with white double-glazed uPVC sash and casement windows. Replacement of front timber entrance door with composite door. Replacement of rear white timber door set with white uPVC door set.	Eunice Huang
Noel Park	Full planning permission	HGY/2026/0767	Approve with Conditions	26/06/2026	Ground Floor Flat A, 31 Meads Road, Wood Green, London, N22 6RN	Erection of a single storey rear extension and alteration and installation of rear windows.	Mark Chan
Noel Park	Lawful development: Existing use	HGY/2026/0821	Approve	29/05/2026	43 Burghley Road, Wood Green, London, N8 0QG	Certificate of lawfulness for the existing use of the property as 2 self-contained flats (comprising of 2x 2 bed self-contained flats on the ground and first floors) for more than 4 years.	Mercy Oruwari
Noel Park	Householder planning permission	HGY/2026/0836	Approve with Conditions	14/05/2026	521 Lordship Lane, Wood Green, London, N22 5DL	Alterations to Front Boundary	Josh Parker
Noel Park	Lawful development: Existing use	HGY/2026/0839	Approve	20/05/2026	103 Willingdon Road, Wood Green, London, N22 6SE	Certificate of lawfulness for existing use of property as 3 self-contained flats.	Roland Sheldon
Noel Park	Lawful development: Existing use	HGY/2026/0861	Approve	25/06/2026	51 Whymark Avenue, Wood Green, London, N22 6DJ	Certificate of Lawfulness for use of property as 8 bedroom HMO (Houses in multiple occupation)	Sarah Madondo
Noel Park	Full planning permission	HGY/2026/0865	Approve with Conditions	21/05/2026	115 Willingdon Road, Wood Green, London, N22 6SE	Replacement of the existing timber windows and timber front and rear doors with new white double glazed uPVC windows to all elevations, a white composite door front entrance door and a rear white uPVC garden door. (AMENDED DESCRIPTION)	Daniel Boama
Noel Park	Full planning permission	HGY/2026/0936	Approve with Conditions	30/06/2026	21 Moselle Avenue, Wood Green, London, N22 6ES	Replacement of existing timber single-glazed windows with new timber double glazed windows to the front, UPVC double-glazed windows to the rear; new timber front entrance door; and new UPVC rear garden door.	Oskar Gregersen
Noel Park	Approval of details reserved by a condition	HGY/2026/0953	Approve	13/05/2026	Garages Adjacent to 200 Morley Avenue , Morley Avenue, London, N22 6NT	Approval of details pursuant to condition 8d (Pollution) attached to planning permission HGY/2021/0054	Gareth Prosser
Noel Park	Lawful development: Existing use	HGY/2026/1014	Approve	29/05/2026	119 High Road, Wood Green, London, N22 6BB	Certificate of lawfulness of proof to trigger condition 1 (works begin within 3 years) has been implemented via the addition of brickwork to rear of the building. Development ref: HGY/2022/2793.	Josh Parker

Noel Park	Householder planning permission	HGY/2026/1067	Approve with Conditions	10/06/2026	20 Farrant Avenue, Wood Green, London, N22 6PB	Replacement of existing roof tiles with matching slate tiles	Eunice Huang
Noel Park	Lawful development: Proposed use	HGY/2026/1083	Permitted Development	21/05/2026	15 Vernon Road, Wood Green, London, N8 0QD	Erection of rear dormer with linked roof extension over outrigger rear projection, installation of 2 front rooflights.	Roland Sheldon
Noel Park	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1196	Approve	29/05/2026	24 Malvern Road, Wood Green, London, N8 0LA	Erection of single storey extension which extends beyond the rear wall of the original house by 4.10m, for which the maximum height would be 3m and for which the height of the eaves would be 3m	Mercy Oruwari
Noel Park	Approval of details reserved by a condition	HGY/2026/1221	Approve	26/06/2026	Telecommunications Station, 60-70 Clarendon Road Off Hornsey Park Road, Wood Green, London, N8 0DJ	Approval of details pursuant to condition 3 (Noise Level) attached to planning permission ref: HGY/2025/1239 (as amended by HGY/2025/2464).	Mark Chan
Noel Park	S106 discharge of obligations	HGY/2026/1280	Approve	28/05/2026	Former Petrol Filling Station, 76, Mayes Road,, London, N22 6SY	Discharge of Schedule 2, Clause 4.7 (Residential Travel Plan) of section 106 legal agreement attached to planning permission ref. HGY/2022/2452	Valerie Okeiyi
Noel Park	S106 discharge of obligations	HGY/2026/1281	Approve	28/05/2026	Former Petrol Filling Station, 76, Mayes Road,, London, N22 6SY	Discharge of Schedule 2, Clause 4.9 (Parking Plan) of section 106 legal agreement attached to planning permission ref. HGY/2022/2452	Valerie Okeiyi
Noel Park	S106 discharge of obligations	HGY/2026/1283	Approve	22/05/2026	Former Petrol Filling Station, 76, Mayes Road,, London, N22 6SY	Discharge of Schedule 2, Clause 4.17.1 (Access Strategy) of section 106 legal agreement attached to planning permission ref. HGY/2022/2452	Valerie Okeiyi
Noel Park	S106 discharge of obligations	HGY/2026/1416	Approve	22/05/2026	Former Petrol Filling Station, 76, Mayes Road,, London, N22 6SY	Discharge of Schedule 2, Clause 4.10 - Highways Agreement of section 106 legal agreement attached to planning permission ref. HGY/2022/2452	Valerie Okeiyi
Noel Park	S106 discharge of obligations	HGY/2026/1419	Approve	26/06/2026	Former Petrol Filling Station, 76, Mayes Road,, London, N22 6SY	Discharge of Clause 6.4.2 of Schedule 2 (Notice prior to occupation of 25% Open Market Units) of section 106 legal agreement attached to planning permission ref. HGY/2022/2452	Valerie Okeiyi
Noel Park	S106 discharge of obligations	HGY/2026/1652	Approve	15/06/2026	Former Petrol Filling Station, 76, Mayes Road,, London,, N22 6SY	Discharge of Schedule 2, Clause 4.15 of the Section 106 legal agreement (Construction Management Plan and Construction Logistics Plan) attached to planning permission reference: HGY/2022/2452	Valerie Okeiyi
Noel Park	Approval of details reserved by a condition	HGY/2025/1751	Approve	18/06/2026	Former Petrol Filling Station, 76, Mayes Road, London, N22 6SY	Approval of details pursuant to parts A and B of condition 17 (Energy) attached to planning permission HGY/2022/2452	Valerie Okeiyi
Noel Park	Approval of details reserved by a condition	HGY/2025/1752	Approve	12/05/2026	Former Petrol Filling Station, 76, Mayes Road, London, N22 6SY	Approval of details pursuant to condition 26 (Mechanical Ventilation and Heat Recovery) attached to planning permission HGY/2022/2452	Valerie Okeiyi
Noel Park	Approval of details reserved by a condition	HGY/2025/1754	Approve	09/06/2026	Former Petrol Filling Station, 76, Mayes Road, London, N22 6SY	Approval of details pursuant to condition 30 (Overheating) attached to planning permission HGY/2022/2452	Valerie Okeiyi
Noel Park	Approval of details reserved by a condition	HGY/2025/1755	Approve	26/05/2026	Former Petrol Filling Station, 76, Mayes Road, London, N22 6SY	Approval of details pursuant to condition 28 (Delivery and Servicing plan) attached to planning permission HGY/2022/2452	Valerie Okeiyi
Noel Park	Non-Material Amendment	HGY/2025/2889	Approve	08/06/2026	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	Non-material amendment to buildings H1, H2 and H3 of phase 4 of planning permission HGY/2023/2357	Valerie Okeiyi

Northumberland Park	Prior notification: Demolition	HGY/2026/0201	Approve	07/05/2026	International House, Tariff Road, Tottenham, London, N17 0DY	Prior Approval for part-demolition of the single-storey rear warehouse/industrial element of the existing building.	Eunice Huang
Northumberland Park	Householder planning permission	HGY/2026/0310	Approve with Conditions	01/05/2026	207 Lansdowne Road, Tottenham, London, N17 0NU	Provision of a vehicle crossover, driveway, and associated landscaping works (retrospective)	Oskar Gregersen
Northumberland Park	Approval of details reserved by a condition	HGY/2026/0313	Approve	29/05/2026	810-812, High Road, Tottenham, London, N17 0DH	Submission of details to discharge Condition 6 (Hours of operation) attached to Planning Permission HGY/2017/1181 approved on 08/06/2017, in relation to 810-812 High Road, Tottenham, London, N17	Samuel Uff
Northumberland Park	Approval of details reserved by a condition	HGY/2026/0529	Approve	09/06/2026	810-812 High Road, Tottenham, London, N17 0DH	Application to discharge Condition 3 (Materials) attached to Planning Permission HGY/2017/1181 approved on 08/06/2017, in relation to 810-812 High Road, Tottenham, London, N17 0DH	Samuel Uff
Northumberland Park	Approval of details reserved by a condition	HGY/2026/0530	Approve	09/06/2026	808 High Road, Tottenham, London, N17 0DH	Partial approval of details for no.808 only reserved by a condition 14 (a) (iv) (planting plan) only 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/2026/0576	Approve	19/06/2026	808 High Road, Tottenham, London, N17 0DH	Partial approval of details for no.808 only reserved by condition 13 (ventilation / extraction details) 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/2026/0577	Approve	19/06/2026	808 High Road, Tottenham, London, N17 0DH	Partial approval of details for no.808 only reserved by condition 23 (MVHR) 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	Lawful development: Existing use	HGY/2026/0605	Approve	20/05/2026	31 Bromley Road, Tottenham, London, N17 0AR	Certificate of lawfulness existing for the use of property as five self contained flats.	Sarah Madondo
Northumberland Park	Consent to display an advertisement	HGY/2026/0662	Approve with Conditions	07/05/2026	Unit A, Brantwood Road, Tottenham, London, N17 0YD	Consent to display two non-illuminated advertisements. One totem sign and one gantry sign finished in monochrome colours	Oskar Gregersen
Northumberland Park	Full planning permission	HGY/2026/0681	Approve with Conditions	06/05/2026	Land rear of 45 to 49 Garman Road, Watermead Way, Tottenham, London	Erection of a two storey modular office & welfare unit to replace existing building, including reconfiguration of existing car parking layout.	Kwaku Bossman-Gyamera
Northumberland Park	S106 discharge of obligations	HGY/2026/0693	Approve	01/05/2026	18 West Road & Unit 4 West Mews , Tottenham, London N17	Discharge of Schedule 2, Clause 3.1 (submission of Unit 1 Revised Travel Plan) of section 106 legal agreement attached to planning permission ref. HGY/2024/1370	Sarah Madondo

