

NOTICE OF MEETING

AGENDA FOR THE PLANNING SUB COMMITTEE

**Monday, 7th September, 2026, 7.00 pm - George Meehan House, 294
High Road, Wood Green, London, N22 8JZ.**

Watch the meeting live [here](#) 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), Kaushika 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 item 10 below.

5. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a

pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

6. MINUTES (PAGES 1 - 8)

To confirm and sign the minutes of the Planning Sub Committee held on 27th July as a correct record.

7. PRE-APPLICATION BRIEFINGS (PAGES 9 - 90)

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

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

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

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

8. UPDATE ON MAJOR PROPOSALS (PAGES 91 - 100)

To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

9. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 101 - 124)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 01.07.2026 – 31.07.2026.

10. NEW ITEMS OF URGENT BUSINESS

11. DATE OF NEXT MEETING

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

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

Thursday, 27 August 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.

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1. FILMING AT MEETINGS.

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

2. PLANNING PROTOCOL

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

3. APOLOGIES

Apologies for absence were received from Cllr Emery, Cllr Gingell and Cllr Amin.

4. Urgent business

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. Minutes

In relation to the fifth bullet point, it was clarified that the applicant had made a commitment that community space would be made available at a community rent. Members noted that this commitment had been presented as a firm commitment specific to the application site and that this had been linked to the discussion held during the meeting.

Post-meeting note: The applicant proposes to bring the historic former Lotus Motor Racing Car Factory building into use as a public cafe and community building. The applicant, who will operate the PBSA, is committed to operating the cafe and community building, and providing registered charities and community interest companies (CICs) space within the building free of charge, to hold events such as meetings, talks and exhibitions.

The minutes of the meeting held on 8th June were approved.

RESOLVED

7. PRE APPLICATION BRIEFINGS

The Chair reminded Members that pre-application briefings enabled applicants to present emerging proposals and seek Members' views at an early stage in the planning process. It was noted that the purpose of these briefings was to help ensure that proposed developments responded, where possible, to local interests and concerns before a planning application was submitted.

The Head of Development Management reminded Members as to the purpose of briefings and how they should respond within the terms set out in the Planning Protocol.

8. PRE-APPLICATION/2025/0025 - YMCA CROUCH END, 184 TOTTENHAM LANE, HORNSEY, LONDON, N8 8SG

Philip Elliott, Principal Planning Officer, introduced the briefing report for the item. 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

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outcome of any formally submitted planning application. The applicant is currently engaged in pre-application discussions with Haringey Officers.

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

- The applicant advised that engagement had been undertaken with the Headteacher and Executive Team at Rokesly School. The first public engagement event had been held at the school, with an initial session arranged specifically for parents and carers. Feedback received through consultation indicated that the school's principal concerns related to the construction phase, including construction logistics, management of the School Street on Elmfield Avenue, noise, dust and disruption to the school day, rather than the proposed development itself. It was noted that the school had been broadly supportive of the proposals and was keen to maintain a positive working relationship with the YMCA.
- Members welcomed the provision of en-suite facilities within the accommodation, noting that this would improve residents' dignity, privacy and safety.
- The applicant confirmed that the development would incorporate several air source heat pumps, with the precise number, specification and model to be determined during the detailed design stage. The units would be located within the recessed roof area. It was also confirmed that photovoltaic (PV) panels had been maximised across the available roof space, including the main roof and south-western roof areas.
- Members encouraged the applicant to incorporate the reuse of salvaged materials, particularly bricks, within the Material Management Plan and Construction Environmental Management Plan. Reference was made to material reuse initiatives, including Tipping Point East, as examples of good practice.
- Members referred to comments made by the Quality Review Panel (QRP) regarding the building's relationship with the surrounding heritage context. It was noted that the QRP had encouraged additional articulation and variation at roof level to provide greater visual interest whilst maintaining the overall architectural approach. Members supported this recommendation.
- The applicant advised that the cycle storage area would be located adjacent to the maintenance store and would be overlooked by staff. The area would be covered, well lit and secured through controlled access. It was further noted that the building would be staffed on a 24-hour basis, with regular patrols undertaken by housing, engagement and security staff. Internal and external sightlines had been carefully considered to maximise natural surveillance.
- Members commented that, whilst the proposed brick detailing had improved the appearance of the building, the overall massing could be considered to be somewhat monolithic. It was suggested that further articulation at roof level would improve the building's appearance, particularly given its relationship to the adjacent conservation area and views from Crouch End. Members also suggested that a site visit to the existing YMCA building would assist Members in understanding the context of the proposals.
- Concern was expressed regarding the proposed relocation of the refuse collection point to Elmfield Avenue. Members noted that the road operated as a School Street and questioned how refuse vehicles would access the site during restricted hours. It was also noted that the location was immediately adjacent to the school and could present operational and highway safety concerns.
- In response to questions regarding the proposed window design, the applicant advised that the window frames would not be black or white but would instead

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complement the colour of the glazed brickwork. White detailing would instead be incorporated through precast concrete windowsills and lintels, reflecting the architectural detailing of surrounding Edwardian buildings. High-quality aluminium windows would be used throughout, avoiding the appearance commonly associated with PVC windows.

- The applicant advised that, due to the nature of the proposed accommodation, private car ownership amongst residents was expected to be very low. An accessible parking space would nevertheless be provided, to facilitate drop-off and pick-up arrangements. Previous YMCA developments had not experienced demand for wheelchair parking.
- The YMCA advised that their young residents would continue to have access to facilities at the Haringey Club in Hornsey. The applicant also indicated that opportunities to establish arrangements with nearby leisure providers, including PureGym, would be explored to improve access to fitness facilities.
- Officers advised that the proposals had been subject to extensive pre-application discussions involving Development Management, Conservation and Sustainability Officers, together with two Quality Review Panels. These discussions had significantly refined the design, which sought to provide a contemporary interpretation of the surrounding Edwardian architecture, drawing upon key features including decorative window surrounds, prominent cills, articulated roof forms and high-quality materials. Officers advised that further refinement of the roof design, particularly the proposed lantern feature at the south-west corner, remained ongoing. Improvements had also been secured to the internal layout, landscaping, public realm and Rosebery Gardens frontage. Officers considered that the scheme was evolving into a high-quality development.
- The applicant advised that the building entrance had been designed to accommodate residents, staff, visitors and deliveries whilst clearly separating secure residential areas from publicly accessible meeting spaces. The reception area had been designed to provide a welcoming lounge environment rather than a traditional institutional reception.
- The applicant explained that the entrance design had evolved significantly following feedback from the Quality Review Panel. Amendments included a recessed entrance, chamfered corners, integrated YMCA signage, increased glazing and the introduction of glazed white brickwork to improve the building's visibility and to create a more welcoming entrance. It was emphasised that the building's primary function would be to provide a home for its residents.
- The applicant confirmed that opportunities to retain and reuse existing building materials, particularly brickwork, would continue to be explored. A Circular Economy Statement would accompany the planning application, providing a detailed schedule of materials that could be reused, together with justification where reuse would not be feasible.

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

Philip Elliot, Principal Planning Officer, introduced the briefing report for 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

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- 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.

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

- The applicant advised that a Registered Provider had not yet been formally appointed. However, several meetings had taken place with Haringey Homes, which had expressed an interest in becoming the developer and operator of the affordable housing. Discussions remained at an early stage but were progressing positively.
- The applicant advised that consultation had extended beyond the formal public consultation event, which had been attended by approximately 15 people. Additional engagement had included several coffee mornings and attendance at local working group meetings.
- It was confirmed that Community Infrastructure Levy (CIL) contributions would be paid in accordance with the Council's and the Mayor of London's charging schedules. Any additional public realm or environmental improvements beyond statutory requirements would be secured through the Section 106 Agreement. This could include enhancements to the tree belt adjacent to Down Lane Park, including the replacement of trees where appropriate.
- Members raised the potential cumulative impact of the development on Down Lane Park, noting that the park was already heavily used and would require additional maintenance, staffing and investment to accommodate increased demand. Members requested that these impacts be fully considered during the determination of planning obligations.
- The applicant advised that employment specialists, A&D, had been appointed to prepare an employment strategy. It was recognised that Tottenham was not considered an optimum location for large-scale office or industrial employment uses. Instead, the proposals sought to create active commercial frontages along Ashley House through a mix of commercial units, including potential anchor uses such as community-serving businesses rather than solely cafés. Flexible maker spaces were also proposed to encourage a range of occupiers and reduce the likelihood of vacant units.
- The applicant emphasised the importance of maintaining active ground-floor frontages and avoiding vacant commercial units. Previous developments had successfully incorporated affordable workspace, including schemes delivering up to 50% affordable commercial floorspace. The proposed community facility had been deliberately proposed to be located adjacent to Down Lane Park to maximise accessibility and provide a positive environment for users. A long-term management partner had not yet been identified. Affordable workspace could be provided, at peppercorn rent, subject to viability.

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- Officers advised that the planning application would include the required evidence relating to the reprovision of employment floorspace, viability assessments and the proposed level of affordable workspace in accordance with the site's allocation requirements.
- The applicant advised that detailed needs assessments had been undertaken prior to acquiring the site, demonstrating strong demand for co-living accommodation, purpose-built student accommodation (PBSA) and hotel use in this location. The site's excellent public transport accessibility and the absence of existing co-living developments in this area supported this conclusion.
- The applicant explained that previous developments had incorporated an initial priority period for key workers, ward residents and borough residents before accommodation was marketed more widely. A similar approach was proposed for this development and could be secured through the Section 106 Agreement. The applicant noted that this approach supported local residents seeking intermediate housing without affecting the viability of the scheme.
- The applicant advised that there remained significant demand for purpose-built student accommodation. In addition, the proposed hotel would respond to increasing visitor demand associated with Tottenham Hotspur Stadium, UEFA EURO 2028 and the limited hotel provision within the local area. The hotel was also expected to generate employment opportunities across a range of operational roles and contribute to increased activity along the High Road.
- The applicant advised that the proposed tall building had been positioned adjacent to Down Lane Park to improve daylight and sunlight for neighbouring Rosa Luxemburg residential properties and to provide an appropriate relationship with the surrounding public realm. It was considered that the building would complete the emerging cluster of tall buildings within Tottenham Hale and create a landmark at the edge of the cluster.
- It was confirmed that both the co-living and PBSA buildings would be designed to allow future adaptation to conventional C3 residential accommodation. The planning application would include evidence demonstrating this adaptability. The proposed flat slab concrete construction and structural design would facilitate future conversion if required.
- The applicant advised that approximately 90% of the co-living accommodation would comprise single occupancy units, with approximately 10% designed as 'dual occupancy' or accessible units. The development would operate with 24-hour on-site staffing, including management and community support personnel.
- Members noted that the average length of stay within the operator's existing co-living developments was approximately 19 months and that the average resident age was 33, demonstrating that the accommodation served a broader demographic than just recent graduates.
- The applicant confirmed that daylight, sunlight and overshadowing assessments had been undertaken and would accompany the planning applications. Whilst some overshadowing would occur, particularly in relation to neighbouring communal gardens, it was considered that the proposed layout represented the most appropriate balance between urban design, daylight impacts and residential amenity. South-facing dwellings and landscaped open spaces would receive good levels of sunlight and would benefit from their proximity to Down Lane Park.

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- The quality of the garden spaces to the proposed houses was questioned as they would be north facing; the applicant responding that though this was not ideal the occupants of the homes would benefit from more than sufficient private amenity space
- The applicant advised that the co-living accommodation was intended solely for single adult occupation and would not accommodate persons under the age of 18. Whilst residents who became parents would technically be in breach of their tenancy agreement, the operator would work with residents to secure suitable alternative accommodation rather than requiring them to leave immediately. The applicant reiterated that the accommodation had not been designed for family occupation.
- The applicant emphasised that demand for purpose-built single-person accommodation was expected to continue increasing in response to changing demographics, including later family formation, higher levels of single-person households and increasing housing affordability pressures. It was considered that providing dedicated accommodation for single adults would help relieve pressure on larger family homes.
- Members noted that the applicant would operate in accordance with the provisions of the Renters Reform legislation. Whilst the standard tenancy length was expected to be 12 months, shorter stays could occur depending on future legislative requirements.
- The applicant advised that the co-living model sought to address social isolation by providing extensive shared facilities, including co-working spaces, communal lounges, shared kitchens, gym facilities and social spaces. These communal facilities would allow residents to work, socialise and entertain whilst maintaining the privacy of their individual accommodation.
- The applicant explained that, whilst individual co-living units were single aspect, residents would have access to a range of large, dual-aspect communal spaces throughout the building. It was therefore considered inappropriate to compare the units directly with conventional single-aspect self-contained flats.
- The applicant outlined the support available to residents, including a dedicated residents' app, partnerships with organisations such as Mind, and staff trained to support vulnerable individuals. Previous schemes had successfully accommodated domestic abuse survivors and care leavers in partnership with local authorities and charities, demonstrating the flexibility of the operational model to support a range of housing needs.
- Officers advised that an early-stage Quality Review Panel had considered the overall masterplan for both development sites. Subsequent Quality Review Panels had focused on the southern site (Ashley House) as the design had evolved. Further design review would be undertaken for the northern site (Cannon Factory) as proposals progressed.
- Officers noted that, whilst the proposed buildings would each have their own architectural identity, they could contribute positively to the evolving character of Tottenham Hale through the continued use of high-quality brick architecture. The proposals could reinforce the area's established palette of contrasting brick buildings, whilst contributing positively to the wider townscape.

10) UPDATE ON MAJOR PROPOSALS

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

- Regarding Highgate School, Officers advised that following extensive public consultation, the school intended to progress the schemes with an Officer briefing of the planning applications to Planning Sub Committee to take place soon

10) APPLICATIONS DETERMINED UNDER DELEGATED POWERS

There were no questions on this item.

11) NEW ITEMS OF URGENT BUSINESS

There were none.

12) DATES OF FUTURE MEETING

7th September

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Pre-Application Briefing to Planning Sub-Committee: 7 September 2026**1. DETAILS OF THE DEVELOPMENT****Reference Nos:****Ward:** Highgate

HGY/2023/0328; HGY/2023/0317);
 HGY/2023/0315); HGY/2023/0338);
 HGY/2023/0313); HGY/2023/0679);
 HGY/2023/0390)

Address: Highgate School North Road London N6 4AY**Proposal:** A series of planning applications for the re-development at Highgate School sites as follows:**Planning Application Submissions:***Dyne House and Island Site (HGY/2023/0328)*

Redevelopment of Dyne House, to include:

- 1) Retention, refurbishment and extension of the principal five storey (plus plant and lift over run) Dyne House building;
- 2) Demolition and redevelopment of the rear extension and associated buildings with part one, part two storey structure, including subterranean basement works;
- 3) Retention of the Parade Ground open space, with new sports pitch surface;
- 4) Associated improvements to the Island Site access and underground tunnel, including demolition and redevelopment of service block; and
- 5) Associated landscaping and improved provision for emergency services, servicing and disabled parking.

Science Block (HGY/2023/0317)

Refurbishment and extension of existing Science Block, to include:

- 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation, and internal re-planning/alterations;
- 2) Two storey extension above ground level colonnade to central building, to provide internal re-planning and additional teaching accommodation;
- 3) Creation of additional plant space at roof level of the East Link Block;
- 4) Complete replacement of building systems/plant;
- 5) Rooftop observatory extension;
- 6) Replacement windows and restoration of existing facades; and
- 7) Associated landscaping.

Richards Music Centre (HGY/2023/0315)

Redevelopment of Richards Music Centre, including complete demolition of existing structure and development of a replacement building of two and a half storeys plus basement, and associated landscaping with improved provision for emergency services, servicing and disabled parking.

Mallinson Sport Centre (HGY/2023/0338)

Redevelopment of Mallinson Sport Centre, to include:

- 1) Partial demolition of existing structure, squash and rugby fives court buildings;
- 2) Refurbishment and extension of the remaining facilities, comprising new part single basement, new double height sports hall and new entrances, new teaching classrooms, offices, gym and exercise studios, circulation and ancillary accommodation;
- 3) New basement level outdoor covered rugby fives courts;
- 4) External sunken oval sports pitch; and
- 5) Associated landscaping and improved provision for emergency services and servicing.

Junior Field - Decant Facility (HGY/2023/0313)

Installation of a single storey modular classroom facility, on a temporary basis, for a period of up to six years; associated means of enclosure, footpaths and landscaping; complete reinstatement of the synthetic surface upon cessation of use.

NB – a sixth application, which sought planning permission for engineering and groundwork operations to re-level the existing playing surface and improve drainage including installation of a synthetic turf pitch, creation of biodiverse margins, new emergency and service access and refurbishment of the existing changing pavilion at the Far Field Playing Fields (HGY/2023/0316) has been withdrawn by the applicant.

Listed Building Consent submissions:

Dyne House (HGY/2023/0679)

Listed Building Consent for works to the Island Site including demolition of existing service block and erection of a replacement part one and part two storey structure, together with associated works.

Science Block (HGY/2023/0390)

Listed Building Consent for: Refurbishment and extension of existing Science Block, to include:

- 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation;
- 2) Three storey extension including ground level colonnade to central building;
- 3) Creation of additional plant space at roof level of the East Link Block, with extension of dormer, installation of louvres and internal strengthening/lining.;
- 4) Complete replacement of building systems/plant;

- 5) Rooftop observatory extension;
- 6) Replacement windows and restoration of existing facades; and
- 7) various internal alterations, including: stripping out, removal of internal walls/doors, removal of stairs and installation of new internal doors/walls.

Applicant: Highgate School

Agent: Bidwells LLP

Ownership: Private

Case Officer Contact: Samuel Uff

2. BACKGROUND

2.1. The proposed developments are being briefed to the Planning Sub-Committee to enable Members to view them ahead of determination.

2.2. Generally, such briefings to Members are for pre-application proposals ahead of formal submission of a planning application for consideration and determination. However, in this instance, the planning and listed building applications have already been submitted. The applications were submitted in 2023 and are now only properly ready to be briefed to Members, predominantly due to the extensive additional community consultation events undertaken by the applicant. Officers are also mindful of some Members being new to the Planning Sub-Committee. It is considered that it would be helpful all round to provide Members with a briefing.

2.3. The applicant is anticipating that the planning applications will be presented to the Planning Sub-Committee for decision before the end of the year. The applicant engaged in pre-application discussions with Council Officers and the Greater London Authority since 2016 since which time the Highgate School Supplementary Planning Document (HGS SPD) was formulated and subsequently adopted by the Council in March 2021.

3. SITE AND SURROUNDINGS

3.1. Highgate School was established in 1565. From its early beginnings, with a few buildings accommodating for under 20 children, it expanded following several educational overhauls and today caters for 1,970 students across the estate. Three sites are within the Highgate Village and three further along to the west, on Hampstead Lane and Bishopswood Road.

3.2. A map of the School Estate highlighting the main campus areas, extent of the current School estate and key School buildings can be viewed below. The Far Field (initially proposed for development under planning reference HGY/2023/0616 but since withdrawn) is on the left of the image, Mallinson Sports Centre, Junior Field (decant

facility) and Richards Music Centre are the central annotation, and the Island Site (including Science Block and Dyne House) is located on the right:



Figure 1: School sites

3.3. The existing school land is designated as Site Allocation SA41 of the Local Plan Site Allocations Supplementary Planning Document 2017 (SA DPD), which identifies the site for enhancement, improved accessibility and inclusivity, and general upgrade of existing facilities to respond to current educational needs and building regulations. The sites are located within the Highgate Neighbourhood Plan 2017 boundaries, archaeological priority areas, Metropolitan Open Land, Critical Drainage Zones, adjoins a designated local shopping centre and include many trees protected by Tree Preservation Orders (TPOs). All sites lie on the boundary with the London Borough of Camden.

3.4. The sites are also located within Highgate Conservation Area and are surrounded by numerous statutory and locally listed buildings, primarily within the Highgate Village area. The 'Island site', which includes Dyne House and the Science Block, relevant to these applications, includes several of the main school buildings which are statutory Grade II listed buildings. The school buildings on the eastern side of Southwood Lane, (including Dyne House and the rear buildings and including the sites to the west) are not listed, but a listed building consent application has been submitted for Dyne House because of the subterranean walkway and proximity of this building to the wider site that includes listed buildings.

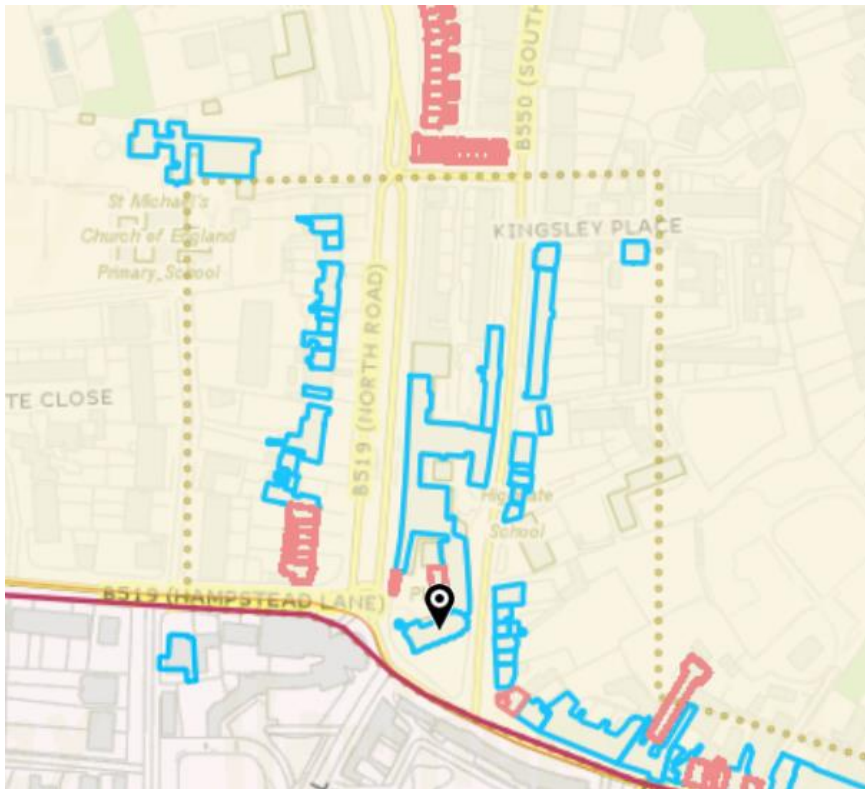


Figure 2: Listed (blue) and locally listed buildings (red) within Highgate Village/Historic School site

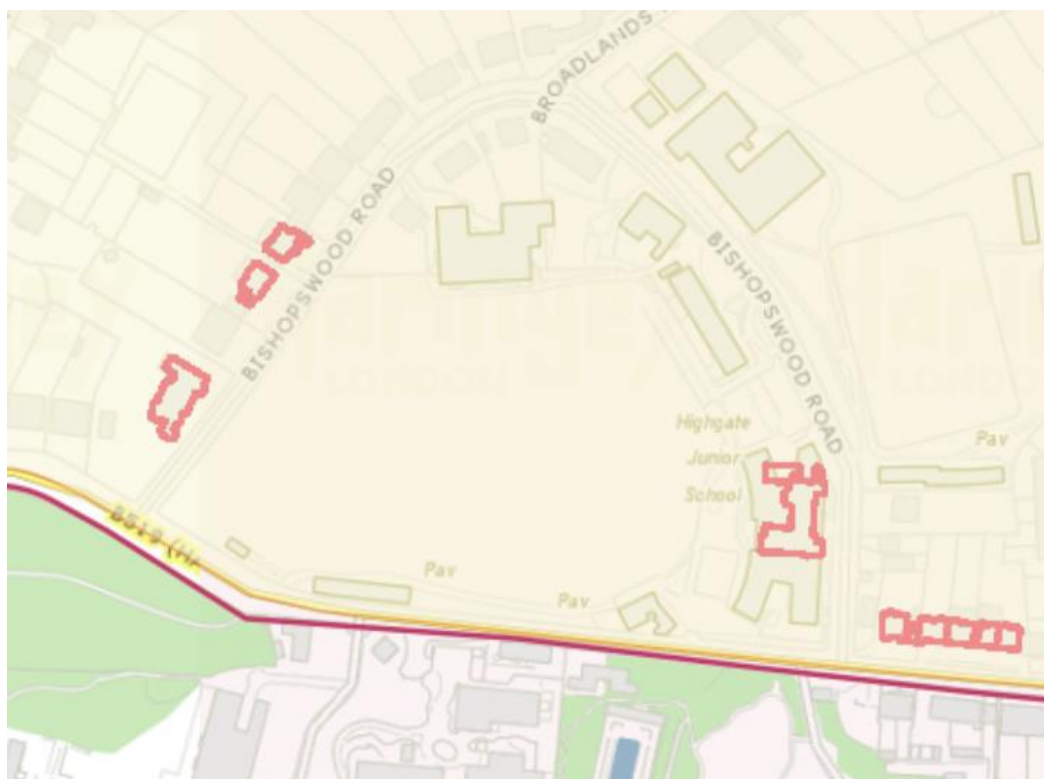


Figure 3: Locally listed buildings around Bishopswood Road

4. PROPOSED DEVELOPMENT

4.1. The Highgate School Supplementary Planning Document (HGS SPD) 2021 identifies a range of objectives to be addressed, amongst them are community engagement, sustainability and active travel. The main sites earmarked for development are as follows:

Highgate Village/Senior School Campus:

- Dyne House and Island Site
- Science Block

Bishopswood Road Campus:

- Richards Music Centre (RMC)
- Mallinson Sports Centre (MSC)
- Bishopswood Sports Ground Temporary Decant

4.2. The current proposals seek planning permission and listed building consent for a longer period than the standard 3 years to ensure that the proposed works can be undertaken sequentially and to ensure the school can continue to function at capacity and minimise the cumulative impacts of development on the surrounding area. If approved, details of sequencing will need to be secured through the imposition of conditions / S106 obligations.

Dyne House and Island Site

4.3. The main Dyne House building at the front of the site is proposed to be refurbished, altered and extended. The rear buildings are intended to be demolished, with newly built part one / part two storey replacement buildings. These replacement buildings would be built into the sloping topography and incorporate subterranean 'basement' spaces. The altered building and new buildings would provide a dedicated Sixth Form Centre and enhanced music facilities.

4.4. At the very rear of the site there is currently a hardstanding area, known as the 'Parade Ground'. It is proposed to reuse this area as informal play space for the school - additional greening around the hardstanding is also proposed.

4.5. There is currently a tunnel which leads from the main school buildings on the Island Site, and which runs beneath Southwood Lane and provides access to Dyne House. It is proposed to alter this tunnel to provide full accessibility between the school buildings. The existing service block on the western side of Southwood Lane is intended to be demolished, with a replacement building constructed.



Figures 4 & 5: Proposed Dyne House - refurbished front elevation and replacement service block

Science Block

4.6. The existing Science Block is located on the 'Island site' and is intended to be refurbished, altered and extended. On the eastern wing of this block, a four storey extension is proposed, which would face into the Science Quad. This extension would deliver an entrance foyer, a lift and stairs. The primary aim of this extension is to improve the accessibility and inclusivity of the Science Block.

