

NOTICE OF MEETING

AGENDA FOR THE PLANNING SUB COMMITTEE

Monday, 5th October, 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), Kaushia Amin, Simon Clark, Marc Jenner, Anne Gray, Luisa Brands, Mike Hodges, Dana Carlin, Melanie Gingell and Sue Jameson

Quorum: 3

1. FILMING AT MEETINGS

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

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

2. PLANNING PROTOCOL

The Planning Committee abides by the Council's Planning Protocol 2025. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

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

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

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

3. APOLOGIES

To receive any apologies for absence.

4. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at 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 7th September as a correct record.

7. PLANNING APPLICATIONS (PAGES 9 - 94)

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

8. UPDATE ON MAJOR PROPOSALS (PAGES 95 - 102)

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 103 - 132)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 01.08.2026 – 31.08.2026.

10. NEW ITEMS OF URGENT BUSINESS

11. DATE OF NEXT MEETING

To note the date of the next meeting as 9th November.

Democratic Services Contact: Kodi Sprott, Committee and Governance Officer
Telephone: 020 8489 5343
Email: kodi.sprott@haringey.gov.uk

Fiona Alderman

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

Friday, 25 September 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 Brands and Cllr Gray.

4. Urgent business

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

Cllr Bevan declared an interest in relation to the Highgate School proposals. He explained that he was involved with the academy operating on the Spurs site, with the academy having a principal education sponsor and Spurs acting as its business sponsor. Both parties have made financial contributions to the academy. He is Chair of the sponsors and they operate separately. Tottenham Hotspur Football Club is located within his ward. Cllr Amin also represents Northumberland Park. These points were noted, but not considered to form prejudicial interests for the purpose of being briefed on the proposals.

6. Minutes

The minutes of the meeting held on 27th July were approved.

RESOLVED

7. PRE APPLICATION BRIEFINGS

There would be no decision taken on the Highgate School items at the meeting. The items would subsequently be the subject of a report to a future meeting of the Planning Sub-Committee in accordance with standard procedures. Members were advised that pre-application briefings provided an opportunity for Committee Members to raise queries and identify any matters regarding proposals. The Members' Code of Conduct and the Planning Protocol apply to such briefings, notwithstanding that Members would not be exercising the statutory function of determining an application at that stage. Members were reminded that they should not be seen to have predetermined the proposals or closed their minds to them. Otherwise, they could be precluded from participating in the determination of the application, and any subsequent decision in which they had participated could be open to challenge.

- 8. PRE-APPLICATION Reference Nos: HGY/2023/0328; HGY/2023/0317); HGY/2023/0315); HGY/2023/0338); HGY/2023/0313); HGY/2023/0679);HGY/2023/0390) for Highgate School North Road London N6 4AY**

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Samuel Uff, Principal Planning Officer introduced the report for the item. The applicant team presented the proposals.

Eva Bell, Ward Councillor for Highgate, attended the Committee meeting to raise her views on the proposals.

- She acknowledged that Highgate School was a valued institution with a long history in the community and that it made a significant contribution to local life. She recognised that it was understandable that the school wished to invest in its facilities to meet future educational needs. However, she emphasised that the proposals were located within one of London's distinctive historic environments. She noted that Highgate's character was defined not only by its buildings but also by its conservation area, listed heritage assets, mature landscape, biodiversity and unique sense of place. These qualities were highly valued by residents and contributed significantly to the identity of the area.
- Having reviewed representations submitted by local residents, she said that many residents were not opposed to investment in the school itself, but were concerned about whether the scale, massing and design of some elements of the proposed development struck the appropriate balance between meeting the school's ambitions and preserving Highgate's special character.
- She shared residents' concerns regarding the potential impact of development at this scale on the heritage significance of the area. She stated that, where substantial change was proposed in sensitive locations, every effort should be made to minimise harm and demonstrate that heritage considerations had been given the greatest possible weight. She added that residents wanted confidence that Highgate's historic character would not be gradually eroded through cumulative development over time.
- She also shared residents' concerns regarding the environmental implications of the proposals. She noted that the developments would shape the area for decades and that climate resilience therefore needed to be fully considered. Concerns had been raised regarding flooding, groundwater impacts, drainage and the ability of the sites to adapt to future climate conditions.
- She further noted that residents had highlighted the importance of protecting biodiversity and the natural environment. Highgate benefited from mature trees, green spaces and ecological networks that were increasingly important in an urban setting. Many residents were concerned about the cumulative impact that extensive construction works, basements, hard landscaping and changes to established landscapes could have on biodiversity and the wider environmental quality of the area.

Finally, she acknowledged that significant consultation had taken place over a number of years, but said that many residents remained unconvinced that community engagement had had a visible impact on the evolution of the schemes. A recurring concern was that, despite extensive consultation, local people had struggled to identify where their feedback had materially influenced the final proposals.

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

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- It was explained that the Richard Music Centre (RMC) no longer included music facilities and uses across the site were reviewed. Part of the brief had been revised in response to concerns regarding the amount of development proposed on the Dyne House site. , The school had continued to engage with the community regarding the treatment of the RMC building elevations, with the aim of minimising overlooking.
- The applicant stated that the decision to bring the applications forward together was, in part, a result of the community consultation exercise. Reference was also made to the extent of dialogue and engagement over time, including the King's Foundation process, which had helped the school understand the issues raised and consider how the proposals could respond to them. Where changes could not be made because of the school's academic or operational requirements, the school had sought to explain those constraints to the community.
- The applicant emphasised that the school had been part of the Highgate community for a substantial period and intended to remain part of the community in the future. It was therefore considered important to maintain positive relationships with neighbouring residents while delivering the proposed investment.
- It was explained that the school had previously proposed a synthetic pitch at Far Field but had withdrawn that application. The school proposed to deliver the Mallison Sports Centre development first, which would allow it to provide sufficient internal sports capacity while part of the existing artificial pitch was used as a temporary decant facility. The applicant also explained that a number of options had been explored for the location of music and drama facilities in response to feedback from different resident groups.
- The Committee was advised that the decant site would comprise temporary modular buildings and would be linked to the relevant planning permissions. The applicant explained that the school had engaged with the GLA from an early stage because of the site's relationship with Metropolitan Open Land (MOL). Work had been undertaken to minimise the impact on MOL, particularly the temporary decant facility, and to address the constraints associated with Bishop's Road.
- It was explained that the buildings had been positioned to reduce the impact on openness and that the GLA had been comfortable with the proposed approach, subject to the relevant planning considerations. In relation to the Mallison Sports Centre, part of the site within MOL would accommodate sports courts, which was consistent with one of the purposes of the MOL designation. The applicant also noted that elements of the development would be below ground and therefore would have a limited visual impact. The relationship between the RMC and MOL was also described, including proposed improvements to the quality of the landscape fronting the site.
- The applicant explained that there would be a reduction in parking as a result of rationalising informal parking outside Dyne House and the RMC. This was said to support planning policy objectives aimed at reducing reliance on private cars. The school had a STARS-accredited travel plan with a gold rating and sought to

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encourage a shift towards public transport and walking. A modal shift of approximately 30% was referred to, although this was given as an indicative figure.

- It was acknowledged that pick-up and drop-off activity had an impact. However, the applicant stated that the project was not intended to facilitate growth or intensification of use in planning terms. The proposals involved changes to the distribution of activity across the estate and were intended, in part, to ease pressure on the school's timetabling arrangements. It was stated that pick-up and drop-off arrangements at the senior school, including use of the bus stands, would remain unchanged.
- The applicant explained that it was not possible to guarantee that the programme would be delivered without delay, given the complexity of some of the projects, particularly Dyne House. However, the school would take all reasonable steps to minimise the likelihood of delay and referred to its previous track record in delivering projects.
- The school's estates team was described as well organised and responsible for maintaining close control of project delivery. The contractor selection and appointment process would also be rigorous, with the aim of maintaining as much control over the programme as possible. Particular reference was made to the potential impact associated with Dyne House and access through Kingsley Place, which was expected to be used by most construction vehicles. The applicant stated that measures would be taken to minimise the impact and that the projects were anticipated to be linked through Section 106 obligations, enabling the planning authority to control the sequential delivery of the projects.
- Given the complexity of the projects, the applicant explained that early engagement with contractors would be required to understand the programme and inform both the design and construction programmes. Pre-tender advice would therefore be sought during the design process.
- In response to a question regarding the volume of excavation and associated impacts, the applicant referred to a document within the planning application which set out the expected level of construction traffic across the sites. It was also explained that an updated transport statement was being prepared to consider the cumulative transport impact of the proposals. This work was being undertaken in response to feedback from the community and the Council's officers, and it was anticipated that the updated statement would be submitted shortly.
- The Alan Baxter report is a review of the planning application submission, commissioned by the community, to assess and respond to material submitted by the applicant. The applicant referred to engagement undertaken through workshops facilitated by the King's Foundation, involving Alan Baxter, the school's consultants and consultants appointed by the Council.
- It was stated that the Council's consultants agree with the reports prepared by the school's consultants and had concluded that the relevant ground movements fell within Category 1 of the Burland scale, described as the lowest category. The applicant considered that some of the information in the Alan Baxter report was

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out of date and confirmed that discussions with officers were ongoing to ensure that the appropriate information was assessed.