Northumberland Park	S106 discharge of obligations	HGY/2026/0694	Approve	01/05/2026	18 West Road & Unit 4 West Mews , Tottenham, London N17	Discharge of Schedule 2, Clause 3.3 (submission of Unit 2 Revised Travel Plan) of section 106 legal agreement attached to planning permission ref. HGY/2024/1370	Sarah Madondo
Northumberland Park	S106 discharge of obligations	HGY/2026/0695	Approve	01/05/2026	18 West Road & Unit 4 West Mews , Tottenham, London N17	Discharge of Schedule 2, Clause 4.5 (submission of Travel Statement) of section 106 legal agreement attached to planning permission ref. HGY/2024/1370	Sarah Madondo
Northumberland Park	S106 discharge of obligations	HGY/2026/0696	Approve	01/05/2026	18 West Road & Unit 4 West Mews , Tottenham, London N17	Discharge of Schedule 2, Clause 5.1 (submission of Welcome Pack) of section 106 legal agreement attached to planning permission ref. HGY/2024/1370	Sarah Madondo
Northumberland Park	S106 discharge of obligations	HGY/2026/0697	Approve	01/05/2026	18 West Road & Unit 4 West Mews , Tottenham, London N17	Discharge of Schedule 2, Clause 6.1 (submission of Construction Logistics Management Plan) of section 106 legal agreement attached to planning permission ref. HGY/2024/1370	Sarah Madondo
Northumberland Park	S106 discharge of obligations	HGY/2026/0698	Approve	01/05/2026	18 West Road & Unit 4 West Mews , Tottenham, London N17	Discharge of Schedule 3, Clauses 3.1 and 3.2 (Employment and Skills Occupation) of section 106 legal agreement attached to planning permission ref. HGY/2024/1370	Sarah Madondo
Northumberland Park	S106 discharge of obligations	HGY/2026/0700	Approve	01/05/2026	18 West Road & Unit 4 West Mews , Tottenham, London N17	Discharge of Schedule 4, Clause 5.2.3 (submission of energy performance indicator measurements to Be Seen) of section 106 legal agreement attached to planning permission ref. HGY/2024/1370	Sarah Madondo
Northumberland Park	S106 discharge of obligations	HGY/2026/0701	Approve	01/05/2026	18 West Road & Unit 4 West Mews , Tottenham, London N17	Discharge of Schedule 5, Clauses 3.1 and 3.2 (submission of highway works which have been completed) of section 106 legal agreement attached to planning permission ref. HGY/2024/1370	Sarah Madondo
Northumberland Park	Approval of details reserved by a condition	HGY/2026/0739	Approve	08/05/2026	18 West Road & Unit 4 West Mews, Tottenham, London, N17 0RP	Approval of details reserved by a condition 16c (Post Construction certificate) and condition 27b (living roofs) attached to planning reference HGY/2024/1370	Sarah Madondo
Northumberland Park	Removal/variation of conditions	HGY/2026/0801	Refuse	03/06/2026	105 Brantwood Road, Tottenham, N17 0DX	Application under section 73 of the Town and Country Planning Act 1990 to remove Conditions 7 (Class E Use restrictions) and 8 (Removal of PD rights for changes of use) attached to planning permission HGY/2023/0633, which was granted on 5 April 2024 for the "Increase in height of roof, creation of a new mezzanine/third storey level and installation of a new row of upper-level windows in the front elevation of the office building fronting Brantwood Road".	Neil McClellan
Northumberland Park	Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises	HGY/2026/0851	Not Required	20/05/2026	Unit 5, Compass West Estate, West Road, Tottenham, London, N17 0XL	Installation of roof mounted solar PV panels inverter size - 20kW total system size - 24.75kWp	Oskar Gregersen
Northumberland Park	Lawful development: Proposed use	HGY/2026/0853	Permitted Development	28/05/2026	192A Park Lane, Tottenham, London, N17 0JA	Certificate of Lawfulness for the proposed rear dormer extension and the erection of an outbuilding in the rear garden.	Josh Parker

Northumberland Park	Non-Material Amendment	HGY/2026/0913	Approve	23/06/2026	Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ	Non-Material Amendment following the grant of planning permission ref: HGY/2022/0295; namely to add brise soleils to the facade, redesign dormer elements to improve passive shading and thermal performance in compliance with Part O (Overheating) of the Building Regulations.	Kwaku Bossman-Gyamara
Northumberland Park	Lawful development: Proposed use	HGY/2026/0939	Permitted Development	11/05/2026	2 Emilia Place, Vicarage Road, Tottenham, London, N17 0BJ	Erection of single storey rear extension	Roland Sheldon
Northumberland Park	Lawful development: Existing use	HGY/2026/1037	Refuse	05/06/2026	162 Park Lane, Tottenham, London, N17 0JN	Certificate of lawfulness for the existing use of the property as an 8-bedroom, 9-person House in Multiple Occupation (HMO) (Sui-generis use).	Neil McClellan
Northumberland Park	Prior notification: Development by telecoms operators	HGY/2026/1109	Approve with Conditions	11/06/2026	Land at Watermead Way / Marigold Road, Northumberland Park, London, N17 0UR	Installation of a telecommunications base station comprising a 20m monopole supporting 3no. antennas, together with 3no. cabinets and ancillary development thereto.	Mark Chan
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1294	Approve	28/05/2026	Tottenham Substation, Watermead Way, London, N17 0SG	Approval of Schedule 2 Requirement 11 (Contaminated Land and Groundwater) relating to Stage 5h (as approved under HGY/2026/0364), of The National Grid (North London Reinforcement Project) Order 2014 attached to development consent order HGY/2014/3601.	Nathan Keyte
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1298	Approve	30/06/2026	37-39 West Road, London, N17 0RE	Approval of details reserved by a condition 7a (Demolition & Logistics Management Plan) attached to planning permission reference HGY/2025/0617	Sarah Madondo
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1299	Approve	29/06/2026	37-39, West Road, London, N17 0RE	Approval of details reserved by a condition 9 (Sheltered and secure cycle parking), condition 20 (Accessible car parking bays) and condition 24 (Tree Protection Method Statement) attached to planning permission reference HGY/2025/0617.	Sarah Madondo
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1497	Approve	24/06/2026	Tottenham Substation, Watermead Way, London, N17 0SG	Approval of Schedule 2 Requirement 12 (Ecology Management Plan) relating to Stage 4a (as approved under HGY/2026/0364), of The National Grid (North London Reinforcement Project) Order 2014 attached to development consent order HGY/2014/3601.	Nathan Keyte
Northumberland Park	Full planning permission	HGY/2024/3046	Approve with Conditions	07/05/2026	Land adjacent to 46 Chalgrove Road, Tottenham, London, N17 0JD	Demolition of existing buildings on site and the erection of a part three, part two storey building facing Chalgrove Road to provide a flat and duplex, with 4 x part two, part single storey mews houses to the rear (6 dwellings in total).	Sarah Madondo
Northumberland Park	Full planning permission	HGY/2025/0617	Approve with Conditions	06/05/2026	37-39 West Road, Tottenham, London, N17 0RE	Demolition of all buildings and structures and the construction of a building for flexible Class B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscaping.	Sarah Madondo

Northumberland Park	Non-Material Amendment	HGY/2025/1396	Approve	01/05/2026	Stadium, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London	Non-Material Amendment to Condition 1 (consented drawings) and Condition 6 (Energy Statement) of the approved Reserved Matters Application ref. HGY/2022/4504 (Landscaping) (as part of the hybrid permission HGY/2023/2137) (as amended from HGY/2015/3000) relating to amended landscaping; increased playspace; additional 11 trees; installation of wind mitigation baffles; updated roof terrace layout; ground floor service court to Block C.; and updating the obligation for submission of further Energy Statement.	Samuel Uff
Northumberland Park	Non-Material Amendment	HGY/2025/1397	Approve with Conditions	01/05/2026	Stadium, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London	Non-Material Amendment to Condition A4 (approved plans), A7 (floorspace caps), F1 (Plot 5 approved plans) and F18 (green /brown roofs) of the approved hybrid permission HGY/2023/2137 (as amended from HGY/2015/3000) to amend the approved vehicular ramp alignment and relaxation of trigger for submission of green / brown roof details, clarifying any public realm is indictaive only and to clarify the intention of floorspace	Samuel Uff
Northumberland Park	Approval of reserved matters	HGY/2025/1405	Approve	12/05/2026	Stadium, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London, N17	Reserved matters approval in respect of 'appearance' associated with Plot 5 (residential and B1/D1) of hybrid planning permission reference HGY/2023/2137 (original approval ref: HGY/2015/3000)	Samuel Uff
Northumberland Park	Removal/variation of conditions	HGY/2025/1898	Approve	09/06/2026	808-812 High Road, Tottenham, London , N17 0DH	Section 19 (S19) application of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 2 (Approved Plans/Documents) of Listed Building Consent HGY/2022/4428 including a change in floor levels, amendment to rooflights and lightwells, amendments to openings and doors, introduction of new shaft walls, amended lift location, amendments to extension glazing, amendment to glazing link between the existing building and extension, update of lighting and flooring specifications, increase in extension parapet height, introduction of a Mansafe line to the roof of the extension, and amendments to the external landscaping area	Samuel Uff