4.7. On the northern side of the Science Block site, a three storey extension is proposed, which would provide supplementary teaching accommodation. A new rooftop observatory is also intended on the roof of this block; along with additional plant. Several other external and internal alterations are proposed to the building. The Science Block is attached to the 'Old School Building', which is Grade II statutory listed. Therefore, an

associated listed building consent application (ref: HGY/2023/0679) has been submitted alongside the full planning application.



Figure 6: Proposed Science Block - view from Southwood Lane

Richards Music Centre

4.8. The redevelopment of the Richards Music Centre (RMC) proposes the complete demolition of the existing building to be replaced with a proposed two / two-and-a-half-storey replacement building, with basement. The GIA of the existing building at the RMC is 624sq.m, and the proposed overall GIA is 1,784 sq.m. This represents an uplift of 1,160sq.m.

4.9. The proposed building would include male and female changing facilities with direct access to the pitches, the lower element of the Studio Theatre (which would utilise both the basement and ground floor levels). The first floor would predominantly host drama classrooms, the Drama Office, staff break-out room, while the balcony would allow viewing area of the pitches. The proposal includes landscaping works and improved provisions for emergency services, servicing and parking.

4.10. There have been no changes to the proposed built form since the original submission of the planning application.



Figure 7: Proposed front elevation of the RMC

Mallinson Sports Centre

4.11. The redevelopment of the Mallinson Sports Centre (MSC) proposes partial demolition of the existing structure, squash and fives court buildings. The remaining buildings are to be refurbished and extended to include a new part-single basement, new sports hall, new entrances, new classrooms, offices, five (covered) courts, a gym and exercise studios. The scheme has been amended since the original submission, to re-provide squash courts in the current proposal. The rear open ground of the building is to be redeveloped in order to provide a sunken sports area, which would also provide flood attenuation, which would include some removal of trees and associated re-planting. The proposal includes landscaping works and improved provision for emergency services and general servicing.



Figure 8: Side elevation of the proposed MSC, facing onto decanting/ sports site

Junior Field - Decant Facility

4.12. The proposed works will require the decanting of classrooms for teaching during the period of building works. This aspect of the proposal is for the installation of single-storey modular classrooms on half of the synthetic field between the RMC and the MSC for the period of building works associated with the proposed development. It was provisionally envisaged that implementing the proposed works would take up to 10 years, with the decant facility being utilised for a significant period of that time. However, the applicant has stated that it could be between 6 to 8 years in part due to the removal of the Far field application (ref: HGY/2023/0316) from the estate wide redevelopment plan.

4.13. The temporary buildings would involve the loss of half of the existing hockey pitch and tennis courts during this period. The temporary buildings would be removed when the developments have been completed, and the multi-use play surface would be replaced. Any permission for this temporary decant would be dependent on the implementation of associated permissions within the wider estate and would only be undertaken at that time. This would be secured through condition / S106 obligations if permission were forthcoming.



Figure 9: Visualsion of the proposed Decant Facility

5. PLANNING HISTORY

5.1. The site has an extensive planning history relating to its historic use as a school. Some of the most recent planning history is as follows:

- HGY/2023/0316 – Far Field - Engineering and groundwork operations to relevel existing playing surface and improve drainage including installation of a synthetic turf pitch, creation of biodiverse margins, new emergency and service access and refurbishment of existing changing pavilion. Application withdrawn 30/10/2025.
- HGY/2021/2096 – Mallinson Sports Centre - Construction of a single storey glazed front entrance. Planning permission granted on 27/08/2021.
- HGY/2020/3147 – Engineering works improvements to surface water drainage to the Senior Fields playing pitches, including below ground attenuation tanks, for flood protection. Planning permission granted on 26/01/2021.
- HGY/2020/2980 – Extension to Highgate School Pre-Preparatory building to provide three additional classrooms, a library, covered outdoor play space and level access to the existing school building. Planning permission granted on 12/01/2021.
- HGY/2019/1377 – Part demolition of existing bin store; new electrical substation and bin store extension to existing substation, with external landscaping. Planning permission granted on 28/06/2019.
- HGY/2018/1151 – School Dining Hall - Construction of a single-storey extension to Highgate School dining hall involving the realignment of the

residential curtilage to No. 11 and No. 13 Bishopswood Road (followed with NMA ref. HGY/2019/0615). Planning permission granted on 13/11/2018.

- HGY/2018/1223 – Mallinsons Sports Centre - Refurbishment of the existing swimming pool building including the replacement of the existing metal sheet roof and wall cladding, replacement of existing windows, replacement of existing mechanical and electrical plant (followed with NMA ref. HGY/2018/3656). Planning permission granted on 31/05/2018.
- HGY/2017/2492 – Highgate School Senior Field - Installation of artificial cricket practice surface 30m x 24m in existing sports field plus 6 no. concertina type cricket nets. Planning permission granted on 26/09/2017.
- HGY/2015/1148 – Bishopswood site - Part demolition, extension and alterations to the Highgate School Dining Hall. Planning permission granted on 16/11/2015.
- HGY/2015/1147 – Bishopswood site - Installation of temporary accommodation cabins during the construction works for the Dining Hall project with associated road access and pavement crossing, and subsequent reinstatement of pavement and garden landscaping. Planning permission granted on 13/11/2015.
- HGY/2015/1029 – Mallinson Sports Centre - Refurbishment and extension of the Mallinson Sport Centre, including part single and part double storey extension to the front and a part one storey extension and two storey rear infill extension, as well as internal and external alterations. Planning permission granted on 01/06/2015.

6. CONSULTATIONS

6.0 Consultation responses

- Greater London Authority (GLA): The minor projection of the Mallinson Sport Centre and Richards Music Centre into MOL and the temporary nature of the decant building, with well-considered design approaches, satisfy that there would be very special circumstances to outweigh the harm to MOL. The height, massing and layout have been carefully considered in response to MOL and school functional requirements, and the design is acceptable in strategic planning terms, subject to details. Increased community uses and wider planning assessment recommended (Officer Comment: Comments noted).
- Sport England: Objection - Use of decant facility on artificial grass pitch (AGP) unlikely to meet Sport England's Playing Field Policy unless it is either considered surplus or replaced before the loss. Impact could be reduced if existing use of AGP can be accommodated within a local facility with spare capacity to accommodate

such use (without compromising the use and future use of that facility); the 'reinstated' facility is constructed to align with the guidance and established needs relevant in ten years' time; and the community use of all the school's sports facilities is secured now and into the future by a Community Use Agreement. This would not result in the scheme meeting Sport England Policy but would reduce the impact of the loss whilst providing benefits to local sport in the community (Officer Comment: This matter has been discussed between relevant stakeholders and further detail is being provided with regard to alternative sites, duration of time for decant use and a community use agreement. The applicant has already specified that they will be providing resurfaced AGP, and details of that will be required to comply with Sport England guidance if the application is recommended for approval).

- 20th Century Society – Object to heritage impact from Dyne House development (Officer Comment: This objection would be balanced against the comments from QRP and other material considerations, and will be fully assessed by Officers).

Public Consultation

6.1. Since 2016, the applicant has undertaken its own public consultations on the emerging proposals, which also included the time during the preparation of the Highgate School Supplementary Planning Document (HGS SPD), adopted in 2021. Since the adoption of the SPD, the school has continued engagement with residents regarding their proposals.

6.2. Formal public consultation took place upon validation of the planning/listed building consent applications in 2023 and further public consultation with residents was undertaken in early 2026 to notify of amendments to Mallinson Sports Centre. The applicant has also undertaken their own additional public consultation since the submission of the applications, which have been done as an additional courtesy at their own behest, not as a Planning requirement.

6.3. The Statements of Community Involvement have been updated where relevant to reference the applicant led further consultations for each for the relevant sites. These comments, and those from the statutory consultation by Officers, have formed part of the ongoing consideration of these applications.

6.4. There has been significant local community / public interest in the proposals in response to the formal consultation(s) undertaken by Officers on the applications. A summary of the consultation responses for each application is outlined below in Table 1. It should be noted that many comments from 2023 are reiterated in the 2026 additional comments and that some residents have responded more than once. Only the MSC application was formally re-consulted on in 2026, but the additional comments for the other sites remain valid and are logged.

Site	No. individual responses	Main issues raised
Dyne House	131 objections, 4 support	Design & heritage impact, impact on Highgate Bowl, intensification of use, additional traffic, loss of amenity, basement impact.
Science Block	62 objections, 1 support	Design & heritage impact, intensification of use, additional traffic, loss of amenity particularly to almshouses, Estate wide BNG doesn't cover this site.
Junior Field Decant Site	12 objections, 0 support	Design, loss of playing fields, inappropriate use on MOL.
Richards Music Centre	25 objections, 4 support	Design & heritage impact, intensification of use, additional traffic, loss of MOL.
Mallinson Sports Centre	43 objections, 2 support	Design & heritage impact, additional traffic, extracurricular activities, drainage and flood risk, loss of trees.

Table 1 – Public consultation overview

Local Amenity Groups

6.5. Detailed responses have been received from residents' groups, which are broadly summarised below:

Highgate CAAC: Objection to all of the applications include: Extensive intensification of use with insufficient case for need; impact on need not considered the VAT impact; impact of extracurricular activities (music, sport, drama); missing information from submissions; harm to listed buildings and conservation area; general designs proposed; failure to meet local plan and SPD requirements (Highgate School and Highgate Bowl SPDs); loss of openness to Highgate Bowl from Dyne House extensions; construction impacts and length of time of works; noise and amenity impacts; sustainability issues (including BNG, ecology, carbon, lighting); detailed assessment on transport impact; basement impacts; residential amenity.

Highgate Society: Objection to overall intensification of use and floor space increase; Dyne House specific objections to recladding; impact on surrounding heritage; impact on Highgate Bowl; construction impacts and length of time of works; residential amenity; loss of mature trees; sustainability / energy; and draining, flooding and basement impacts. Support for Ground Source Heat Pumps to Dyne House.

Highgate Neighbourhood Forum: Objection to the impacts of: intensification of uses; construction impacts and length of time of works; object to loss of mature trees and cumulative loss from previously removed trees; loss of trees for drainage (MSC);

shortcomings of BNG; sun analysis shortcomings; amenity impacts; transport and amenity impacts; design / heritage impacts; sustainability impacts; impacts on designated open land including MOL. Welcome increased planting adjacent to Bowl.

Southwood Lane RA: Dyne House and Science Building - Objections to impacts on heritage; stability and groundwater from basement; scale / overdevelopment; neighbour amenity; consultation issues (procedural and not responding to concerns); construction issues and length of time.

Kingsley Place & Somerset Gardens RA: Objections to impacts on heritage; stability and groundwater from basement; scale / overdevelopment; neighbour amenity; consultation issues (procedural and not responding to concerns); construction issues and length of time.

Quality Review Panel

6.6. Earlier pre-application versions of the proposals were assessed by the Quality Review Panel (QRP) on 2nd February 2022 for the Science Block, Dyne House & Island Site, Richard Music Centre and the Mallinson Sports Centre. The submitted proposals broadly reflect the schemes assessed at that time, in part due to the positive responses received by the QRP. The reports from the QRP Review meeting are attached as an appendix.

6.7. The Panel strongly supported the overall high-quality design of the Dyne House development proposals. It particularly welcomed ‘the decision to retain and remodel the existing structure, which is beneficial in terms of embodied carbon.’ It encouraged the applicant team to develop a holistic sustainability strategy for all the buildings being redeveloped.

6.8. The Panel did query depth of substrate in proposed green roofs and whether new tree planting in the parade ground would be desirable, suggesting that maximising sunlight may be more important. Officers have noted such comments and agree that such issues should be required.

6.9. The Panel considered that the proposal for the Science Block would *‘relate well to and enhance the existing buildings and spaces’*. The Panel considered the scheme would restore the form and function of the two quadrangles. The approach to sustainability was welcomed, although some further analysis of the potential for overheating in the Science Quad extension was recommended.

6.10. The Panel considered that the proposal for the Richard Music Centre would create an attractive and successful building. It supported the approach to landscape and greening, and they were comfortable with the *‘incursion into Metropolitan Open Land’*. The Panel considered that the building would relate well to Bishopswood Road and the neighbouring houses, including protection of privacy and light. They felt that the

elevations and materials were well-judged, and that the roof form provides a good solution.

6.11. The strategic approach adopted for the redevelopment of the Mallinson Sports Centre was considered of good quality for the school and the wider community. The sustainability approach was welcomed and refinement to the design of the facades was encouraged and has since been undertaken in the updated designs. The Panel considered the *'incursion into the Metropolitan Open Land is justified'*.

6.12. In summary, QRP comments were positive with only minor suggestions made, which have been incorporated into the submitted applications, with such design solutions continued in any further refinements. A full assessment of each scheme will be undertaken in the Officer committee report once the applications are formally reported to members for a decision.

7. MATERIAL PLANNING CONSIDERATIONS

Principle of Development

Land Uses

7.1. Site Allocation SA41 of the Local Plan Site Allocations Development Plan Document 2017 (SA DPD) identifies the site for extension, improvement, upgrade and modernisation. The proposed development could be considered to meet these requirements by providing/retaining suitable buildings, demolishing and redeveloping others and upgrading/improving existing facilities, in accordance with the approved SPD and relevant local policies.

7.2. The proposed works would need to contribute towards high-quality local educational facilities, enhancement of the Highgate Conservation Area, accessibility improvements, whilst also protecting listed buildings and the Metropolitan Open Land.

Intensification of Use

7.3. The applicant is proposing to redevelop the existing and proposed buildings to reconfigure, extend and improve the existing layouts, as well as provide extensions to improve layouts and facilities for the current quantum of students. Emphasis has been placed by the applicant on this as an enhancement of the existing facilities rather than a means to increase student numbers.

7.4. A Needs Assessment Statement for the School Estate has been submitted. This outlines that the school is operating at near maximum capacity and that the proposed works will free up some capacity and make timetabling more manageable. As mentioned above, the assessment outlines the need for improving classrooms / laboratories, sports, music and drama facilities and that the proposals are not with the intention of increasing student numbers. The current 17 general teaching classrooms on the existing Dyne

House site, with a total of 334 desk spaces, will be transformed into 26 smaller, more versatile seminar rooms on the proposed Dyne House site, with 12 desk spaces each and totalling 312 desk spaces, representing a decrease of 22 desk spaces. For Dyne House and the Science Block as a whole, the total desk spaces will decrease by approximately 46, but the improved layout will mean students can be better accommodated within these buildings.

7.5. The revised layout of existing buildings and purpose-built facilities will enable some existing classrooms, that are currently used for music (and which are dated and unsuitable for music use), to be freed up and re-accommodated in these more suitable, purpose-built spaces. There is also potential for an increased community use as a result of the developments, which is welcomed, but would have modest potential intensification of use which should be suitably assessed.

7.6. Overall, it is accepted that there is no current intention to increase student numbers, beyond that in place through the school license, but rather the aim is to substantially improve the teaching facilities and environment for the current number of pupils attending the school. There is currently no cap on the number of students that can attend the school, and no cap is proposed in this application and has not been required by officers to date.

Masterplanning and Phasing

7.7. In terms of masterplanning, the HGS SPD 2021 notes that '*applications for the strategic proposals identified in this SPD should be brought forward simultaneously to enable them to be considered holistically and comprehensively.*' The applications have been submitted simultaneously as required and officers have considered it prudent to assess these at the same time to ensure a comprehensive approach to determination.

7.8. The masterplan and phasing of proposals for the application sites is anticipated. The applicants have expressed the need to develop one site at a time, with the use of the decanting facility at each stage. Further information will be required prior to determination on the exact sequencing to ensure, that if approved, such phasing does occur and how this will protect the highway network and amenities of adjoining residents. Such assurances will be enshrined through the imposition of conditions and relevant S106 obligations, if planning permission were to be forthcoming.

Impact on Sport Facilities

7.9. The applications for the Mallinson Sports Centre, the Richards Music Centre and the temporary use of Junior Field sports pitches for the decant uses have all required consultation with Sport England, who have been engaged since the pre-application phase, and have been in ongoing discussions with Officers throughout the application process. In general terms their original objections have been partially overcome, with concerns around technical detailing of the retained squash courts, quality of replacement surface and further detail regarding where sporting activities displaced from the Junior

Field will be undertaken. A further request has also been made for increased community uses throughout the wider school site, both during the decant period and for the future. Such issues remain outstanding, but officers are working with the applicant and Sport England to resolve these issues.

7.10. As referenced above, there is potential for increased community uses of these sites. Such expansion of community access to these facilities is not only requested by Sports England but also encouraged by GLA officers to enhance the local benefits package in line with Policy S3 of the London Plan. However, assessment of the impact of such additional use will be required and forms part of ongoing discussions with the applicant.

7.11. Sport England have also requested details of where alternative sports will take place while the decant facility is operating. Such details are being complied by the applicant and will be outlined ahead of any decision. Finalised detail for alternative sites and community uses will be likely to be required prior to commencement of works, if planning permission is forthcoming.

Character, Appearance and Heritage Impact

7.12. Commentary on the design of each of the separate proposals is outlined in this section of the briefing report. All sites are included in the Highgate Conservation Area and will require compliance with recently adopted and published NPPF 2026 policies, relevant London Plan 2021 policies and the Local Plan 2017 land use and planning policies as well as the Highgate Conservation Area Character Appraisal and Management Plan (2013) and the Highgate Neighbourhood Plan (2017). The significance of each heritage asset and the weight that should be afforded to it are significant material planning considerations.

Dyne House and Island Site:

7.13. Dyne House is not a listed building but it is physically connected to Main Hall (known in Highgate as Big School), which is Grade II statutorily listed. As such a listed building consent application has been submitted because of the fact Dyne House (itself not being listed), is attached to a listed building and forms part of the setting of this heritage asset.

7.14. The existing main building at the front of the Dyne House site is of 1960s design and construction. The Highgate Conservation Area Appraisal notes that Dyne House is a good example of its time, however in the context of the conservation area the scale of the building does not reflect the character of the street. Therefore, Dyne House is not considered to be a building, which currently contributes positively to the character of the conservation area. Noting the Conservation Area Appraisal analysis, it is considered that there is an opportunity to enhance the visual contribution this building makes to the conservation area.

7.15. At the front of Dyne House, it is proposed to remove existing lift cores and then erect a front extension, with a new lift core added on the southern side. New brickwork and stone are proposed across the front elevation. The applicant has sought to respond to the proportions of Dyne House by ensuring that the height of the extension would not exceed the height of the existing building.

7.16. The scheme seeks to use suitable brickwork and appropriate design proportions, which would incorporate stone/glazing across the front, and which could also assist in visually breaking-up this elevation and adding visual interest. The general approach has been supported by officers and in QRP discussions.

7.17. The existing buildings at the rear of Dyne House are not identified as being of significant architectural or historic value and would be demolished. The HGS SPD 2021 states that this would be acceptable. The land levels drop away significantly to the rear of Dyne House. It is proposed to construct the replacement rear buildings into these dropping land levels. The elevation drawing in figure 10 indicates that the replacement buildings would not be notably larger in terms of height, when compared with the existing buildings, with the form and materials of the replacement buildings seeking to be complementary to the main Dyne House building.

7.18. The proposed new Parade Ground design at the very rear of the site has proposed improved surface and further greening. The proposed design is to be considered in the context of the Highgate Conservation Area and the wider setting of the Highgate Bowl and a desire to retain openness of that setting.

7.19. The works at the Island Site are intrinsically linked to the Dyne House proposals, as they are aimed at improving accessibility between the two parts of the school. The setting down of the new service block would allow less visibility of this modern addition. Further information on proposed materials will need to ensure that the proposed replacement service block would visually complement the adjacent listed buildings.

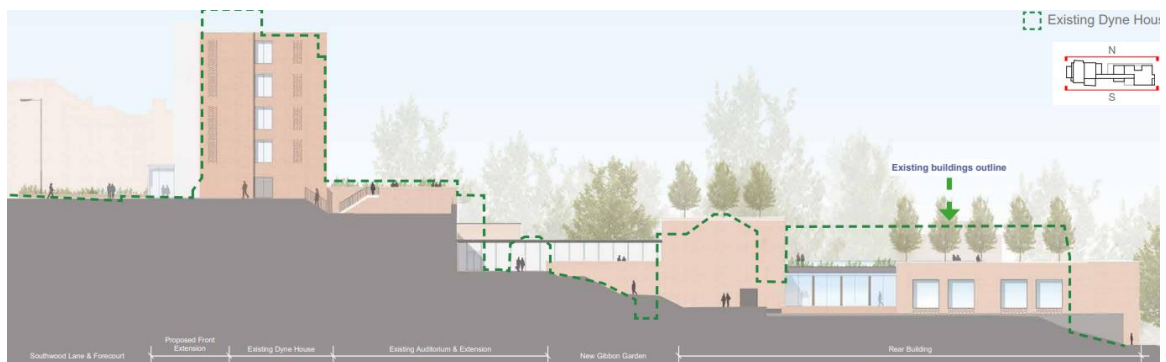


Figure 10: Proposed North Elevation Dyne House

Science Block:

7.20. The Science Block dates from the 1920s and is of classical Edwardian architectural style, incorporating red brick and stone. It is not listed in its own right, however it is attached to the grade II listed Old School Building meaning it clearly forms part of the setting of this heritage asset.

7.21. The proposed extensions would be of limited footprint and would not exceed the height of the existing Science Block (apart from the observatory and plant additions). The flat roof design of the extensions has been pursued to respond to the form of the existing Science Block. The external materials were altered through the pre-application process, with brickwork, glazing and louvres now proposed. The changes to materials are shown below.

7.22. The use of brickwork has been chosen to reflect the construction of the associated listed building. The design has also incorporated modern design features, such as proposed louvres that would visually separate the new addition from the older parts of the building, as well as providing functional benefits. Officers have been broadly supportive of this design approach, subject to the materials and design detailing being respectful of the adjacent heritage assets.



Figure 11: Pre-application material changes



Figure 12: Visualisation of Proposed Southern Elevation

Richards Music Centre

7.23. The Richard Music Centre (RMC) is a single storey, inter-war period red brick building with mansard roof and uPVC windows. The building is adjacent to the Junior Fields (proposed to be used as the Decant Site) and was originally conceived as a school pavilion, only later converted to a music school.

7.24. The building is in a relatively poor condition, of little architectural merit and does not meet modern requirements in terms of accessibility, sustainability or energy efficiency. The building is located within the Highgate Conservation Area but given its limited architectural merit, does not contribute to the area's significance or its setting. The principle of demolition is therefore likely to be acceptable, subject to a high quality replacement building being built.

7.25. The redevelopment of the site involves the demolition of the existing building and construction of a new two and a half storey building for uses ancillary to the main school. Part of the new building would encroach onto the existing area of Metropolitan Open Land but the section of land in question is currently in use as a car park and does not form part of the playing fields nor open green space. The HGS SPD states that 'the Council is required, in accordance with the NPPF, to assess whether the proposals for the development of any of this land satisfy the relevant test of 'very special circumstances' having regard to the policies of the statutory Development Plan and National Policy.' In development plan terms, London Plan Policy G3 identifies that MOL is afforded the same

level of policy protection as the Green Belt and the updated NPPF, London Plan and Local Plan set out when such development is not considered to be inappropriate.

7.26. Whether the loss of approximately 186sqm will be acceptable in terms of 'very special circumstances' will form part of the planning assessment. The proposal is subject to the GLA's approval with regards to the MOL. Consultation has been undertaken with the GLA and has been broadly supported, with only minor comments on cycle storage raised. The wider impact on MOL is considered in more detail below.

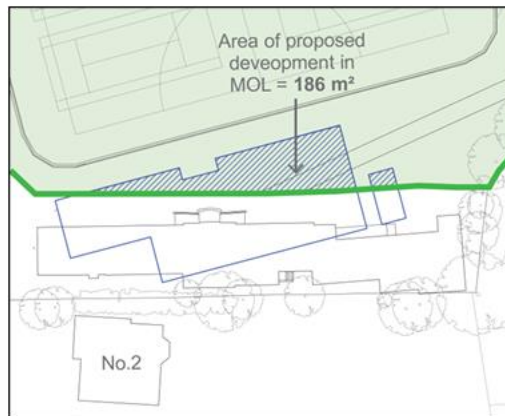


Figure 13: MOL incursion

7.27. Many of the surrounding buildings are detached Victorian era properties and school buildings of varying architectural merit. There is also the existing Mallinson Sports Centre which has an industrial appearance and is highlighted in the Highgate Conservation Area Appraisal as a negative contributor and detracting from the environment, which all form part of this wider setting. Officers are considering whether the proposed design would preserve and enhance the character and appearance of the Highgate Conservation Area and not cause harm to it.

7.28. Following pre-application advice by the officers and QRP, the proposal was refined to provide a better design contributing to the enhancement of the Conservation Area given the visual amenity of the existing parking area. The front elevation facing the open space was improved by adding a focal point/entrance that articulates the facade effectively. The southern elevation was improved to break up the bulk and monotony of the elevation by exploring a variety of materials/brick courses.



Figure 14: Existing (green outlined) and proposed massing of the RMC

Mallinson Sports Centre

7.29. The Mallinson Sports Centre (MSC) is located on Bishopswood Road and accommodates both internal and external sporting facilities including a swimming pool, sports hall, squash courts and rugby Fives Courts. The swimming pool was built in the 1960s and the main sports complex in the 1980s for what was then only a boys' school.

7.30. The MSC was developed on a piecemeal basis and no longer fully meets the current and future needs of Highgate School's Sports and Exercise (SpEx) programme. The co-educational nature of sport and the growth of individual team sports alongside the continuing popularity of traditional team sports have resulted in additional requirements for sports facilities (i.e. segregated changing facilities). The School needs to invest in the SpEx programme and improve the existing facilities of the MSC.

7.31. The current building does not provide disabled access to the majority of facilities, only allowing disabled access into the main reception area and mezzanine hall. The proposed developments will improve accessibility and the general standard of sporting facilities.

7.32. The existing MSC building is identified in the Highgate Conservation Area Appraisal as being a negative contributor, which does not enhance the character or appearance of the Conservation Area and detracts from the environment generally. The Conservation Area Appraisal states that there are a *'number of buildings connected with the School which detract from the environment especially the sports centre swimming pool and other facilities south side of the road opposite the Mills Centre and the Junior School. These have a somewhat industrial appearance and the cladding and roofing materials are not well maintained'*. Furthermore, the uncharacteristic design is also suffering from general wear and tear.

7.33. Accordingly, proposals for the demolition of the building are likely to be considered acceptable subject to appropriate redevelopment of the site. This also holds for the squash courts adjacent to the Fives Courts, which is a building which needs substantial refurbishment or replacement and is not considered to make any particular contribution to heritage interest, and therefore the proposals for demolition and redevelopment are considered to be a suitable approach.

7.34. Officers and the applicant have had extensive design discussions throughout the pre-application and application process. The proposals would be finished with a palette of brick, stone and other materials that would need to provide a distinctive modern appearance in this area. There have been minor alterations to the design through the application process (see figures 16 and 17 below), which seek to improve the appearance of the frontage and integrate the bicycle store, previously proposed externally adjacent to the site frontage, into the building. The proposed design of the alterations and extensions to the existing buildings, and the design of the new buildings, would need to preserve and enhance local heritage assets. Final assessments still need to be undertaken.