- The applicant provided details of proposed tree losses and planting on a site-by-site basis. In relation to the Mallison Sports Centre, three individual trees on the Bishop's Road side of the building would be lost: one Category A, one Category B and one Category C tree. Two were identified as mature London plane trees and one as a cherry tree. A further 33 trees within a group identified as Categories B/C or C would also be lost. These were described as forming part of an edge-of-woodland group.
- In total, 77 new trees were proposed at the Mallison Sports Centre. The applicant confirmed that discussions were ongoing with the Council's Tree Officer regarding the acceptability of the proposals from a planning policy perspective. This included consideration of canopy cover and the relative contribution of the existing and proposed trees. The proposed planting would include smaller trees as well as semi-mature specimens. The applicant acknowledged the specialist nature of the work and the need to ensure that newly planted trees became established.
- In relation to Dyne House, 11 trees would be lost, two of which were understood to be just outside the application boundary. A total of 96 trees would be planted as part of the project, ranging from smaller ornamental trees to larger specimens. Discussions with the Council's Tree Officer were ongoing and no final position had yet been reached.
- No trees would be lost in connection with the Richard Music Centre. The same applied to the science proposals, with the existing trees within the quad, including the identified plum tree, being retained. These measures were to be considered alongside the proposed biodiversity net gain and greening strategy, which had been developed in response to community feedback.
- The applicant stated that consultation on Dyne House had been extensive and that the front elevation had changed significantly as a result. The original approach had been to create an extension that was more closely aligned with the surrounding residential properties, including positioning it closer to the pavement and aligning it with the front elevations of neighbouring houses. Several iterations of the front elevation had subsequently been considered. The current proposal was described as responding directly to consultation feedback, particularly regarding the openness and character of the intervention on South Grove Lane. It was explained that the revised approach provided a natural break in the residential scale of the street and retained views through the site towards the Highgate Bowl.
- The applicant stated that the amount of development at the front of the site had been significantly reduced. The remaining scale and massing were principally intended to provide an accessible connection at basement level and accommodate the required lifts.
- In terms of architectural articulation, the applicant explained that the surrounding heritage context had informed the design. Reference was made to the brick buildings and stonework opposite the site. It was noted that the proposal was for

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a school building rather than a residential building, and that the new intervention sought to reflect elements of the historic context.

- It was also stated that the maximum height of the building fronting the street would be reduced as a result of the proposal. The existing extent of development was identified on the presentation using a green dotted line.
- The applicant explained that senior representatives of the school, including the Head, Bursar and Estates Director, had been involved in the process and would continue to engage with the community. The Head and Bursar would remain points of contact at senior leadership level within the school.
- The school stated that it placed significant importance on maintaining its relationship with the community and intended to deliver the projects in a neighbourly manner. It was noted that the school would remain operational while the projects were being delivered.
- Committee members requested that details of the arrangements for community engagement and communication be included within the application so that residents and other interested parties were clear about what to expect.
- The applicant explained that the school had previously considered providing a second artificial pitch at Far Field but had concluded, following community feedback, that this was not acceptable. The proposed sequencing was intended to address the issue. If permission were granted for the additional sports hall adjacent to the Mallison Sports Centre, sufficient internal capacity would be available for pupils to continue participating in sport while half of the existing artificial pitch was used for the temporary decant facility.
- It was explained that the proposals would provide additional facilities for music, with activities being relocated to areas that would reduce noise transmission to neighbouring properties. Music teaching and performances that currently took place in rooms on the first, second and third floors would instead be accommodated in basement areas where possible, reducing noise leakage, particularly for properties facing Dyne House and further up the street towards the village.
- In relation to sport, the applicant stated that the proposals were not intended to increase the number of hours during which sporting activities took place. Existing sports facilities would continue to be used at the times they were currently used, with activities taking place either indoors or within the same amount of external space. The increase would therefore principally be in internal rather than external sports provision.
- In relation to a proposed pupil cap, the applicant explained that the school required agreement with the Department for Education if it wished to increase its pupil roll. It was stated that, since the project had been under consideration from 2016, the school had consistently maintained that increasing pupil numbers was not the purpose of the proposals.
- The applicant stated that no cap had been requested as part of the current proposals and that the school did not consider there to be a need for one, on the basis that the school was operating satisfactorily in its current form. It was also

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noted that transport impacts would be relevant to any assessment of future intensification.

- The applicant explained that there was a practical constraint on pupil numbers arising from the capacity of the dining facilities. Although this did not constitute a formal cap, increasing the number of pupils using the facilities would require changes to the dining provision to accommodate greater throughput. The capacity of the dining facilities therefore represented a practical limitation.
- In relation to any proposed cap on the use of facilities, the applicant asked that any arrangements intended to limit use should take account of community and other-school use. The applicant stated that, where facilities were made available to community members or other schools, the school wished to retain the ability to continue providing that access. The applicant also acknowledged the potential for future commercial pressures on schools to encourage greater use of facilities for income generation.
- The applicant explained that the school had previously delivered temporary decant buildings as part of the junior school's development. A previous decant facility had subsequently been removed and the site restored to its former condition.
- It was acknowledged that the current decant facility might be required for more than five years. If planning permission were granted for a five-year period and a longer period subsequently became necessary, the school would need to return to the Council to seek permission for an extension.
- The applicant explained that, under the current phasing arrangements, the decant facility would ultimately be required for drama facilities, which represented the smallest amount of space required. As the buildings were modular, there might be opportunities to remove parts of the decant facility as individual projects were completed. The facility would initially support science provision and would then be adapted as other projects progressed.
- The applicant confirmed that any extension to the period of use would be at the school's risk and that opportunities to phase the removal of the buildings would be considered. A commitment was given to restore the site to its current condition. The site had been selected partly because the existing pitch had a finite lifespan and was approaching the point at which replacement would be required.
- The applicant explained that the construction programme had been designed around the academic year. Project start and completion dates had been planned, where possible, to coincide with the beginning and end of academic years in order to minimise disruption.
- It was noted that further information on community use should be provided when the matter returned to Committee.
- Members noted a preference for a site visit.
- The applicant drew Members' attention to the Highgate Bowl allocation identified as SA42 in the Allocations Development Plan Document (DPD). The extent of the

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allocation was shown, together with an area of proposed significant open land extending beyond the allocation and covering part of the Dyne House site.

- The applicant explained that one of the changes made during the process concerned the parade ground, an area of open space within the proposed significant open land. The school had committed to keeping this area free from development. It would be greened as far as possible and used for the amenity of pupils, but would not be used for formal sporting activity. This change had been made in response to a request from immediate neighbours.
- The applicant stated that the proposals sought to respect the Highgate Bowl and the expectation for open land provision within the school's ownership. It was noted that, in terms of the formal allocation, the relevant area sat outside the Highgate Bowl itself. The applicant nevertheless stated that the proposals sought to respond to nature conservation considerations through biodiversity net gain and greening measures.

10) UPDATE ON MAJOR PROPOSALS

There were no questions on this item.

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

5th October 2026

Planning Sub Committee

October 5 2026

Item No.**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1.0 APPLICATION DETAILS****Reference No:** HGY/2023/0464**Ward:** South Tottenham**Address:** Former Car Wash, Land on the East side of Broad Lane, London N15 4DE

Proposal: Demolition of existing structure and erection of a 3 to 9 storey high building comprising commercial and employment floorspace within Use Classes E(c)(i-iii), E(e) and E(g)(i-iii), together with cycle and refuse storage, Blue Badge parking, landscaping, and associated works.

Applicant: Broad Lane Properties Limited**Ownership:** Private**Case Officer Contact:** Sarah Madondo**Date received:** 17/04/2023**Last amended date:** 28/08/2026

- 1.1 This application has been referred to the Planning Sub-Committee for a decision as it is defined as a major application, comprising more than 1,000 sq.m. of floorspace that is subject to a section 106 legal agreement.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would result in a total floorspace of 4,938 sqm flexible employment floorspace, an increase of 2,944 sqm over that previously existing as part of the former car wash.
- The proposed development represents sustainable development and complies with policy objectives regarding employment, impact upon amenity, transport and travel, energy and sustainability, landscaping, biodiversity flood risk and air quality.
- The proposed redevelopment would accord with the relevant Development Plan policies relating to employment land and economic growth. The site is designated as a Locally Significant Industrial Site (LSIS), and the proposal would support and enhance local employment opportunities and contribute positively to the Council's strategic objectives for the regeneration of Tottenham Hale and the wider Fountayne Road area.
- The scheme would deliver high-quality employment floorspace, increase density of employment uses, and provide new jobs with training benefits for

the local community. These outcomes comply with the relevant planning policies and align with the Council's wider economic strategy for the borough.

- The proposed redevelopment of the site would not result in any significant adverse impacts on the residential amenity of neighbouring occupiers, including those at Esin Court to the south of the site and the Bramble Close development on the western side of Broad Lane. Having regard to the siting, scale and design of the development, the proposal would sit well within its surroundings, in respect of its effects on daylight and sunlight, outlook, sense of enclosure, privacy and overlooking (subject to appropriate mitigation). Furthermore, subject to the recommended conditions, the development would not give rise to unacceptable levels of noise or disturbance. Accordingly, the proposal is considered to safeguard the amenity of surrounding residential properties and accords with the relevant Development Plan policies.
- The scheme would deliver a net increase in employment-generating floorspace and is expected to increase the site's capacity to support a greater number of jobs compared to the existing use. There is strong policy support for intensification of employment space within this Locally Significant Industrial Site. As such, the development would make a positive contribution to the local economy, strengthen the employment function of the area, and assist in delivering the comprehensive regeneration aspirations for this part of the borough.
- The development would be of a high-quality design, in terms of material choice, mass and elevational treatment, which responds appropriately to the local context.
- The development would provide car parking spaces for people with disabilities and cycle parking spaces, would encourage sustainable transport initiatives, and would include appropriate mitigation measures to minimise impacts upon the public highway.
- The scheme has been designed to include a range of sustainability measures delivering a reduction of 37% carbon dioxide emissions on site.