Northumberland Park	Non-Material Amendment	HGY/2025/1905	Approve	09/06/2026	808 High Road, Tottenham, London , N17 0DH	Non-Material Amendment to planning permission HGY/2022/1642 (for erection of a four storey building with flexible and works to 798-808 and associated works) including a change in floor levels, amendment to rooflights and lightwells, the relocation of openings and doors, introduction of new shaft walls, amended lift location, amendments to extension glazing, amendment to glazing link between the existing building and extension, update of lighting and flooring specifications, increase in extension parapet height, introduction of a Mansafe line to the roof of the extension, and amendments to the external landscaping area.	Samuel Uff
Northumberland Park	Non-Material Amendment	HGY/2025/1906	Approve	09/06/2026	810-812 High Road, Tottenham, London , N17 0DH	Non-Material Amendment to planning permission HGY/2017/1181 (for change of use, ground floor extension, repair work, demolition of rear wall and landscaping) for amended works including the relocation and introduction of doors, introduction of shaft walls, amendments to glazing, increase in extension parapet height, introduction of a Mansafe line to the roof of the extension, update of lighting specifications, and the extension of the historic wall in the landscaped area.	Samuel Uff
Northumberland Park	Approval of details reserved by a condition	HGY/2025/3236	Approve	01/06/2026	18 West Road & Unit 4 West Mews, Tottenham, London, N17 0RP	Approval of details reserved by a condition 25 (hard and soft landscaping) attached to planning reference HGY/2024/1370	Sarah Madondo
Northumberland Park	Full planning permission	HGY/2025/3262	Approve with Conditions	13/05/2026	221 Lansdowne Road, Tottenham, London, N17 0NU	Erection of a two-storey side and rear extension, formation of rear roof dormer and the change of use of the property from an existing small HMO for up to 6 residents (Class C4 Use) to a large HMO for up to 12 residents (sui-generis use)	Neil McClellan
Seven Sisters	Full planning permission	HGY/2026/0446	Approve with Conditions	14/05/2026	85 St Anns Road, Tottenham, London, N15 6NJ	Alterations to the front elevation of the building, replacing the existing shop front with a new residential window, following the grant of prior approval under application reference HGY/2024/1286, for the change of use of the ground floor commercial unit to residential use.	Neil McClellan
Seven Sisters	Lawful development: Proposed use	HGY/2026/0534	Permitted Development	26/06/2026	49 Vartry Road, Tottenham, London, N15 6PR	Certificate of Lawfulness for the proposed erection of a single storey rear extension and rear dormer.	Mark Chan
Seven Sisters	Householder planning permission	HGY/2026/0639	Approve with Conditions	05/05/2026	6 Westerfield Road, Tottenham, London, N15 5LD	Erection of a single-storey side infill extension including internal arrangements	Sarah Madondo
Seven Sisters	Full planning permission	HGY/2026/0802	Approve with Conditions	19/05/2026	6 Vartry Road, Tottenham, London, N15 6PT	Conversion of property into 3 self-contained flats with associated lowering of basement level, external alterations to fenestration of ground floor frontage and rear elevation, new mansard roof extension.	Sarah Madondo
Seven Sisters	Householder planning permission	HGY/2026/0837	Approve with Conditions	19/05/2026	14 Ermine Road, Tottenham, London, N15 6DB	Erection of a single storey front extension, repositioned front door with internal alterations, and installation of timber bin store in the front garden.	Daniel Boama
Seven Sisters	Lawful development: Proposed use	HGY/2026/1093	Permitted Development	28/05/2026	33 Vartry Road, Tottenham, London, N15 6PR	Lawful development: Proposed use for the erection of a rear dormer extension	Sabelle Adjagboni

Seven Sisters	Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses	HGY/2026/1111	Approve	09/06/2026	85 St Anns Road, Tottenham, London, N15 6NJ	Application to determine if prior approval is required for the proposed change of use of the ground floor of the building from commercial/business/service use (Class E) to residential use (Class C3) to provide two 1-bedroom/1-person studio flats. Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).	Neil McClellan
Seven Sisters	Lawful development: Proposed use	HGY/2026/1128	Permitted Development	16/06/2026	44 Westerfield Road, Tottenham, London, N15 5LD	Certificate of lawfulness for the proposed erection of a rear dormer and roof extension including the insertion of 2x front and 1x rear rooflights	Mercy Oruwari
Seven Sisters	Householder planning permission	HGY/2026/1147	Approve with Conditions	17/06/2026	42 Westerfield Road, Tottenham, London, N15 5LD	Erection of a single storey ground floor rear extension with a 'Sukka' (Inatern) rooflight	Roland Sheldon
Seven Sisters	Lawful development: Proposed use	HGY/2026/1149	Permitted Development	29/05/2026	42 Westerfield Road, Tottenham, London, N15 5LD	Certificate of Lawfulness Proposed: Erection of extension above rear outrigger roof projection.	Roland Sheldon
Seven Sisters	Lawful development: Proposed use	HGY/2026/1367	Permitted Development	21/05/2026	85 Ermine Road, Tottenham, London, N15 6DE	Certificate of lawfulness for the proposed formation of rear dormer extension and insertion three front roof lights.	Neil McClellan
Seven Sisters	Lawful development: Proposed use	HGY/2026/1406	Permitted Development	30/06/2026	70 Roslyn Road, Tottenham, London, N15 5JJ	Certificate of lawfulness for proposed use: Loft conversion with erection of rear L-shaped dormer and insertion of 2no. front rooflights.	Daniel Boama
Seven Sisters	Householder planning permission	HGY/2026/1592	Approve with Conditions	30/06/2026	122 Seaford Road, Tottenham, London, N15 5DS	Single storey rear extension	Ben Coffie
Seven Sisters	Approval of details reserved by a condition	HGY/2024/0764	Approve	22/05/2026	Brunel Walk, London, N15 5HQ	Approval of details pursuant to condition 19 (Piling Method Statement) attached to planning permission HGY/2022/2723	Valerie Okeiyi
Seven Sisters	Full planning permission	HGY/2025/1497	Approve with Conditions	15/05/2026	St Ignatius Church, High Road, Tottenham, London, N15 6ND	Comprehensive landscaping plan, to include tree planting, soft landscaping, improved parking provision, removable canopy, temporary marquees and repairs to existing infrastructure.	Sarah Madondo
Seven Sisters	Full planning permission	HGY/2025/2405	Approve with Conditions	03/06/2026	1A Holmdale Terrace, Tottenham, London, N15 6PP	Reinstatement of mixed - use building comprising of 2 x 2 bed flats on the upper floor levels and retention of the ground floor commercial unit on the ground floor.	Kwaku Bossman-Gyamera
Seven Sisters	Approval of details reserved by a condition	HGY/2025/3300	Approve	17/06/2026	Land adjacent to Seven Sisters Road and St Ann's Road, London N15	Approval of details pursuant to condition 7 - part (a) only (ecological enhancement and protection measures) attached to planning permission HGY/2024/3315.	Gareth Prosser
Seven Sisters	Approval of details reserved by a condition	HGY/2025/3374	Approve	08/05/2026	718 to 722, Seven Sisters Road, Tottenham, London, N15 5NH	Approval of details pursuant to condition 10 (Development as "car free") attached to planning application Ref: HGY/2024/1107	Kwaku Bossman-Gyamera
Seven Sisters	Non-Material Amendment	HGY/2025/3471	Approve	15/05/2026	Land rear of Plevna Crescent, London N15 6DW	Application for a Non-Material Amendment Following a Grant of Planning Permission HGY/2024/1825 to Block D following receipt of updated advice from the fire consultant ahead of a Gateway 2 submission to the Building Safety Regulator (BSR)	Valerie Okeiyi
Seven Sisters	Approval of details reserved by a condition	HGY/2026/0123	Approve	16/06/2026	Flat B, 2 Vartry Road, Tottenham, London, N15 6PT	Approval of details reserved by a condition 7 (Energy Strategy) and condition 8 (Overheating) attached to planning application reference HGY/2024/0361	Sarah Madondo

South Tottenham	Approval of details reserved by a condition	HGY/2026/0233	Approve	28/05/2026	47 Grovelands Road, Tottenham, London, N15 6BT	Approval of details pursuant to condition 3 (materials) attached to ref: HGY/2022/1199	Josh Parker
South Tottenham	Non-Material Amendment	HGY/2026/0298	Approve	11/05/2026	Bernard Works, Bernard Road, Tottenham, London, N15 4NX	Non-Material Amendment to condition 2 (approved drawings) of planning permission HGY/2017/3584 for the redevelopment of the site for mixed use commercial and residential development with regard to the removal of the residential living accommodation from the 6 storey Block 1A, removal of approximately 41sqm approved commercial floorspace, removal of communal entrance and independent residential dwelling access in the Ashby Road frontage of Block 2B and other elevational and associated layout of the approved buildings and to amend the approved description of development to remove reference to the approved number of commercial units and adjust the commercial floorspace in accordance with the proposed amendments.	Samuel Uff
South Tottenham	Approval of details reserved by a condition	HGY/2026/0330	Approve	11/05/2026	Bernard Works, Bernard Road, Tottenham, London, N15 4NX	Approval of details reserved by a condition 3 (materials) of planning permission HGY/2017/3584	Samuel Uff
South Tottenham	Householder planning permission	HGY/2026/0387	Approve with Conditions	12/05/2026	168 and 170 Gladesmore Road, London, N15 6TH	Erection of joint double storey rear extension comprising half-width first floor extensions with flat roofs at 168 and 170 Gladesmore Road. (AMENDED DESCRIPTION)	Daniel Boama
South Tottenham	Full planning permission	HGY/2026/0549	Approve with Conditions	27/05/2026	196 Page Green Terrace, Tottenham, London, N15 4NP	Excavation of front and rear lightwells and installation of stairs in front garden to basement level, basement extension, single storey rear extension, first and second floor rear extension, installation of waste and bike storage in front garden, reconfiguration and enlargement of existing 3 flats.	Roland Sheldon
South Tottenham	Householder planning permission	HGY/2026/0640	Approve with Conditions	24/06/2026	42 Hanover Road, Tottenham, London, N15 4DL	Erection of a side and rear wraparound single storey extension, installation of rooflight to main roof and alteration to rear windows.	Mark Chan
South Tottenham	Change of use	HGY/2026/0657	Refuse	05/05/2026	22A Ferndale Road, Tottenham, London, N15 6UE	Change of use from a 3-bedroom single family dwelling flat (Use Class C3) to a 3-bed 3-person House of Multiple Occupation (HMO) (Use Class C4). (Retrospective)	Daniel Boama
South Tottenham	Householder planning permission	HGY/2026/0670	Approve with Conditions	21/05/2026	45 Crowland Road, Tottenham, London, N15 6UL	Erection of 2nd floor extension with loft conversion at 3rd level within a pitched roof (Type 3 extension) including sukkah roof and extension of existing ground floor side infill extension	Sabelle Adjagboni
South Tottenham	Householder planning permission	HGY/2026/0677	Approve with Conditions	21/05/2026	17 Grovelands Road, Tottenham, London, N15 6BT	Amalgamation of two flats in a single dwelling; demolition of the single storey side extension; erection of two storey side extension, and third floor extension (Type 3).	Nathan Keyte