7.35. The main aim of the refurbishment and redevelopment of the MSC is to provide high quality sporting facilities that are fully accessible, of high-quality design that enhances the Conservation Area and protects neighbouring amenities. The proposed provision of the amphitheatre tiered area to the rear seeks to further improve drainage. The proposal also seeks to protect and safeguard existing trees and provide further trees and landscaping. However, a total of 32 trees would be removed for the flood basin, which equates to around 30% of the current trees in this area. These are predominantly low or low to moderate trees and the loss would have additional benefits of replacement planting of 54 trees in this area, and improved woodland management of the resultant area.

7.36. The current proposal will also require the removal of two mature street trees on Bishopswood Road (T45 Lime tree and T4 Sycamore tree). The Root Protection Area for these trees has been reviewed, and both will likely need to be removed, but these would be replaced by 7 new trees. The loss of these trees will be considered in the context of the replacement tree planting and wider benefits of the development, including improvements to BNG and UGF.

7.37. The design and layout of the scheme attempts to avoid adversely affecting the openness of the MOL. The proposed design has sought to better address the MOL from the fairly closed off relationship to the MOL. Such impacts will form part of the overall assessment of this proposed development.

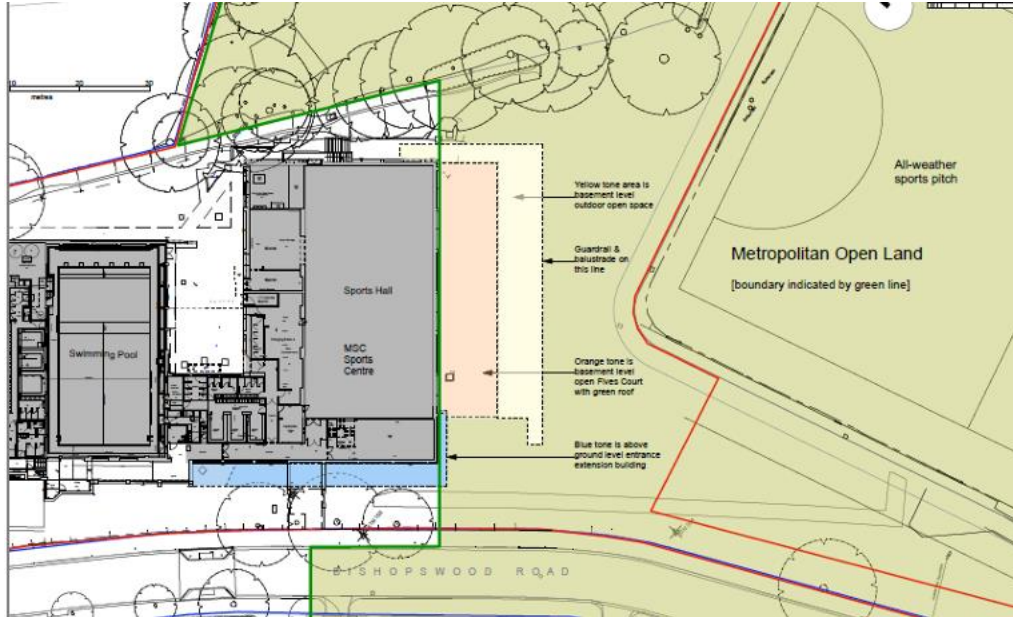


Figure 15: Dashed line of encroachment for sunken courts



Figure 16: MSC proposed design



Figure 17: Amended glazing and turret detail since submission

Junior Field - Decant Facility:

7.38. The decanting of each of the Science Block, Dyne House, RMC would be required during their redevelopment and would only be commenced when the wider redevelopment is to be implemented, should permission be forthcoming. The applicant proposes to use half of the existing synthetic sports field between the RMC and MSC during those periods. This was initially considered to require 10 years, but there is a suggestion that this could be less time, subject to confirmation in the final assessment.

7.39. The development is proposed to involve the installation of a 2,460 sqm single storey temporary modular teaching building and alterations to an existing cricket fence to enable the remaining sports pitches to be used during this period. The existing synthetic surface of the subject sports field requires replacing regardless of any proposed works

on the site and would be re-laid with an updated version of the existing artificial surface following the termination of the decanting period, which is considered to be a positive longer term intervention.

7.40. The subject field is accessed via the Bishopswood Road as well as the pedestrian pathway from North Road, along the St Michael's Catholic Primary School. This is to remain as existing and provides a shorter route to the site.

7.41. The proposal is subject to the GLA's approval with regards to the MOL status, which has been supported throughout the process and in formal comments received through the consideration of the application.



Figure 18: Proposed decant layout

Impact on MOL

7.42. Essentially planning policy at all levels has a presumption against inappropriate development on MOL. London Plan Policy G3 states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. The relevant policies are laid out in the adopted Local Plan, London Plan and the NPPF and were at the forefront of initial discussions.

7.43. The recently updated NPPF (2026) Policy GB6 references control of development in the Green Belt and that development should not be approved except in 'very special circumstances' aligning with the previous version and adopted policies. Policy GB7 sets out categories of development which are not inappropriate in the Green Belt. Part (b) of GB7 sets out that '*the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction*' and that '*In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces*'.

7.44. The draft London Plan reiterates the amended wording set out in the NPPF (2026) with regard to appropriate development in Green Belt. This more broadly references appropriate development on MOL where the following applies:

- (1) It is minor development, or development involving previously developed land only (above ground structures), and is beneficial to the strategic function of the MOL
- (2) It is the replacement, extension or alteration of a building used in connection with an appropriate use, provided it does not result in disproportionate additions over and above the size of the original building.
- (3) It is the provision of new facilities connected with an appropriate use that enhances the MOL's functionality, including for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the remaining MOL, does not result in a net reduction in public access, or otherwise conflict with the MOL's other established functions

7.45. There would be development on MOL in the applications that relate to Richards Music Centre, Mallinson Sports Centre and the Decant Site. The level of encroachment and special circumstances are material considerations of significant weight.

7.46. The decanting facility would affect MOL on a temporary basis only but was assessed positively by GLA as it would enable the school to develop the 10-year estate programme; and acknowledged that there is no suitable alternative site. Therefore, providing the required 'very special circumstances' for that temporary development, in their view.

7.47. The comments from the GLA acknowledge that there would be a very low level of harm through the encroachments but that such harm would be acceptable given the "very special circumstances". The advice is caveated with a desire to strongly encourage additional community uses where possible to provide greater benefit. The GLA response and detailed submission from the applicant will be considered in officers' assessment of the proposed schemes in assessing the impact on MOL.

Amenity

7.48. Issues of amenity impact, including additional noise impacts, overlooking and loss of daylight or sunlight have been highlighted as significant impacts through the consultation period. The design of these schemes seek to help mitigate any such impacts.

7.49. It should also be noted that planning conditions with respect to demolition and construction management plans for specific sites and a wider construction logistics plan would consider how each of these sites would be delivered sequentially and how any potential adverse impacts would be mitigated in the construction period; if permissions were forthcoming. Draft versions of these reports have been provided, and further detail will be required as this assessment continues and through planning conditions and S106 planning obligations if permission were forthcoming. This will ensure up to date

circumstances and that the detail of construction can be finalised at that time, to minimise amenity impacts and ensure highway safety.

Dyne House and Island Site

7.50. There are properties on Southwood Lane and Kingsley Place, which neighbour the Dyne House site. The scale of the extensions and new buildings at Dyne House have been reduced, when compared with previous proposals in order to reduce the impacts of loss of light, overshadowing, loss of privacy or restriction of outlook on residents of neighbouring properties.

7.51. The incorporation of music facilities into the Dyne House proposals means that there is a possibility of noise break out generated through the use of the building - however it is important to note that there are existing music facilities currently on the site, as a baseline for this assessment. The formalisation of the layout through this application means that these impacts can be better mitigated through design and layout, resulting in the main music rooms accommodated at subterranean level. Further mitigation is proposed through the use of attenuating glazing for those above ground level. The full impact remains under assessment.

7.52. The scale and massing of the proposed building will be approximately that of the existing buildings but there are areas where there will be potential for greater impacts. Such assessment has been undertaken in regard to the proposal and are under ongoing officer consideration. Likewise, concerns have been raised regarding potential overlooking from the proposed building and roof terraces. The use of these rooms, terrace access and overlooking, as well as assessment of the use of those areas impacted and reasonable expectations for privacy of them will be undertaken in the full officer assessment.

7.53. The impact of extending the site and setting of the site within the Highgate Village area, with associated narrow pedestrian highways, heavy traffic at drop-off and pick up times and compact character of the surrounding area have been highlighted through consultation. As referenced above, the requirement for a Demolition/Construction Management Plan for this specific site and Construction Logistics Plan for the wider Estate will be required for assessment to ensure potential adverse impacts on surrounding residents can be mitigated if permission were forthcoming.

Science Block

7.54. The Science Block is within the same locality as Dyne House and therefore there are similar issues to consider regarding construction and impact on the 'village' setting.

7.55. To the north of the Science Block are properties at the almshouses. The northern extension to the Science Block would be visible from some of the dwellings at the almshouses. Whilst this is noted, the modest depth of the northern extension should limit the likelihood of undue overbearing impacts, loss of light, overshadowing or restriction of

outlook affecting these properties. A BRE assessment has been submitted and is being reviewed by officers, but it is noted that these almshouses have limited levels of daylight due to their close proximity to the site and the historic reconfiguration, extension and partial amalgamation of these dwellings, which results in a low baseline value for these properties.

7.56. The degree of overlooking towards the almshouses is under assessment but the louvred window design is noted as an attempt to mitigate such issues, whilst also providing suitable design features. A full assessment of all amenity impacts will be undertaken in the final officer assessment.

Richards Music Centre

7.57. The re-development of the RMC building is proposed to follow a similar footprint to the existing building on site. However, the location of the proposed building attempts to improve the relationship with neighbours by being set forward. The new building would be of similar height but with reduced bulk to its rear and align with the existing sports ground, thereby attempting to improve its legibility and appreciation of it as part of the sports ground. The greater distance from the immediate neighbour to the south, at no. 2 Bishopswood Road and reduced bulk to its rear aims to improve the amenities of these neighbouring residents. Such amenity impacts will be reviewed in detail in the full assessment of this application.

Mallinson Sport Centre

7.58. The redevelopment of the MSC, if approved, would result in temporary disturbance during construction to adjoining residents. However, the detached nature of the building, retention of existing use and similar scale and massing of the building means this will likely not have a significant impact on long term residential amenity, subject to full consideration in the final officer assessment.

Junior Field - Decant Site

7.59. The proposal to decant existing classrooms to the sports field during construction works would result in an additional number of students at the Bishopswood Site who, in their majority, would travel to the site via the pedestrian pathway leading from North Road. The applicant has provided detail to address the impact of these temporary classrooms and to avoid undue additional noise and disturbance to adjoining residents during the hours of use of the site.

Energy & Sustainability

7.60. The applicant has undertaken an energy strategy options appraisal and determined that the development's energy needs and a carbon reduction can be secured through the provision of a variety of mitigating measures.

7.61. The applicant submitted detailed Energy and Sustainability Statements for all of the sites considered as 'Major Applications' (all sites other than the Science Block). The extensions to the Science building are relatively modest and the application is categorised as a 'Minor application' so does not have the same level of detail but does still provide details of how the improvements would have a beneficial impact on overheating and energy use.

7.62. The Energy and Sustainability Statements highlight key improvements including the use of internal and external shading techniques, green roofs and passive design principles. These also show use of PV panels where appropriate as the main source of renewable energy.

7.63. Such issues continue to be discussed with the applicant, to ensure policy compliance as well as optimal solutions.

Transportation and Parking

7.64. The sites have a range of public transport connections, with public transport accessibility levels (PTAL) ranging between 3 and 4 for Dyne House and Science Block. Whereas the PTALs for the Bishopswood Road sites (RMC, decant facility and MSC) range between 1a and 2; with 6b being the highest and 1a being the lowest.

7.65. The applicant has stated throughout the application process that there is no intention to increase the number of pupils attending the school, nor associated staff numbers. Whilst officers do not doubt this intent, consideration needs to be had to the point that improvements could create potential for intensification of use at a later date. The improvements to drama, music and sports facilities have some potential for a modest future increase in student intake in future through some freeing up of classes undertaken in existing classrooms and added emphasis on these areas in the curriculum. Such potential increases will be fully assessed for the cumulative sites. Likewise, some additional vehicle movements for extracurricular activities or increased community uses could occur and if so, should be assessed accordingly. These issues are being reviewed with the applicant and updated assessments are being provided to allow greater clarity of any impact and potential mitigations.

7.66. The proposals at Dyne House would result in the loss of 6 off-street parking bays, which would be rationalised to provide 2 accessible parking bays and landscaping. Likewise, there are 12 existing parking bays for RMC, which would be rationalised for 2 accessible parking bays. Such reductions, and new provision for accessible bays, are justified within the application and are being assessed by Transportation officers.

7.67. The Science Block, Junior Field (Decant Site) and MSC have no existing parking, and none is proposed. Although a new access is proposed for MSC, this would be for maintenance and servicing vehicles only and not for general use. This is being assessed by Transportation officers.

7.68. Demolition and Construction Management Plans for specific sites and a wider Construction Logistics Plan would consider how each of these sites would be delivered individually and sequentially to mitigate impacts of development during the construction period.

7.69. Cycle parking provision for all the sites, including the Decant Site, should be compliant with the requirements of the London Plan, such details are being considered and appropriate conditions would be included in the event that permission were forthcoming.

Basement impact

7.70. Significant basement excavations are proposed to Dyne House and Mallinson Sports Centre. These applications are supported by Basement Impact Assessments (BIA), which detail the existing site conditions and outline how construction would take place in a safe and secure manner. The BIAs have been reviewed by officers with the assistance of third party structural engineer specialists at Campbell Reith.

Mallinson Sports Centre

7.71. The basement to MSC is proposed to form the new Fives Court to the south of the building, directly adjacent to the existing Sports Hall, with a maximum depth of approximately 4m. The other basement to this building will be beneath the new Sports Hall to the north, directly adjacent to the existing Pool Hall Block, with a maximum depth of approximately 3.7m. The development also includes construction of a 1.5m deep sunken amphitheatre in the adjacent playing fields, proposed as a flood storage attenuation. The BIA for this site has been updated in conjunction with engineering specialists from Campbell Reith.

7.72. The Campbell Reith assessment of the report considers the scope and findings of the BIA to be acceptable and that any impacts can be suitably addressed through further conditions. The report has considered the consultation reports from residents in that assessment. A tracker of concerns and outcomes has also been included in the response. The BIAs and Campbell Reith review will form a key part of the officer assessment.

Dyne House and Island Site

7.73. The basement to Dyne House and the Island Site includes a one to three-level basement in the rear of the site. The site is on a slope so the extensions would be partly built into this, but this would still be a significant basement excavation. A Ground Movement Assessment has been undertaken and considers impact on the buildings on the site and potential impact on neighbours.

7.74. The Campbell Reith assessment concludes that the main structural impact would be on the applicant owned buildings within the site, but that these would be in Burland Category 1, which is aesthetic rather than structural impact. Additional potential impact is

highlighted to no.16 Southwood Lane, but these would be categorized as Burland Category 1 and Category 0, which is very slight impact, even less than the aesthetic impact anticipated on-site. As with Dyne House, the comments from residents on these matters have been taken into account and will be detailed within the assessment. The BIAs and Campbell Reith review form a key part of the officer assessment.

Drainage

7.75. The applicant has outlined various plans to improve the drainage capabilities for each of the sites and considers flood risk impacts. The submissions include details of the proposed surface water drainage scheme in accordance with the drainage hierarchy and to incorporate SuDS best practice to achieve greenfield run-off rates and ensure suitable surface water run-off is achieved. These are broadly considered to align with policy but further clarifications have been requested to ensure that impacts are minimised.

Landscaping, Trees & Public Realm

7.76. The London Plan sets a minimum urban greening factor target score of 0.3 for commercial (non-residential) development. The applications set these figures within wider ecology and landscaping submissions. Dyne House proposes a UGF of 0.48; MSC proposes 0.74; and RMC proposes 0.313. The decant and Science Block have outlined improvements but have not given specific figures at this time, but such impacts will be considered in the Officer's assessment.

7.77. Biodiversity Net Gain (BNG) only became mandatory for major developments in England on 12 February 2024, with small sites following from 2 April 2024. The applications were all submitted prior to this date and as such there is no statutory requirement for application of the 10% BNG metric. However, the applicant has provided assessments to show an ambition for biodiversity improvements, in line with London Plan Policy G6. An Estate Wide Study has been provided in this regard, which focuses on the Bishopswood campus of MSC, RMC and the decant site. However, there will also be significant improvements to Dyne House and Science Building, which are more of an urban character, but propose additional greening. Specific details for those sites have been requested.

7.78. Trees would generally be retained and protected, however where tree removal is essential, replacement planting of the same quality would be required. In certain instances, such as the removal of two mature trees (T45 Lime and T4 Sycamore) to the side of the MSC, the removal has been highlighted by the applicant as essential for the development to take place. An additional 7 additional trees are also proposed be planted along the street frontage to mitigate for the potential loss.

7.79. Likewise, on the MSC site, 32 trees (representing approximately 30% of this group) would be removed for the proposed flood basin but apart from T33, these are all tightly spaced woodland edge trees of low to moderate quality. New tree planting would provide

a better age structure for the long term and introduce 54 new suitable 'forest' sized trees, such as oak, lime, sweet chestnut within the woodland area.

7.80. For the Dyne House and Island site, there are numerous mature trees within and adjacent to the site, which are protected due to their location in the conservation area. The applicants have sought to locate the proposed development away from the trees, so as to avoid intrusion into root protection areas, where possible, as justified by them in the arboricultural impact assessment submission. Such removal and protection of existing trees and proposed re-planting for all sites remains under consideration by officers.

7.81. Where possible, any new hardstanding is proposed to be permeable. In this regard landscaping proposals, ecological reports, arboricultural impact assessments, tree surveys and arboricultural method statements have been provided the planning applications.

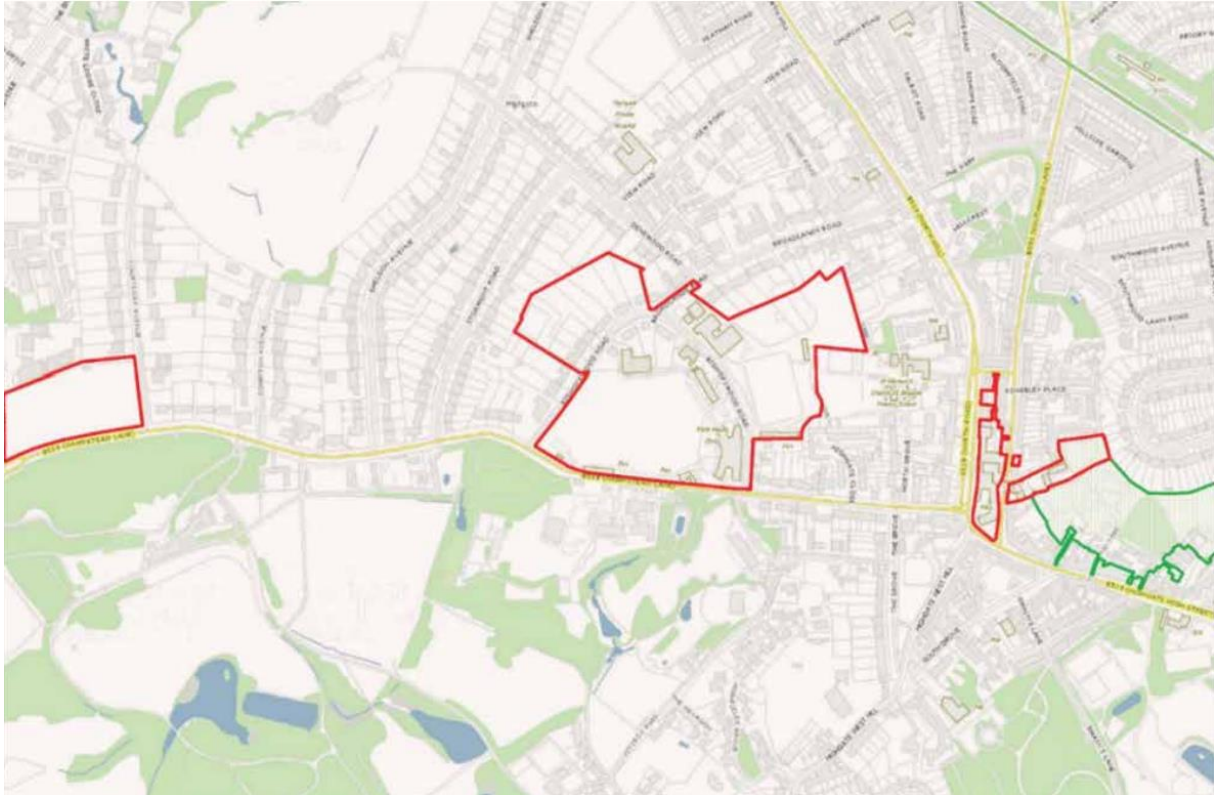
Community Infrastructure Levy (CIL) / Section 106

7.82. The development will be CIL exempt based on its education and charitable status.

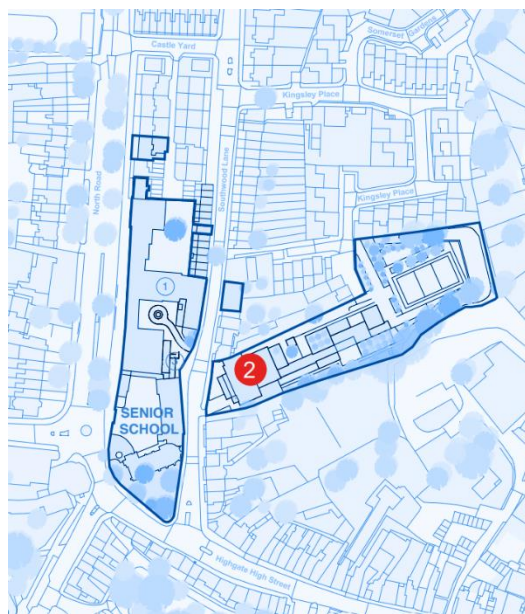
7.83. A S106 and relevant Heads of Terms are being discussed with the applicant, which would be agreed in the event that permission would be recommended by Officers. These will likely include details of Demolition and Construction Logistics Plans for the sequential development of the site, details of development phasing and details of a community use plan, as well as any other relevant obligations such as employing local people during demolition/construction phases. Such details will be finalised as the assessments are concluded.