2.0 RECOMMENDATION

- 2.1 That the Committee resolves to GRANT planning permission and that the Head of Development Management or the Director of Built Environment & Highways is authorised to issue the planning permission and impose conditions and informatives subject to an agreement providing for the measures set out in the Heads of Terms below.

- 2.2 That delegated authority be granted to the Head of Development Management or the Director of Built Environment & Highways to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
- 2.3 That the agreement referred to in resolution (2.1) above is to be completed no later than 31st January 2027 or within such extended time as the Head of Development Management or the Director of Built Environment & Highways shall in her/his sole discretion allow; and
- 2.4 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions and informatives.
- 2.5 A summary of the planning obligations/S106 Heads of Terms for the development below:

1. Carbon offset contribution

- Be Seen commitment to uploading energy data
- Energy Plan
- Sustainability Review
- Estimated carbon offset contribution (and associated obligations) of £27,443 (indicative), plus a 10% management fee; carbon offset contribution to be re-calculated at £2,850 per tCO₂ at the Energy Plan and Sustainability stages.

2. Demolition and Construction Logistics and Management Plan

- The applicant to submit a Demolition and Construction Logistics and Management Plan, 6 months (six months) prior to the commencement of development. The applicant will be required to make a financial contribution of £5,000 towards the Council's costs associated with monitoring, administering, and overseeing the temporary arrangements. This contribution will enable the Council to ensure that any impacts on the public highway are effectively managed and mitigated, thereby minimising disruption and nuisance to highway users, local residents, and nearby businesses

3. Business Car-Free Agreement

- The applicant to ensure that the development is designated as 'car free' and therefore no employees therein will be entitled to apply for a business parking permit under the terms of the relevant Traffic

Management Order (TMO) controlling on-street parking in the vicinity of the development.

The applicant to contribute a sum of £4,000 (four thousand pounds) towards the amendment of the Traffic Management Order for this purpose.

4. Commercial Travel Plan

- A Commercial Travel Plan must be submitted 6 months before occupation. The Commercial Travel Plan shall include the following measures, in order to maximise the use of public transport.
- A named travel plan coordinator, who must work in collaboration with the applicant's Facilities Management Team to monitor the travel plan initiatives annually for a period of 5 years
- An obligation to provide a travel pack to all employees: providing public transport timetables and cycling/walking information; the travel pack to be approved by the Council's transportation planning team.
- The applicant to provide showers, lockers and changing room facilities within the development.
- The developer to pay a sum of £2,000 per year per for monitoring of the Commercial Travel Plan for a period of 5 years.
- The first surveys must be completed by the applicant 6 months post occupation or on 50% occupation whichever is sooner.

5 Sustainable and active travel contribution

- The applicant to make a contribution of £60,000 to the Council towards the development and implementation of the C1 – C50 Tynemouth Road scheme, which connects CSH1 and Tottenham Green/High Road to Broad Lane.

6. Employment Initiatives - participation and financial contribution towards Local training and Employment Plan

- The employment of full-time apprenticeships – 1 apprentice per £3million Development Cost, including an apprenticeship support fee of £1,500;
- Skills Training - 25% of the percentage of the local labour target;
- Local labour - 20% of the peak workforce be residents;

- Submission of an Employment and Skills Plan;
- Provision of a financial contribution £ 51,643 which will be used by the Council to provide and procure the support necessary for local people who have been out of employment and / or do not have the skills set required for the jobs created.

7. Trees

- Contribution towards planting of street trees of £9,000 within the vicinity of the site.

8. Monitoring Costs

- Obligations monitoring payment calculated in accordance with monitoring fee requirements of the Council's Planning Obligations Supplementary Planning Document (SPD).

- 2.6 In the event that members choose to make a decision contrary to officers recommendation, members will need to state their reasons.
- 2.7 In the absence of the agreement referred to in resolution (2.1) above being completed within the agreed time period, set out in (2.2) provided for in resolution (2.3) above, the planning permission be refused for the following reasons:
- 2.8 The proposed development, in the absence of a legal agreement requiring (i) submission of a Demolition and Construction Logistics and Management Plan; (ii) a contribution towards tree planting and (iii) not providing a sustainable and active travel contribution, would be contrary to Policies T1, G7 of the London Plan 2021 and Policies DM31, DM32 and DM48 of the Development Management Plan Document 2017.
- 2.9 The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives, would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal would be contrary to Policy SP9 of Haringey's Local Plan 2017.
- 2.10 The proposed development, in the absence of a legal agreement that secures 1) implementation and monitoring of a Commercial Travel Plan and 2) a car parking permit free development with respect to the issue of permits to commercial occupiers for the CPZ, would fail to support sustainable transport and would give rise to unacceptable overspill vehicle parking impacts. Therefore, the proposal would be contrary to Policies T1 and T4 of the London Plan 2021, Policy SP7 of Haringey's Local Plan 2017 and Policies DM31 and DM32 of the Development Management DPD 2017.

- 2.11 The proposed development, in the absence of a legal agreement securing energy efficient measures and a financial contribution towards carbon offsetting, would result in an unacceptable level of carbon emissions. Therefore, the proposal would be contrary to Policy SI2 of the London Plan 2021, Policy SP4 of Haringey's Local Plan 2017 and Policy DM21 of the Development Management DPD 2017.
- 2.12 In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application, provided that:

There has not been any material change in circumstances in the relevant planning considerations, and

- ii. The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- iii. The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

Conditions/Informative Summary

(The full text of recommended conditions/informative is contained in Appendix 1 of the report).

Conditions

- 1. Time Limit (Compliance)
- 2. Approved plans and Documents (Compliance)
- 3. Materials and Detailed Design (Prior to commencement of above ground works)
- 4. Landscaping (Prior to occupation)
- 5. Urban Greening Factor (Prior to completion of the construction)
- 6. Energy Strategy
- 7. Overheating Strategy (Prior to commencement of above ground works)
- 8. BREEAM (Pre-commencement)
- 9. Biodiversity Measures (Pre-commencement)
- 10. Living roofs (Prior to commencement of above ground works)
- 11. Delivery and Servicing Plan and Waste Management (Prior to first use/occupation)
- 12. Waste/Recycling Storage (Prior to first use/occupation)
- 13. Cycle Parking (Prior to commencement of above ground works)
- 14. Wheelchair Accessible Car Parking (Prior to first use/occupation)

15. Land Contamination (Pre-commencement)
16. Unexpected Contamination (if identified)
17. Air Quality Assessment (Prior to first use/occupation)
18. Demolition and Construction Environmental Management Plans (Pre-commencement)
19. NRMM - Non-road mobile machinery (Pre-commencement)
20. Management and Control of Dust (Pre-commencement)
21. Considerate Constructors (Pre-commencement)
22. Restrictive uses classes
23. Secure by design accreditation (Prior to commencement of above ground works)
24. Secure by design certification (Prior to first use/occupation)
25. External lighting (Prior to commencement of above ground works)
26. Plant Noise
27. Obscure glazing (Prior to first use/occupation)
28. Workspace frontage
29. Workplace Travel Plan (Prior to first use/occupation)
30. SuDs Management and Maintenance Strategy (Prior to first use/occupation)
31. Removal of permitted development rights for commercial space (Class E)
32. Hours of Operation

Informatives

- 1) NPPF
- 2) Community Infrastructure Levy (CIL)
- 3) Thames Water
- 4) Advertisements
- 5) Hours of Construction Works
- 6) Party Wall Act
- 7) Street Numbering
- 8) Metropolitan Police Service Designing Our Crime
- 9) Pollution
- 10) London Fire Brigade

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- 7.0 CONCLUSION
- 8.0 COMMUNITY INFRASTRUCTURE LEVY
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APPENDICES

Appendix 1 Planning Conditions and Informatives
Appendix 2 Consultation Responses from local residents
Appendix 3 Plans and Images
Appendix 4 Quality Review Panel Report

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Background and Proposed Development

- 3.1.1 A planning application (ref. HGY/2016/2232) was approved for the demolition of a car wash and construction of a new office block, including covered bin and cycle store and parking. The planning permission was subsequently partly implemented by the previous owners and the works validated through a certificate of lawfulness (HGY/2020/1013). Whilst works had commenced, the building works did not progress, and the current planning application was submitted (ref. HGY/2023/0464) to increase the employment floor space by 2,944 sqm over the extant consent.
- 3.1.2 This is an application seeking planning permission for the erection of a building comprising commercial and employment floorspace within Use Classes E(c)(i-iii), E(e) and E(g)(i-iii), associated with cycle and refuse storage, blue badge parking and landscaping works.
- 3.1.3 The development proposal seeks to make the most efficient use of the site by redeveloping it to provide a part 3,4, 6 and part 9 storey building to provide flexible multifunctional employment floorspace.



Image 1: Arial view of site.