South Tottenham	Householder planning permission	HGY/2026/0692	Approve with Conditions	06/05/2026	39 Fairview Road, Tottenham, London, N15 6LH	Erection of a 'Type-3' extension comprising a full second-floor extension with loft accommodation at third-floor level within a pitched roof, including associated internal alterations and external works, to a single dwellinghouse (Use Class C3).	Neil McClellan
South Tottenham	Approval of details reserved by a condition	HGY/2026/0757	Approve	15/05/2026	47 Grovelands Road, Tottenham, London, N15 6BT	Approval of details pursuant to conditions 5 (Bike storage) attached to ref: HGY/2022/1199	Josh Parker
South Tottenham	Lawful development: Existing use	HGY/2026/0770	Approve	13/05/2026	9 Wellington Avenue, Tottenham, London, N15 6AS	Certificate of Lawfulness for an existing single storey rear extension	Kwaku Bossman-Gyamera
South Tottenham	Householder planning permission	HGY/2026/0771	Approve with Conditions	21/05/2026	105 Broad Lane, Tottenham, London, N15 4DP	Erection of a first floor side infill extension; erection of a second floor extension with gable ended roof extension.	Nathan Keyte
South Tottenham	Householder planning permission	HGY/2026/0784	Approve with Conditions	11/05/2026	109 Broad Lane, Tottenham, London, N15 4DP	Erection of rear ground floor wrap around extension	Nathan Keyte
South Tottenham	Full planning permission	HGY/2026/0796	Approve with Conditions	08/06/2026	Earlsmead Primary School, Broad Lane, Tottenham, London, N15 4PW	Window replacement with like-for-like materials, Flat roof replacement with insulation, Replacement of polycarbonate roof lantern, Replacement of polycarbonate roofs to external walkways, Localised repairs to pitched slate roofs, External repairs to brickwork, stonework, defective pointing, rainwater gutters/downpipes.	Oskar Gregersen
South Tottenham	Householder planning permission	HGY/2026/0814	Approve with Conditions	16/06/2026	60 Craven Park Road, Tottenham, London, N15 6AB	Erection of a single storey rear infill with sukkah roof and erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 roof extension)	Oskar Gregersen
South Tottenham	Householder planning permission	HGY/2026/0822	Approve with Conditions	12/06/2026	1 and 3 Rostrevor Avenue, Tottenham, London, N15 6LA	Demolition of the existing first floor rear extension at No.1. Erection of joint first floor rear extensions with flat roofs at Nos. 1 and 3. (AMENDED DESCRIPTION)	Daniel Boama
South Tottenham	Consent to display an advertisement	HGY/2026/0830	Approve with Conditions	19/05/2026	Unit 9, High Cross Centre, Fountayne Road, Tottenham, London, N15 4BE	Advertisement Consent for the display of six non-illuminated signs and four illuminated signs	Gareth Prosser
South Tottenham	Householder planning permission	HGY/2026/0855	Approve with Conditions	20/05/2026	30 Fairview Road, Tottenham, London, N15 6LL	Erection of 2m rear extension to existing 4m rear extension to create 6m rear extension.	Daniel Boama
South Tottenham	Full planning permission	HGY/2026/0858	Approve with Conditions	20/05/2026	103-105 Wargrave Ave., London, N15 6TU	Joint erection of a part first floor extension along with additional depth to the existing ground floor rear extension and erection of a rear dormer to no.105	Oskar Gregersen
South Tottenham	Householder planning permission	HGY/2026/0890	Approve with Conditions	18/05/2026	20 Lealand Road, Tottenham, London, N15 6JS	Erection of a wrap-around single storey rear extension	Sabelle Adjagboni
South Tottenham	Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises	HGY/2026/1130	Not Required	19/05/2026	Tynemouth Medical Practice, 24 Tynemouth Road, Tottenham, London, N15 4RH	Installation of 236 (approx) PV panels to pitched roofs	Daniel Boama
South Tottenham	Householder planning permission	HGY/2026/1161	Approve with Conditions	18/06/2026	66 Wellington Avenue, Tottenham, London, N15 6BB	Erection of additional floor (Type 3 roof extension) with 2no. rooflights to the front and 2no. to the rear roof slope	Sarah Madondo
South Tottenham	Householder planning permission	HGY/2026/1184	Refuse	11/06/2026	81 Wellington Avenue, Tottenham, London, N15 6AX	Erection of a Type 3 extension and first-floor rear extension	Oskar Gregersen
South Tottenham	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1201	Not Required	29/05/2026	82 Wargrave Avenue, Tottenham, London, N15 6UA	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m	Sabelle Adjagboni

South Tottenham	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1237	Refuse	29/05/2026	15 Barry Avenue, Tottenham, London, N15 6AD	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m	Oskar Gregersen
South Tottenham	Approval of details reserved by a condition	HGY/2025/2661	Approve	05/05/2026	Land and Railway Arches to the South of Page Green Road, Land and Railway Arches to the South of Page Green Road, London, N15 4PG	Approval of details reserved by a condition 7 (Construction Management Plan) attached to planning reference HGY/2024/3447	Sarah Madondo
South Tottenham	Householder planning permission	HGY/2025/3196	Approve with Conditions	27/05/2026	3 Wakefield Road, Tottenham, London, N15 4NN	Erection of part-single part-two storey front/side extension, rear dormer extension, installation of front rooflights and elevational alterations.	Neil McClellan
South Tottenham	Full planning permission	HGY/2025/3605	Approve with Conditions	22/06/2026	70 & 72 Gladesmore Road, Tottenham, London, N15 6TD	Erection of a joint ground floor wrap-around extension and Type 3 roof extensions with insertion of rooflights	Kwaku Bossman-Gyamera
St Ann's	Full planning permission	HGY/2026/0301	Approve with Conditions	26/06/2026	1 Hallam Road, Tottenham, London, N15 3RE	Erection of three-storey extension to southern elevation of existing single-family dwelling (Use Class C3).	Adam Silverwood
St Ann's	Full planning permission	HGY/2026/0675	Approve with Conditions	06/05/2026	Flat A, 443 West Green Road, Tottenham, London, N15 3PL	Erection of L-shaped dormer extension to 1st floor Unit (HMO)	Sabelle Adjagboni
St Ann's	Change of use	HGY/2026/0860	Refuse	26/05/2026	29 Harringay Road, Tottenham, London, N15 3JB	Change of use from single family dwellinghouse (Use Class C3) to small House in Multiple Occupation (Use Class C4) (retention).	Adam Silverwood
St Ann's	Householder planning permission	HGY/2026/0908	Approve with Conditions	27/05/2026	25a Woodlands Park Road, Tottenham, London, N15 3RU	Erection of single storey ground floor side to rear infill extension and single storey rear extension to dwellinghouse.	Roland Sheldon
St Ann's	Lawful development: Proposed use	HGY/2026/1463	Permitted Development	30/06/2026	11 Cissbury Road, Tottenham, London, N15 5PU	Certificate of lawfulness for the erection of a rear dormer and roof extension including a Juliet balcony, and the insertion of 2x front and 1x rear rooflight. - proposed use	Mercy Oruwari
St Ann's	Lawful development: Proposed use	HGY/2026/1465	Permitted Development	30/06/2026	26 Cissbury Road, Tottenham, London, N15 5QA	Certificate of lawfulness for the erection of a rear dormer and roof extension including the replacement of 1x front rooflight and insertion of 1x additional front and 1 rear rooflight - proposed use	Mercy Oruwari
St Ann's	Householder planning permission	HGY/2026/1582	Approve with Conditions	30/06/2026	589 Seven Sisters Road, Tottenham, London, N15 5NA	Demolition of existing garage and erection of new outbuilding	Ben Coffie
Stroud Green	Approval of details reserved by a condition	HGY/2026/0484	Approve	25/06/2026	100 Stapleton Hall Road, Hornsey, London, N4 4QA	Approval of details reserved by partial discharge of condition 3 (details of the materials to be used in the construction of the external surfaces of the development. NOTE Excluding the hard landscaping materials) attached to planning consent HGY/2024/1878. AMENDED DESCRIPTION	Mercy Oruwari
Stroud Green	Removal/variation of conditions	HGY/2026/0612	Approve with Conditions	28/05/2026	15 Dagmar Road, Hornsey, London, N4 4NY	Variation of condition 2 (Approved Plans) attached to planning permission ref: HGY/2022/2477 to amend the approved scheme with the alteration of the roof form of the ground floor extension including a change to the size/shape/number/location of the rooflights and rear facing fenestration of the extension. AMENDED DESCRIPTION	Mercy Oruwari
Stroud Green	Householder planning permission	HGY/2026/0730	Approve with Conditions	08/06/2026	15 Quernmore Road, Hornsey, London, N4 4QT	Replacement of existing rear addition at rear of the property with a new rear extension	Eunice Huang