PLANS AND IMAGES

Existing Site Plan



Dyne House and Island Site



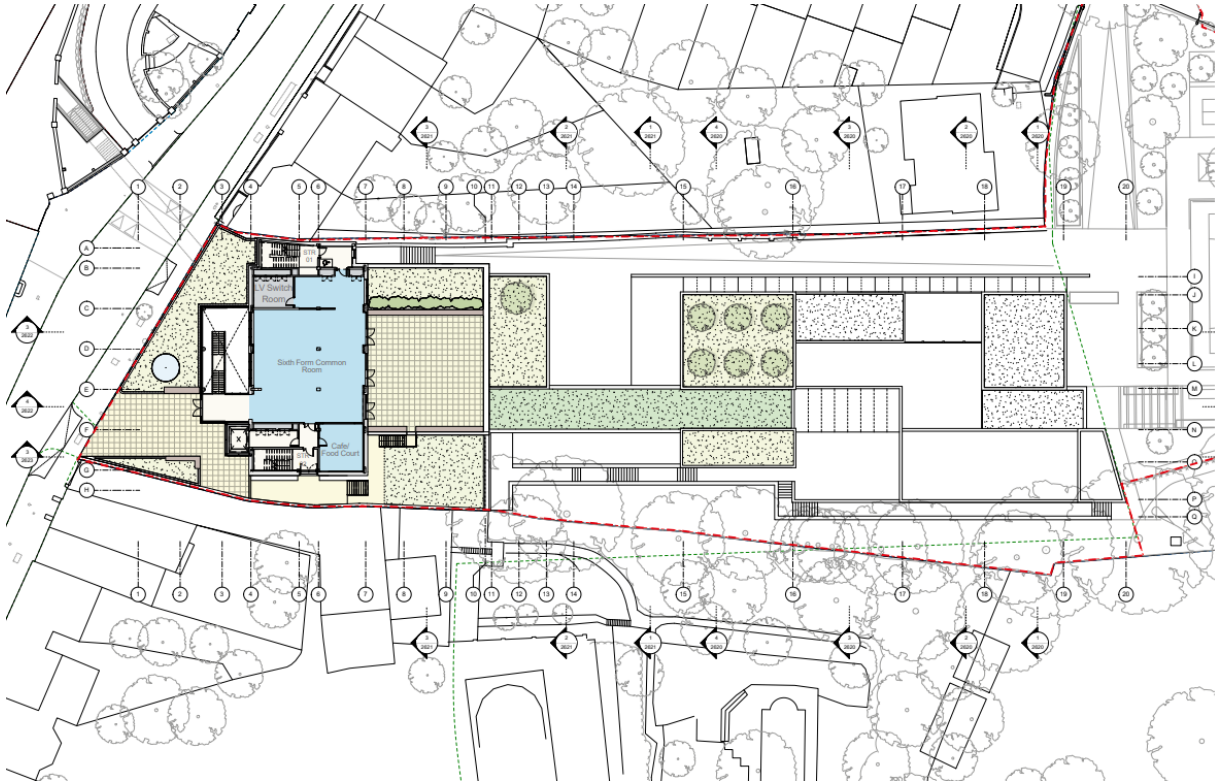
Site Location Plan



Photo of Front Elevation



Photo of Rear Elevation



Proposed Ground Floor Plan



Proposed landscaping plan



Image of Proposed Front Elevation



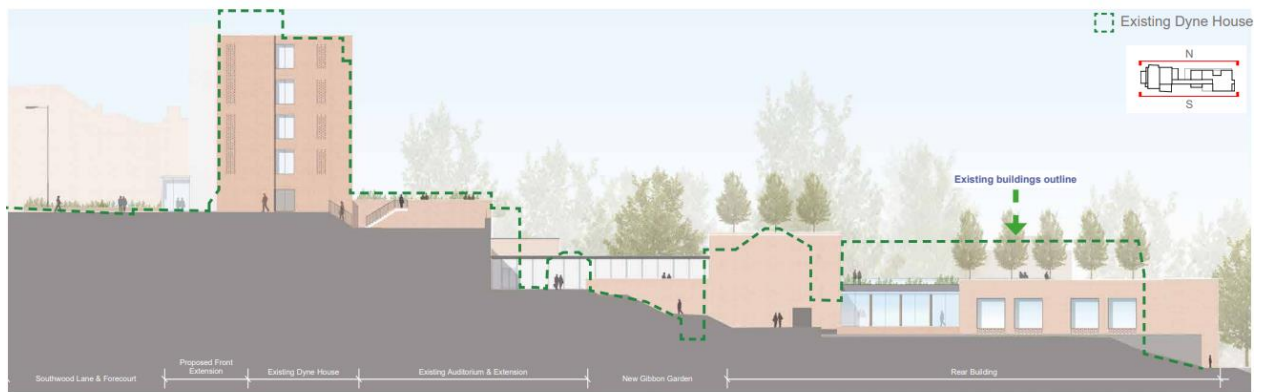
Image of Proposed Rear Elevation



Section



North Elevation



South Elevation

Proposed North & South Elevations

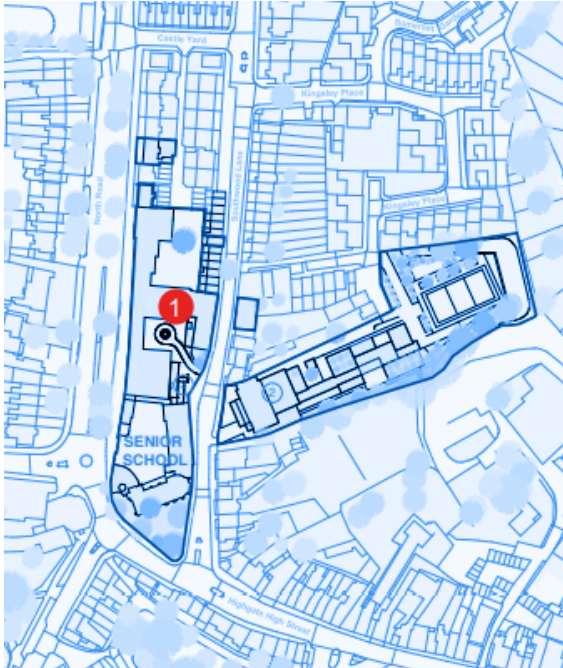


Photo of Island Site Service Block



Image of Island Site Proposed Service Block

Science Block



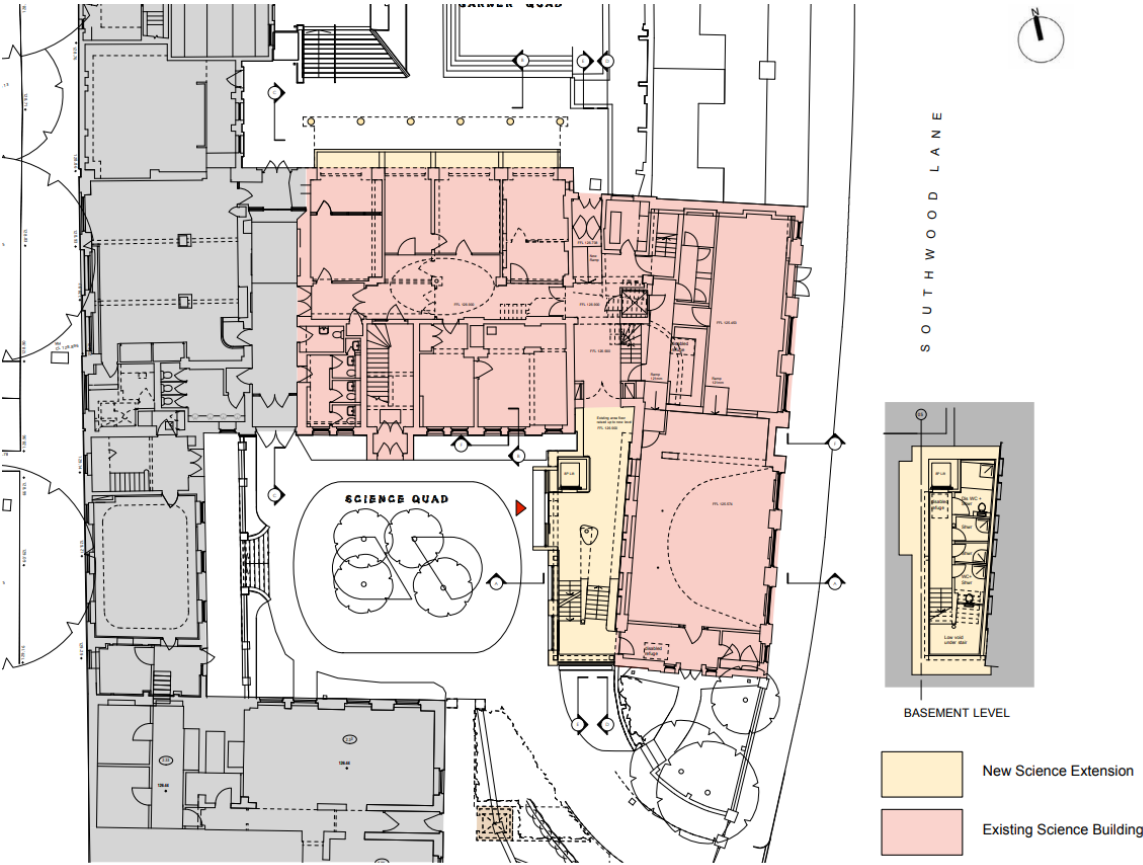
Site Location Plan



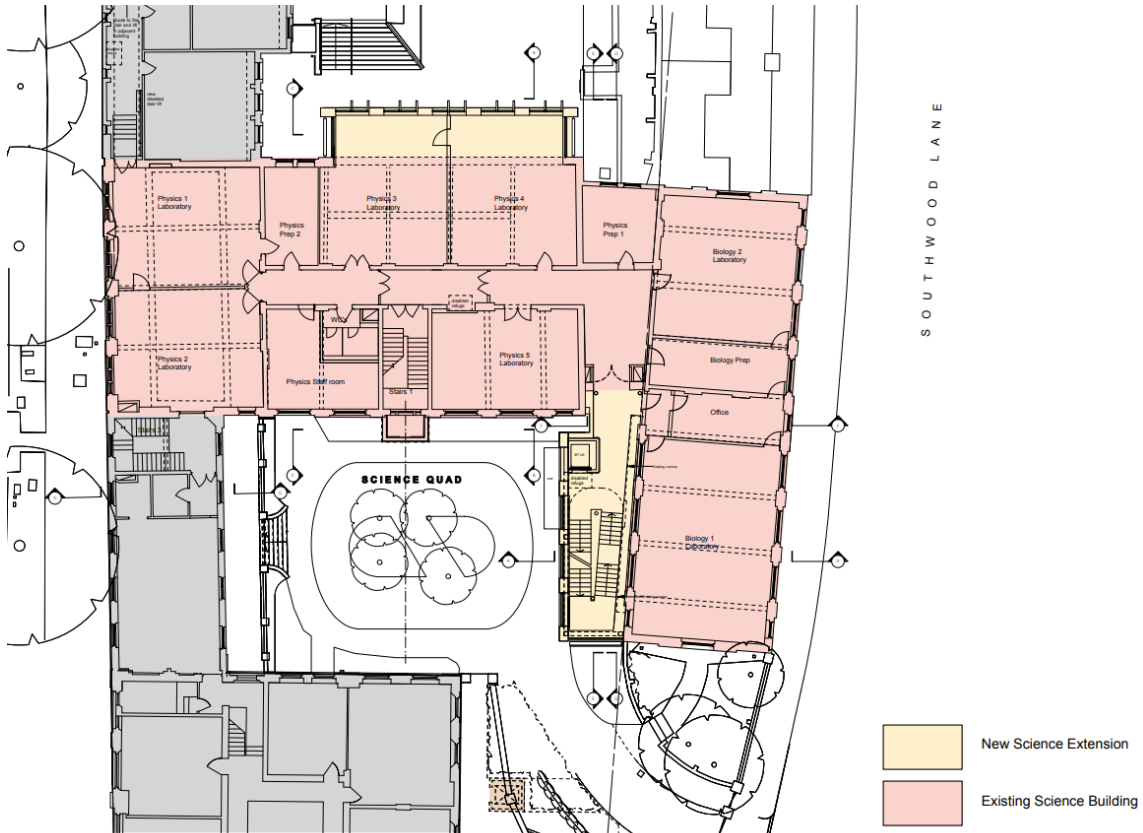
Aerial Image 1



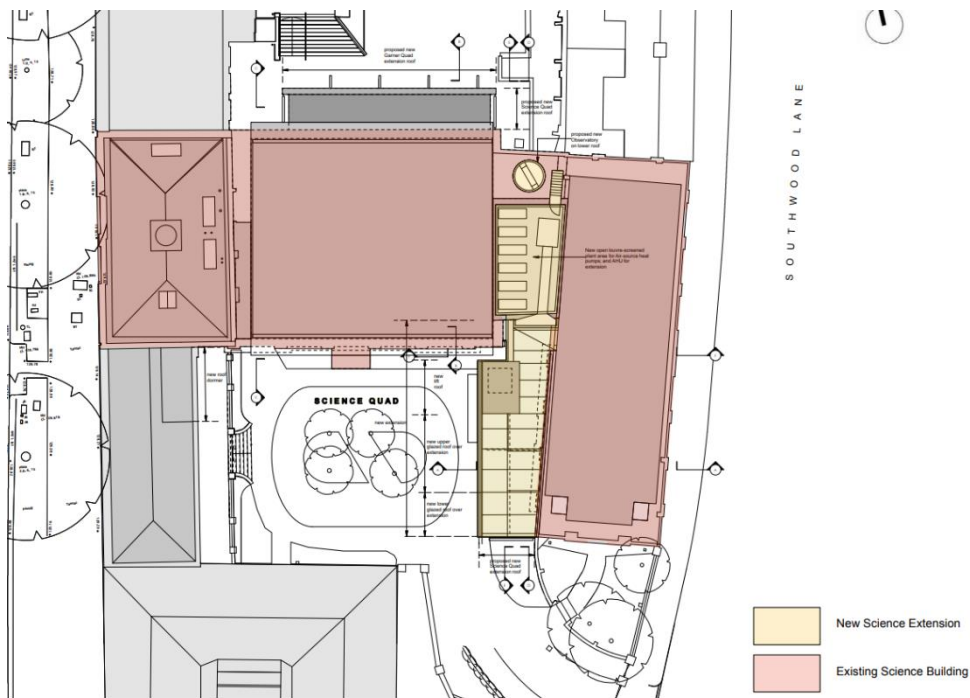
Aerial Image 2



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



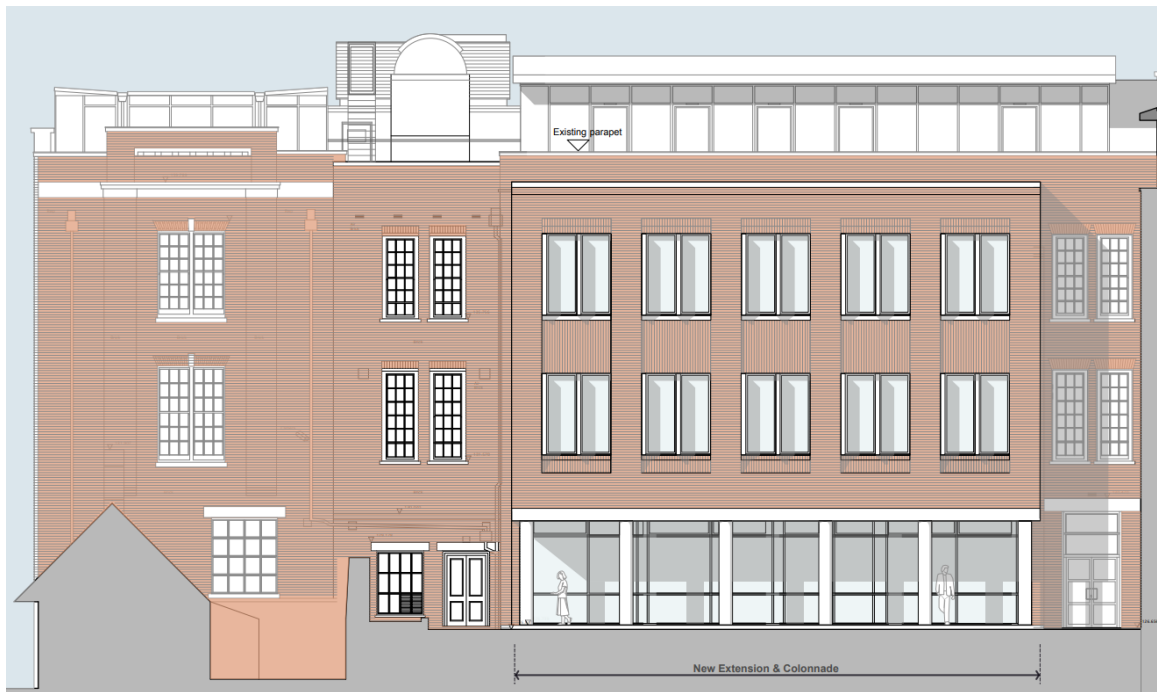
Proposed Western Elevation



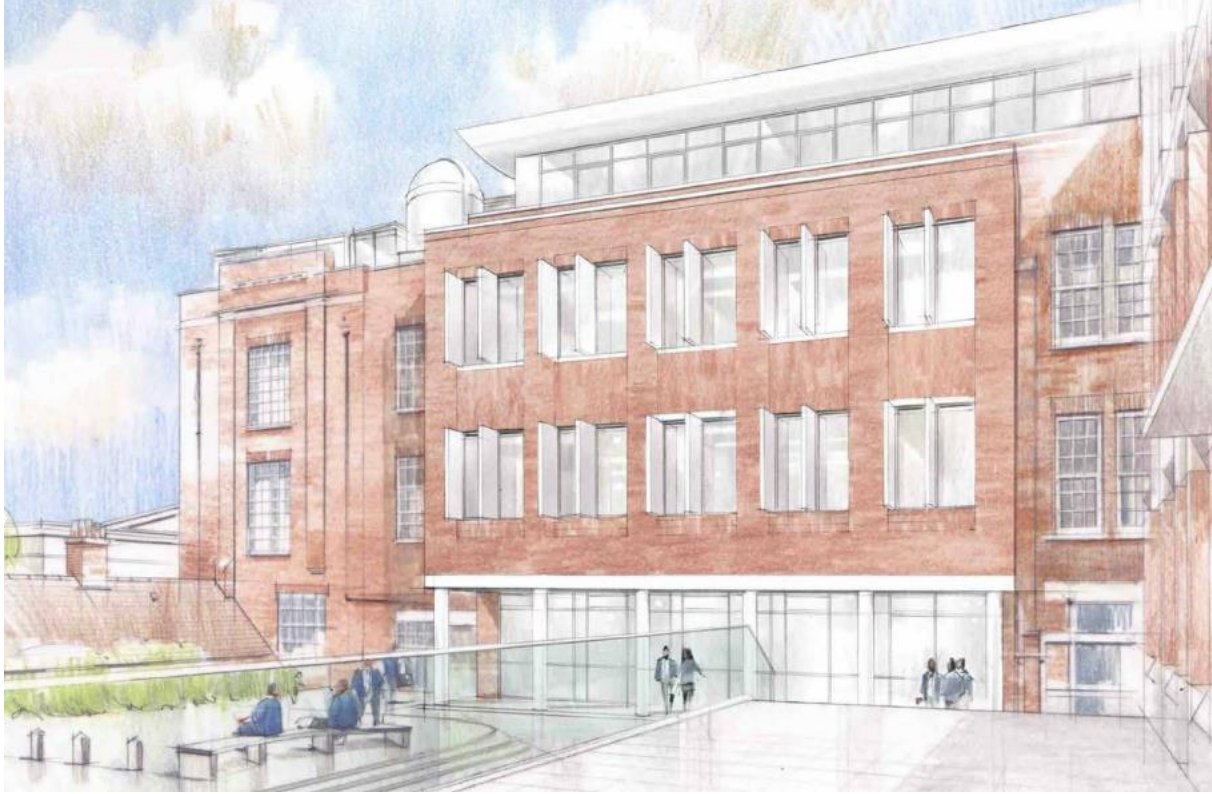
Perspective View Western Elevation



Image of Proposed Southern Elevation



Proposed North Elevation



Perspective View North Elevation



Illustrative CGI: View from east on Southwood Lane

Richards Music Centre



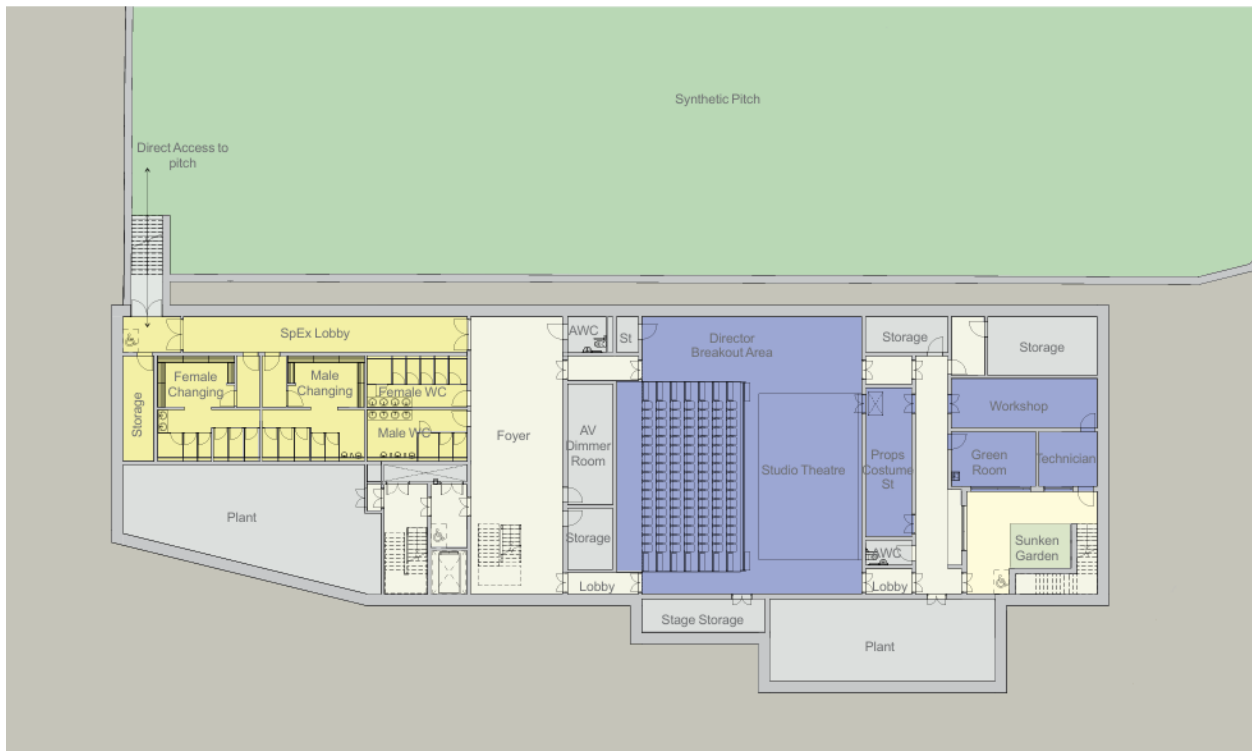
Site Location Plan



RMC Photo



Proposed Site Plan



Proposed Basement



Proposed Ground Floor Plan



Proposed First Floor Plan



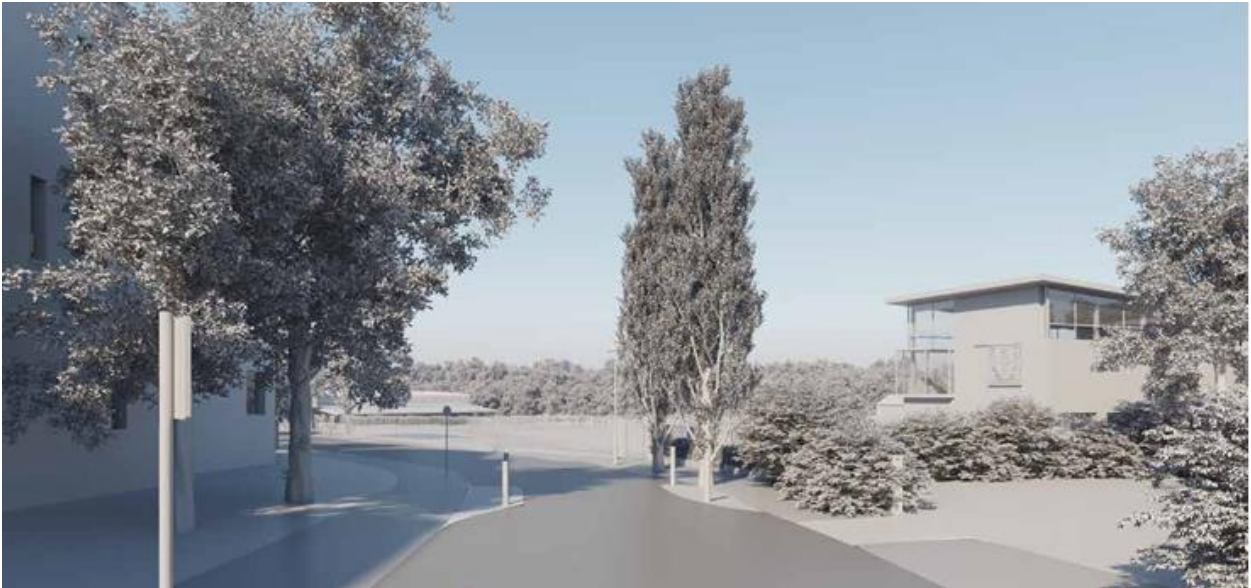
Proposed Front and Rear Elevations



Proposed Front Image



Proposed Site Image



Proposed Site Image

Mallinson Sports Centre



Site Location Plan



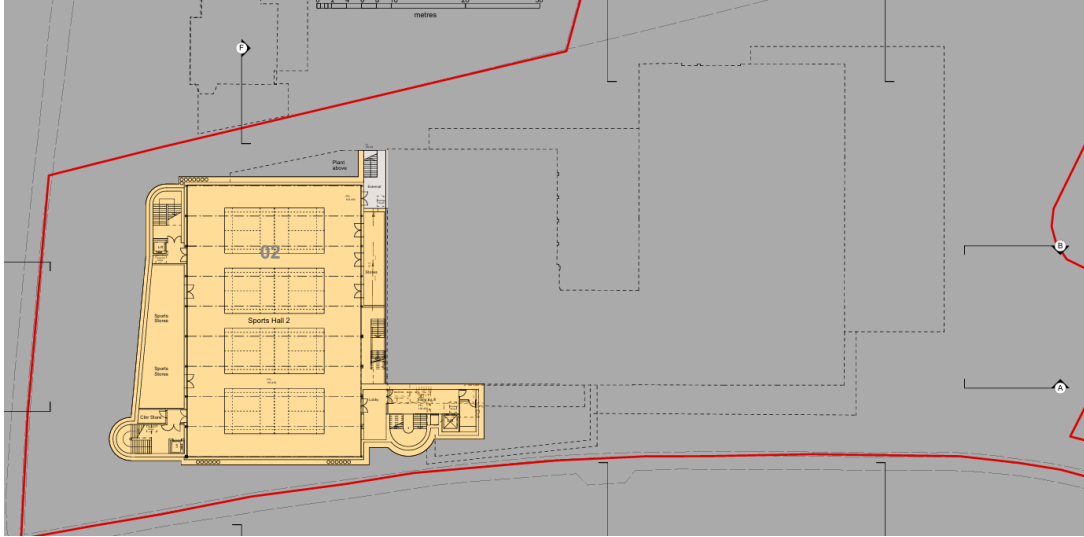
Aerial Image



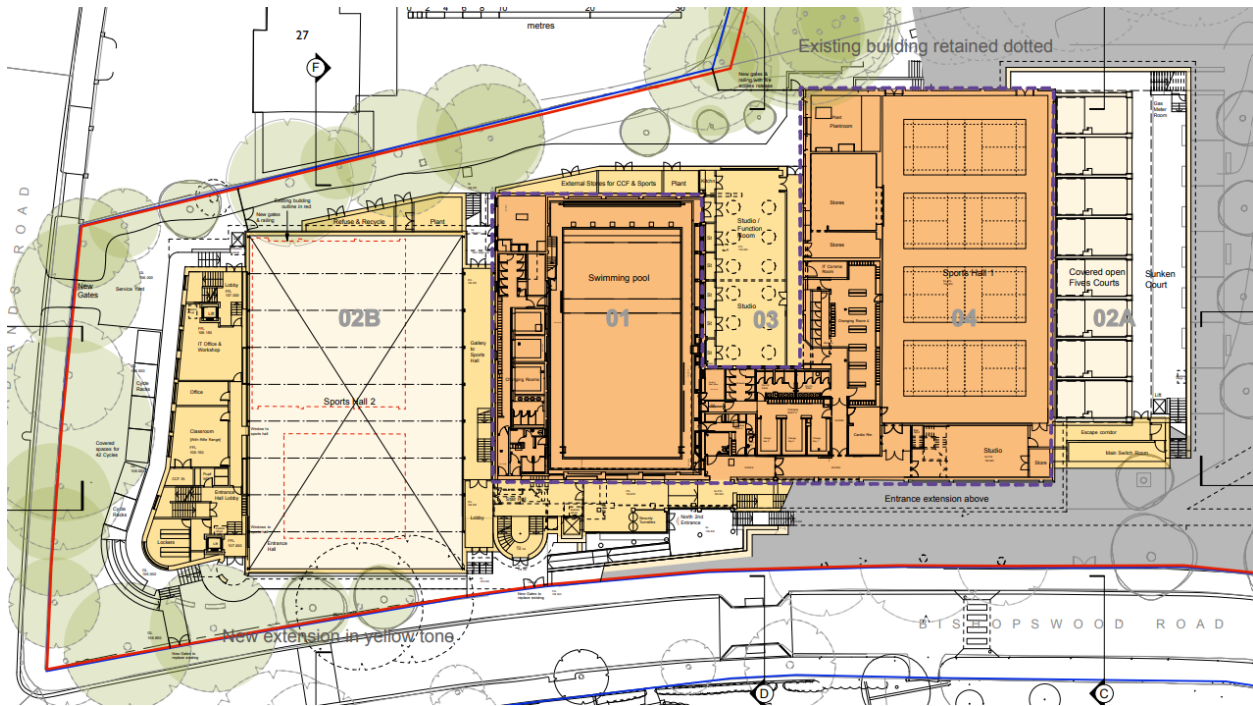
Site Plan Existing



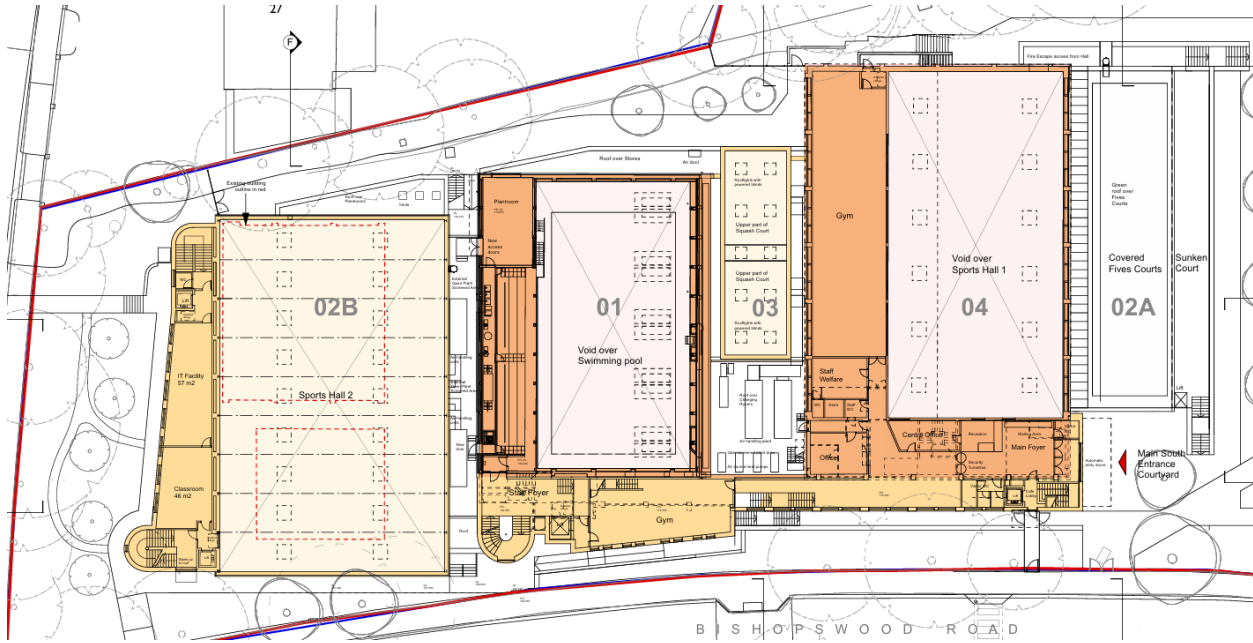
Site Plan Proposed



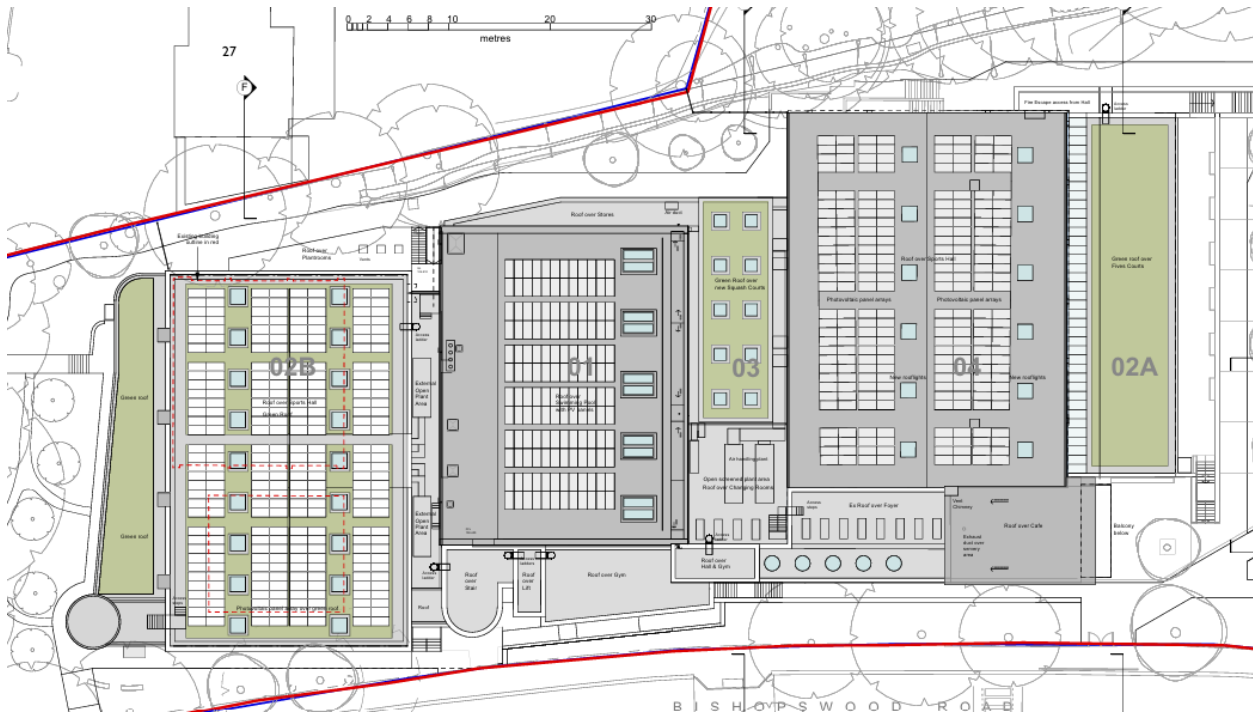
Proposed Basement



Proposed Ground Floor Plan



Proposed First Floor Plan



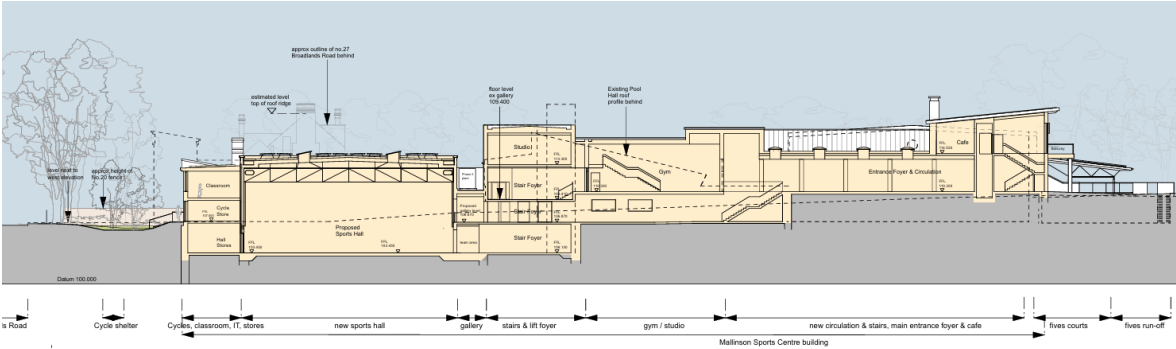
Proposed Roof Plan



Proposed West Elevation



Proposed North Elevation



Proposed North -South Section



CGI Southern Elevation from Bishopswood Road



CGI from junction Broadlands Road and Bishopswood Road



Sunken Flood Plain

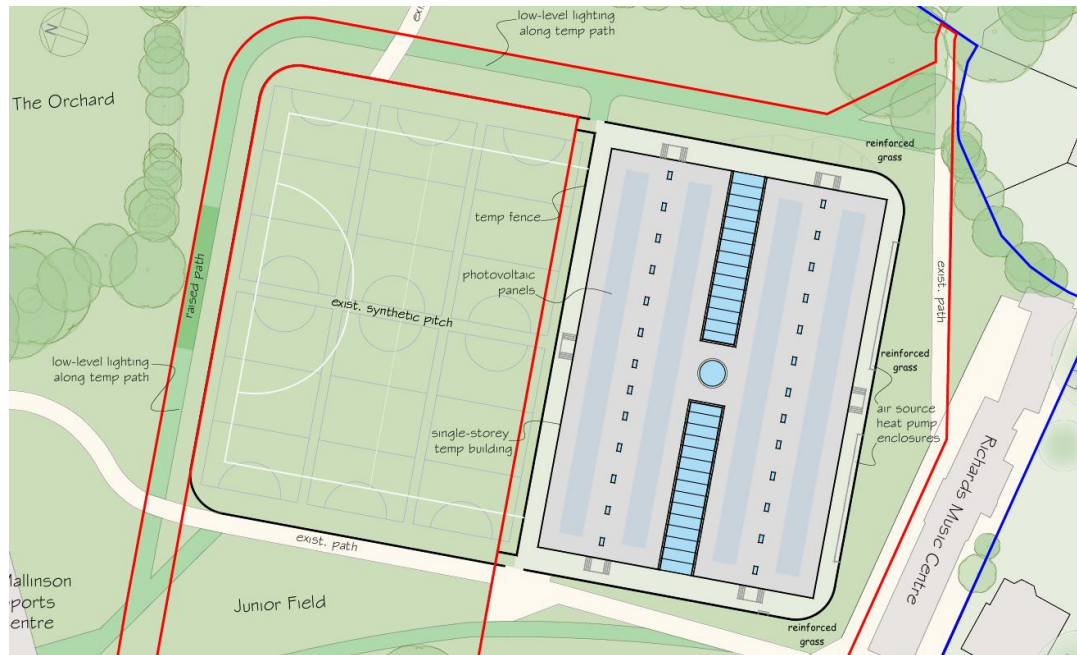
Junior Field - Decant Facility



Site Location Plan



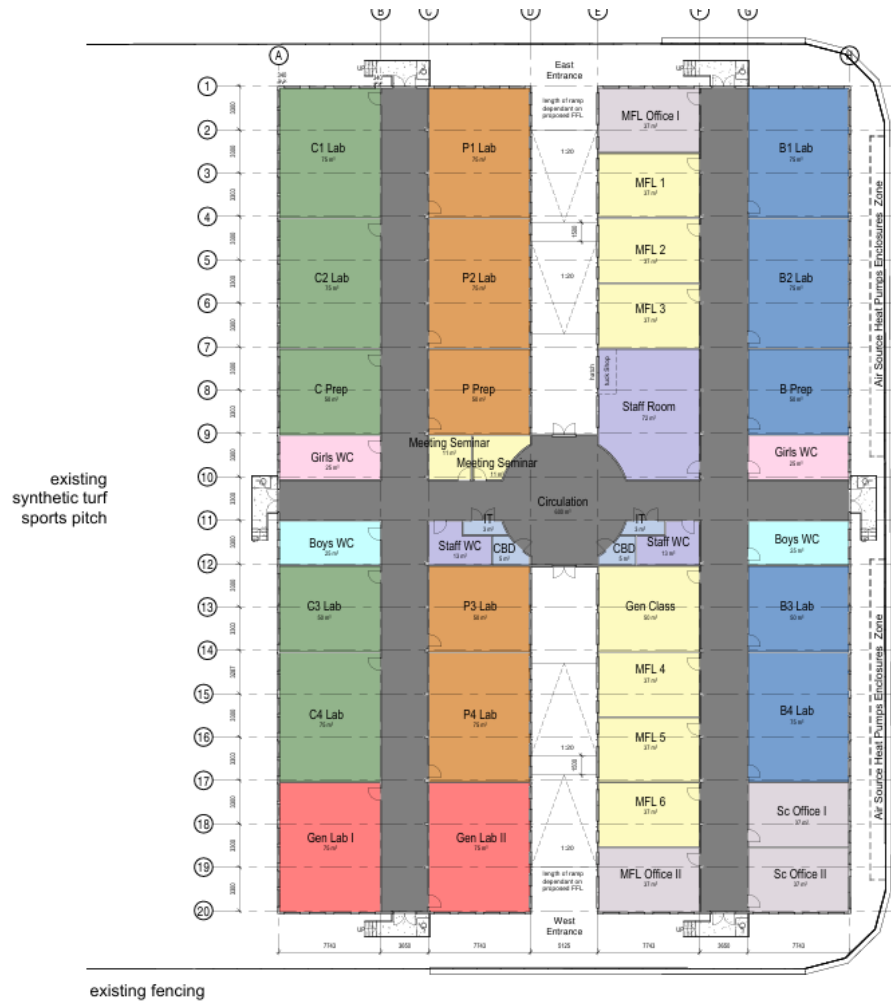
Aerial of Existing Site



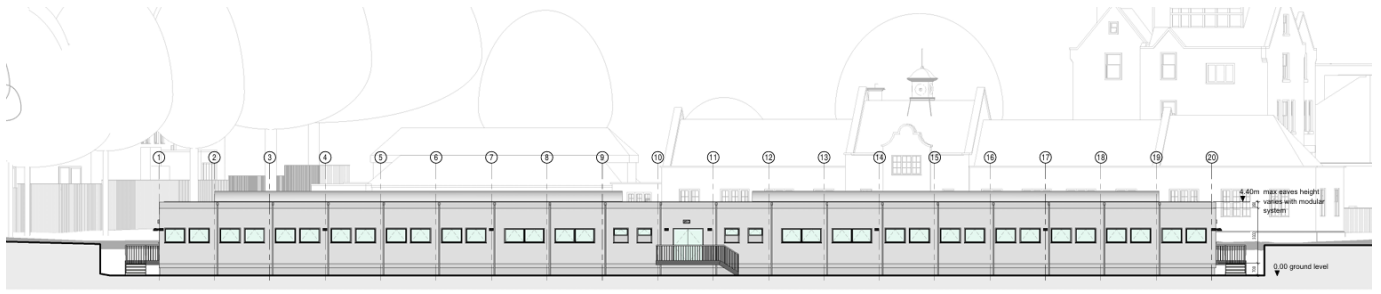
Proposed Site Plan



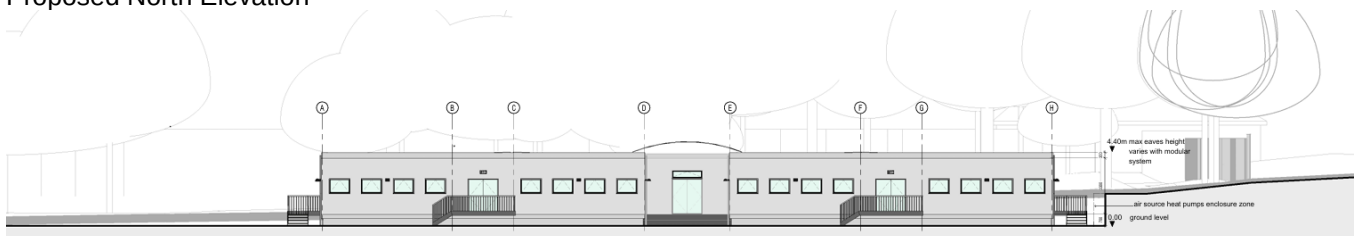
View of Existing Site



Proposed Floor Plan



Proposed North Elevation



Proposed West Elevation

APPENDIX 1

CONFIDENTIAL



London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Dyne House, Highgate School

Wednesday 2 February 2022
Highgate School, London, N6 4AY

Panel

Peter Studdert (chair)
Georgios Askounis
Marie Burns
Stephen Davy

Attendees

Richard Truscott	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
John McRory	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Joe Brennan	Frame Projects
Deborah Denner	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaughton	London Borough of Haringey
Tobias Finlayson	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.

1. Project name and site address

Dyne House, Highgate School, North Road, London, N6 4AY

2. Presenting team

Jack Gregory	Hopkins Architects
Ed Toovey	Ed Toovey Architects
Chris Birkbeck	Highgate School
Stephen Freeth	Highgate School
Gwyn Jones	Highgate School
Daniel O'Connell	Highgate School
Simon Martini	Highgate School
Mike Derbyshire	Bidwells
Christian Milner	Bidwells
Fiona Williams	Bidwells
Adrian Holmes	Peter Deer and Associates
John Edmondson	Aecom
Danny Pattle	TB&A

3. Planning authority briefing

Dyne House falls within site allocation SA41 Highgate School which provides a policy basis for enhancement of the school facilities, while simultaneously benefitting local communities. As required by the site allocation, the Highgate School Supplementary Planning Document was adopted in 2021. This sets out the Council's ambitions for the site, including references to the open character of the Highgate Bowl, and requirements to protect Metropolitan Open Land.

Highgate School is within the Highgate Conservation Area and therefore development should preserve or enhance its character and appearance. With specific regard to Dyne House, the Highgate Conservation Area Character Appraisal and Management Plan (December 2013) states that:

"the continuous building frontage and relative unity is interrupted by Highgate School's Dyne House, a five storey and basement teaching building with auditorium, constructed in brick and concrete, designed in 1965/66 by Ansell & Bailey. The building is set back from the road at an angle, which provide the site with front car access and parking. Whilst it is good example of its time, the scale of the building does not reflect the established scale and character of the street."

The site is also within the area covered by the Highgate Neighbourhood Plan adopted in 2017, which has five core objectives relating to: social and community needs; economic activity; traffic and transport; open space and public realm; development and heritage. Planning officers asked for the panel's views on the emerging proposals, to inform the pre-application process.

4. Quality Review Panel's views

Summary

The panel finds much to admire in the emerging designs for Dyne House at Highgate School. It welcomes the decision to retain and remodel the existing structure, which is beneficial in terms of embodied carbon. It encourages the applicant team to develop a holistic sustainability strategy for all the buildings being redeveloped. This could, for example, address re-use of materials and sharing of heat, as well as future proofing the site for installation of more efficient heating systems such as heat pumps. The way in which the new buildings at Dyne House step down towards the Highgate Bowl, is a positive response to the topography of the site. The panel also supports the direction in which the architecture is developing, with a material palette of brick, stone and glass. It suggests adding greater depth and interest to the facades, to reflect the qualities of the conservation area, particularly for the front elevation. Landscape design is well-integrated with the architecture, including proposals for sedum, meadow and tree planting at roof level. While supportive of this approach, the panel questions if sufficient soil depth is achievable for roof top trees to be delivered. It also queries whether new tree planting in the parade ground is desirable, and suggests that maximising sunlight may be more important. Maintenance of the existing mature trees, beyond the site boundary, may be a better way to enhance the setting of the sports area.

Sustainability and low carbon design

- The decision to retain and remodel the structure of Dyne House provides a strong basis for the project's sustainability and low carbon design.
- Where partial demolition takes place, the panel would encourage careful thought about re-use of materials.

- A circular economy strategy that takes a holistic approach to the different buildings being redeveloped at Highgate School could maximise opportunities for material re-use.
- Similarly, there may be potential for a holistic energy strategy, exploring the re-use of waste heat.
- Although the school has a recently installed a gas heating system, the site should be future proofed for installation of more efficient systems such as heat pumps. Considering space requirements to allow this will be essential.
- The panel would encourage clear embodied carbon targets to be set as part of the planning submission.
- While a 35 per cent reduction in CO₂ emissions beyond Building Regulation requirements is proposed, the panel would encourage the team to aim for a more ambitious target.

- The Department for Education's *School Output Specification Generic Design Brief (November 2021)* and *Technical Annex 2H: Energy* provide a useful benchmark for setting energy and sustainability targets.
- Both photovoltaic panels and biodiverse roofs are proposed, and achieving the ideal balance between these will need careful thought.
- As a general comment, the panel would encourage an approach that maximises biodiversity net gain.
- South facing glazed corridors risk overheating, and may benefit from greater solidity or shading.

Place-making, character and quality

- The designs for Dyne House step down towards the Highgate Bowl, responding positively to the topography of the site.
- The panel supports this approach, which is sympathetic to both the landscape and townscape character of Highgate.
- It welcomes the materiality of brick, stone and glass, but would encourage further refinement of the front elevation. The stone fins appear slightly flimsy, and the stone cladding of the lift tower seems rather flat.
- Although the panel understands that the solidity of the lift is a response to concerns raised by neighbours, it asks the design team to revisit opportunities for more openings, depth, texture, and interest in the lift tower.
- The panel also asks for careful thought about the junctions between different materials, for example where the stone lift tower meets the brick side elevation.
- The panel has every confidence in the skills of the design team to enrich the architecture, adding depth and interest that reflects the qualities of the conservation area.

Landscape design

- Landscape proposals for Dyne House include improvements to the parade ground, and a sequence of spaces both at grade and roof level, as the building steps down the site.
- This integration of building and landscape is welcomed, and the panel offers some comments on how this approach could evolve.
- The panel questions the realism of the trees shown at roof level above the seminar rooms and electronic diary. Although potentially an attractive feature, sufficient soil depth may not be achievable.
- The parade ground is surrounded by mature trees, which may benefit from maintenance to improve their health and appearance. Although they are outside the site boundary, the panel would encourage the school to offer to undertake this work as part of the project.