3.2 Site and Surroundings

- 3.2.1 The site is rectangular in shape and is located on the eastern side of Broad Lane and the site area is 0.13ha. The site was occupied by a single storey car wash facility which has since been demolished, though some structures still exist and the site is in a poor condition; in addition foundations were laid for the extent permission. The site is not in a conservation area and there are no locally or statutorily listed buildings near the site.
- 3.2.2 Immediately adjacent to the south of the site (on Broad Lane) is Esin Court comprising a row of two-storey brick built terraced dwellings. Behind the terrace; also to the south of the application site, is a three-storey metal clad warehouse. To the immediate east of the site is a small timber workshop. On the western side, of Broad Lane is residential, containing a mixture of two storey Victorian terraced houses and early 21st century three and four-storey blocks of flats (Bramble Close). To the north of the site is a retail park and the emerging commercial Tottenham Hale District Centre. The retail park is within the District Centre and comprises of new commercial, retail, leisure, and residential uses with buildings ranging in height from mid-rise to tall buildings towards Ferry Lane.
- 3.2.3 The site is in a Defined Employment Area (DEA) 10 (South Tottenham) within the Local Plan Proposal Map, which seeks to protect the existing of employment generating uses. The site is also identified as a Locally Significant Industrial Site (LSIS) in the Council's Local Plan.



Image 2: Site Location Plan.

- 3.2.4 The eastern side of Broad Lane forms part of the Transport for London Road Network (TLRN) and is therefore owned and managed by Transport for London (TfL), rather than the London Borough of Haringey. The service road along the northern boundary of the site is privately owned and maintained.
- 3.2.5 The site benefits from a Public Transport Accessibility Level (PTAL) rating of 6A, indicating excellent access to public transport. A range of bus services are available within a 1 to 6 minute walking distance, whilst Seven Sisters Station and Tottenham Hale Station are approximately 9 and 8 minutes' walk from the site respectively. As such, the site occupies a highly accessible location with excellent connectivity to the wider public transport network.
- 3.2.6 The site is within the Seven Sisters CPZ area, which operates Monday to Saturday from 0800 – 1830, however this covers the Haringey owned/administered roads only, and the waiting and loading restrictions on Broad Lane are managed by Transport for London (TfL).

3.3 Relevant recent Planning and Enforcement History

- 3.3.1 HGY/1994/0521 - Erection of single storey building for use as a car wash - Approved on 23/08/1994.
- 3.3.2 HGY/2016/2232- Demolition of the existing car wash, construction of a new office block including, covered bin, cycle's store and parking. Approved with conditions on 24/03/2017 and subject to employment and skills training and carbon off-setting s106 obligations.

- 3.3.3 HGY/2020/1013 - Lawful development: Certificate of lawfulness (existing use) for implementation of planning permission ref. HGY/2016/2232, by setting out, excavating and pouring part of the concrete foundations designed for the office development in accordance with approved plans. Approved on 03/06/2020.
- 3.3.4 ENF/2025/0656 Erection of various metallic and wooden structures and portable metallic container cabins used for waste management/ recycling centre (Use Class B2) – Enforcement investigation pending.
- 3.3.5 UNW/2019/0060 Unauthorised Works – selling cars on the premises - Breach Resolved.

4.0 CONSULTATION RESPONSES

4.1 Quality Review Panel

- 4.1.1 The scheme has been presented to Haringey's Quality Review (QRP) panel.
- 4.1.2 Following the Quality Review Panel meeting on the 15 November 2023 (see report in Appendix 4), the Panel offered their 'support' for the scheme, with the summary from the report below.
- 4.1.3 The QRP commented positively on the proposal for the redevelopment of the underutilised site for workspace, however, they were not in support of the proposal as presented. They noted the absence of a masterplan and advised that the Council would need to develop one to provide guidance for projects and to allow sites to come forward, as such future proofing designs. The panel thought that both height and massing were excessive. Both, it was suggested, should be reduced for the building to integrate with its setting, creating a successful transition in scale from the two-storey houses of Esin Court and reducing its impact in views along Broad Lane. The panel was also concerned about the 'inward-looking nature' of the scheme.
- 4.1.4 Following the QRP comments the applicant addressed the concerns raised by the panel. A detailed summary of QRP's comments, along with officers' responses are set out in Table 1 under paragraph 6.2.19.

4.2 Application Consultation

- 4.2.1 The following were consulted regarding the application:

Comments are summarised as: –

INTERNAL:

1)LBH Transportation Team: No objection, subject to obligations and conditions.

(Officers have advised that the site has excellent access to public transport services, and there are comprehensive parking controls in the locality of the

site, so it is expected that the vast majority of trips to the site will be made by sustainable and active modes. Officers had concerns with the footway, however, the applicant has increased the footway to 1.5m wide. Whilst ideally this would be 1.8m to meet Haringey's and TfL's Streetscape standards, it is acknowledged that a 1.5m wide footway will enable a pedestrian to pass a wheelchair and it is also acknowledged pedestrian flows should be low at this location. Furthermore, officer raised concerns about the lack of swept path plots for larger appliances, However, fire appliances require 3.7m clear kerb to kerb width but can navigate a 3.1m opening if necessary and condition can be attached to address this concern. Overall, in terms of transportation impact terms, this development is not expected to create any adverse highway capacity or public transport capacity impacts).

2) LBH Design: No objections, subject to conditions. *(Officers advised that they were supportive of the proposed development as it would deliver high-quality employment floorspace. The height, bulk and massing of this proposal is well considered, appropriate for the area and likely to help the intensification of this industrial area).*

3) LBH Carbon Management: No objections, subject to conditions and obligations. *(Officers have advised that the overall carbon would carbon reduction would 37%, which is supported in principle. If the scheme does not achieve zero carbon offsetting contributions would be required and this is to be secured by s.106).*

4) LBH Waste Management: No objections, subject to condition. *(Officers have advised that due to the new Simpler Recycling legislation as of April 2025, all businesses must separate their waste into Refuse, Recycling, Food and Glass. The plans show sufficient storage for Refuse and Recycling, however, Food Waste Services will be a mandatory service, and must be considered before final approval).*

5) LBH Flood & Water Management: No objections. *(Officers advised they are content with the submission and are satisfied that the impact of surface water drainage has been appropriately addressed).*

6) LBH Pollution Air Quality: No objections, subject to conditions. *(Officers have advised that there are no objections to the proposed development in relation to Air Quality and Land contamination subjection to conditions).*

7) LBH Arboriculturist Officer: No objections, subject to s.106. *(Officers have advised they have no objections to the proposal, however, there is a lack of any greenery to the proposal. There is an opportunity for street planting opposite within the cul-de-sac and to the entrance that would be set back from the cycle land and street furniture. The feasibility of this should be investigated).*

8) LBH Lighting: No objections, subject to condition. *(Officers advised that any proposed lighting will not be adopted by Haringey, any new lighting should*

comply with the Institution of Lighting Professionals (ILP) guidance on lighting pollution).

9) LBH Inclusive Economy: No objections. *(The Local Economy team fully supports the proposed office development as it responds to key Haringey Council Planning objectives of developing and intensifying land in a designated employment area (LSIS) - by significantly increasing the supply of much needed new and modern office floorspace in the borough).*

EXTERNAL

Thames Water:

No objection, subject to informative (Having reviewed the details, we have no comments to make at this time).

Designing Out Crime, Metropolitan Police:

No objections, subject to conditions. (Officers advised that there are concerns around some aspects of the design and layout of the development. It is noted that it is difficult to design out fully issues identified and at best crime can only be mitigated against. Suggested conditions should be attached if planning permission be granted. The project has the potential to achieve a Secure by Design Accreditation).

Historic England:

No Objection (Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, the proposal is unlikely to have a significant effect on heritage assets of archaeological interest).

Transport for London:

No objections, subject to s. 278 and s. 106 contributions/ obligations. (TfL is particularly concerned about the narrow width of the footway along the part of the road nearest Broad Lane, and around the proposed servicing bay. It is recommended that the footway is a minimum of 1.8m so that there is sufficient space for two wheelchair users to pass each other comfortably as recommended in TfL's Streetscape. Furthermore, swept path drawings should be provided of the car being tracked whilst manoeuvring past a vehicle of a size which the proposed.)

Environment Agency:

No objection (The proposed construction falls within Flood Zone 2 and Source Protection Zone 2 and as such follow guidance on sequential test, flood risk standing advice, flood mitigation and ground water/contaminated land standing advice).

5.0 LOCAL REPRESENTATIONS

5.1 The following were consulted on the application:

- 714 neighbouring properties were sent letters
- 4 site notices were erected in the vicinity of the site for wider publicity purposes.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

Objecting: 4

5.3 The issues raised in representations that are material to the determination of the application are summarised as follows:

- Loss of daylight
- Proposed building exceeds the height parameters for tall buildings in Tottenham Hale District Centre Framework (*Officer's Comment: The site is not within the Tottenham Hale District Centre Framework*).
- Overlooking
- Overshadowing
- Overbearing
- Out of character

6.0 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. Principle of the development;
2. Design and appearance;
3. Impact on amenity of neighbouring properties;
4. Parking and highway safety;
5. Energy and Climate Change;
6. Urban Greening, Trees, Ecology and Biodiversity;
7. Flood Risk and Drainage;
8. Air Quality and Contamination;
9. Waste and recycling;
10. Employment and Training and
11. Fire Safety.

6.1 Principle of the development

6.1.1 Local Plan Policy SP0 supports the broad vision of the Policy S3 NPPF 2026, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission should be granted unless any benefits are significantly outweighed by demonstrable harm caused by proposals. Policy S3 of the NPPF 2026 states that 'Proposals should apply a presumption in favour of sustainable development' and Policy S4 states that 'Proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effect'.

6.1.2 The site is located in a Defined Employment Area (DEA) 10 (South Tottenham within the Local Plan Proposals Map, which seeks to protect employment

generating uses. The site is also identified as a Locally Significant Industrial Site (LSIS) in the current Local Plan, and the site is not currently part of a site allocation. However, in the emerging draft new Local Plan, which has reached preparation for 'Regulation 19' stage in preparing for submission to Government, it forms part of site allocation *THSA10: Fountayne Business Centre*, as well as being part of the *TH PFA3: South Tottenham Hale Employment Area Placemaking Focus Enhance Area*.