Stroud Green	Full planning permission	HGY/2026/0766	Approve with Conditions	15/06/2026	13-14, Highbank Way, London, N8 9NZ	Replacement of brown double glazed timber casement windows with brown double glazed UPVC casement windows. Replacement of timber front entrance doors with composite doors. Replacement of brown rear timber doors with brown rear UPVC doors.	Eunice Huang
Stroud Green	Change of use	HGY/2026/1107	Refuse	29/06/2026	53 Ferme Park Road, Hornsey, London, N4 4EB	Change of use (partial) of lower ground floor from C3 (residential), residential to class E (Office).	Nathan Keyte
Stroud Green	Lawful development: Proposed use	HGY/2026/1330	Permitted Development	26/06/2026	56 Nelson Road, Hornsey, London, N8 9RT	Certificate of lawfulness for proposed use; Loft conversion with erection of rear dormer with 1no. side window above double storey rear outrigger and insertion of 2no. front rooflights and 1no. rear rooflight above main roof.	Daniel Boama
Stroud Green	Lawful development: Proposed use	HGY/2026/1360	Refuse	30/06/2026	Unit 1, 2-4 Upper Tollington Park, Hornsey, London, N4 3EL	Lawful Development Certificate for the existing use of the land as vehicle repair, maintenance and vehicle body shop (Use Class B2)	Kwaku Bossman-Gyamera
Stroud Green	Removal/variation of conditions	HGY/2025/3609	Approve with Conditions	08/05/2026	Flat A, 29 Oakfield Road, Hornsey, London, N4 4NP	Variation of condition 2 (Approved Plans) and condition 3 (Materials) attached to planning permission ref: HGY/2022/1937; namely to enlarge the approved extension and change the external material on west and north elevations to brickwork.	Mark Chan
Tottenham Central	Approval of details reserved by a condition	HGY/2026/0155	Approve	28/05/2026	Land Adjacent To 1, Jansons Road, London, N15 4JU	Approval of details reserved by a condition 3 (Materials) attached to planning reference HGY/2025/2482	Sarah Madondo
Tottenham Central	Listed building consent (Alt/Ext)	HGY/2026/0460	Approve with Conditions	19/05/2026	Old School Court, Drapers Road, Tottenham, London, N17 6LY	Re-roofing of building with slate roof, new breather membrane and replacement leadwork.	Kwaku Bossman-Gyamera
Tottenham Central	Approval of details reserved by a condition	HGY/2026/0537	Approve	11/05/2026	45-63, Lawrence Road, Tottenham, London, N15 4EF	Approval of details pursuant to condition 16 (Energy Review) attached to planning permission HGY/2016/1213	Valerie Okeiyi
Tottenham Central	Householder planning permission	HGY/2026/0539	Approve with Conditions	06/05/2026	56 Woodside Gardens, Tottenham, London, N17 6UW	Erection of rear infill extension with a monopitched roof and 3no. rooflights.	Daniel Boama
Tottenham Central	Change of use	HGY/2026/0542	Refuse	27/05/2026	108 The Avenue, Tottenham, London, N17 6TG	Change of use from a 5-bed House of Multiple Occupation (HMO) (Use Class C4) to 2no. self contained flats (Use Class C3) inc 1 x 2-bedroom flat and 1 x 3-bedroom flat. (AMENDED DESCRIPTION)	Daniel Boama
Tottenham Central	Lawful development: Proposed use	HGY/2026/0568	Refuse	19/05/2026	12 Gloucester Road, Tottenham, London, N17 6DH	Certificate of lawfulness: proposed erection of a single storey rear extension and rear dormer including the insertion of 3x front rooflights to an existing HMO (Class C4 Use).	Eunice Huang
Tottenham Central	Lawful development: Existing use	HGY/2026/0642	Refuse	30/06/2026	Ground Floor Flat 1, 164 West Green Road, Tottenham, London, N15 5AE	Certificate of lawfulness for existing use of property as 2no. flats on the ground floor level. (AMENDED DESCRIPTION)	Daniel Boama
Tottenham Central	Full planning permission	HGY/2026/0703	Approve with Conditions	07/05/2026	Flats A & B, 57 Greyhound Road, Tottenham, London, N17 6XP	Replacement of the existing main entrance timber door with a new double-glazed composite door.	Neil McClellan
Tottenham Central	Full planning permission	HGY/2026/0706	Approve with Conditions	07/05/2026	30 Bedford Road, Tottenham, London, N15 4HA	Replacement of existing natural slate roof tiles with natural Welsh slate tiles.	Ben Coffie
Tottenham Central	Householder planning permission	HGY/2026/0708	Approve with Conditions	12/05/2026	34 Sperling Road, Tottenham, London, N17 6UL	Replacement windows, façade repairs, modifications to boundary walls and entrances, and minor alterations to an existing parapet.	Josh Parker
Tottenham Central	Householder planning permission	HGY/2026/0789	Approve with Conditions	18/05/2026	91 Woodside Gardens, Tottenham, London, N17 6UN	Rear "L-shaped" roof extension to main roof and outrigger	Adam Silverwood

Tottenham Central	Lawful development: Proposed use	HGY/2026/0806	Permitted Development	22/05/2026	30 Mansfield Avenue, Tottenham, London, N15 4HW	Lawful Development - Proposed construction of rear extension of 3m depth and 3 metres height.	Adam Silverwood
Tottenham Central	Approval of details reserved by a condition	HGY/2026/0815	Approve	15/05/2026	144 Greyhound Road, Tottenham, London, N17 6XN	Submission of details pursuant to Condition 3 (refuse and recycling storage), Condition 4 (secure cycle storage) and Condition 5 (removal of vehicle entrance gate) attached to planning permission HGY/2025/0289.	Neil McClellan
Tottenham Central	Full planning permission	HGY/2026/0840	Approve with Conditions	20/05/2026	277 & 279 High Road, Haringey, London, N15 4RR	Replacement of the existing timber single-glazed windows and front and rear garden doors with timber double-glazed units to the front, UPVC double-glazed units to the rear.	Oskar Gregersen
Tottenham Central	Full planning permission	HGY/2026/0842	Approve with Conditions	06/05/2026	77 Clyde Road, Tottenham, London, N15 4LS	Re-tiling of roof, removal of existing natural slate roof covering with natural Welsh slates	Roland Sheldon
Tottenham Central	Full planning permission	HGY/2026/0843	Approve with Conditions	26/05/2026	81 Woodside Gardens, Tottenham, London, N17 6UN	Replacement of single glazed timber front entrance door with fanlight with composite double glazed door with double glazed fan light.	Sabelle Adjagboni
Tottenham Central	Full planning permission	HGY/2026/0856	Approve with Conditions	07/05/2026	54 Summerhill Road, Tottenham, London, N15 4HD	Re-tiling of roof, removal of existing natural slate roof covering with new natural Welsh slates.	Roland Sheldon
Tottenham Central	Full planning permission	HGY/2026/0857	Approve with Conditions	20/05/2026	37 Gloucester Road, Tottenham, London, N17 6DG	Change of use of the existing dwellinghouse (Use Class C3) to small House in Multiple Occupation (Use Class C4) for up to 6 persons.	Josh Parker
Tottenham Central	Full planning permission	HGY/2026/0866	Approve with Conditions	21/05/2026	250 Philip Lane, Tottenham, London, N15 4HJ	Replacement of the existing front uPVC windows, rear timber windows, timber front door and 2no. rear doors (1no. uPVC and 1no. timber), with new double-glazed uPVC windows to all elevations, a composite door front entrance door, 1no. uPVC rear French patio doors to the rear elevation, and 1no. uPVC rear garden door with a uPVC double-glazed sidelight.	Daniel Boama
Tottenham Central	Full planning permission	HGY/2026/0876	Refuse	20/05/2026	17 Chester Road, Tottenham, London, N17 6EA	Conversion of single-dwelling property into two self-contained flats	Sabelle Adjagboni
Tottenham Central	Lawful development: Existing use	HGY/2026/0888	Approve	27/05/2026	114-116 Philip Lane, Tottenham, London, N15 4JL	Certificate of lawfulness for existing use of upper floors as 6 self-contained flats.	Roland Sheldon
Tottenham Central	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/0915	Refuse	11/05/2026	26 Handsworth Road, Tottenham, London, N17 6DE	Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m	Sabelle Adjagboni
Tottenham Central	Full planning permission	HGY/2026/0920	Approve with Conditions	26/06/2026	104 Beaconsfield Road, Tottenham, London, N15 4SQ	Replacement of the existing timber single-glazed windows with new timber double-glazed windows to the front and UPVC windows to the rear	Oskar Gregersen
Tottenham Central	Full planning permission	HGY/2026/0922	Approve with Conditions	26/06/2026	139 Beaconsfield Road, Tottenham, London, N15 4SH	Replacement of the existing timber single-glazed windows with new timber double-glazed windows to the front and UPVC windows to the rear with a replacement UPVC rear garden door.	Oskar Gregersen
Tottenham Central	Full planning permission	HGY/2026/0934	Approve with Conditions	19/06/2026	1 Sperling Road, Tottenham, London, N17 6UQ	Formation of a hip to gable extension and rear dormer roof extension to upper floor flat	Oskar Gregersen
Tottenham Central	Approval of details reserved by a condition	HGY/2026/0990	Approve	14/05/2026	45-63, Lawrence Road, Tottenham, London, N15 4EF	Approval of details pursuant to condition 31 (Secure by Design) attached to planning permission HGY/2016/1213	Valerie Okeiyi

Tottenham Central	Approval of details reserved by a condition	HGY/2026/0991	Approve	26/06/2026	45-63, Lawrence Road, Tottenham, London, N15 4EF	Approval of details pursuant to condition 32 (Central Dish/Aerial) attached to planning permission HGY/2016/1213	Valerie Okeiyi
Tottenham Central	Change of use	HGY/2026/0995	Refuse	03/06/2026	108 The Avenue, Tottenham, London, N17 6TG	Change of use from flats 5no. self-contained flats (Use Class C3) to a 4-bed 8-person House of Multiple Occupants (HMO) (Use Class C4). (AMENDED DESCRIPTION)	Daniel Boama
Tottenham Central	Full planning permission	HGY/2026/1024	Approve with Conditions	29/05/2026	124 Winchelsea Road, Tottenham, London, N17 6XQ	Replacement of existing timber single-glazed front entrance door, timber single-glazed rear door, and timber single-glazed rear exit door, with composite materials double-glazed front entrance door, uPVC double-glazed rear door, and uPVC double-glazed rear exit door all at ground floor level. (AMENDED DESCRIPTION)	Daniel Boama
Tottenham Central	Full planning permission	HGY/2026/1026	Approve with Conditions	03/06/2026	33-55 Chester Road, Haringey, London, N17 6EH	Replacement of existing timber windows and timber doors with uPVC windows and doors on all elevations. Replacement of timber front doors with like-for-like matching materials. Replacement of rear timber garden doors with uPVC garden doors.	Daniel Boama
Tottenham Central	Full planning permission	HGY/2026/1028	Approve with Conditions	03/06/2026	Flats A & B, 1 Marden Road, Tottenham, London, N17 6NE	Replacement of the property's existing timber single glazed front door with a new double glazed composite front door.	Neil McClellan
Tottenham Central	Approval of details reserved by a condition	HGY/2026/1053	Approve	16/06/2026	Land Adjacent To 1, Janson Road, London, N15 4JU	Approval of details reserved by a condition 9 (External lighting) attached to planning permission HGY/2025/2482	Sarah Madondo
Tottenham Central	Householder planning permission	HGY/2026/1055	Approve with Conditions	09/06/2026	Kerry, 4 Clyde Circus, Tottenham, London, N15 4LF	Erection of a ground floor rear extension	Sabelle Adjagboni
Tottenham Central	Householder planning permission	HGY/2026/1062	Approve with Conditions	08/06/2026	19 Jansons Road, Tottenham, London, N15 4JU	Demolition of existing of single storey rear extension, erection of a replacement single storey rear extension and associated internal alterations.	Neil McClellan
Tottenham Central	Full planning permission	HGY/2026/1087	Approve with Conditions	04/06/2026	68 Kitchener Road, Tottenham, London, N17 6DX	Replacement of the existing timber single-glazed doors and fanlights with new composite double-glazed door and fanlight at the front elevation	Daniel Boama
Tottenham Central	Full planning permission	HGY/2026/1088	Approve with Conditions	03/06/2026	84 Kitchener Road, Tottenham, London, N17 6DX	Replacement of the existing timber single-glazed front door and fanlight with new composite double-glazed front door and fanlight on the front elevation. (AMENDED DESCRIPTION)	Daniel Boama
Tottenham Central	Full planning permission	HGY/2026/1106	Approve with Conditions	11/06/2026	139 Beaconsfield Road, Tottenham, London, N15 4SH	Replacement of existing windows with double glazed timber units to the front, uPVC units to the rear, replacement of rear door	Oskar Gregersen
Tottenham Central	Full planning permission	HGY/2026/1105	Approve with Conditions	15/06/2026	39 Woodside Gardens, Tottenham, London, N17 6UN	Replacement of the existing timber single-glazed doors and fanlights with new composite double-glazed door and fanlight at the front elevation.	Daniel Boama
Tottenham Central	Full planning permission	HGY/2026/1123	Approve with Conditions	23/06/2026	49 Summerhill Road, Tottenham, London, N15 4HF	Roof Replacement	Adam Silverwood
Tottenham Central	Full planning permission	HGY/2026/1129	Approve with Conditions	09/06/2026	Ground & First Floor Flats, 74 Chester Road, Tottenham, London, N17 6BZ	Replacement of all the property's existing timber single-glazed windows with new UPVC double-glazed windows and replacement of the existing front entrance timber door with a new double-glazed composite door.	Neil McClellan