- The panel also questions whether additional tree planting in the parade ground is desirable, considering the extent of existing trees. For students to enjoy this space, maximising sunlight may be more important and new trees will increase shade.
- Sustainable urban drainage will be an important aspect of the landscape designs. Technical studies will be needed to ensure the feasibility of the drainage plans on this steeply sloping site.
- More detailed landscape designs should be provided as part of the planning submission, to address the issues above and give confidence in deliverability.
- Similarly, ongoing landscape management and maintenance will be important to the success of Dyne House. This could be described in the planning application.

Inclusive design

- Improved accessibility is a key benefit of the plans for Dyne House, addressing the challenges of existing buildings and the site topography.

Next steps

The panel is confident that the applicant team will be able to address its comments, in consultation with planning officers.

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Science Block, Highgate School

Wednesday 2 February 2022
Highgate School, London, N6 4AY

Panel

Peter Studdert (chair)
Georgios Askounis
Marie Burns
Stephen Davy

Attendees

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Joe Brennan	Frame Projects
Adrian Harvey	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey

Confidentiality

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

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1. Project name and site address

Highgate School Science Block Refurbishment and Extension project, North Road, Highgate, Haringey, London, N6 4AY

2. Presenting team

Ed Toovey	Ed Toovey Architects
Danny Pattle	Troup Bywaters & Anders
Jon Moraza	Troup Bywaters & Anders

3. Planning authority briefing

The Science Block falls within site allocation SA41 Highgate School for the exploration of how school facilities can be enhanced while simultaneously benefitting local communities and increasing accessibility through the landholdings. All of the Highgate School campus is within the Highgate Conservation Area and therefore development should preserve or enhance its character and appearance as per the statutory requirements. With specific regard to the Science Block, the relevant appraisal states that: *"All the statutory buildings make a positive contribution to the character of the area"*.

Given that the Science Block, while not specifically listed itself, is at this stage considered to be 'curtilage listed' by the listing of the adjacent Grade II 'Old School Building', it makes a positive contribution to the conservation area. Officers would therefore particularly welcome the panel's comments on the way in which the proposals relate to the existing building and the two quadrangles.

4. Quality Review Panel's views

Summary

The panel thanks the design team for their presentation, which demonstrates the degree of careful thought that has been applied to an ostensibly simple project. The result is a very successful set of proposals that relate well to and enhance the existing buildings and spaces. The panel is particularly appreciative of the way that the scheme restores the form and function of the two quadrangles. The approach to sustainability is welcome, although some further analysis of the potential for overheating in the Science Quad extension is necessary. Finally, the panel suggests that some modification to the alignment of the southern elevation of the Science Quad extension may help to refine the visual impact of the building as viewed from Southwold Lane.

Building form and relationship to context

- The panel feels that the Science Quad extension is a sensitive modern addition that is wholly appropriate for a science building. It appreciates the openness of the building, which allows views onto the activity within. The subtle but extensive glazing also has the potential to create a beautiful interior environment.
- This extension will, however, require careful detailing, as it will restrict the public view from Southwold Lane into the square and onto the Edwardian façade of the main building. The panel suggests that aligning the southern elevation be to the main building (at right angles to its western façade), rather than to the main gable end of the eastern wing, may be beneficial.

Landscape and public realm

- The proposals successfully restore the quadrangles, in form and function. The proposed landscape also provides a collegiate environment to the squares, and creates a strong sense of identity
- The restored symmetry of the Science Quad, in particular, enhances the space and clarifies the primacy of the main entrance.
- The north facing colonnade onto Gamer Quad will be relatively dark and gloomy, and particular attention should be paid to materials and detailing.

Sustainable design

- The panel commends the scheme for adopting an all-electric energy strategy, which it feels sets a good precedent for other buildings in a heritage setting.
- Further detail on the bridging connections for the Science Quad extension would be helpful, to ensure that energy loss is minimised.

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- The panel would like to see rigorous modelling undertaken to ensure that the potential risk of overheating within the Science Quad extension is properly understood and addressed. In particular, the louvred southern elevation may require a greater degree of solidity to mitigate this.

Next steps

The panel is confident that the design team, working with Haringey officers, can resolve the issues identified by the review, and does not need to see the scheme again.

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Music Centre, Highgate School

Wednesday 2 February 2022
Highgate School, London, N6 4AY

Panel

Peter Studdert (chair)
Georgios Askounis
Marie Burns
Stephen Davy

Attendees

Richard Truscott	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
John McRory	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Joe Brennan	Frame Projects
Adrian Harvey	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey

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1. Project name and site address

Richards Music Centre, Highgate School, North Road, London, N6 4AY

2. Presenting team

Chris Birkbeck	Highgate School
Gwyn Jones	Highgate School
Andrew Barnett	Hopkins
Jack Gregory	Hopkins
John Edmondson	Aecom

3. Planning authority briefing

All of the Highgate School campus is within the Highgate Conservation Area and therefore development should preserve or enhance its character and appearance as per the statutory requirements. The Music Centre site falls within site allocation SA41 Highgate School for the exploration of how school facilities can be enhanced while simultaneously benefitting local communities and increasing accessibility through the landholdings. Part of the site (the northeastern corner) falls within Metropolitan Open Land. Therefore, the relevant requirements of the NPPF 2021 (paragraph 147 and 148) and the London Plan 2021 (Policy G3) need to be met, notably that very special circumstances can be demonstrated. Officers would particularly welcome the panel's comments on the way that the proposals relate to Bishopswood Road and to the residential properties immediately to the south of the site.

4. Quality Review Panel's views

Summary

The panel thanks the design team for their presentation and feels that the scheme has the potential to create an attractive and successful building. The approach to landscape and greening is supported, and the panel is comfortable with the technical incursion into Metropolitan Open Land. The building now relates well to Bishopswood Road, and the interface with the neighbouring houses is comfortable, with no risk of overlooking or overshadowing. The panel feels that the elevations and materials are well-judged, and that the roof form is a good solution. The approach to sustainable design is commended, although the panel would like to see the extent of glazing tested, to ensure that this is optimised.

Architecture and building form

- The panel feels that the elevations are successful and that, combined with the materials selected, this will create an attractive façade to the building.
- While it has some concerns about the orientation of the pitch, which turns its back on the street, the panel feels that the roof form is, on balance, the best available solution.

Landscape design

- The increase in planting and trees across the site is welcome, and the panel is particularly supportive of the two gardens, created by the building's set back and amended orientation.

Relationship to context

- The panel feels that the proposed building now relates well to Bishopswood Road and addresses the street effectively. The boundary treatment here, including the brick piers and planting, helps to create a successful interface.
- The relationship with the neighbouring houses is comfortable, with sufficient space to avoid problems of overlooking and overshadowing.
- The panel is satisfied that the incursion into Metropolitan Open Land is justified, particularly given the additional greening brought by the scheme, compared to the current condition.

Sustainable design

- The panel feels that the approach to sustainability is positive, but it would like to see a calculation of the scheme's embodied carbon.

- The panel feels that the building's form factor, the proposed use of a timber structure and the use of heat pumps strengthen the building's potential environmental performance.
- However, the panel is concerned by the extent of glazing proposed and it recommends that this is reassessed, with excess glazing removed.
- The panel would like to see cycle parking provided for visitors.

Next steps

The panel is confident that the design team, working with Haringey officers, can resolve the issues identified by the review, and does not need to see the scheme again.