- 6.1.3 The draft site allocation THSA10: Fountayne Business Centre proposes the Redevelopment of the Fountayne Business Centre and former car wash site to provide a significant uplift in office floorspace, an improved frontage to Broad Lane, and facilitate new connections into the South Tottenham Employment Area. The allocation seeks engagement with and between landowners to enable co-ordinated or masterplanned development and aims to enhance office and other employment use alongside a more permeable and legible street network. The proposed development would deliver a substantial increase in employment floorspace compared to the existing provision. The development would approximately double the amount of employment floorspace on the site, thereby making a significant contribution towards the allocation's objective of intensifying employment uses and supporting economic growth within this designated employment area.
- 6.1.4 Furthermore, the proposal would provide an improved and active frontage to Broad Lane, enhancing the appearance and legibility of the site and contributing positively to the public realm. Whilst the allocation envisages coordinated development across landholdings where possible, the draft Local Plan has not yet undergone regulation 19 consultation, so should only be afforded limited weight. In any event, this proposal does not prejudice the comprehensive redevelopment of adjacent sites in the future, and retains the potential for future connections and wider area regeneration initiatives to come forward. Consequently, the proposal is considered to align with, and significantly advance, the aspirations and objectives of emerging Site Allocation THSA10.
- 6.1.5 The London Plan (2021) currently forms part of the statutory development plan; however, it is presently at an early stage of review by the Mayor of London with a draft new London Plan published on 16 July 2026; which currently holds very limited weight. Current London Plan Policy E1 (Offices) states that improvements to the quality, flexibility, and adaptability of office space of different sizes (for micro, small, medium-sized, and larger enterprises) should be supported by new office provision, refurbishment and mixed-use development.
- 6.1.6 London Plan Policy E6 (Locally Significant Industrial Sites) states that boroughs should designate and define detailed boundaries and policies for Locally Significant Industrial Sites and make clear the range of industrial and related uses that are acceptable in LSIS including, 'where appropriate, hybrid or flexible B1c/B2/B8 suitable for SMEs and distinguish these from local employment'.

6.1.7 London Plan Policy E7 (Industrial intensification, co-location and substitution) further states that Development Plans and development proposals should 'be proactive and encourage the intensification of business uses in Use Classes B1c, B2 and B8 occupying all categories of industrial land through introduction of small units, development of multi-storey schemes, addition of basements and more efficient use of land through higher plot ratios and mitigating impacts on the transport network where necessary'.

6.1.8 Local Plan Strategic Policies DPD Policy SP8 (Employment) echoes the NPPF and the London Plan, seeking to secure a strong economy in Haringey and protect the borough's hierarchy of employment land, including Locally Significant Industrial Sites. The forecast demand is for an additional 82,000 sqm net of additional industrial and logistic floorspace and 12,000 sqm of net additional office space. The policy suggests that the forecast demand is to be met through:

- The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;
- The intensification of the use of existing employment sites (where possible);
- The provision of B1a/b floor space as part of mixed-use development on suitable sites, including town centre sites; and
- The protection of existing viable B Class Uses on designated and non-designated sites.

6.1.9 In addition, the policy also says that the Council will:

- Support local employment and regeneration aims;
- Support environment policies to minimise travel to work;
- Support small and medium sized businesses that need employment land and space; and
- Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular, promote modern manufacturing, business innovation, green/waste industries, transport, distribution and logistics.
- Within Locally Significant Industrial Sites the Council will safeguard the sites for a range of industrial uses (B1 (b), (c), B2 and B8) where they continue to meet demand and the needs of modern industry and business. The Council will protect these areas to provide choice and flexibility in employment land. 'The Council will look at opportunities to improve and enhance the general environment of these areas and buildings'.

6.1.10 Under the current Use Classes Order, the proposed flexible Class E floorspace would comprise uses within Classes E(c)(i-iii), E(e) and E(g)(i-iii). The Class E(g) uses are broadly equivalent to the former B1(a) office, B1(b) research and development, and B1(c) light industrial use classes, which were

consolidated into Class E following the 2020 amendments to the Use Classes Order. The development would therefore predominantly deliver office, research and development, light industrial and other commercial business floorspace, consistent with the site's employment function and the objectives of the employment area.

6.1.11 Development Management Policy DM 37 (maximising the use of employment and floorspace) adds further weight to the above, noting that within LSIL, that proposals for the intensification, renewal, and modernisation of employment land and floorspace will be supported where the developments, amongst other aspects, are designed to allow for future flexibility of use including subdivision and/or amalgamation to provide for a range of business types and sizes, including small businesses.

6.1.12 Policy DM 37 part b, further states that within Locally Significant Industrial Sites (LSIS), proposals for uses not within Use Classes B1 to B8 will only be supported in exceptional circumstances where the following can be demonstrated:

- The proposal is necessary to facilitate meeting the needs of modern industry and business; or
- The proposal relates to a use which supports the continued functioning of the LSIS as a predominantly industrial and commercial area; or
- The proposal would deliver strategic economic benefits of a borough or sub-regional scale; and
- The loss of the B Use Class land or floorspace would not compromise the strategic employment land requirement; and
- The proposal would not restrict, prevent or in any way prejudice the continued operation of adjoining or nearby established employment uses.

6.1.13 The site is an existing former car wash comprising of a single storey building which has now been demolished, on the east side of Broad Lane, within a short distance to the south of Tottenham Hale. The site already benefits from an extant planning permission (ref. HGY/2016/2232), which was lawfully implemented pursuant to planning permission ref. HGY/2020/1013. The extant planning permission granted was for B1 office uses. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020 and introduced the new Class E (Commercial, Business and Service). These changes consolidated a number of former use classes, including Classes A1, A2, A3, B1 and elements of Classes D1 and D2, into a single flexible use class; Class E 'Commercial, Business and Service' use. The intention was to provide greater flexibility for businesses by enabling changes between a range of commercial, business and service uses without the need for planning permission, where such changes remain within Class E. The current proposal seeks to increase the approved floorspace by approximately 2,944 sqm to provide additional flexible Class E(g)(i-iii) floorspace, comprising uses of offices, research and development of products or processes, and industrial processes (which can be carried out in any residential area without causing detriment to the amenity

of the area). Furthermore, the extant planning permission consisting of approximately 1,994 floorspace would provide flexible Class E(c) (i-iii) and E(e) floorspace. These uses would be compatible and would provide additional floorspace, contributing to the intensification and more efficient use of employment land within the LSIS, whilst maintaining flexibility to accommodate a range of employment-generating activities and respond to changing market demands.

6.1.14 The submitted Planning Statement confirms that the projected employment figures are based on the proposed office floorspace and applicable employment density assumptions. The development is estimated to have the capacity to accommodate approximately 411 employees. This figure has been derived from the proposed 4,938 sqm Gross Internal Area (GIA) of office floorspace, applying an employment density of one employee per 12 sqm, in accordance with the relevant employment density matrix. On this basis, the proposed development is expected to support approximately 411 full-time equivalent jobs, making a positive contribution to local employment opportunities and the intensification of employment-generating floorspace on the site. These benefits would be secured through obligations within the s.106 legal agreement, including a requirement that a minimum of 20% of employment opportunities generated during both the construction and operational phases of the development are made available to local residents.

6.1.15 As such, the proposal would deliver substantial economic benefits through the intensification of employment-generating floorspace and would support the Council's objectives of promoting local employment, skills development and sustainable economic growth.

Flexibility of Use within the Locally Significant Industrial Site (LSIS)

6.1.16 The extant consent includes 1,994 sqm of B1 office space, which now falls within the more flexible Use Class E floorspace which is unrestricted in terms of use. Policy DM37 of the Development Management DPD states that, within Locally Significant Industrial Sites (LSIS), proposals for uses outside Use Classes B1 to B8 will only be supported in exceptional circumstances.

6.1.17 Acknowledging that the original consent has been implemented, and that the Use Classes Order has been amended, the extant permission allows for uses outside of the old B1 to B8 Use Classes; which is a material consideration of considerable weight in assessing this proposal. Following extensive discussions with the applicant, it was acknowledged that the originally approved floorspace of 1,994 sqm has the ability to remain unrestricted in terms of floor area across the ground, first and second floors. However, to ensure that the development continues to support appropriate employment-generating uses, it has been agreed that that original unrestricted floorspace shall be limited to flexible Class E(c)(i-iii) (financial, professional and other commercial services) and Class E(e) (medical and health services) only. A suitably worded planning condition would be attached to any permission granted to secure this restriction and provide certainty regarding the future

operation of the approved floorspace. This approach is considered reasonable given that the floorspace was approved under the extant permission without any conditions restricting its use, and the development has been lawfully commenced pursuant to planning permission HGY/2020/1013.

- 6.1.18 In respect of the proposed additional floorspace, and in order to ensure compliance with Policy DM37, the new floorspace would be restricted to Use Class E(g)(i) E(g)(ii) and E(g)(iii). This restriction is necessary to safeguard the employment and industrial function of the LSIS and would be secured by planning condition.
- 6.1.19 The application site is located within a designated LSIS. The proposal would result in a net increase of approximately 2,944 sqm of internal floorspace, bringing the total amount of new floorspace across the development to approximately 4,938 sqm. The proposal would enhance the site's employment-generating capacity, especially considering its previous use as a car wash, and deliver significant economic benefits through the provision of modern, high-quality employment development.
- 6.1.20 The development would support the continued productive use of the site, contribute towards the protection and intensification of employment land, and assist in meeting strategic objectives for economic growth and job creation. Policy DM37 supports the redevelopment and intensification of employment uses within designated Strategic Industrial Locations and Locally Significant Industrial Sites, as proposed in this instance. As such, the proposed intensification on this site is strongly supported by national, regional and local planning policies which seek to promote sustainable economic development and the efficient use of employment land.
- 6.1.21 It is therefore considered that the principle of the redevelopment of the former car wash centre, on Broad Lane, is acceptable and accords with the strategic aims and objectives of the relevant planning policy framework.