Tottenham Central	Full planning permission	HGY/2026/1270	Approve with Conditions	30/06/2026	75 Mount Pleasant Road, Tottenham, London, N17 6TW	Replacement of all existing single-glazed timber windows on front and rear elevations with new double-glazed uPVC windows.	Daniel Boama
Tottenham Central	Lawful development: Proposed use	HGY/2026/1564	Approve	29/06/2026	12 Gloucester Road, Tottenham, London, N17 6DH	Certificate of lawfulness: proposed erection of a single storey rear extension and rear dormer including the insertion of 3x front rooflights to an existing HMO (Class C4 Use).	Eunice Huang
Tottenham Central	Non-Material Amendment	HGY/2026/1590	Approve	09/06/2026	144 Greyhound Road, Tottenham, London, N17 6XN	Non-Material Amendment to Planning Permission Reference HGY/2025/0289 granted 29/01/2026 for the erection of a single storey rear infill extension, a dormer extension to the main rear roof slope and the change of use of the property from a single-family dwelling house (Class C3 Use) to a large 9-bedroom HMO for (sui-generis use). The amendment proposes raising the height of the existing single-storey side extension roof by 250 mm.	Neil McClellan
Tottenham Central	Full planning permission	HGY/2025/2538	Approve with Conditions	15/05/2026	45-63 Lawrence Road, London N15 4EN	Creation of increased Class E Floorspace at ground floor by way of a single storey ground floor extension to the front of the building and conversion of existing first floor to provide 5 flats.	Valerie Okeiyi
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/0309	Approve	19/06/2026	Accord House, Ashley Road, Tottenham, London, N17 9AZ	Submission of details to discharge Condition 49(b) (Details of Living and Blue Roofs) of planning permission HGY/2022/0752 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	Householder planning permission	HGY/2026/0522	Approve with Conditions	20/05/2026	63 Holcombe Road, Tottenham, London, N17 9AR	Erection of a single-story ground floor extension	Sabelle Adjagboni
Tottenham Hale	Full planning permission	HGY/2026/0797	Approve with Conditions	15/05/2026	Mulberry Primary School, Parkhurst Road, Tottenham, London, N17 9RB	Window replacement with like-for-like materials, Flat roof overlays/replacement. Replacement of polycarbonate roof to external walkway, Localised repairs to pitched tiled roofs, External repairs to brickwork, stonework, defective pointing, rainwater gutters/downpipes.	Oskar Gregersen
Tottenham Hale	Removal/variation of conditions	HGY/2026/0800	Approve with Conditions	18/05/2026	137 Rosebery Avenue, Tottenham, London, N17 9SG	Variation of Condition 2 (approved plans) to approved development HGY/2025/3385 (Erection of ground floor wraparound extension) for minor amendment to height of rear of side infill extension to accommodate full size door	Oskar Gregersen

Tottenham Hale	Full planning permission	HGY/2026/0916	Approve with Conditions	14/05/2026	Unit 4, Lockwood Industrial Park, Mill Mead Road, Tottenham, London, N17 9QP	Installation of 3 x VRF units, replacement of the existing roof covering with new insulated roof panels, installation of new rooflights, construction of a new external condenser compound enclosed with hit-and-miss fencing, installation of new external ventilation and louvre grilles, installation of new glazing to the front façade, installation of new external doors to the front façade.	Roland Sheldon
Tottenham Hale	Lawful development: Existing use	HGY/2026/0957	Approve	27/05/2026	Flat 5, 400 High Road, Tottenham, London, N17 9JB	Certificate of lawfulness for existing use of 1no. additional self-contained flat (Flat 5).	Daniel Boama
Tottenham Hale	Lawful development: Proposed use	HGY/2026/0986	Permitted Development	29/05/2026	1 Thackeray Avenue, Tottenham, London, N17 9DT	Certificate of lawfulness for the erection of a rear dormer and roof extension including the insertion of 2x front and 1x rear rooflights - proposed use	Mercy Oruwari
Tottenham Hale	Non-Material Amendment	HGY/2026/0998	Approve with Conditions	19/05/2026	Tottenham Hale Centre, Tottenham Hale, London	Non-Material Amendment (NMA) to vary Condition 2 (Development in Accordance with Approved Drawings and Documents (LBH Development Management)) of the Tottenham Hale Centre Development (SDP Sites, London, N17) Planning Permission (ref: HGY/2018/2223) dated 27 March 2019 - seeking approval for: amendments to the ground floor plan of Plot A (North Island site) to amalgamate three flexible units into two units.	Philip Elliott
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/1045	Approve	08/06/2026	PLOT B (FERRY ISLAND) AND F (PAVILLION), Tottenham Hale Centre, London	Approval of details pursuant to Sitewide Condition 21 (Public Lighting Strategy (LBH Development Management)) in relation to Plots B (FERRY ISLAND site) and F (PAVILLION site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/1058	Approve	09/06/2026	Corner of Scales and Dawlish Road, London, N17 9HN	Approval of details reserved by a condition 5 (Watt Butt) condition 9 (NRMM), condition 11 (Drainage) attached to planning permission ref: HGY/2022/2000	Sarah Madondo
Tottenham Hale	Lawful development: Proposed use	HGY/2026/1063	Approve	24/06/2026	49 Thackeray Avenue, Tottenham, London, N17 9DT	Certificate of lawfulness (proposed) for the erection of a rear dormer and roof extension including the insertion of 2x front and 1x rear rooflight	Mercy Oruwari
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/1108	Approve	15/06/2026	Plot B (Ferry Island) , Tottenham Hale Centre, London	Approval of details pursuant to Conditions B1 (Materials Samples) [relating to Roof level and retail kitchen extracts following approval of wider materials under HGY/2024/1995] in relation to Plot B (FERRY ISLAND site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/1170	Approve	05/06/2026	Corner of, Scales and Dawlish Road, London, N17 9HN	Approval of details reserved by a condition 10 (Demolition Environmental Management Plan) and condition 16 (Method of Construction Statement) attached to planning permission ref: HGY/2022/2000	Sarah Madondo

Tottenham Hale	Removal/variation of conditions	HGY/2025/0930	Approve with Conditions	30/06/2026	Berol Quarter, Ashley Road , Tottenham Hale , London, N17 9LJ	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. Permission is sought to alter the approved drawings to show inward opening doors at the roof level of 2 Berol Yard instead of the permitted glass panels. Permission is also sought to alter the permitted level of affordable housing.	Philip Elliott
Tottenham Hale	Full planning permission	HGY/2025/1748	Approve with Conditions	05/05/2026	First Floor Flat, 125 Dowsett Road, Tottenham, London, N17 9DN	Roof conversion including hip-to-gable and rear dormer extensions and the insertion of three roof lights to the front roof slope.	Neil McClellan
Tottenham Hale	Approval of details reserved by a condition	HGY/2025/3119	Approve	21/05/2026	Accord House, Ashley Road, Tottenham, London, N17 9AZ	Submission of details to discharge conditions 15 (b) (Post Development Ecological Field Development Survey) and 50 (b) (Post Development Ecological Field Study) as attached to planning permission 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	Approval of details reserved by a condition	HGY/2026/0004	Approve	11/05/2026	Plot B (Ferry Island), Tottenham Hale Centre	Approval of details pursuant to Conditions B27 (Central Satellite Dish/Receiving System (LBH Development Management)), B30 (Details of Roof Top PV Panels), and B31 (Installation of Roof Top Structures (LBH Development Management)) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/0005	Approve	15/05/2026	Plot B (Ferry Island), Tottenham Hale Centre	Approval of details pursuant to Condition B13 (Noise Level Testing Details (LBH Environmental Health ? Noise)) as updated by NMA HGY/2019/2934 in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/0006	Approve	15/05/2026	Plot B (Ferry Island), Tottenham Hale Centre	Approval of details pursuant to Condition B33 (Building 1 Internal Street (LBH Development Management)) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott
Tottenham Hale	Full planning permission	HGY/2026/0023	Approve with Conditions	13/05/2026	Ground Floor Commercial Unit, Approach House, Hale Wharf, Ferry Lane, Tottenham, London, N17 9AD	Installation of new kitchen extract system in association with ground floor restaurant use	Neil McClellan