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Mallinson Sports Centre, Highgate School

Wednesday 2 February 2022
Highgate School, London, N6 4AY

Panel

Peter Studdert (chair)
Georgios Askounis
Marie Burns
Stephen Davy

Attendees

Richard Truscott	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
John McRory	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Joe Brennan	Frame Projects
Deborah Denner	Frame Projects
Adrian Harvey	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey

Confidentiality

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1. Project name and site address

Highgate School, Mallinson Sports Centre (MSC), Bishopswood Road, Highgate, London N6 4NY

2. Presenting team

Ed Toovey	Ed Toovey Architects
Chris Birkbeck	Highgate School
Stephen Freeth	Highgate School
Gwyn Jones	Highgate School
Simon Martini	Highgate School
Daniel O'Connell	Highgate School
Mike Derbyshire	Bidwells
Christian Milner	Bidwells
Fiona Williams	Bidwells
Jack Gregory	Hopkins Architects – observer
Adrian Holmes	Peter Deer & Associates
Danny Campdifiore	Peter Deer & Associates
John Edmondson	Aecom

3. Planning authority briefing

The Mallinson Sport Centre falls within site allocation SA41 Highgate School for the exploration of how school facilities can be enhanced while simultaneously benefitting local communities and increasing accessibility through the landholdings. All of the Highgate School campus is within the Highgate Conservation Area and therefore development should preserve or enhance its character and appearance as per the statutory requirements. With specific regard to Mallinson's Sport Centre, the relevant appraisal (Highgate Conservation Area Character Appraisal and Management Plan – December 2013) states at paragraph 10.4.32 that:

"There are, however, a number of buildings connected with the School which detract from the environment, especially the sports centre swimming pool... These have a somewhat industrial appearance and the cladding and roofing materials are not well maintained"

Part of the Sport Centre site falls within Metropolitan Open Land. Therefore, the relevant requirements of the NPPF 2021 (paragraph 149) and the London Plan 2021 (Policy G3) need to be met, in this specific case, whether the facilities would preserve the openness of the Metropolitan Open Land and do not conflict with the purposes of including land within it. Officers would therefore welcome the panel's comments on the relationship of the scheme with MOL, as well as the alignment, rhythm and geometry of proposed buildings in relation to their immediate context.

4. Quality Review Panel's views

Summary

The panel thanks the design team for their presentation and feels that the strategic approach that the design team has adopted promises to deliver a successful facility that offers much to the school and wider community. It welcomes the ambitions for sustainable design that have been adopted, but urges further progress here, where possible. In particular, given operational energy requirements of the swimming pool, the panel would like to see every opportunity taken to minimise the emissions associated with it, now and in the future. The functional limitations of a sports hall are noted, but the panel feels that some opportunities exist for enriching the architecture, through materials, detailing and fenestration. The approach taken to the southern elevation, incorporating the five courts, successfully enhances what is currently a bland façade, and the panel feels that this justifies the minor encroachment onto Metropolitan Open Land.

Sustainable and low carbon design

- The panel is pleased to see that most of the existing buildings are to be retained, with surplus materials reused where possible.
- Targeting a 35 per cent reduction in carbon emissions is welcome, but the panel would urge the design team to aim for best practice over and above this target. With this in mind, any opportunities to further improve the energy efficiency of the fabric of the swimming pool should be taken.
- The panel recognises that the gas-fired heating for the swimming pool has recently been upgraded and that it is unlikely to be possible to replace it at this point. However, it feels that provision should be made for the transition to low carbon energy in the future. For example, sufficient space should be made available to allow for heat pumps to be installed.
- The panel would also like to see consideration given to options for reducing chemical use in the pool, for example by installing ceramic membrane filtration.
- The panel feels that a thorough assessment of the value of the proposed green roofs should be undertaken, to ensure that the benefits justify their inclusion.
- The panel welcomes the ambitions for roof-top PVs, but would like to understand how these will work with the proposed green roofs. It also would like to see consideration given to ways in which the visual impact of roof-top PVs on the elevations can be mitigated.

Architecture and elevational treatment

- The panel understands that there is a clear and limited specification for a sports hall, but would nonetheless like to see a richer architectural expression brought to the elevations. Opportunities exist to use fenestration and roof-form to create a stronger response to the building's setting, particularly along the long elevation fronting Bishopswood Road.
- The classroom block fronting Broadlands Road could benefit from a simpler form, particularly at the corner with Bishopswood Road. The panel does not feel that it is necessary to reflect the geometry of the existing building line in order to relate to the residential context of the street.

Landscape and public space

- The panel does not have concerns about the encroachment onto Metropolitan Open Land along its southern edge and feels that the treatment of the five courts improves the façade facing onto the sports fields.
- The panel feels that the gardenesque approach to landscape design is aesthetically interesting but notes that, given the role of landscape in surface water management, planting and species will need to be sufficiently robust to cope with water flows and flooding.
- The panel are very supportive of the proposals for the sunken playing field, but notes that care will be needed in selecting materials and plant species to ensure that they are appropriate to their setting, in all conditions.

Community access

- The panel is supportive of the intention to make the facilities available to the wider community but notes that, to achieve this, provision will need to be made for cycle parking for visitors, as well as a clear and legible visitors' entrance.

Next steps

The panel is confident that the design team, working with Haringey officers, can resolve the issues identified by the review, and does not need to see the scheme again.



Report for:	Planning Sub Committee Date: 07 September 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. 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
Timber merchants, 289-295 High Road, Wood Green, N22 HGY/2025/1769	Demolition of the existing (B8) buildings and structures and erection of three residential (C3) buildings of three to five storeys comprising 36 new residential units, with landscaping including child play space, cycle parking, parking, removal of 8 trees and planting of 14 trees.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Samuel Uff	John McRory
APPLICATIONS SUBMITTED – 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. Applicants briefing and presentation to Members scheduled for 7 th Sept 2026 Planning Sub-Committee meeting.	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

YMCA, 184 Tottenham Lane, N8 HGY/2026/2308	Replacement YMCA building providing 174 bedspaces of hostel accommodation with ancillary facilities; and landscaping & parking.	Application submitted and under assessment. Applicants briefing and presented to Members at 27 th of July 2026 Planning Sub-Committee meeting.	Phil Elliott	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 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	Initial pre-application meeting took place late November 2025. Response issued early Jan 2026. Applicants briefing and presented the scheme to Members at 27th July 2026 Planning Sub-Committee meeting. Discussions ongoing.	Phil Elliott	John McRory

	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.			
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 5 th March 2026 Planning Sub-Committee meeting Reserved Matters Application to be submitted October/November	Valerie Okeiyi	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-application meetings taken place and discussions continue	Roland Sheldon	John McRory
1 Farrer Mews, N8	Proposed development to Farrer Mews to replace existing residential, garages & car workshop into (9 houses & 6 flats).	Pre-application to be held on 27 th August 2026.	Valerie Okeiyi	John McRory
Orantez House, 26 Lynton Road N8	5-storey mixed-use development comprising, light industrial unit, 9 Homes (3 x 1 bed, 3 x 2 bed & 3 x 3 bed) with associated loading bays, landscaping and both commercial and residential amenity space.	Pre-application meetings taken place and discussions continue.	Gareth Prosser	John McRory

CURRENT APPEALS - none

Site	Description	Type of Appeal	Case Officer	Manager
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Report for:	Planning Sub Committee Date: 7th September 2026	Item Number:	
Title:	Applications decided under delegated powers between 01.07.2026 – 31.07.2026		
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 01.07.2026 to 31.07.2026.

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.

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Wards	Application Type	Planning Application: Planning Application Name	Current Decision	Decision Notice Sent Date	Site Address	Proposal	Officer Name
Alexandra Park	Householder planning permission	HGY/2026/0584	Approve with Conditions	28/07/2026	76 Muswell Road, Hornsey, London, N10 2BE	Erection of a single storey rear extension.	Mark Chan
Alexandra Park	Householder planning permission	HGY/2026/0636	Approve with Conditions	21/07/2026	109 Rosebery Road, Hornsey, London, N10 2LD	Demolition of existing single storey rear extensions; erection of rear ground and basement level extensions; alteration to rear and side fenestration; changes of timber windows to double glazed timber windows; erection of rear dormer extension; installation of 4 no. front rooflights; and other associated works.	Nathan Keyte
Alexandra Park	Approval of details reserved by a condition	HGY/2026/0774	Approve	14/07/2026	Alexandra Park Secondary School, Bidwell Gardens, Wood Green, London, N11 2AZ	Approval of details pursuant to condition 14b (Biodiversity Measures) attached to planning permission ref: HGY/2023/2642.	Mark Chan
Alexandra Park	Householder planning permission	HGY/2026/1137	Approve with Conditions	01/07/2026	37 Clyde Road, Wood Green, London, N22 7AD	Erection of Single Storey Rear Extension on the Ground Floor	Adam Silverwood
Alexandra Park	Full planning permission	HGY/2026/1141	Approve with Conditions	07/07/2026	1A Victoria Road, Wood Green, London, N22 7XA	Erection of rear roof extension, replacement of all first floor windows with double glazed units to match the existing, a new replacement glazed sliding aluminium first floor rear door with fanlight, installation of 1 front and 1 rear rooflight.	Eunice Huang
Alexandra Park	Removal/variation of conditions	HGY/2026/1252	Approve with Conditions	13/07/2026	29 Crescent Rise, Wood Green, London, N22 7AW	Variation of Condition 2 (approved plans) attached to planning permission ref. HGY/2025/0596 for the erection of a single-storey rear wraparound extension and erection of a standalone garden room; namely to amend the design, including the increase in depth of the extension, change of the sun pipe to a rooflight on the side elevation and alter the fenestration to the rear elevation	Sabelle Adjagboni
Alexandra Park	Lawful development: Existing use	HGY/2026/1375	Approve	27/07/2026	Flats 1, 2, & 3 149 Crescent Road, Wood Green, London, N22 7RU	Certificate of lawfulness for the existing use of the property as 3 self-contained flats (comprising of ground floor 2 bed, first floor 2 bed, second floor 1 bed) for more than 4 years.	Mercy Oruwari
Alexandra Park	Lawful development: Existing use	HGY/2026/1452	Approve	08/07/2026	18 Victoria Road, Wood Green, London, N22 7XB	Lawful development: Existing use of property as 2 no. self-contained flats (Use Class C3).	Nathan Keyte
Alexandra Park	Non-Material Amendment	HGY/2026/1766	Approve	17/07/2026	56 Grasmere Road, Hornsey, London, N10 2DJ	Non-material amendment sought to planning permission HGY/2026/1009, for ?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?. Proposed amendment to remove reduced internal floor level of kitchen and increased height of single storey rear extension and parapet beyond outrigger projection by 0.4m.	Roland Sheldon
Alexandra Park	Lawful development: Proposed use	HGY/2026/1956	Permitted Development	29/07/2026	33 Rhodes Avenue, Wood Green, London, N22 7UR	Certificate of Lawfulness: Proposed erection of a single storey rear extension and removal of chimney	Ciara Ward
Alexandra Park	Full planning permission	HGY/2025/2631	Approve with Conditions	22/07/2026	72 Rosebery Road, Hornsey, London, N10 2LA	Demolition of a rear bay and construction of a single storey extension at the rear of the property.	Eunice Huang
Bounds Green	Householder planning permission	HGY/2026/0863	Approve with Conditions	24/07/2026	54 Blake Road, Wood Green, London, N11 2AH	Single storey rear extension	Eunice Huang

Bounds Green	Full planning permission	HGY/2026/0983	Refuse	03/07/2026	27 Park Road, Wood Green, London, N11 2QE	Change of use from a dwelling (Use Class C3) to (HMO) 6 Bedroom House in Multiple Occupation (Use Class C4) for up to 6 people, including bin store and bicycle store.	Eunice Huang
Bounds Green	Householder planning permission	HGY/2026/1227	Approve with Conditions	30/07/2026	66 Durnsford Road, Wood Green, London, N11 2EJ	Rear Dormer and hip to gable roof extension in association with Loft conversion.	Adam Silverwood
Bounds Green	Lawful development: Proposed use	HGY/2026/1420	Permitted Development	15/07/2026	9 Richmond Road, Wood Green, London, N11 2QR	Lawful development: (Proposed development) for the formation of a dormer roof extension	Oskar Gregersen
Bounds Green	Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses	HGY/2026/1428	Refuse	15/07/2026	Glencairn Sports Club, Blake Road, Wood Green, London, N11 2AH	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA	Josh Parker
Bounds Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1476	Not Required	02/07/2026	52 Blake Road, Wood Green, London, N11 2AH	Erection of single storey extension which extends beyond the rear wall of the original house by 5.8m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m	Sabelle Adjagboni
Bounds Green	Lawful development: Proposed use	HGY/2026/1771	Permitted Development	01/07/2026	10 Imperial Road, Wood Green, London, N22 8DE	Certificate for Lawful development: (Proposed) loft conversion with a rear dormer on the main roof and a dormer on the outrigger	Ciara Ward
Bruce Castle	Full planning permission	HGY/2026/0649	Approve with Conditions	28/07/2026	88 Broadwater Road, Tottenham, London, N17 6ET	Change of use from dwelling house (Class use C3) to a Class C4 House in Multiple Occupation (HMO) for up to 3 individuals, including alterations to the existing single-storey rear extension and loft conversion as previously approved under applications HGY/2025/0426 and HGY/2025/0411.	Oskar Gregersen
Bruce Castle	Full planning permission	HGY/2026/0747	Approve with Conditions	03/07/2026	5 Hartham Road, Tottenham, London, N17 6RZ	Replacement of the existing timber single-glazed front entrance door with a composite double-glazed front entrance door.	Eunice Huang
Bruce Castle	Full planning permission	HGY/2026/1162	Approve with Conditions	24/07/2026	2 Forest Gardens, Tottenham, London, N17 6XA	Replacement of the existing timber single-glazed door and fanlight with a new composite double-glazed door and fanlight at the front elevation.	Eunice Huang
Bruce Castle	Full planning permission	HGY/2026/1195	Approve with Conditions	24/07/2026	27 Radley Road, Tottenham, London, N17 6RL	Replacement of the existing timber single-glazed door and fanlight with a new composite double-glazed door and fanlight on the front elevation.	Eunice Huang
Bruce Castle	Non-Material Amendment	HGY/2026/1258	Approve	20/07/2026	Land rear of James Place, Kings Road Car Park, Tottenham, N17 8NP	Non-Material Amendment to planning application ref: HGY/2025/3409 (Redevelopment of the car park to provide 9 x 4-bedroom, three-storey social rented council homes; together with refuse and cycle stores, and associated landscaping); namely to amend a number of condition triggers	Eunice Huang
Bruce Castle	Approval of details reserved by a condition	HGY/2026/1290	Approve	03/07/2026	807 High Road, Tottenham, London, N17 8ER	Approval of details reserved by Part (a) of Condition 10 (Landscape Details) attached to 807 High Road Planning Permission ref. HGY/2024/0692 dated 4 July 2025 [for PBSA and Class E].	Philip Elliott

Bruce Castle	Approval of details reserved by a condition	HGY/2026/1300	Approve	03/07/2026	807 High Road, Tottenham, London, N17 8ER	Approval of details reserved by part (a) of Condition 20 (Mechanical Ventilation and Heat Recovery) attached to 807 High Road Planning Permission ref. HGY/2024/0692 dated 4 July 2025 [for PBSA and Class E].	Philip Elliott
Bruce Castle	Lawful development: Existing use	HGY/2026/1307	Approve	28/07/2026	49 Lordsmead Road, Tottenham, London, N17 6EX	Certificate of lawfulness for the existing use of the property as five separate self-contained flats.	Daniel Boama
Bruce Castle	Approval of details reserved by a condition	HGY/2026/1327	Approve	13/07/2026	39 Queen Street, London, N17 8HZ	Approval of details reserved by a condition 20 (Surface Water Drainage) attached to planning reference HGY/2024/1203	Sarah Madondo
Bruce Castle	Full planning permission	HGY/2026/1436	Approve with Conditions	16/07/2026	82 White Hart Lane, Tottenham, London, N17 8HP	Replacement existing single-glazed timber windows with UPVC double glazed windows	Oskar Gregersen
Bruce Castle	Full planning permission	HGY/2026/1437	Approve with Conditions	16/07/2026	4 Lordsmead Road, Tottenham, London, N17 6EY	Replace existing single-glazed timber windows with UPVC double glazed windows	Oskar Gregersen
Bruce Castle	Full planning permission	HGY/2026/1438	Approve with Conditions	16/07/2026	21 Drayton Road, Tottenham, London, N17 6HJ	Replace existing single-glazed timber windows with UPVC double glazed windows	Oskar Gregersen
Bruce Castle	Full planning permission	HGY/2026/1439	Approve with Conditions	16/07/2026	30 Drayton Road, Tottenham, London, N17 6HJ	Replacement of existing timber single glazed windows with UPVC windows and replace the timber single glazed front entrance door with composite double glazed front entrance door	Oskar Gregersen
Bruce Castle	Householder planning permission	HGY/2026/1440	Approve with Conditions	24/07/2026	39 Lordsmead Road, Tottenham, London, N17 6EX	Replacement of existing timber single glazed windows with UPVC windows	Sarah Madondo
Bruce Castle	Householder planning permission	HGY/2026/1441	Approve with Conditions	24/07/2026	34 Drayton Road, Tottenham, London, N17 6HJ	Replacement of existing timber single glazed windows with UPVC windows	Sarah Madondo
Bruce Castle	Householder planning permission	HGY/2026/1501	Approve with Conditions	17/07/2026	82 Broadwater Road, Tottenham, London, N17 6ET	Rear L shaped dormer extension and 2no. rooflights to front roof and alterations to rear ground floor openings.	Oskar Gregersen
Bruce Castle	Householder planning permission	HGY/2026/1538	Approve with Conditions	17/07/2026	70 Lordsmead Road, Tottenham, London, N17 6EY	Replacement of single glazed timber window frames with double-glazed uPVC windows to ground floor flat.	Nathan Keyte
Bruce Castle	Householder planning permission	HGY/2026/1539	Approve with Conditions	17/07/2026	27 Broadwater Road, Tottenham, London, N17 6ER	Replacement of existing timber single glazed door with a double glazed composite door and double-glazed fixed fanlight	Nathan Keyte
Bruce Castle	Full planning permission	HGY/2026/1567	Approve with Conditions	29/07/2026	15 Pembury Road, Tottenham, London, N17 6SR	Replacement of timber front entrance door and timber rear garden door with composite front entrance door and a uPVC rear garden door.	Mark Chan
Bruce Castle	Full planning permission	HGY/2026/1577	Approve with Conditions	30/07/2026	87 Broadwater Road, Tottenham, London, N17 6EP	Replacement of existing UPVC double glazed and timber single glazed windows on front, side and rear elevations with new UPVC double glazed windows.	Kwaku Bossman-Gyamera
Bruce Castle	Approval of details reserved by a condition	HGY/2026/1583	Approve	29/07/2026	807 High Road, Tottenham, London, N17 8ER	Approval of details reserved by Condition 12 (Drainage - Design Implementation, Maintenance, and Management) attached to 807 High Road Planning Permission ref. HGY/2024/0692 dated 4 July 2025 [for PBSA and Class E].	Philip Elliott
Bruce Castle	Householder planning permission	HGY/2026/1615	Approve with Conditions	22/07/2026	29 Nursery Street, Tottenham, London, N17 8AP	Erection of single story rear ground floor side infill extension	Sabelle Adjagboni

Bruce Castle	Householder planning permission	HGY/2026/1667	Approve with Conditions	29/07/2026	3 Pembury Road, Tottenham, London, N17 6SR	Replacement of existing timber single-glazed windows on north and south elevations with new double-glazed uPVC vertical sliding windows, replacement of existing timber single-glazed windows on east elevation with new double-glazed uPVC casement windows, replacement of existing timber entrance door with new double-glazed composite door, and replacement of existing timber rear door with new double-glazed uPVC door.	Anna Anderson
Bruce Castle	Approval of details reserved by a condition	HGY/2025/2234	Approve	07/07/2026	639, High Road, Tottenham, London, N17 8AA	Approval of details pursuant by condition 3 (Extent and method of opening up of fabric on the roof and front elevation) of listed building consent application ref. HGY/2025/0983 dated 17.07.25, for the refurbishment and demolition (Asbestos survey)	Kwaku Bossman-Gyamera
Bruce Castle	Approval of details reserved by a condition	HGY/2025/2236	Approve	07/07/2026	639, High Road, Tottenham, London, N17 8AA	Approval of details pursuant by condition 5 (Survey report including the outcomes of the investigations and photographic survey documenting the survey works) of listed building consent HGY/2025/0983 dated 17.07.25 for the refurbishment and demolition (Asbestos survey)	Kwaku Bossman-Gyamera
Bruce Castle	Full planning permission	HGY/2025/3153	Approve with Conditions	23/07/2026	Haringey Sixth Form Centre, White Hart Lane, Tottenham, London, N17 8HR	Erection of a single-storey teaching block extension with associated landscaping	Sarah Madondo
Bruce Castle	Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses	HGY/2025/3514	Approve with Conditions	30/07/2026	Surgery, 759 High Road, Tottenham, London, N17 8AH	Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA	Daniel Boama
Crouch End	Full planning permission	HGY/2026/0792	Approve with Conditions	17/07/2026	Shop, 19 The Broadway, Hornsey, London, N8 8DU	Alterations to shopfront including to stall riser, pilaster, and window details	Oskar Gregersen
Crouch End	Householder planning permission	HGY/2026/0961	Approve with Conditions	27/07/2026	234 Park Road, Hornsey, London, N8 8JX	Erection of a single-storey infill extension including partial retention of the courtyard (Amended Plans Received).	Adam Silverwood
Crouch End	Full planning permission	HGY/2026/0974	Approve with Conditions	21/07/2026	7 - 18 Williams Close, Crescent Road, Crouch Hall Park, N8 8EN	Retrospective planning permission for the installation of gas pipework to the external side and rear facade.	Eunice Huang
Crouch End	Householder planning permission	HGY/2026/1214	Refuse	09/07/2026	22 Bryanstone Road, Hornsey, London, N8 8TN	Erection of an L-shape roof extension to a terraced house	Josh Parker
Crouch End	Full planning permission	HGY/2026/1232	Approve with Conditions	08/07/2026	Flat A, 55 The Broadway, Hornsey, London, N8 8DT	Formation of rear dormer roof extension and insertion of 2 front roof lights.	Adam Silverwood
Crouch End	Householder planning permission	HGY/2026/1363	Approve with Conditions	09/07/2026	167 Park Road, Hornsey, London, N8 8JJ	Installation of solar panels on the flat roof and south-facing pitched roof mounted on angled brackets and new flue, 4no. air conditioning condenser units mounted on the side elevation, 2no. air source heat pumps adjacent to the side elevation, alteration of the front porch.	Ben Coffie
Crouch End	Approval of details reserved by a condition	HGY/2026/1447	Approve	22/07/2026	Land to rear of 3 New Road Hornsey, London N8 8TA	Details pursuant to condition 8 (Energy Statement) of planning permission HGY/2023/3302 for change of use and conversion of part ground floor, and upper floors first and second from (vacant) office use to provide 5 no. self-contained flats, insertion of a new ground floor window opening for Flat No. 2 on southern elevation, and the installation of a new skylight (Flat No. 5), associated landscaping and bicycle storage.	Roland Sheldon

Crouch End	Householder planning permission	HGY/2026/1448	Approve with Conditions	08/07/2026	Flat 1, 141 Ferme Park Road, Hornsey, London, N8 9SG	Erection of a single storey outbuilding in rear of the garden	Nathan Keyte
Crouch End	Consent to display an advertisement	HGY/2026/1450	Approve with Conditions	15/07/2026	4 Topsfield Parade, London, N8 8PR	Advertisement consent to display 1no. Fascia sign, 1no. shopfront decal and 1 no. awning replacement fabric with logo.	Ben Coffie
Crouch End	Householder planning permission	HGY/2026/1758	Approve with Conditions	31/07/2026	6 Broughton Gardens, Hornsey, London, N6 5RS	Installation of air source heat pump	Ben Coffie
Fortis Green	Full planning permission	HGY/2026/0422	Approve with Conditions	21/07/2026	13 Western Road, Hornsey, London, N2 9JB	Replacement of existing timber front elevation windows to double glazed timber vertical sliding sash windows, replacement of existing timber rear elevation windows (first and second floor only) to be replaced with new double glazed uPVC vertical sliding sash/casement windows and replacement of all side windows with UPVC vertical sliding sash windows.	Ben Coffie
Fortis Green	Approval of details reserved by a condition	HGY/2026/0586	Approve	31/07/2026	Fairport, Fortis Green, Hornsey, London, N10 3BQ	Approval of details pursuant to conditions 3 (Materials), 4 (Landscaping), 5 (Green Roof), 6 (AMS), 7 (Cycle Parking), 8 (CMLP), 9 (Energy Statement) and 11 (Plant Noise) attached to planning permission ref: HGY/2022/2178.	Mark Chan
Fortis Green	Full planning permission	HGY/2026/1143	Approve with Conditions	16/07/2026	Old Station House, 7A Coppetts Road, Hornsey, London, N10 1NN	Erection of new boundary treatment; resurfacing of the forecourt; installation of nursery play equipment; freestanding sign; changes to front elevation door. (There is an associated advertisement application: HGY/2026/1188).	Nathan Keyte
Fortis Green	Consent to display an advertisement	HGY/2026/1188	Approve with Conditions	16/07/2026	Old Station House, 7A Coppetts Road, Hornsey, London, N10 1NN	Display of 1 x non illuminated free standing sign.	Nathan Keyte
Fortis Green	Householder planning permission	HGY/2026/1312	Approve with Conditions	09/07/2026	13 Woodberry Crescent, Hornsey, London, N10 1PJ	Two dormer windows with gable sections, two no. conservation rooflights to front roof slope and one no. rooflight & gable pediment window to rear roof slope. The first floor rear windows also to be replaced.	Josh Parker
Fortis Green	Lawful development: Existing use	HGY/2026/1409	Approve	24/07/2026	492 Archway Road, Hornsey, London, N6 4NA	Certificate of Lawfulness Existing Use. Use of lower ground floor as two flats (Use Class C3).	Adam Silverwood
Fortis Green	Non-Material Amendment	HGY/2026/1449	Approve	22/07/2026	8 Eastern Road, Hornsey, London, N2 9LD	Non-Material Amendment to the application HGY/2025/0897 as approved on 21/08/2025 for: Demolition of side garage and erection of new single storey side extension together with new insulated render finish to side and rear elevations, new and adjusted window openings and internal remodelling. Solar Panel are to be added the rear elevation roof slope. The proposed amendments sought are: - alterations to window positions - amendments to the style of the original windows - installation of PV panels on rear roof slope	Adam Silverwood
Fortis Green	Householder planning permission	HGY/2026/1466	Approve with Conditions	15/07/2026	23 Ringwood Avenue, Hornsey, London, N2 9NT	Erection of roof and rear dormer extension; front extension to first floor; 2 no. front rooflights (amended description)	Nathan Keyte
Fortis Green	Householder planning permission	HGY/2026/1515	Approve with Conditions	31/07/2026	39 Curzon Road, Hornsey, London, N10 2RB	Single Storey Rear Extension	Josh Parker
Fortis Green	Lawful development: Proposed use	HGY/2026/1526	Permitted Development	16/07/2026	23 Greenfield Drive, Hornsey, London, N2 9AF	Certificate of Lawfulness (proposed) for porch extension with entrance door, sliding glass door to rear elevation, single rooflight to front main roof, and internal reconfigurations.	Anna Anderson