6.2 Design and Appearance

- 6.2.1 DM Policy (2017) DM1 of the Local Plan 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to building heights, form, scale and massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials.
- 6.2.2 Local Plan (2017) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity, which is supported by London Plan Policy D4.

- 6.2.3 The applicant submitted a pre-application proposal and received guidance on how the scheme could be improved. The proposal was also presented to the Quality Review Panel (QRP), who advised that the proposed development had potential, subject to further amendments. The applicant had a further follow up pre-application with officers after the QRP meeting. The applicant has addressed the feedback received from officers and QRP and achieved a proposal which is considered to have adequately addressed the points of concern.

Street Character, Height, Bulk and Massing

- 6.2.4 The immediate context of the site is characterised predominantly by development of up to two storeys in height, including the industrial, office park buildings to the north-east and the residential terraces to the south and west. However, the wider townscape includes a number of larger-scale developments, notably 3 and 4 storey flatted blocks on the western side of Broad Lane, together with several significantly taller buildings within the surrounding area. The site is located in close proximity to Tottenham Hale Retail Park, which is identified within the adopted Haringey Local Plan (2017) as forming part of the Tottenham Hale District Centre Growth Area and as a 'Location Appropriate for Tall Buildings'. The area is also guided by the Tottenham Hale District Centre Framework (2015), which sets out a comprehensive regeneration strategy to transform the growth area into a high-density, mixed-use urban centre centred on sustainable transport, public transport accessibility and active travel.
- 6.2.5 The evolving character of the area is reflected in the scale of recently completed, consented and emerging development, including numerous tall buildings concentrated around Tottenham Hale Station and Station Square, particularly to the west, north and east. As such, the site sits within a rapidly changing urban environment where increased building heights and densities form a key component of the planned regeneration objectives for Tottenham Hale.
- 6.2.6 The site occupies a prominent corner position at the junction of Broad Lane and the access road serving Fountayne Business Park. Owing to its highly visible location, the proposed development would form a significant landmark within the local streetscape and make a positive contribution to townscape legibility. The development would help reinforce this route as an important east-west connection into the heart of the South Tottenham Industrial Estate, improving its visibility, accessibility and sense of arrival. In doing so, the proposal would support the ongoing evolution of the LSIS towards a more intensified and economically productive employment area. The proposal is therefore considered to align with the Council's aspirations for the regeneration and enhancement of the area, promoting a higher-quality public realm and a more accessible and attractive employment neighbourhood.
- 6.2.7 Officers note that the proposals are broken into three distinct but adjoining elements related to their height; the nine-storey element to the east, the six

storey element in the centre and the four-storey element to the west of the site, each with their own, contrasting but compatible architectural composition, form, fenestration pattern and detailing, but with compatible levels, rhythm and complimentary palette of materials. This serves to reinforce the proposed height and massing, resolving the steps in height elegantly.

- 6.2.8 Officers considers that the proposed massing strategy to be well conceived and appropriate to the site's context. In particular, the nine-storey element is considered compatible with the prevailing and emerging built form within the industrial estate and would be broadly comparable in height to the tallest existing building in the area, known as *The Archives*. Officers further note that the siting of the tallest element at the eastern end of the site is appropriate, allowing the development to step down progressively through a series of well-composed building forms towards the west.

- 6.2.9 Officers note that this transition in scale results in a six-storey central section and a four-storey element addressing the Broad Lane frontage, where the building height would relate appropriately to the varied townscape character on the opposite side of Broad Lane, comprising a mix of two, three, four and five-storey buildings. A further reduction in height to three storeys at the south-western corner of the site enhances the relationship with the adjoining two-storey terraced properties at Esin Court, helping to ensure a suitably contextual response and a more sensitive transition between the proposed development and neighbouring residential accommodation.

- 6.2.10 Overall, the proposed development is considered to present a well-resolved and contextually responsive approach to streetscape design, scale, height, bulk and massing. The scheme has been carefully designed to support the planned intensification of this industrial area whilst improving its legibility, connectivity and integration with the surrounding neighbourhood. The graduated form of development ensures that the proposal responds appropriately to neighbouring land uses and maintains an acceptable relationship with the surrounding built environment.

- 6.2.11 Officers note that the scheme has evolved significantly through the pre-application and application process, including detailed engagement with officers and following consideration by the QRP. In response to feedback, the original proposal, which comprised a more uniform building height and a less contextual relationship with the adjacent residential properties, has undergone substantial refinement. The current design introduces a more nuanced and articulated massing strategy, with building heights stepping down towards sensitive residential boundaries to achieve a more appropriate transition in scale.

- 6.2.12 Whilst the eastern element of the development remains a prominent nine storey building, it is considered that this height is justified within the context of the wider regeneration of the area and the site's location within an identified growth area. It is considered that a taller element would not result in unacceptable impact on neighbouring occupiers. Rather, it would provide a distinctive marker within the townscape, signalling the ongoing transformation

of the area and contributing positively to the Council's wider aspirations for regeneration, intensification and place-making within the South Tottenham industrial area.

Block Form, Rhythm, Fenestration, Materials & Detailing

- 6.2.13 Officers note that the proposals are broken into three distinct but adjoining elements related to their height; the nine storey element to the east, the six storey element in the centre and the three -storey element to the west of the site, each with their own, contrasting but compatible architectural composition, form, fenestration pattern and detailing, but with compatible levels, rhythm and complimentary palette of materials. This serves to reinforce the proposed height and massing, resolving the steps in height elegantly.
- 6.2.14 Furthermore, the proposed development would be finished in brick and the proposed brick-based materials palette supports this overall composition, with three different bricks proposed, one for each section, each with different complementary mortar, cills, lintels, stone to the base, window patterns, and metal cladding to the recessed top floors. At this stage these are considered appropriate for the context, supportive of the proposed composition, and robust, durable and attractive, subject to condition including provision of physical samples, attached, for the applicant to submit details of materials.

Workspace Quality

- 6.2.15 The proposed development primarily comprises workspace accommodation, principally office uses. The site is considered well suited to this use given its highly accessible location in close proximity to Tottenham Hale Station, which provides excellent connectivity to Central London, the West End, Stansted Airport and a wide range of regional and national destinations.
- 6.2.16 The proposed floorspace has been designed to effectively accommodate modern office requirements, particularly at the upper levels. The building would incorporate relatively shallow floorplates that maximise access to natural daylight across working areas, with an emphasis on north-facing glazing to minimise solar gain and glare. Furthermore, the provision of two circulation cores facilitates a high degree of flexibility, enabling the floorspace to be subdivided into a range of unit sizes capable of meeting the needs of different occupiers, which is supported.
- 6.2.17 The proposal also incorporates a range of complementary ancillary uses, which would form part of the unrestricted floor space primarily at ground floor, first and second floor level. Such uses classes are increasingly recognised as integral to the delivery of sustainable and successful employment-led developments, helping to support occupier wellbeing and create an active and vibrant environment. The layout has been designed to allow these units to operate either independently with direct street access, or in conjunction with the wider building. Plant equipment, refuse storage and cycle parking are appropriately integrated within the development and are considered to be robustly designed and adequately accommodated.

6.2.18 Overall, it is considered that the proposed uses are not expected to give rise to unacceptable impacts on neighbouring occupiers in terms of noise, overlooking or loss of privacy; subject to appropriate mitigation. The building has been carefully designed, with the placement of windows and recessed façade elements having particular regard to the relationship with adjoining residential properties. As such, the scheme effectively minimises opportunities for overlooking and protects the amenity and privacy of neighbouring dwellings and their associated private outdoor spaces.



Image 3: Proposed building viewed from Broad Lane

Quality Review Panel (QRP) Comments:

6.2.19 The QRP report of the review on 15th November 2023 is attached as Appendix 4. A summary of the comments is provided below:

The panel welcomes the redevelopment of this underutilised site for workspace but cannot support the scheme as it stands. The proposals represent an improvement on the extant planning consent for the site, but further work is needed to raise the standard of design.

The London Borough of Haringey aims to develop the South Tottenham Industrial Estate, but an approved masterplan is not yet in place. The panel encourages the council to develop this as soon as possible to provide guidance for project teams, allowing sites to come forward and future proofing designs. In the absence of a masterplan, the panel advises a more cautious approach to the site. This must include a more sensitive response to the existing context. The panel thinks that both height and massing are excessive. Both should be reduced if the building is to integrate with its setting, creating a successful transition in scale from the two-storey houses of Esin Court and reducing its impact in views along Broad Lane. The panel is

also concerned about the inward-looking nature of the scheme. The architectural language is elegant but makes no attempt to create a dialogue with the public realm. The building footprint should be reduced to make space for self-sufficient servicing arrangements, adequate Blue Badge parking and a more positive relationship with the street. Further work is needed to develop proposals for the way the building will be occupied, with the internal layout and floor-to-ceiling heights enabling these uses. This will allow the building to host a greater range of businesses, including creative makers, and will help to maintain the unique character of the South Tottenham Industrial Estate. The panel also encourages the project team to provide windows on the blank façades and integrate amenity spaces to create working environments that are better for employee health and well-being.