West Green	Full planning permission	HGY/2026/0171	Approve with Conditions	30/06/2026	Land at rear garden of 17 Sirdar Road, Wood Green, London, N22 6QP	Sub-division of site, demolition of the existing garage for erection of three-storey residential building with basement level for 4 x 1-bedroom flats with associated cycle and bin storage.	Daniel Boama
West Green	Lawful development: Existing use	HGY/2026/0336	Approve	05/05/2026	121 Carlingford Road, Tottenham, London, N15 3ES	Lawful development: Existing use for use of property as a House in Multiple Occupation (Class C4) for not more than 6 occupants.	Oskar Gregersen
West Green	Householder planning permission	HGY/2026/0581	Approve with Conditions	07/05/2026	178 Boundary Road, Tottenham, London, N22 6AJ	Ground floor rear extension with roof light and loft conversion with roof lights.	Adam Silverwood
West Green	Full planning permission	HGY/2026/0679	Refuse	11/05/2026	178 Downhills Park Road, Tottenham, London, N17 6AP	Change of use from a dwellinghouse (Use Class C3) to a small-scale 5-bedroom House in Multiple Occupation for a maximum of 5 residents (Use Class C4) (Retrospective application).	Neil McClellan
West Green	Householder planning permission	HGY/2026/0702	Approve with Conditions	07/05/2026	48 Westbury Avenue, Wood Green, London, N22 6RS	Replacement of the existing main entrance unglazed timber door with a single-glazed fixed fanlight above, with a composite door with two double-glazed obscure panes over two solid panels and a double-glazed obscure pane fixed fanlight.	Daniel Boama
West Green	Full planning permission	HGY/2026/0746	Approve with Conditions	05/06/2026	22 Crossfield Road, Tottenham, London, N17 6AY	Replacement of the existing timber single-glazed front entrance door with a composite double-glazed front entrance door.	Eunice Huang
West Green	Full planning permission	HGY/2026/0748	Approve with Conditions	05/06/2026	231 Sirdar Road, Wood Green, London, N22 6QU	Replacement of the existing timber single-glazed front entrance door with a composite double-glazed front entrance door.	Eunice Huang
West Green	Householder planning permission	HGY/2026/0788	Approve with Conditions	14/05/2026	210 Boundary Road, Tottenham, London, N22 6AJ	Formation of rear L Shaped dormer with roof lights on front slope	Adam Silverwood
West Green	Lawful development: Proposed use	HGY/2026/0795	Approve	25/06/2026	95 Langham Road, Tottenham, London, N15 3LR	Application for Lawful Development Certificate for a Proposed L-Shaped Dormer roof extension.	Adam Silverwood
West Green	Lawful development: Proposed use	HGY/2026/0868	Permitted Development	19/05/2026	Flat A, 11 Crawley Road, Tottenham, London, N22 6AN	Lawful development for proposed use: Erection of rear dormer including installation of 2 No. Velux rooflights on front roof slope	Sabelle Adjagboni

West Green	Approval of details reserved by a condition	HGY/2026/0879	Approve	01/05/2026	Broadwater Farm Estate, London	Submission of details for the discharge of Condition 29 (Air Quality Assessment - Partial Approval - Tangmere and Townhouses Phases only) of planning permission HGY/2022/0823 - Broadwater Farm Estate, London, N17, as approved on 07/03/2023 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. This application relates to Phase 2 (Tangmere and Townhouses) of this development, only.	Adam Silverwood
West Green	Approval of details reserved by a condition	HGY/2026/0880	Approve	19/06/2026	Broadwater Farm Estate	Submission of details for the discharge of Condition 14 (Cycle Parking - Partial Approval - Phase 2 Tangmere and Townhouses only) as attached to the planning permission HGY/2022/0823 - as approved on 07/03/2023 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. This application relates to Phase 2 (Tangmere and Townhouses) of this development, only.	Adam Silverwood
West Green	Householder planning permission	HGY/2026/0924	Approve with Conditions	16/06/2026	52 Boundary Road, Tottenham, London, N22 6AD	Erection of rear single-storey side infill extension; formation of rear dormers; insertion of 3 no. rooflights to front sloping roof, replacement of existing windows, removal of pebble dash render at the rear to take back to original brick, and associated internal/external changes.	Nathan Keyte
West Green	Householder planning permission	HGY/2026/0965	Refuse	28/05/2026	First Floor Flat, 1 Rusper Road, Tottenham, London, N22 6QT	Formation of rear L-shaped dormer roof extension and insertion 1no. front rooflight, 2no. skylights, 1no. side window and creation of rear roof terrace above existing rear outrigger with obscure balustrade, to the first floor flat.	Daniel Boama

West Green	Lawful development: Proposed use	HGY/2026/0966	Permitted Development	29/05/2026	136 Boundary Road, Tottenham, London, N22 6AE	Proposed Certificate of Lawfulness for the erection of rear dormer including insertion of 3 x rooflights at front elevation.	Sarah Madondo
West Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/0978	Not Required	19/05/2026	85 Langham Road, Tottenham, London, N15 3LR	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.7m and for which the height of the eaves would be 3m	Sabelle Adjagboni
West Green	Lawful development: Proposed use	HGY/2026/0979	Permitted Development	29/05/2026	85 Langham Road, Tottenham, London, N15 3LR	Lawful development: Proposed use for the erection of a rear dormer with rooflights on the front roof slope.	Sabelle Adjagboni
West Green	Householder planning permission	HGY/2026/1001	Approve with Conditions	29/05/2026	29 Kirkstall Avenue, Tottenham, London, N17 6PH	Erection of single storey rear infill extension and associated works including the replacement of all existing windows.	Neil McClellan
West Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1011	Not Required	20/05/2026	196 Downhills Park Road, Tottenham, London, N17 6AP	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.90m	Sarah Madondo
West Green	Householder planning permission	HGY/2026/1043	Approve with Conditions	29/05/2026	122 Boundary Road, Tottenham, London, N22 6AE	Single Storey Rear Extension	Ben Coffie
West Green	Full planning permission	HGY/2026/1086	Approve with Conditions	03/06/2026	23 Ripon Road, Tottenham, London, N17 6PP	Replacement of the existing timber single-glazed front entrance door and fanlight with new composite double-glazed front entrance door and fanlight at the front elevation. (AMENDED DESCRIPTION)	Daniel Boama
West Green	Lawful development: Existing use	HGY/2026/1099	Approve	24/06/2026	81 Downhills Park Road, Tottenham, London, N17 6AS	Certificate of Lawfulness (Existing use) for small House in Multiple Occupation (Use Class C4) for a maximum of 4 persons.	Roland Sheldon
West Green	Approval of details reserved by a condition	HGY/2026/1126	Approve	19/06/2026	Broadwater Farm Estate, London	Submission of details for the discharge of Conditions 52(a) (Details of Living Roofs - Phase 2 Tangmere and Town Houses only) as attached to the planning permission HGY/2022/0823 - as approved on 07/03/2023 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. This application relates to Phase 2 (Tangmere and Townhouses) of this development, only.	Adam Silverwood
West Green	Householder planning permission	HGY/2026/1172	Approve with Conditions	25/06/2026	161 Higham Road, Tottenham, London, N17 6NX	Erection of a single storey ground floor rear extension	Sabelle Adjagboni
West Green	Householder planning permission	HGY/2026/1173	Approve with Conditions	10/06/2026	306 Philip Lane, Tottenham, London, N15 4AB	Erection of a ground floor rear extension	Roland Sheldon

West Green	Householder planning permission	HGY/2026/1177	Approve with Conditions	22/06/2026	69 Langham Road, Tottenham, London, N15 3LR	Single Storey Rear Extension	Kwaku Bossman-Gyamera
West Green	Approval of details reserved by a condition	HGY/2026/1218	Approve	25/06/2026	43 Belmont Avenue, Tottenham, London, N17 6AX	Approval of details reserved by a condition 4 (Construction Management Plan), condition 7 (Tree Protection), condition 10 A, B, C, D (Contamination - Partial Discharge), condition 12 A (NRMM - Partial Discharge) attached to planning application Ref: HGY/2023/0926	Kwaku Bossman-Gyamera
West Green	Non-Material Amendment	HGY/2026/1401	Approve	20/05/2026	430 West Green Road, Tottenham, London, N15 3PU	Non-Material Amendment to Planning Permission Reference HGY/2025/1918 granted 15/12/2025 for the 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. The following amendments are proposed: 1. Ground Floor: The bin storage position is swapped with the entrance position. The ground floor bathroom is amended to meet Part M4 (2) requirements. The stair core has also been revised. 2. First Floor: The stair core has been revised. 3. Second Floor: The stair core has been revised. The plant room has been relocated to a new internal position. The former entrance to the plant room has been replaced with a new window serving the ensuite. 4. Elevations: Minor changes are proposed to the ground floor and second floor elevations, reflecting the above amendments.	Neil McClellan
West Green	Lawful development: Proposed use	HGY/2026/1483	Permitted Development	26/06/2026	119 Langham Road, Tottenham, London, N15 3LR	Lawful development Proposed use: Erection of an L-shaped rear dormer including the insertion of 1x rooflight on the front roof slope.	Sabelle Adjagboni
West Green	Approval of details reserved by a condition	HGY/2024/2779	Approve	30/06/2026	268 West Green Road, Tottenham, London, N15 3QR	Approval of details reserved by a conditions 3 (Materials), 4 (Windows), 6 (Cycle Parking), and 7 (Construction Method Statement) attached to planning permission reference HGY/2024/0793 granted on 04/07/2024	Daniel Boama
West Green	Full planning permission	HGY/2025/2058	Approve with Conditions	30/06/2026	39 Waldeck Road, Tottenham, London, N15 3EL	Conversion of property to two self-contained flats.	Neil McClellan
West Green	Full planning permission	HGY/2025/2307	Approve with Conditions	25/06/2026	268 West Green Road, Tottenham, London, N15 3QR	Erection of 2no. mansard roof extension to create a third floor with 6no. small dormers and 3no. rooflights to provide 2no. self-contained units comprising 1 x 1bed2person dwelling and 1 x 1bed1person dwelling. (AMENDED DESCRIPTION)	Daniel Boama
West Green	Full planning permission	HGY/2025/3369	Approve with Conditions	13/05/2026	Flats 39-44 Lido Square, Tottenham, London, N17 6AQ	Replacement of existing timber-framed blue windows Juliet balcony doors with double glazed uPVC-framed white windows on all elevations. (AMENDED DESCRIPTION)	Daniel Boama
West Green	Lawful development: Proposed use	HGY/2026/0105	Permitted Development	29/05/2026	8 Downhills Way, Tottenham, London, N17 6BA	Certificate of lawfulness for proposed use: Loft conversion with erection of rear dormer and insertion of 1no. front rooflight. Erection of a single storey rear extension with a monopitched roof and 2no. rooflights. Construction of outbuilding with 2no. rooflights to replace existing garden shed in rear garden.	Daniel Boama