Fortis Green	Non-Material Amendment	HGY/2026/1633	Approve	29/07/2026	St Matthews Court 7b, Coppetts Road, Hornsey, London, N10 1NW	Non-Material Amendment to planning permission (ref: APP/Y5420/W/22/3308350) dated 03/05/2023 for the construction of a new residential building (use class C3), together with landscaping, cycle and car parking, and associated works; namely to remove of part of enclosing perimeter walls at lower ground floor level, introduction of a predominantly open-sided undercroft, with more than 50% of the perimeter open, provision of partially uncovered parking areas & retention of structural support through columns/pilotis rather than enclosed walls.	Ben Coffie
Fortis Green	Consent under Tree Preservation Orders	HGY/2026/1734	Approve with Conditions	09/07/2026	24 Southern Road, Hornsey, London, N2 9LG	Works to tree protected by a TPO. T1 Extra large London Plane Remove dead branches and cracked branch. Reduce in size by 2m and cut back from the building.	Daniel Monk
Fortis Green	Approval of details reserved by a condition	HGY/2026/1936	Approve	24/07/2026	3 & 3a Curzon Road, Hornsey, N10 2RB	Approval of details pursuant to Condition 5 (cycle parking) of planning permission reference HGY/2023/2654 granted 30th May 2024 for the erection of a three-storey rear extension, single storey ground floor extension, rear dormer extension and basement excavation with the reconfiguration of the existing two self-contained flats to form four self-contained flats comprising one 1-bedroom unit, two 2-bedroom units and one 3-bedroom unit.	Neil McClellan
Harringay	Approval of details reserved by a condition	HGY/2026/0270	Approve	24/07/2026	22D Grand Parade, Tottenham, London, N4 1LA	Approval of details pursuant to condition 3 (Residential Waste Management Plan) attached to planning permission HGY/2021/4756.	Gareth Prosser
Harringay	Full planning permission	HGY/2026/0878	Refuse	27/07/2026	59 Hampden Road, Hornsey, London, N8 0HX	Conversion of the single dwelling into 1no. 2 bedroom flat and 1no. 4 bedroom flat	Eunice Huang
Harringay	Full planning permission	HGY/2026/1035	Approve with Conditions	15/07/2026	16 Alfoxton Avenue, Tottenham, London, N15 3DD	Change of use of a single family dwellinghouse (Class C3) to a small scale HMO (Class C4) with 5 bedrooms for 5 occupants. (Retrospective)	Mark Chan
Harringay	Householder planning permission	HGY/2026/1081	Refuse	09/07/2026	Flat B, 34 Raleigh Road, Hornsey, London, N8 0HY	Erection rear L-shaped dormer above main roof and rear outrigger, and insertion of 3no. rooflights on front roof slope. Construction of rear second floor roof terrace above outrigger with 1.2m high timber slatted balustrade.	Daniel Boama
Harringay	Householder planning permission	HGY/2026/1314	Approve with Conditions	10/07/2026	Flat B, 91 Warham Road, Hornsey, London, N4 1AS	Erection of rear dormer roof and outrigger extension with associated rear roof terrace and increase in ridge height to align with neighbouring property, along with associated alterations and refurbishment of the property.	Mark Chan
Harringay	Full planning permission	HGY/2026/1317	Approve with Conditions	22/07/2026	Flat A, 6 Lothair Road South, Hornsey, London, N4 1EL	Single storey rear infill extension to ground floor flat.	Roland Sheldon
Harringay	Lawful development: Proposed use	HGY/2026/1318	Approve	31/07/2026	112 Seymour Road, Hornsey, London, N8 0BG	Certificate of lawfulness for the installation of an external Air Source Heat Pump (ASHP) located on the rear side wall of the property on the first floor level - proposed use	Mercy Oruwari

Harringay	Householder planning permission	HGY/2026/1336	Approve with Conditions	06/07/2026	72 Hewitt Road, Hornsey, London, N8 0BL	Erection of rear L-shape roof extension, insertion of four front roof lights, reinstatement original pediment to front roof.	Adam Silverwood
Harringay	Approval of details reserved by a condition	HGY/2026/1473	Approve	16/07/2026	Office D, 638 Green Lanes, Hornsey, London, N8 0SD	Approval of details pursuant to condition 4 (Details of Refuse Storage) attached to planning permission ref. HGY/2026/0081	Gareth Prosser
Harringay	Lawful development: Proposed use	HGY/2026/1964	Permitted Development	31/07/2026	28 Allison Road, Hornsey, London, N8 0AT	Certificate of Lawfulness Proposed: Proposed outrigger extension.	Ben Coffie
Hermitage & Gardens	Change of use	HGY/2026/0498	Refuse	24/07/2026	51 Suffolk Road, Tottenham, London, N15 5RN	Change of use from a single-family dwellinghouse (Use Class C3) to a 4-person 4-bed House of Multiple Occupation (HMO) (Use Class C4).	Daniel Boama
Hermitage & Gardens	Householder planning permission	HGY/2026/1097	Approve with Conditions	09/07/2026	First Floor Flat, 16 Vale Road, Tottenham, London, N4 1PZ	Insertion of four rooflights to rear roof slope	Adam Silverwood
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2026/1210	Approve	21/07/2026	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Plot D of Phase 1A only) pursuant to Condition 55 (Landscaping - excluding part xii: signage) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2026/1369	Approve	24/07/2026	108, Vale Road, London, N4 1TD	Approval of details reserved by a condition 13b (Solar PV arrays) attached to planning reference HGY/2022/0044	Sarah Madondo
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2026/1480	Approve	24/07/2026	108, Vale Road, London, N4 1TD	Approval of details reserved by a condition 13c (GLA's Be Seen Energy monitoring platform) attached planning reference HGY/2022/0044	Sarah Madondo
Hermitage & Gardens	Full planning permission	HGY/2026/1487	Approve with Conditions	31/07/2026	Unit 3, Crusader Industrial Estate, N4 1LZ	Replacement of a first floor front window with a ventilation fan.	Mark Chan
Hermitage & Gardens	Consent to display an advertisement	HGY/2026/1617	Approve with Conditions	24/07/2026	Drive Through Restaurant, Green Lanes, Hornsey, London, N4 1DR	The introduction of an additional "Play Land" internally static illuminated appendage to the existing pole sign.	Roland Sheldon
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2021	Approve	10/07/2026	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Phase 2 only) pursuant to Condition 18 (Contamination Monitoring and Maintenance Plan) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2073	Approve	10/07/2026	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Phases1b & 2 only) pursuant to Condition 29 (Overheating) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	Samuel Uff
Hermitage & Gardens	Non-Material Amendment	HGY/2025/2361	Approve	21/07/2026	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Non-Material Amendment to amend condition 2 (approved drawings) attached to the approved Hybrid Consent for application ref. HGY/2022/1833 for detailed planning permission for Phase 1A, for the mixed use redevelopment of the site to retain Building 64 (approved as demolished) and to alter the Peace Building through incorporation of two-storey infill extension; elevational and material changes; reconfigured cycle, refuse and plant stores; and installation of condenser unit on roof the approved single storey side extension.	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2573	Approve	10/07/2026	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Approval of details pursuant to condition 13 (Air Quality and Dust Management) attached to planning permission HGY/2022/1833	Samuel Uff

Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2735	Approve	10/07/2026	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Phase 1B & 2 only) pursuant to Condition 6 (part a only) (Whole Life Carbon) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/3086	Approve	10/07/2026	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Phases 1B & 2 only) pursuant to Condition 36 (Rain Water Harvesting) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	Samuel Uff
Highgate	Full planning permission	HGY/2026/0337	Approve with Conditions	03/07/2026	Elm Court, Cholmeley Park, Hornsey, London, N6 5EJ	Construction of basement and mansard roof extension to create 4 additional flats (use class C3: 2 x 2 bed & 1X 1 bed & 1 x 3 bed) with associated amenity space, landscaping, lightwells, and cycle storage. Internal Reconfiguration of the existing building.	Adam Silverwood
Highgate	Householder planning permission	HGY/2026/0554	Refuse	29/07/2026	61 Cholmeley Crescent, Hornsey, London, N6 5EX	Formation of front dormer and extension of side and rear dormers.	Adam Silverwood
Highgate	Householder planning permission	HGY/2026/0798	Approve with Conditions	29/07/2026	Flat 2, Wren View, Hornsey Lane, Hornsey, London, N6 5LH	Replacement windows to the rear facing studio flat.	Mercy Oruwari
Highgate	Householder planning permission	HGY/2026/0950	Approve with Conditions	15/07/2026	78 North Road, London, N6 4AA	Loft conversion with rear dormer	Eunice Huang
Highgate	Listed building consent (Alt/Ext)	HGY/2026/1065	Approve with Conditions	22/07/2026	Channing School, Highgate Hill, Hornsey, London, N6 5HF	Variation of Condition 3 (materials and details) attached to listed building consent HGY/2024/1904, and addition of condition to introduce phasing into the consented scheme.	Eunice Huang
Highgate	Removal/variation of conditions	HGY/2026/1068	Approve with Conditions	22/07/2026	Channing School, Highgate Hill, Hornsey, London, N6 5HF	Variation of Condition 3 (materials and details) and 4 (Method of Construction Statement) attached to planning permission HGY/2024/0989, and addition of condition to introduce phasing into the consented scheme.	Eunice Huang
Highgate	Removal/variation of conditions	HGY/2026/1118	Approve with Conditions	31/07/2026	25, Hillside Gardens, London, N6 5SU	Minor Material Amendment (S73 Application) to planning permission with ref: HGY/2025/2999 dated 7/12/2026 for alteration and refurbishment of the existing building, including replacement of external windows and doors, installation of an Air Source Heat Pump and Solar Photovoltaic system, front cycle store and new garden shed and trellis to the rear. Amendment - to vary condition 2 by amending the provision of solar panels and the location of the proposed air source heat pump and to remove condition 5 via the provision of noise assessment report.	Ben Coffie
Highgate	Approval of details reserved by a condition	HGY/2026/1230	Approve	17/07/2026	5 View Close, Hornsey, London, N6 4DD	Approval of details pursuant to conditions 3 (Materials), 5 (Trees), 7 (Bins and Cycle Storage) and 8 (Planter and Balustrades) attached to planning permission ref: HGY/2025/2592.	Mark Chan
Highgate	Full planning permission	HGY/2026/1517	Approve with Conditions	17/07/2026	14 Talbot Road, Hornsey, London, N6 4QR	Conversion of property from 3 flats to a single family dwelling house, with removal of external front staircase, new window to side elevation and new front windows to roof level.	Roland Sheldon
Highgate	Approval of details reserved by a condition	HGY/2026/1548	Approve	08/07/2026	103-107 North Hill, Hornsey, London, N6 4DP	Approval of details pursuant to condition 11 ? partial discharge part b only (Contaminated Land) attached to planning permission HGY/2024/3240	Valerie Okeiyi

Highgate	Lawful development: Proposed use	HGY/2026/1722	Permitted Development	08/07/2026	2 Oldfield Mews, Hornsey, London, N6 5XA	Certificate of Lawfulness (proposed) for minor external building operations to the front elevation to facilitate garage conversion.	Anna Anderson
Highgate	Non-Material Amendment	HGY/2026/1786	Approve	27/07/2026	Ground Floor Flat A, 33 Stanhope Gardens, Hornsey, London, N6 5TT	Non-Material Amendment Non-Material Amendment following the grant of planning permission ref: HGY/2025/0854 to change from approved pitched roof over rear extension to a flat roof detail and change from a window in the flank wall to glass blocks.	Kwaku Bossman-Gyamera
Highgate	Non-Material Amendment	HGY/2026/1807	Approve	07/07/2026	86 Southwood Lane, Hornsey, London, N6 5SY	Non-material amendment to planning permission ref. HGY/2025/2929 for a two storey side extension; rear extension; alteration to boundary retaining wall; ASHP; solar panels; alterations to existing building facade and roof; alterations to windows and doors; and associated changes; namely to amend the boundary wall material (textured concrete finish to use Reckli ?Friesland? Formliner).	Nathan Keyte
Highgate	Consent under Tree Preservation Orders	HGY/2026/1944	No Objection	13/07/2026	Greenbanks, Courtenay Avenue, Hornsey, London, N6 4LR	Five Day Notice. T1 multi-stemmed oak at the property. Snag (monolith) trunk to a safe height approximately 15ft retaining epinastic growth and veteranized features. (Proposal description amended 13.07.2026)	Daniel Monk
Hornsey	Householder planning permission	HGY/2026/0203	Approve with Conditions	22/07/2026	Flat 1, 84 Hillfield Avenue, Hornsey, London, N8 7DN	Demolition of rear conservatory. Erection of rear extension with sedum roof. Alteration to front door position to replace 1no. bathroom window with internal alterations to add 1no. bedroom. Erection of outbuilding in the rear garden. (AMENDED DESCRIPTION)	Daniel Boama
Hornsey	Lawful development: Existing use	HGY/2026/1278	Approve	02/07/2026	Flat A, 4 High Street, Hornsey, London, N8 7PD	Certificate of lawfulness: existing use of property as self-contained one bedroom flat on ground floor at rear of existing Estate Agency.	Eunice Huang
Hornsey	Lawful development: Proposed use	HGY/2026/1588	Permitted Development	28/07/2026	78 South View Road, Hornsey, London, N8 7LS	Certificate of lawfulness for the addition of a roof extension over the rear outrigger adjoined to the existing rear main roof dormer and replacement and relocation of 2x front rooflights with 3x front rooflights.	Mercy Oruwari
Hornsey	Approval of details reserved by a condition	HGY/2026/1808	Approve	27/07/2026	52 Elmfield Avenue, Hornsey, London, N8 8QG	Approval of details pursuant to condition 7 (car free agreement) attached to planning permission HGY/2024/2464.	Eunice Huang
Hornsey	Lawful development: Proposed use	HGY/2026/1973	Approve	27/07/2026	35 Rokesly Avenue, London, N8 8NS	Certificate of Lawfulness Proposed: Proposed Rear Dormer to rear roof slope and 3 No. rooflights to front roof slope.	Adam Silverwood
Hornsey	Full planning permission	HGY/2025/3199	Approve with Conditions	29/07/2026	Flat A, 31 Priory Road, Hornsey, London, N8 8LH	Formation of front roof light and a side dormer.	Ben Coffie
Muswell Hill	Lawful development: Proposed use	HGY/2026/0395	Approve	31/07/2026	93 Wood Vale, Hornsey, London, N10 3DL	Certificate of Lawfulness (Proposed): Hip to gable enlargement with rear and side dormer roof extension and installation of rooflights.	Adam Silverwood
Muswell Hill	Householder planning permission	HGY/2026/0919	Approve with Conditions	10/07/2026	20 Birchwood Avenue, Hornsey, London, N10 3BE	Demolition of existing conservatory and erection of a single storey rear extension.	Mark Chan
Muswell Hill	Listed building consent (Alt/Ext)	HGY/2026/1075	Approve with Conditions	07/07/2026	121 Muswell Hill Road, Hornsey, London, N10 3HS	Interior fitout of new bakery within existing ground floor unit. Redecoration of shopfront with new external signage.	Roland Sheldon
Muswell Hill	Consent to display an advertisement	HGY/2026/1078	Approve with Conditions	07/07/2026	121 Muswell Hill Road, Hornsey, London, N10 3HS	Advertisement consent for new painted fascia signage.	Roland Sheldon

Muswell Hill	Approval of details reserved by a condition	HGY/2026/1205	Approve	16/07/2026	10 Ellington Road, Hornsey, London, N10 3DG	Approval of details reserved by condition 11 (Sustainable Drainage) attached to ref: HGY/2026/1205	Josh Parker
Muswell Hill	Householder planning permission	HGY/2026/1408	Approve with Conditions	14/07/2026	24 Onslow Gardens, Hornsey, London, N10 3JU	Enlargement of existing rear dormer and installation of a front dormer window.	Mark Chan
Muswell Hill	Full planning permission	HGY/2026/1427	Approve with Conditions	15/07/2026	30 Church Crescent, Hornsey, London, N10 3NE	Formation of single off-street parking space to the front of the property with direct access from Church Crescent (Renewal of previous permission)	Josh Parker
Muswell Hill	Approval of details reserved by a condition	HGY/2026/1510	Approve	29/07/2026	10 Ellington Road, Hornsey, London, N10 3DG	Approval of details pursuant to condition (16) contamination risk model attached to ref: HGY/2023/1406	Josh Parker
Muswell Hill	Approval of details reserved by a condition	HGY/2026/1581	Approve	22/07/2026	1 Muswell Mews, Hornsey, London, N10 2BF	Details pursuant to conditions 5 (cycle parking), 6 (method of construction) and 11 (refuse/recycling storage) of planning permission HGY/2024/3298 for the erection of a two-storey (with basement level) dwellinghouse.	Roland Sheldon
Muswell Hill	Householder planning permission	HGY/2026/1586	Approve with Conditions	30/07/2026	24 Wood Vale, Hornsey, London, N10 3DP	Erection of single?storey rear extension; Changes to front porch; hip?to?gable roof alterations to facilitate a loft conversion with front and rear rooflights; erection of front and rear dormers; raised roof of garage; installation of external wall insulation (up to 130mm) with render finish to all elevations; solar panels, re?landscaping of the front and rear gardens; and other associated works.	Nathan Keyte
Muswell Hill	Prior notification: Development by telecoms operators	HGY/2026/1891	Permitted Development	06/07/2026	Buckingham Lodge, 2 Muswell Hill, Hornsey, London, N10 3TG	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), of intention to install electronic communications. The proposed installation comprises: Installation of 3 no. antennas and 1 no. GPS node and associated ancillary works thereto.	Kwaku Bossman-Gyamera
Muswell Hill	Approval of details reserved by a condition	HGY/2026/1900	Approve	13/07/2026	5 Firs Avenue, Hornsey, London, N10 3LY	Approval of details pursuant to condition 4 (Chartered Engineer) attached to planning permission ref. HGY/2026/0923 for Erection of lower ground floor single storey rear extension; basement extension; rear dormer extension; associated internal and external changes granted on 22/06/2026.	Nathan Keyte
Muswell Hill	Lawful development: Existing use	HGY/2025/3272	Refuse	20/07/2026	Victoria Stakes, 1 Muswell Hill, Hornsey, London, N10 3TH	Certificate of Lawfulness for the existing use of playing background music and amplified sound within the rear covered dining area of a public house.	Mark Chan
Noel Park	Householder planning permission	HGY/2026/1096	Refuse	31/07/2026	8 Gladstone Avenue, Wood Green, London, N22 6LS	Erection of a rear dormer extension and installation of two rooflights to front roof slope.	Eunice Huang
Noel Park	Householder planning permission	HGY/2026/1259	Approve with Conditions	07/07/2026	206 Moselle Avenue, Wood Green, London, N22 6EX	Replacement of existing timber frontage windows with double glazed timber units, replacement of existing rear windows and door with uPVC double glazed units.	Nathan Keyte
Noel Park	S106 discharge of obligations	HGY/2026/1279	Approve	10/07/2026	Former Petrol Filling Station, 76, Mayes Road., London, N22 6SY	Discharge of Schedule 2, Clause 4.6 (car club) of section 106 legal agreement attached to planning permission ref. HGY/2022/2452	Valerie Okeiyi
Noel Park	Lawful development: Proposed use	HGY/2026/1423	Permitted Development	15/07/2026	66 Willingdon Road, Wood Green, London, N22 6SD	Certificate of lawfulness for the proposed erection of a rear dormer on the main roof and rear outrigger.	Mark Chan

Noel Park	Householder planning permission	HGY/2026/1424	Approve with Conditions	31/07/2026	66 Willingdon Road, Wood Green, London, N22 6SD	Rear dormer with rooflights on front slope	Eunice Huang
Noel Park	Householder planning permission	HGY/2026/1426	Approve with Conditions	15/07/2026	6 Brampton Park Road, Wood Green, London, N22 6BG	Erection of a single storey side/rear infill extension with a lightwell, with associated external alterations.	Daniel Boama
Noel Park	Lawful development: Existing use	HGY/2026/1565	Approve	29/07/2026	Wood Green Shopping City, Unit 55-57, High Road, Wood Green, London, N22 6YA	Certificate of Lawfulness (existing) for 1 single personnel door into landlords meter room, 1 double personnel door and 1 roller shutter door providing goods loading access onto existing dock and service yard.	Anna Anderson
Noel Park	Non-Material Amendment	HGY/2026/1640	Approve	01/07/2026	Ground Floor Flat, 49 Burghley Road, Wood Green, London, N8 0QG	Non-Material Amendment to approved development HGY/2025/2593 (Erection of single-storey side extension; alterations to external fenestration; chimney removal and all associated works at Ground Floor Flat) for the retention of the upper part of the existing chimney in place above the approved side return extension	Oskar Gregersen
Noel Park	Lawful development: Existing use	HGY/2026/1909	Approve	31/07/2026	10A The Broadway, Wood Green, London, N22 6DS	Certificate of lawfulness for existing use of the first, second and third (loft) floors as 10no. self-contained residential flats (Use Class C3).	Daniel Boama
Noel Park	Lawful development: Existing use	HGY/2025/2884	Approve	21/07/2026	105 Lymington Avenue, Wood Green, London, N22 6JJ	Certificate of lawfulness: existing use of property as HMO (C4) for up to 5 occupants.	Eunice Huang
Northumberland Park	Approval of details reserved by a condition	HGY/2026/0937	Approve	31/07/2026	88 St Pauls Road, Tottenham, London, N17 0NE	Approval of details reserved by conditions 3 (external materials), 4 (hard and soft landscape), 6 (Energy Statement) attached to planning permission with ref: HGY/2025/1956 for the demolition of an existing commercial unit and conversion of the remaining commercial unit into a 1b 1p dwelling with associated access and landscaping.	Ben Coffie
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1297	Approve	13/07/2026	37-39 West Road, London, N17 0RE	Approval of details reserved by a condition 6 (Demolition Environment Management Plan) attached to planning permission reference HGY/2025/0617	Sarah Madondo
Northumberland Park	Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises	HGY/2026/1351	Not Required	07/07/2026	Unit 11, Compass West Estate, West Road, Tottenham, London, N17 0XL	Installation of a roof-mounted PV system, totalling 0.02068 mW total installed system capacity.	Oskar Gregersen
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1366	Approve	09/07/2026	37-39 West Road, London, N17 0RE	Approval of details reserved by a condition 26 (PM10 dust monitors) attached to planning permission reference HGY/2025/0617	Sarah Madondo
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1386	Approve	17/07/2026	Fiske Court, Lansdowne Road, Tottenham, London, N17 0NA	Approval of details reserved by a condition 13 (Ecological enhancement/protection measures) attached to planning application Ref: HGY/2022/0305	Kwaku Bossman-Gyamera
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1387	Approve	17/07/2026	Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ	Approval of details reserved by a condition 13 (Ecological enhancement/protection measures) attached to planning application Ref: HGY/2022/0295	Kwaku Bossman-Gyamera

Northumberland Park	Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses	HGY/2026/1414	Not Required	14/07/2026	2A Willoughby Lane, Tottenham, London, N17 0SS	Prior approval for change of use from office use (Commercial, Business and Service (Use Class E)) to a single 1-bedroom dwellinghouse (Use Class C3). 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
Northumberland Park	Householder planning permission	HGY/2026/1504	Approve with Conditions	31/07/2026	19 Bromley Road, Tottenham, London, N17 0AR	Ground floor wraparound extension to a end of terrace house.	Adam Silverwood
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1599	Approve	31/07/2026	Arundel Court, Lansdowne Road, Tottenham, London, N17 0LR	Approval of details reserved by a condition condition 23 (Urban Greening Factor) attached to planning application Ref: HGY/2024/1450.	Kwaku Bossman-Gyamera
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1712	Approve	29/07/2026	Tottenham Substation, Watermead Way, London, N17 0XD	Approval of Schedule 2 Requirements 7 (Highway Access) and 9 (CTMP) 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	Approval of details reserved by a condition	HGY/2026/1744	Approve	22/07/2026	Tottenham Substation, Watermead Way, London, N17 0XD	Approval of Schedule 2 Requirement 13 (CEMP) 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/2026/1749	Approve	08/07/2026	Tottenham Substation, Watermead Way, London, N17 0SG	Approval in part (Phase 1) of Schedule 2 Requirement 11(3) (Contaminated Land and Groundwater - verification) relating to Stage 3a (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/2026/1873	Approve	22/07/2026	Tottenham Substation, Watermead Way, London, N17 0SG	Approval in part (Phase 2) of Schedule 2 Requirement 11 (1 and 2) (Contaminated Land and Groundwater) relating to Stage 3a (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/2026/1911	Approve	22/07/2026	Tottenham Substation, Watermead Way, London, N17 0SG	Approval in part (Phase 2) of Schedule 2 Requirement 14 (Archaeology) relating to Stage 3a (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/2026/2044	Approve	29/07/2026	Tottenham Substation, Watermead Way, London, N17 0XD	Approval of Schedule 2 Requirement 14 (Archaeology) 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/2025/2803	Refuse	23/07/2026	221 Shelbourne Road, Tottenham, London, N17 9YD	Change of use from Class C3 (single dwelling house) to Class 4 (house in multiple occupation for up to 6 residents)	Sabelle Adjagboni

Seven Sisters	Full planning permission	HGY/2026/0917	Approve with Conditions	10/07/2026	First Floor Flat, 3-7 West Green Road, Tottenham, London, N15 5BX	Change of use of first floor flat from a residential dwelling (Class C3 Use) to four office/artist studio units (Class E Use) & installation of an awning to first floor rear elevation.	Neil McClellan
Seven Sisters	Lawful development: Existing use	HGY/2026/1015	Approve	27/07/2026	36 Brunswick Road, Tottenham, London, N15 5DD	Certificate of lawfulness for existing use of property as 3no. self-contained flats.	Daniel Boama
Seven Sisters	Full planning permission	HGY/2026/1339	Approve with Conditions	02/07/2026	33 Vartry Road, Tottenham, London, N15 6PR	Ground floor rear extension	Sabelle Adjagboni
Seven Sisters	Householder planning permission	HGY/2026/1376	Approve with Conditions	08/07/2026	85 Ermine Road, Tottenham, London, N15 6DE	Conversion of garage into a habitable room and replacement of the existing garage door with brick wall and window to match existing property.	Neil McClellan
Seven Sisters	Householder planning permission	HGY/2026/1407	Approve with Conditions	08/07/2026	70 Roslyn Road, Tottenham, London, N15 5JJ	Erection of single storey rear/side infill extension.	Daniel Boama
Seven Sisters	Approval of details reserved by a condition	HGY/2026/1471	Approve	17/07/2026	32 Hillside Road, Tottenham, London, N15 6NB	Approval of details reserved by a condition 3 (Secure cycle parking facilities) and condition 4 (Refuse and waste storage and recycling facilities) attached to planning application Ref: HGY/2026/0385	Kwaku Bossman-Gyamera
Seven Sisters	Full planning permission	HGY/2026/1530	Approve with Conditions	27/07/2026	89 & 91 Vartry Road, Tottenham, London, N15 6QD	Amalgamation of two existing 2-bedroom flats into one 4-bedroom dwelling house (Class C3 Use), and the erection of a new front porch.	Neil McClellan
Seven Sisters	Householder planning permission	HGY/2026/1575	Approve with Conditions	31/07/2026	48 Richmond Road, Tottenham, London, N15 6QB	Construction of single storey side infill extension, together with the installation of a Sukkah roof roof.	Sarah Madondo
Seven Sisters	Householder planning permission	HGY/2026/1579	Approve with Conditions	27/07/2026	55 Daleview Road, Tottenham, London, N15 6PL	Replacement of existing timber single-glazed windows with new double-glazed UPVC windows on the ground and first floor north elevation, and first floor only on the east and south elevations.	Anna Anderson
Seven Sisters	Non-Material Amendment	HGY/2026/1888	Approve	15/07/2026	42 Westerfield Road, Tottenham, London, N15 5LD	Non-material amendment to planning permission HGY/2026/1149 for Erection of a single storey ground floor rear extension with a 'Sukka' (lantern) rooflight. Proposed amendment: to indicate the correct property on the OS map and floor plans.	Roland Sheldon
South Tottenham	Full planning permission	HGY/2026/0316	Approve with Conditions	20/07/2026	40 Wakefield Road, Tottenham, London, N15 4NH	Erection of a single storey side extension.	Sabelle Adjagboni
South Tottenham	Householder planning permission	HGY/2026/0955	Approve with Conditions	07/07/2026	34 Crowland Road, Tottenham, London, N15 6UT	Erection of an additional storey to existing dwellinghouse ('Type 3' roof extension)	Mercy Oruwari
South Tottenham	Full planning permission	HGY/2026/1239	Approve with Conditions	06/07/2026	11A and 15 Barry Avenue, London, N15 6AD	Demolition of existing conservatory and erection of a new single storey rear extension at no. 15 and joint first-floor rear extension at no. 15 and 11A	Oskar Gregersen
South Tottenham	Approval of details reserved by a condition	HGY/2026/1303	Approve	09/07/2026	162 Gladesmore Road, Tottenham, London, N15 6TH	Approval of details reserved by a condition 6 (Construction Management Plan) and condition 7 (Appointed Chartered Engineer), attached to planning permission ref: HGY/2024/1290.	Kwaku Bossman-Gyamera
South Tottenham	Lawful development: Proposed use	HGY/2026/1362	Permitted Development	09/07/2026	2 Lealand Road, Tottenham, London, N15 6JS	Certificate of lawfulness for proposed use: Erection of single storey rear extension from rear outrigger rear wall. Erection of single storey side/rear extension from rear outrigger side wall. Erection of single storey side extension from flank wall of the main house.	Daniel Boama
South Tottenham	Full planning permission	HGY/2026/1412	Approve with Conditions	14/07/2026	40-42 Norfolk Avenue, London, N15 6JX	Erection of single storey rear extension to 40 Norfolk Avenue and joint first floor rear extension to 40 and 42 Norfolk Avenue	Sabelle Adjagboni