6.2.20 Detailed QRP comments together with officer's comments are set below in Table 1.

Panel Comment	Officer Responses
<i>Height and massing</i> The QRP felt the nine-storey height was excessive, suggesting a maximum of 5–6 storeys to relate better to the surrounding residential context. The massing was seen as overbearing, particularly adjacent to Esin Court.	QRP comments noted. The QRP was held on 15th November 2023; with a follow up pre-application taking place in 2024, in which the applicant was advised to adjust massing by shifting the taller element eastward and refining its proportions. Officers were in support of a part 9-storey high development, and encouraged increased floor-to-ceiling heights to improve workspace quality. Officers note that the scheme has evolved significantly through the pre-application and application process, including detailed engagement with officers and following consideration by the QRP. In response to feedback, the original proposal, which comprised a more uniform building height and a less contextual relationship with the adjacent residential properties, has undergone substantial refinement. The current design introduces a more nuanced and articulated massing strategy, with building heights stepping down towards sensitive residential boundaries to achieve a more appropriate transition in scale.

	The proposed building has been carefully designed such that the proposed building adjacent to Esin Court would be three storeys in height. The massing at first, second and third floor levels has been set back approximately 7 metres from the shared boundary with Nos. 1 and 2 Esin Court. As a result, it is considered that the development would not appear unduly overbearing or result in an unacceptable sense of enclosure for these neighbouring residential properties.
<i>Public realm</i> The QRP considered the proposal overly reliant on a private road for servicing and recommended reducing the building footprint to allow self-sufficient servicing, blue badge parking, and more public realm.	QRP comments noted. The proposals were initially revised to redesign the ground floor, to create a more active and welcoming street frontage. Recessed glazing, planters and a well-defined main entrance would enhance the building's relationship with Broad Lane. However, the applicant was advised at pre-application stage that the ground floor should incorporate on-site blue badge parking within the building envelope and new landscaped space to the east. Officers requested the introduction of pocket public spaces and an active ground floor (e.g. café/community space) to enhance public realm and accessibility, which has been accommodated to the rear of the site, alongside soft landscaped public realm.
<i>Workspace</i> The panel encouraged provision of flexible, creative workspaces with sufficient ceiling heights and natural light, to attract maker and creative industries.	QRP comments noted. The floor-to-ceilings heights have been increased from 2.7m to 2.9m, improving daylight and flexibility. The internal layout now allows subdivision into 19 self-contained units (indicatively, although there are other permutations reflecting future flexibility). The applicant was advised that officers would prefer ground floor units to have direct street access and this flexibility has been incorporated

<i>Amenity space</i> The panel criticised the absence of outdoor amenity for occupants and recommended roof terraces or other areas to improve wellbeing and provide respite.	QRP comments noted. The applicant has introduced green roof space of 712 sqm and landscaped open space to the east. These provide ecological and visual amenity benefits consistent with the QRP's recommendations.
<i>Inclusive and sustainable design</i> The QRP encouraged windows on blank façades, integration of natural ventilation, and high sustainability standards. The panel encouraged strong sustainability credentials, integration of natural ventilation and low-carbon energy solutions.	QRP comments noted. The proposal has been revised and a LETI-aligned passive design strategy has been incorporated with solar control glazing, natural ventilation, and external shading. Furthermore, the façade of the building has been designed in coordination with an energy consultant and with a strong emphasis on the 'passive first' approach, in direct alignment with the LETI Climate Emergency Design Guide. The design prioritises low-energy strategies to reduce operational carbon, enhance thermal comfort, and minimise reliance on mechanical systems. QRP comments noted. PV coverage has been expanded, air source heat pumps with acoustic screening and green roofs have been included.
<i>Architecture</i> The QRP considered industrial aesthetic to be broadly successful, but encouraged refinement of the Broad Lane elevation and material variation to reflect Tottenham's creative character.	QRP comments noted. The proposal has retained the elegant industrial language while refining window proportions and adding articulation. Officers advised the applicant that a more distinctive, creative façade expression referencing

	local industrial materials would be welcomed. The warehouse style windows were incorporated across the building, ensuring the building would have a more industrial/warehouse vernacular. In addition, the floor-to-ceiling height were increased to 2.7m and building services were exposed with a contemporary workspace feel. Large windows with relatively shallow floor plans allow ample daylight for a high-quality internal atmosphere. The largely uninterrupted floor plate and two cores inherently offer great flexibility by allowing various subdivisions, suiting a range of business sizes. A goods lift has been added with direct access to the street to further increase the flexibility of uses as well as catering for the future.
<i>Transport and Highways</i> The panel raised concerns about reliance on the private access road for servicing and parking.	QRP comments noted. The proposal has been amended and now provides internal blue badge parking, relocated cycle storage, and a clear servicing strategy.

6.3 Impact on amenity of neighbouring properties

- 6.3.1 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, and states that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 6.3.2 Development proposals should ensure a high standard of privacy and amenity for a development's users and neighbours, in accordance with Local Plan DPD Policy DM1. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land. An appropriate amount of privacy should be provided to neighbouring properties by avoiding overlooking.
- 6.3.3 The proposed development is situated to the north of the two-storey dwellings at Esin Court and, as such, would not result in direct overshadowing of these

properties. The depth of the development, together with the substantial setback and recessed massing from first-floor level, would assist in mitigating perceptions of enclosure, outlook impacts and reductions in daylight to the nearest neighbouring property, No. 1 Esin Court, as well as other dwellings within Esin Court. Furthermore, the taller elements of the scheme are concentrated towards the rear of the site, where the development interfaces with existing commercial and industrial premises rather than residential properties. In addition, ten windows on the rear (south-facing) elevation, which would face towards the rear gardens of properties within Esin Court, would be provided as opaque. This would minimise opportunities for overlooking and safeguard the privacy and amenity of neighbouring occupiers.

Daylight/sunlight

- 6.3.4 The applicant has submitted a revised Daylight and Sunlight Report (Neighbouring Properties) prepared by Right of Light Consulting (April 2025). The assessment considers the effects of the proposed development on neighbouring residential properties at Esin Court, Bramble Close and 143 Broad Lane, together with a number of neighbouring commercial buildings and the College on the opposite side of the former car wash. The assessment has been undertaken in accordance with the BRE publication Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (3rd Edition, 2022).
- 6.3.5 The report concludes that several of the neighbouring properties are commercial or educational buildings and, for planning purposes, do not benefit from the same expectation of daylight and sunlight protection as residential accommodation. The assessment therefore focuses principally on the impacts upon the nearby residential properties.
- 6.3.6 The submitted study reports that all residential habitable-room windows assessed satisfy the BRE Vertical Sky Component (VSC) criteria with the exception of five windows located at 1, 2 and 3 Esin Court. The report identifies that windows 56, 61 and 67 serve habitable rooms in the form of bedrooms, whilst windows 63 and 69 serve small kitchen areas. The report further notes that bedrooms and kitchens generally have a lower requirement for daylight and sunlight than principal habitable living rooms. As such, any adverse effects on these rooms are afforded less weight in the assessment and are not considered to result in a material loss of residential amenity. The report identifies the following mitigating circumstances:
 - Window 56 at 3 Esin Court records a retained VSC of 0.78 times its former value, very close to the BRE guideline threshold of 0.80.
 - Windows 63 and 69 at 1 and 2 Esin Court are already significantly constrained by an existing overhanging balcony and timber boundary screening. The report concludes that whilst the proposed development introduces additional obstruction, it does not create a materially different situation from the existing condition.

- The BRE Vertical Sky Component assessment identifies reductions in daylight to windows 61 and 67 at 1 and 2 Esin Court which fall outside the BRE recommended thresholds, with retained VSC values of 67% and 69% of their existing levels respectively. Whilst these results indicate a noticeable reduction in daylight to these windows, the impacts must be considered in the context of the wider daylight assessment, including the performance of the affected rooms as a whole and the urban characteristics of the surrounding area. On balance, the degree of impact is not considered to result in unacceptable harm to neighbouring residential amenity, such that the application should be refused.
- The affected windows at 1 and 2 Esin Court are located at the end of a terrace and would, following development, experience a relationship more comparable to that already experienced by intermediate properties within the terrace.

6.3.7 The numerical results demonstrate that the impact is highly localised, affecting only 5 residential windows out of the substantial number assessed, with no widespread daylight reductions identified across the surrounding residential area.

6.3.8 A Daylight Distribution (No Sky Line (NSL)) assessment was undertaken for those neighbouring rooms where sufficient internal layout information was available. The assessment concludes that all habitable rooms requiring daylight achieve compliance with the BRE daylight distribution criteria. Accordingly, no such neighbouring residential rooms are predicted to experience an unacceptable reduction in daylight distribution as a result of the proposed development.

6.3.9 This is a significant consideration, as the BRE guidance identifies daylight distribution as a key indicator of the practical daylight conditions experienced within a room. The assessment therefore demonstrates that, notwithstanding the limited Vertical Sky Component (VSC) results identified, the overall quality and functionality of daylight within neighbouring residential accommodation would remain largely unaffected by the proposed development.

6.3.10 Regarding Sunlight to neighbouring windows, the applicant has assessed all windows facing within 90 degrees of due south, in accordance with BRE guidance. The development lies north its closest residential neighbours. The report concludes that all neighbouring residential windows with a requirement for sunlight satisfy both the Annual Probable Sunlight Hours (APSH) test and Winter Probable Sunlight Hours (WPSH) test. Accordingly, the proposed development is not predicted to result in any material loss of sunlight to neighbouring residential occupiers.