West Green	Approval of details reserved by a condition	HGY/2026/0117	Approve	01/05/2026	Broadwater Farm Estate, London	Submission of details for the discharge of Condition 38 (Highways Final Condition Survey - Partial Discharge - Moselle Phase only) of planning permission HGY/2022/0823 for: ?Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing); Energy Centre; Medical Centre: Enterprise Centre; and former Moselle school site, at Broadwater Farm Estate? as approved on 07/03/2023. This application relates to the Moselle Phase Only.	Adam Silverwood
White Hart Lane	Householder planning permission	HGY/2026/0381	Refuse	12/05/2026	122 Devonshire Hill Lane, Tottenham, London, N17 7NH	Creation of a vehicular crossover.	Oskar Gregersen
White Hart Lane	Lawful development: Existing use	HGY/2026/0436	Approve	29/05/2026	39 Fenton Road, Tottenham, London, N17 7JL	Certificate of Lawfulness: Use of ground floor as a self-contained residential flat.	Sabelle Adjagboni
White Hart Lane	Change of use	HGY/2026/0634	Approve with Conditions	12/05/2026	47 Eldon Road, Wood Green, London, N22 5DX	Change of use of mixed-use building comprising existing ground floor shop (Use Class E) and first floor flat (Use Class C3) to 6-bed 6-person House in Multiple Occupation (HMO) (Use Class C4). Loft conversion with erection of hip-to-gable roof extension and rear dormer roof extension, erection of double storey side extension, and erection of double storey rear extension inc. associated cycle parking and bin storage (extensions approved under application ref: HGY/2025/0025). (AMENDED DESCRIPTION)	Daniel Boama
White Hart Lane	Full planning permission	HGY/2026/0777	Approve with Conditions	20/05/2026	28 Shobden Road, Tottenham, London, N17 7PG	Installation of four roof-mounted photovoltaic (PV) solar panels.	Ben Coffie
White Hart Lane	Full planning permission	HGY/2026/0778	Refuse	05/06/2026	2 De Quincey Road, Tottenham, London, N17 7DL	Retrospective application for the installation of an external air source heat pump unit and roof-mounted photovoltaic (PV) solar panels	Sabelle Adjagboni
White Hart Lane	Lawful development: Proposed use	HGY/2026/0787	Approve	22/05/2026	19 Flexmere Road, Tottenham, London, N17 7AU	Lawful development: Proposed use Rear Dormer	Adam Silverwood
White Hart Lane	Householder planning permission	HGY/2026/0812	Refuse	18/05/2026	73 Great Cambridge Road, Tottenham, London, N17 7LN	Erection of a 2-storey side and single storey rear extension, and conversion of the loft including a rear dormer extension and front rooflights.	Neil McClellan
White Hart Lane	Householder planning permission	HGY/2026/0834	Approve with Conditions	19/05/2026	169 Tower Gardens Road, Tottenham, London, N17 7PE	Installation of 3 conservation-style roof-lights on the rear roof slope.	Mercy Oruwari
White Hart Lane	Householder planning permission	HGY/2026/1187	Approve with Conditions	16/06/2026	1 Fife Road, Wood Green, London, N22 5EG	Erection of a side roof extension, rear dormer, installation of 1 front rooflight, installation of second floor side window, demolition of side garage and erection of single storey side extension.	Roland Sheldon
White Hart Lane	Full planning permission	HGY/2025/3363	Approve with Conditions	23/06/2026	36 Wateville Road, Tottenham, London, N17 7PT	Replacement of existing timber windows with double glazed timber units on front and rear elevations.	Daniel Boama

White Hart Lane	Householder planning permission	HGY/2025/3561	Approve with Conditions	21/05/2026	86 Granville Road, Wood Green, London, N22 5LX	Erection of single storey rear and infill wrap around extension	Neil McClellan
White Hart Lane	Householder planning permission	HGY/2025/3592	Refuse	29/05/2026	173 Devonshire Hill Lane, Tottenham, London, N17 7NP	Erection of a single storey extension on the end of the existing rear extension, to create a combined extension that extends beyond the rear wall of the original house by 6m and the conversion of the loft including the erection of a rear dormer extension.	Neil McClellan
White Hart Lane	Householder planning permission	HGY/2026/0097	Approve with Conditions	04/06/2026	169 Tower Gardens Road, Tottenham, London, N17 7PE	Erection of a ground floor rear extension (amended plans).	Mercy Oruwari
Woodside	Full planning permission	HGY/2026/0138	Approve with Conditions	11/06/2026	Flat 1, 54 Lascotts Road, Wood Green, London, N22 8JN	Erection of a single storey rear and partial side return extension	Eunice Huang
Woodside	Full planning permission	HGY/2026/0476	Approve with Conditions	12/06/2026	31 Lascotts Road, Wood Green, London, N22 8JG	Erection of ground, first floor and roof extensions to the rear.	Josh Parker
Woodside	Lawful development: Existing use	HGY/2026/0505	Approve	26/06/2026	87 Maryland Road, Wood Green, London, N22 5AR	Certificate of Lawfulness for the existing use of 87 Maryland Road as 2no. self-contained flats (1-bed flats on ground and first floor).	Mark Chan
Woodside	Prior approval Part 20 Class A: New dwellinghouses on detached block of flats	HGY/2026/0573	Approve with Conditions	26/05/2026	Palm Court, Palmerston Road, Wood Green, London, N22 8QL	Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A, for erection of one additional floor to provide 4 self-contained flats (4 x 1-Bed 1-Person) with balconies above the existing block of flats at Palm Court.	Daniel Boama
Woodside	Prior approval Part 20 Class A: New dwellinghouses on detached block of flats	HGY/2026/0574	Approve with Conditions	12/06/2026	Lionel House, Palmerston Road, Wood Green, London, N22 8QN	Prior approval for: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A. Resubmission of approved application reference HGY/2022/4426, for erection of one additional floor to provide 3 self-contained flats (3 x 1B1P) with balconies above the existing block of flats at Lionel House.	Daniel Boama
Woodside	Full planning permission	HGY/2026/0596	Approve with Conditions	21/05/2026	8 Sidney Road, Wood Green, London, N22 8LS	Modification to layout and elevations following prior approval for 2no units	Adam Silverwood
Woodside	Removal/variation of conditions	HGY/2026/0664	Approve with Conditions	01/05/2026	85A Stirling Road, Wood Green, London, N22 5BN	Variation to Condition 2 (Approved plans) to approved development HGY/2025/1095 (Erection of a single storey rear extension, first floor rear extension, first floor front extension, outbuilding with a green roof, removal of trees in the back garden, New air source heat pump, Bike store and planter, black wooden trim and painted brick pillar, new dark vertical timber cladding, new warm roof, new front door, and alterations to the fenestration) for slight relocation of brick pillar to front elevation	Oskar Gregersen
Woodside	Householder planning permission	HGY/2026/0772	Approve with Conditions	10/06/2026	99 Stirling Road, Wood Green, London, N22 5BN	Conversion of existing side garage into habitable rooms.	Mark Chan
Woodside	Approval of details reserved by a condition	HGY/2026/0885	Approve	22/05/2026	Langford, Maryland Road, Wood Green, London, N22 5AR	Approval of details reserved by a condition 3 (Details of Design and Materials) attached to planning application Ref: HGY/2025/1829	Kwaku Bossman-Gyamera

Woodside	Approval of details reserved by a condition	HGY/2026/0886	Approve	22/06/2026	Langford, Maryland Road, Wood Green, London, N22 5AR	Approval of details reserved by a condition 4 (Secure cycle parking) and condition 5 (Refuse and waste storage), attached to planning application Ref: HGY/2025/1829	Kwaku Bossman-Gyamera
Woodside	Householder planning permission	HGY/2026/0918	Approve with Conditions	26/06/2026	19 White Hart Lane, Wood Green, London, N22 5SL	Retrospective Planning Permission for replacement timber sash windows to first floor flat.	Adam Silverwood
Woodside	Householder planning permission	HGY/2026/0932	Approve with Conditions	26/05/2026	Studio 2, 77 Myddleton Road, Wood Green, London, N22 8LZ	Rear dormer extension.	Josh Parker
Woodside	Householder planning permission	HGY/2026/0930	Approve with Conditions	30/06/2026	53 Arcadian Gardens, Wood Green, London, N22 5AG	Erection of a single storey ground floor rear side infill extension.	Mark Chan
Woodside	Lawful development: Proposed use	HGY/2026/0931	Permitted Development	26/06/2026	53 Arcadian Gardens, Wood Green, London, N22 5AG	Certificate of lawfulness for the proposed installation of three front rooflights and erection of a hip-to-gable roof extension and a L-shaped rear dormer on the main roof and rear outrigger.	Mark Chan
Woodside	Approval of details reserved by a condition	HGY/2026/1191	Approve	23/06/2026	Langford, Maryland Road, Wood Green, London, N22 5AR	Approval of details reserved by a condition 11 (Energy Strategy) attached to planning application Ref: HGY/2025/1829	Kwaku Bossman-Gyamera
Woodside	Householder planning permission	HGY/2026/1251	Approve with Conditions	26/06/2026	123 Sylvan Avenue, London N22 5JB,	Hip to gable roof extension, insertion of two front rooflights, erection of rear dormer, erection of ground floor front extension and first floor front oriel window.	Kwaku Bossman-Gyamera
Woodside	Lawful development: Proposed use	HGY/2026/1273	Permitted Development	14/05/2026	30 Maryland Road, Wood Green, London, N22 5AN	Certificate of lawfulness: proposed use for the formation of a rear dormer roof extension, installation of rooflights and flue to front slope	Oskar Gregersen
Woodside	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1274	Refuse	02/06/2026	30 Maryland Road, Wood Green, London, N22 5AN	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.1m and for which the height of the eaves would be 3m	Oskar Gregersen
Woodside	Lawful development: Existing use	HGY/2026/1505	Approve	26/06/2026	112 Sylvan Avenue, Wood Green, London, N22 5JB	Certificate of lawfulness for the existing use of the property as 2 self-contained flats (comprising of 2x 1 bed flats) for more than 4 years.	Mercy Oruwari
Woodside	Full planning permission	HGY/2025/3152	Approve with Conditions	20/05/2026	Ground Floor Flat, 99 Arcadian Gardens, Wood Green, London, N22 5AG	Amalgamation of Ground Floor Flat and First Floor Flat 99 Arcadian Gardens into a single-family dwellinghouse, alterations to the existing window on the main façade at first-floor level, improvements to the front patio area, and the erection of a new bike shed with a green roof.	Gareth Prosser

This page is intentionally left blank