South Tottenham	Removal/variation of conditions	HGY/2026/1431	Refuse	15/07/2026	23 Norfolk Avenue, Tottenham, London, N15 6JX	Variation of condition 2 (approved plans) of planning permission HGY/2024/3318; namely to increase the height of both ridge and the eaves of the approved roof form by 0.5m	Kwaku Bossman-Gyamera
South Tottenham	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1545	Not Required	14/07/2026	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 3.35m and for which the height of the eaves would be 3m	Oskar Gregersen
South Tottenham	Full planning permission	HGY/2026/1550	Approve with Conditions	28/07/2026	100-104 Lealand Road, London N15 6JT	Erection of a first floor rear extension to No. 100 to 104.	Oskar Gregersen
South Tottenham	Householder planning permission	HGY/2026/1551	Approve with Conditions	28/07/2026	100 Lealand Road, Tottenham, London, N15 6JT	Erection of additional floor via "Type 3" Roof Extension to No.100.	Oskar Gregersen
South Tottenham	Full planning permission	HGY/2026/1716	Approve with Conditions	29/07/2026	17 Grovelands Road, Tottenham, London, N15 6BT	Amalgamation of two flats to revert the property to a single dwellinghouse (Class C3 Use)	Nathan Keyte
South Tottenham	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1769	Not Required	31/07/2026	3 Earlsmead Road, Tottenham, London, N15 4DA	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	Daniel Boama
South Tottenham	Approval of details reserved by a condition	HGY/2026/1778	Approve	16/07/2026	196 Page Green Terrace, Tottenham, London, N15 4NP	Details pursuant to conditions 4 (Method of construction statement) and 5 (details of chartered engineer) of planning permission HGY/2026/0549 for 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	Lawful development: Proposed use	HGY/2026/1805	Permitted Development	21/07/2026	15 Tynemouth Road, Tottenham, London, N15 4AT	Certificate of Lawfulness: Proposed insertion of a new opening in rear elevation for installation of bi-fold doors.	Ciara Ward
South Tottenham	Lawful development: Proposed use	HGY/2026/1962	Permitted Development	17/07/2026	26 Hanover Road, Tottenham, London, N15 4DL	Certificate of lawfulness for the proposed conversion of the loft including a rear dormer extension and three front roof lights.	Neil McClellan
St Ann's	Householder planning permission	HGY/2026/1133	Approve with Conditions	08/07/2026	46 Harringay Road, Tottenham, London, N15 3JD	Erection of single storey rear infill extension.	Neil McClellan
St Ann's	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1415	Not Required	01/07/2026	5 Penrith Road, Tottenham, London, N15 5QU	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.8m	Mercy Oruwari
St Ann's	Lawful development: Existing use	HGY/2026/1810	Approve	29/07/2026	3F Olive Grove, Tottenham, London, N15 3BJ	Certificate of Lawfulness: Existing use of the property as 3 self-contained flats for more than 4 years.	Ciara Ward
St Ann's	Non-Material Amendment	HGY/2025/1148	Approve	20/07/2026	423 - 435 West Green Road, London, N15 3PJ	Non Material amendment to planning permission HGY/2018/1806 to amend the wording of conditions 12, 15, 20, 32 and 33 to allow for the phased completion of the development.	Valerie Okeiyi

St Ann's	Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses	HGY/2025/2986	Approve with Conditions	24/07/2026	Land Rear of 182 St Ann's Road and Grove Works, accessed from 13 Grove Road (former demolished dwelling), Seven Sisters, London N15	Prior approval for Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA	Kwaku Bossman-Gyamera
St Ann's	Full planning permission	HGY/2025/3198	Approve with Conditions	23/07/2026	Rear of 443 West Green Road, Tottenham, London, N15 3PL	Change of use from Class E (ancillary to commercial unit) to Class C3 for a 1-person dwelling	Sabelle Adjagboni
Stroud Green	Householder planning permission	HGY/2026/0317	Approve with Conditions	01/07/2026	80 Florence Road, Hornsey, London, N4 4DP	Erection of a single-storey rear and side wraparound extension; replacement of existing windows with heritage-style sash windows; and repairs to roof coverings.	Josh Parker
Stroud Green	Householder planning permission	HGY/2026/0844	Approve with Conditions	31/07/2026	14 Perth Road, Hornsey, London, N4 3HB	Rear Dormer Window to the Loft & associated alterations to existing Mid-Terrace Dwelling.	Eunice Huang
Stroud Green	Householder planning permission	HGY/2026/1329	Approve with Conditions	07/07/2026	56 Nelson Road, Hornsey, London, N8 9RT	Erection of a single-storey rear extension at ground floor level	Roland Sheldon
Stroud Green	Householder planning permission	HGY/2026/1460	Approve with Conditions	08/07/2026	6A Woodstock Road, Hornsey, London, N4 3EX	Alterations to rear facade to provide new ground floor rear door and change of downpipe location.	Nathan Keyte
Stroud Green	Householder planning permission	HGY/2026/1491	Approve with Conditions	29/07/2026	16 Cornwall Road, Hornsey, London, N4 4PH	Formation of rear dormer and 3 no. front rooflights	Nathan Keyte
Stroud Green	Approval of details reserved by a condition	HGY/2026/1634	Approve	27/07/2026	16 Stapleton Hall Road, Hornsey, London, N4 3QD	Details pursuant to part of Condition 4 (front garden treatment including refuse & cycle storage) of planning permission reference HGY/2024/0811 (resubmission)	Neil McClellan
Tottenham Central	Approval of details reserved by a condition	HGY/2026/0682	Approve	17/07/2026	Land Adjacent To 1, Janson Road, London, N15 4JU	Approval of details reserved by a condition 7 (Energy) and condition 18 (Ventilation) attached to planning reference HGY/2025/2482	Sarah Madondo
Tottenham Central	Lawful development: Existing use	HGY/2026/0948	Approve with Conditions	01/07/2026	35 Beaconsfield Road, Tottenham, London, N15 4SH	Lawful development: Existing use as a Class C4 HMO for up to 6 unrelated individuals	Oskar Gregersen
Tottenham Central	Full planning permission	HGY/2026/1260	Refuse	01/07/2026	2 Chaplin Road, Tottenham, London, N17 6QE	Replacement of front and the rear windows with double-glazed uPVC casement windows	Sabelle Adjagboni
Tottenham Central	Full planning permission	HGY/2026/1261	Refuse	01/07/2026	7 Chaplin Road, Tottenham, London, N17 6QE	Replacement of front and the rear windows with double-glazed uPVC casement windows	Sabelle Adjagboni
Tottenham Central	Full planning permission	HGY/2026/1272	Refuse	01/07/2026	9 Chaplin Road, Tottenham, London, N17 6QE	Replacement of front and the rear windows with double-glazed uPVC casement windows	Sabelle Adjagboni
Tottenham Central	Full planning permission	HGY/2026/1271	Refuse	01/07/2026	Nos. 5 and 6 Chaplin Road, Tottenham, London, N17 6QE	Replacement of front and the rear windows with double-glazed uPVC casement windows	Sabelle Adjagboni
Tottenham Central	Full planning permission	HGY/2026/1345	Approve with Conditions	07/07/2026	17 & 19 Grove Park Road, Tottenham, London, N15 4SW	Replacement of front elevation windows with new updated slimline double glazed timber windows to match the existing. Replacement of rear elevation windows with new double glazed uPVC casement windows. Replacement of both flat entrance doors to 17 & 19 with double-glazed timber doors with a double-glazed fanlight. Replacement of rear side exit door and rear end exit door to both properties with double-glazed uPVC units	Josh Parker

Tottenham Central	Full planning permission	HGY/2026/1346	Approve with Conditions	07/07/2026	13 Grove Park Road, Tottenham, London, N15 4SW	Replacement of existing windows to the front elevation with new updated slimline double glazed timber windows to match the existing. Replacement of existing windows to the rear elevation with new double glazed uPVC casement windows. Replacement of existing front entrance door with a double-glazed timber door. Replacement of rear exit doors for both ground and first floor with uPVC double-glazed units	Josh Parker
Tottenham Central	Full planning permission	HGY/2026/1347	Approve with Conditions	07/07/2026	23 Grove Park Road, Tottenham, London, N15 4SW	Replacement of existing windows to the front elevation with new updated slimline double glazed timber windows to match the existing. Replacement of existing windows to the rear elevation with new double glazed uPVC casement windows. Replacement of front entrance door with double-glazed timber door. Replacement of rear exit doors for both ground and first floor with uPVC double-glazed units	Josh Parker
Tottenham Central	Full planning permission	HGY/2026/1348	Approve with Conditions	07/07/2026	27 Grove Park Road, Tottenham, London, N15 4SW	Replacement of timber windows on the front elevation with new slimline double-glazed timber windows to match the existing style. The rear elevation windows will be replaced with new double-glazed uPVC casement windows. Replacement of entrance door with double-glazed timber door with a double-glazed fanlight. Replacement of rear side exit doors and rear end exit doors with double-glazed uPVC units.	Josh Parker
Tottenham Central	Full planning permission	HGY/2026/1385	Refuse	21/07/2026	4 Bourn Avenue, Tottenham, London, N15 4HP	Change of use from a single-dwelling house (C3) to a HMO (C4) for 4 persons	Sabelle Adjagboni
Tottenham Central	Householder planning permission	HGY/2026/1456	Approve with Conditions	16/07/2026	110 Greyhound Road, Tottenham, London, N17 6XN	Demolition of existing side extension, proposed side infill extension	Oskar Gregersen
Tottenham Central	Full planning permission	HGY/2026/1568	Approve with Conditions	29/07/2026	8 Nelson Road, Tottenham, London, N15 4LE	Replacement of timber single-glazed windows with timber and uPVC double-glazed windows and replacement of timber single-glazed rear door with uPVC double-glazed rear door.	Mark Chan
Tottenham Central	Householder planning permission	HGY/2026/1668	Approve with Conditions	29/07/2026	65 Mount Pleasant Road, Tottenham, London, N17 6TR	Replacement of existing timber single-glazed windows on front, side and rear elevations with new double-glazed uPVC windows.	Anna Anderson
Tottenham Central	Full planning permission	HGY/2026/1706	Approve with Conditions	30/07/2026	38 Strode Road, Tottenham, London, N17 6TZ	Replacement of timber and upvc front, side and rear windows with new double glazed uPVC windows. timber rear exit door be removed and replaced with new high-quality double glazed uPVC door.	Ben Coffie
Tottenham Central	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1718	Refuse	22/07/2026	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 2.1m.	Mark Chan
Tottenham Central	Lawful development: Proposed use	HGY/2026/1760	Permitted Development	14/07/2026	85 The Avenue, London, N17 6TD	Certificate of Lawfulness for the proposed loft conversion with rear dormers, front rooflight, solar panels, chimney stack removed/made good, and replacement windows at rear.	Anna Anderson

Tottenham Central	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1821	Not Required	30/07/2026	64 Higham Road, Tottenham, London, N17 6NQ	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m	Ben Coffie
Tottenham Central	Lawful development: Proposed use	HGY/2026/2104	Approve	29/07/2026	17 Sperling Road, Tottenham, London, N17 6UQ	Certificate of lawfulness for proposed use: Loft conversion with erection of rear L-shaped dormer and insertion of 2no. front rooflights.	Nathan Keyte
Tottenham Central	Full planning permission	HGY/2025/2866	Approve with Conditions	08/07/2026	399-401 High Road, Tottenham, London, N17 6QN	Erection of wall, railings and gates to north boundary (part retrospective)	Kwaku Bossman-Gyamera
Tottenham Central	Full planning permission	HGY/2025/3108	Approve with Conditions	21/07/2026	30-48 Lawrence Road, Tottenham, London, N15 4EG	Alterations and 7-storey extension (facing Lawrence Road) to existing building to provide new self-storage facility (Use Class B8), new flexible workspace / incubator units and other works ancillary to the development.	Gareth Prosser
Tottenham Central	Approval of details reserved by a condition	HGY/2025/3269	Approve	07/07/2026	Land adjacent to 1 Jansons Road, London, N15 4JU	Approval of details reserved by a condition 23 (NRRM) and 24 (Air Quality and Dust Management Plan) attached to planning reference HGY/2025/2482	Sarah Madondo
Tottenham Green	Approval of details reserved by a condition	HGY/2022/2598	Approve	08/07/2026	2, Wakefield Road, London, N15 4NL	Approval of details pursuant to conditions 5 (Tree Protection Method Statement) attached to planning permission HGY/2019/0192 (AMENDED).	Gareth Prosser
Tottenham Hale	Approval of details reserved by a condition	HGY/2023/0344	Approve	24/07/2026	Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17,	Approval of details pursuant to Conditions B3 (Drainage ? Attenuation Details) and B4 (Drainage - Design Implementation, Maintenance Management) 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/2026/0420	Approve	24/07/2026	Plot B (Ferry Island) , Tottenham Hale Centre, London	Approval of details pursuant to Conditions B2 (Waste Management Plan) and B12 (Service and Delivery Plan) 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	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1832	Not Required	27/07/2026	6 Hanbury Road, Tottenham, London, N17 9RJ	Erection of a single storey extension which extends beyond the rear wall of the original house by 4.12m, for which the maximum height would be 3.56m and for which the height of the eaves would be 2.4m	Anna Anderson
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/0011	Approve	20/07/2026	Plot B (Ferry Island) and Plot F (Pavilion), Tottenham Hale Centre	Approval of details pursuant to Conditions B7 (Biodiversity Plan (LBH Carbon Management)); B17 (Open Space Management & Maintenance Plan (LBH Development Management)); and F9 (Open Space Management & Maintenance Plan (LBH Development Management)); and Sitewide Condition 20 (Hard and Soft Landscaping (LBH Development Management)) in relation to Plots B (FERRY ISLAND site) and F (PAVILION site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott

West Green	Full planning permission	HGY/2026/0601	Refuse	08/07/2026	102 Mannock Road, Tottenham, London, N22 6AA	Retention of large boundary wall surrounding property, retention of single storey side/rear extension, retention of extensions and internal alterations to garage structure, proposed alterations to the existing pitch roof and extension to the main roof to convert the existing attic to a new loft room, insertion of 5 rooflights to front, side and rear elevation, erection of front porch, conversion from dwelling into two self-contained flats.	Roland Sheldon
West Green	Full planning permission	HGY/2026/0744	Approve with Conditions	27/07/2026	2 Caversham Road, Tottenham, London, N15 3QP	Subdivision of the land and the proposal of a two-bedroom dwelling to the rear of 2 Caversham Road, including demolition of the existing single-storey side extension and associated landscaping, cycle and refuse storage (Revised Scheme).	Kwaku Bossman-Gyamera
West Green	Approval of details reserved by a condition	HGY/2026/0761	Approve	17/07/2026	Broadwater Farm Estate, London	Submission of details for the discharge of Condition 32 (Piling Method Statement - partial discharge - 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	Approval of details reserved by a condition	HGY/2026/0818	Approve	17/07/2026	Broadwater Farm Estate, London	Submission of details for the discharge of Conditions 23 (Construction Environmental Management Plan - partial discharge - 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	Approval of details reserved by a condition	HGY/2026/0941	Approve	17/07/2026	Broadwater Farm Estate	Submission of details for the discharge of Conditions 43a (Energy Statement), 45 (Carbon Offset Calculation), 47 (Energy Monitoring) and 58a (Energy Monitoring Scheme) (partial discharges for 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	Full planning permission	HGY/2026/1029	Approve with Conditions	09/07/2026	21 Downhills Park Road, Tottenham, London, N17 6PE	Replacement of existing timber single glazed entrance door with a double glazed composite door.	Mark Chan
West Green	Approval of details reserved by a condition	HGY/2026/1306	Approve	03/07/2026	Downhills Park, Downhills Park Road, Haringey, London, N17 6PE	Approval of details reserved by a condition 3 (Method of Construction Statement) attached to planning application Ref: HGY/2026/0344	Kwaku Bossman-Gyamera
West Green	Full planning permission	HGY/2026/1343	Approve with Conditions	07/07/2026	1 to 6 Marley Close, Tottenham, London, N15 3PY	Replacement of timber casement windows with new uPVC casement windows.	Josh Parker

West Green	Lawful development: Existing use	HGY/2026/1410	Approve	16/07/2026	67 Downhills Park Road, Tottenham, London, N17 6AS	Lawful development: Existing use of first and second floor as 3 no. self-contained flats (Use Class C3).	Nathan Keyte
West Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1472	Not Required	07/07/2026	13 Belmont Road, Tottenham, London, N15 3LS	Erection of single storey extension which extends beyond the rear wall of the original house by 4.8m, for which the maximum height would be 3.55m and for which the height of the eaves would be 2.8m	Mark Chan
West Green	Lawful development: Existing use	HGY/2026/1532	Approve	27/07/2026	10 Hawke Park Road, Tottenham, London, N22 6QR	Certificate of Lawfulness (existing) for continuous use of loft space as a self-contained and independent residential dwellinghouse (Use Class C3), converting 1 residential unit (C3) into 2 residential units (C3).	Anna Anderson
West Green	Householder planning permission	HGY/2026/1537	Approve with Conditions	17/07/2026	25 Boundary Road, Tottenham, London, N22 6AS	Replacement of the existing single-glazed timber windows with new UPVC double-glazed windows	Nathan Keyte
West Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1553	Refuse	14/07/2026	7 Clonmell Road, Tottenham, London, N17 6JY	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m	Daniel Boama
West Green	Full planning permission	HGY/2026/1558	Approve with Conditions	29/07/2026	83 Belmont Road, Tottenham, London, N17 6AT	Replacement of timber windows with double-glazed uPVC windows.	Mark Chan
West Green	Householder planning permission	HGY/2026/1570	Refuse	29/07/2026	22 Sirdar Road, Wood Green, London, N22 6RG	Loft conversion with erection of L-shaped rear dormer and insertion of 3no. front roof lights. Replacement of front aluminium-framed windows and rear first floor windows and with double glazed timber-framed windows to the front and rear elevation. Removal of front porch and main front door to be brought forward to align with adjoining neighbour's front door at No.24 Sirdar Road. Replacement of main roof tiles with new slate tiles.	Daniel Boama
West Green	Householder planning permission	HGY/2026/1574	Approve with Conditions	29/07/2026	22 Sirdar Road, Wood Green, London, N22 6RG	Erection of a single storey wraparound rear and side infill extension with 4no. rooflights above the side extension.	Daniel Boama
West Green	Full planning permission	HGY/2026/1578	Approve with Conditions	31/07/2026	29 Keston Road, Tottenham, London, N17 6PJ	Replacement of existing timber single-glazed windows with UPVC double-glazed windows.	Adam Silverwood
West Green	Householder planning permission	HGY/2025/3547	Approve with Conditions	23/07/2026	108 Downhills Park Road, Tottenham, London, N17 6NY	Demolition of the existing garage at the end of the property's rear garden and the erection of a single storey, 1-bedroom, self-contained residential annexe.	Neil McClellan
White Hart Lane	Householder planning permission	HGY/2026/0758	Approve with Conditions	08/07/2026	25 Sandford Avenue, Wood Green, London, N22 5EJ	Erection of a single storey rear extension.	Mark Chan
White Hart Lane	Householder planning permission	HGY/2026/1220	Approve with Conditions	15/07/2026	135 Risley Avenue, Tottenham, London, N17 7HN	Erection of single storey rear extension	Eunice Huang
White Hart Lane	Householder planning permission	HGY/2026/1341	Approve with Conditions	06/07/2026	1 Smithson Road, Tottenham, London, N17 7DP	Erection of rear dormer and hip to gable extensions including the raising of the ridge	Sabelle Adjagboni
White Hart Lane	Householder planning permission	HGY/2026/1482	Approve with Conditions	29/07/2026	13 Sandford Avenue, Wood Green, London, N22 5EJ	Erection of ground floor rear extension.	Ben Coffie
White Hart Lane	Lawful development: Proposed use	HGY/2026/1572	Permitted Development	30/07/2026	40 Devonshire Road, Tottenham, London, N17 7ND	Certificate of lawfulness for the proposed installation of two front rooflights and erection of a hip-to-gable roof extension and a rear dormer on the main roof.	Mark Chan

White Hart Lane	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1815	Not Required	31/07/2026	16 Smithson Road, Tottenham, London, N17 7DP	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 4m and for which the height of the eaves would be 2.68m	Kwaku Bossman-Gyamera
White Hart Lane	Lawful development: Proposed use	HGY/2026/1883	Permitted Development	27/07/2026	2, Grainger Road, London, N22 5LT	Certificate of Lawfulness: Proposed alterations to the roof comprising the installation of 1 rooflight to the rear	Ciara Ward
White Hart Lane	Lawful development: Proposed use	HGY/2026/1884	Permitted Development	22/07/2026	4, Grainger Road, London, N22 5LT	Certificate of Lawfulness: Proposed alterations to the roof comprising the installation of 3no. rooflights (2no. front facing and 1no. rear facing).	Ciara Ward
White Hart Lane	Lawful development: Proposed use	HGY/2026/1885	Permitted Development	27/07/2026	6, Grainger Road, London, N22 5LT	Certificate of Lawfulness: Proposed alterations to the roof comprising the installation of 3no. rooflights (2no. front facing and 1no. rear facing).	Ciara Ward
White Hart Lane	Lawful development: Proposed use	HGY/2026/1937	Permitted Development	22/07/2026	202 White Hart Lane, Wood Green, London, N22 5QN	Certificate of Lawfulness: Proposed erection of a single storey rear extension, erection of rear dormer and the installation of 3nos. front rooflights.	Ciara Ward
White Hart Lane	Householder planning permission	HGY/2024/2373	Approve with Conditions	24/07/2026	74 houses on the Tower Gardens North Estate, London N17	External wall insulation with a silicone render finish in various colours, adding low-level plinth insulation and replacement of windows and doors with other associated works (a full list of the properties included in the proposal may be found on the application form)	Roland Sheldon
White Hart Lane	Full planning permission	HGY/2025/3265	Approve with Conditions	30/07/2026	85 Norfolk Avenue, Wood Green, London, N13 6AL	Erection of a 2-bed, 4-person single family dwellinghouse on land at the rear of 85 Norfolk Avenue with associated amenity space, car parking, refuse and cycle storage; following demolition of existing outbuilding (reconsult for amended plans to relocate lightwell and implement level access)	Oskar Gregersen
Woodside	Full planning permission	HGY/2026/0453	Approve with Conditions	06/07/2026	7 Earham Grove, Wood Green, London, N22 5HJ	Change of use of the property from a dwelling house (Class C3 Use) to a 6-bedroom care home within the C2 Use Class.	Neil McClellan
Woodside	Approval of details reserved by a condition	HGY/2026/0887	Approve	14/07/2026	Langford, Maryland Road, Wood Green, London, N22 5AR	Approval of details pursuant to condition 12 (Hard and Soft Landscaping) attached to planning permission ref. HGY/2025/1829.	Kwaku Bossman-Gyamera
Woodside	Approval of details reserved by a condition	HGY/2026/0889	Approve	14/07/2026	Langford, Maryland Road, Wood Green, London, N22 5AR	Approval of details pursuant to condition 6 (Construction Logistics Management Plan), condition 9 (Air Quality and Dust Management Plan) and condition 10 (Considerate Construction Scheme) attached to planning permission ref: HGY/2025/1829.	Kwaku Bossman-Gyamera
Woodside	Listed building consent (Alt/Ext)	HGY/2026/1013	Approve with Conditions	03/07/2026	Wood Green Underground Station, High Road, London, N22 8HH	Listed Building Consent to raise platform levels to enable step-free access between trains and platform, new seating, and associated changes.	Nathan Keyte
Woodside	Full planning permission	HGY/2026/1242	Approve with Conditions	22/07/2026	292 High Road, Wood Green, London, N22 8JZ	Change of use from a restaurant (Use Class E) to a restaurant with ancillary shisha use	Kwaku Bossman-Gyamera
Woodside	Householder planning permission	HGY/2026/1334	Approve with Conditions	01/07/2026	Ground Floor Flat, 51 Bounds Green Road, Wood Green, London, N22 8HB	Erection of a single-storey outbuilding using ground screw foundations in rear garden to be used as an office.	Nathan Keyte

Woodside	Approval of details reserved by a condition	HGY/2026/1516	Approve	27/07/2026	Langford, Maryland Road, Wood Green, London, N22 5AR	Approval of details reserved by a condition 7 (Non-Road Mobile Machinery (NRMM)) attached to planning application Ref: HGY/2025/1829.	Kwaku Bossman-Gyamera
Woodside	Lawful development: Proposed use	HGY/2026/1535	Approve	02/07/2026	25 Forfar Road, Wood Green, London, N22 5QE	Certificate of Lawfulness (proposed) for hip to gable roof conversion with rooflights, and dormer box and windows to the rear main roof.	Anna Anderson
Woodside	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1683	Refuse	27/07/2026	244 Lyndhurst Road, Wood Green, London, N22 5AU	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m	Ben Coffie
Woodside	Full planning permission	HGY/2024/2631	Refuse	22/07/2026	Land adjoining no. 44 Myddleton Road, Wood Green, London, N22 8NR	Erection of a detached two-bedroom two-level dwelling with basement and front lightwell; associated amenity space including refuse & recycling storage; cycle storage; air source heat pump; and removal of dropped kerb	Nathan Keyte