6.3.11 Overall, the submitted assessment demonstrates a high degree of compliance with the BRE guidance. Non-compliance is limited to only to a small number of windows at Esin Court (VSC), and the report provides reasonable explanation as to why those impacts are limited in extent and influenced by existing site conditions. Importantly:

- all residential rooms tested pass the daylight distribution assessment;
- all residential windows assessed for sunlight pass the BRE sunlight tests;
- all neighbouring gardens and amenity areas satisfy the BRE overshadowing requirements; and
- the report concludes that there has been no material change in daylight and sunlight impacts compared with the scheme previously assessed under planning permission ref. HGY/2016/2232.

6.3.12 The BRE Guide expressly advises that its numerical targets should be applied flexibly and with regard to urban context. In this instance, the identified deviations are limited, highly localised and do not indicate a widespread or unacceptable loss of residential amenity. The proposal would not give rise to unacceptable daylight, sunlight or overshadowing impacts on neighbouring residential properties.

6.3.13 The assessment demonstrates a generally high level of compliance with the BRE 2022 guidance, with only a very limited number of localised VSC failures. Taking account of the urban context, the overall level of compliance achieved, the absence of any daylight distribution failures, the full compliance with sunlight testing, and the satisfactory performance of neighbouring gardens and amenity spaces, the daylight and sunlight impacts of the proposal are considered acceptable and compliant with Policy DM1.

Outlook & Enclosure

6.3.14 Following the advice of the Quality Review Panel (QRP), the massing at first, second and third floor levels has been set back approximately 7 metres from the shared boundary with Nos. 1 and 2 Esin Court. This amendment has been incorporated to maintain an acceptable level of outlook for the occupiers of these neighbouring residential properties. As such, it is considered that the design, scale and siting of the proposed development would not result in any significant loss of outlook or materially increase the sense of enclosure experienced by neighbouring residents. Consequently, the proposal would not give rise to any unacceptable impact on the amenity of occupiers of Nos. 1 and 2 Esin Court.

Overshadowing

6.3.15 BRE Guidance considers the impact of the development on neighbouring private gardens and amenity spaces using the BRE overshadowing methodology, which assesses whether at least 50% of an amenity area receives a minimum of two hours of sunlight on 21st March. Ten neighbouring amenity areas were assessed, comprising gardens associated with Esin Court and Bramble Close. The assessment concludes that all gardens and amenity areas tested comply with the BRE recommendations following development. The numerical results indicate either no change or an extremely limited reduction in areas receiving two hours of sunlight on 21st March, with all assessed spaces continuing to satisfy the BRE criteria.

Privacy & overlooking

6.3.16 The submitted drawings indicate that 10 windows on the rear (south facing) elevation facing the rear gardens of Esin Court would be opaque. These windows would be located at second, third floor and fourth floor and would be approximately 1.7 metres above ground. As such any loss of privacy and overlooking would be minimised. As such, it is considered that the proposed development would not have significant impact the residential amenities of these properties. A condition would be attached requiring opaque windows to be installed prior to first occupation/use.

Overbearing

6.3.17 The proposed building has been carefully designed such that the proposed building adjacent to Esin Court would be three storeys in height. The massing at first, second and third floor levels has been set back approximately 7 metres from the shared boundary with Nos. 1 and 2 Esin Court. As a result, it is considered that the development would not appear unduly overbearing or result in an unacceptable sense of enclosure for these neighbouring residential properties.



Image 4: Proposed building viewed from Broad Lane

Other amenity considerations

6.3.18 Policy DM23 of the DM DPD states that new developments should not have a detrimental impact on air quality, noise or light pollution. DPD Policy DM1 requires proposals to address issues of vibration, noise, fumes and odour.

6.3.19 The submitted plans indicate that plant equipment would be located at roof level of the proposed 9-storey building within a purpose-built acoustic enclosure. The nearest surrounding noise-sensitive receptors are located within substantially lower buildings of approximately four storeys in height. Furthermore, given the significant separation between the proposed plant and the nearest receptors, together with the acoustic screening measures proposed, it is considered the amenities of the residential properties would not be harmed. As such, the potential for adverse noise impacts on neighbouring occupiers is considered to be limited and capable of being appropriately mitigated.

6.3.20 The applicant submitted supporting letter prepared by acoustic consultants. This has been reviewed by the Council's Noise Team, who have advised that they raise no objection in principle to the proposed rooftop plant. Nevertheless, to ensure that noise impacts on neighbouring occupiers are appropriately assessed and mitigated, a planning condition is recommended requiring the submission of a Noise Impact Assessment prior to the installation of the plant equipment.

6.4 Parking and highway safety

6.4.1 London Plan Policy T4 explains that proposals should reflect and be integrated with current and planned transport access, capacity and connectivity. In terms of cycling, London Plan Policy T5 requires developments to provide appropriate levels of cycle parking, which should be fit for purpose, secure and well located. Cycle parking should be provided in accordance with the minimum standards in Table 10.2 of the London Plan.

6.4.2 London Plan Policy T6 sets out that car parking should be restricted in line with the levels of existing and future public transport accessibility and connectivity. Developments should be designed to provide the minimum necessary parking. The car parking standards that should apply to this proposal are outlined in Table T6.2 of the London Plan (maximum standards). The standards for non-residential accessible parking are identified in Table 10.6 of the London Plan.

6.4.3 Local Plan (2017) Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

6.4.4 The application site is situated on the eastern side of Broad Lane, which forms part of the Transport for London Road Network (TLRN) and is therefore owned and administered by Transport for London rather than the London

Borough of Haringey. The service road located along the northern boundary of the site is privately owned and managed.

- 6.4.5 The site has excellent accessibility to public transport services with a PTAL value of 6A, with 6 bus services accessible within 1 to 6 minutes' walk, Seven Sisters station a 9 minute walk away and Tottenham Hale 8 minutes' walk away.
- 6.4.6 The site is located within the Seven Sisters Controlled Parking Zone (CPZ), which operates between 08:00 and 18:30, Monday to Saturday. However, the CPZ controls apply only to roads owned and administered by the London Borough of Haringey. Broad Lane forms part of the Transport for London Road Network (TLRN), and any waiting and loading restrictions on this road are therefore managed by Transport for London. The road directly adjoining the application site is subject to private parking management arrangements.

Access arrangements

- 6.4.7 The proposed development is a car-free scheme, with no general car parking provision on site. A single Blue Badge parking space is proposed within the site, accessed from the southern side of the adjacent service road. Pedestrian access to the development would be provided from the footway on the corner of Broad Lane. Access to the refuse and cycle storage facilities would be taken from the service road along the northern boundary of the site, with the stores located centrally within the building footprint.
- 6.4.8 Since the submission of the application, the applicant has undertaken a topographical survey to verify the dimensions and available width of the service road. Updated drawings and supporting information have subsequently been provided, demonstrating that the service road would have a minimum width of between 6.76m and 7.1m. The proposals include the provision of a dedicated loading bay on the southern side of the service road capable of accommodating 10-metre rigid vehicles. Swept path analysis has also been submitted, which indicates that cars would be able to safely manoeuvre past a vehicle parked within the loading bay, thereby maintaining vehicle circulation along the service road.
- 6.4.9 The proposal includes the provision of a 1.5m wide footway along the service road as there is no footway to the south side of the service road at present. Whilst this falls below the 1.8m width generally sought by Haringey and TfL Streetscape standards, the Council's Transportation Officer considers the reduced width acceptable in this instance having regard to the specific site circumstances. The service road is expected to experience low levels of pedestrian activity, and the proposed footway would provide a clear, dedicated and unobstructed pedestrian route where none currently exists. The width is sufficient to accommodate pedestrian movement, including wheelchair users, and would enable users to pass through the area safely and unhindered. Furthermore, achieving a 1.8m footway would significantly constrain the operational requirements of the service yard and servicing arrangements.

6.4.10 In addition to the above, TfL's Streetscape Guidance (2022) states that a 1.5m wide footway clear zone is the acceptable minimum, with 1m being the absolute minimum. Haringey's Streetscape Manual also states that 'Wherever possible ensure a 1.8m clear footway width is maintained, equivalent to the width of three people. However, a minimum of 1.2m is acceptable'. On balance, the proposal represents a proportionate and practical solution that delivers a material improvement to pedestrian safety and accessibility without giving rise to any unacceptable impact on the operation of the local highway network. As such, the arrangement is considered acceptable on transport and highways grounds.

Trip generation

6.4.11 A Transport Assessment (TA) has been submitted in support of the application. The TA indicates that, compared with the consented scheme, the proposed increase in office floorspace would generate an additional 98 arrivals and 14 departures during the AM peak hour. During the PM peak hour, a similar level of activity is predicted, comprising 12 arrivals and 99 departures. The cycle mode share is forecast to be 4.5%, with overall mode shares based on a car-free development, resulting in very low levels of car travel associated with the site, limited to the provision of a single blue badge parking space. It is considered that the predicted trip generation would not result in unacceptable impacts on public transport services, the highway network, or servicing capacity. It is also anticipated that cycle mode share may increase over time.

6.4.12 In respect of delivery and servicing activity, the submitted TA estimates that the development would generate approximately 7 servicing arrivals and departures per day. This level of servicing demand is considered to be relatively low and would not result in any material impact on the capacity or operation of the surrounding highway network. A servicing pay is shown to be provided outside the building, to its north.

Travel plan & Active Travel

6.4.13 A draft Travel Plan has been submitted, and its format and scope are acceptable. To ensure sustainable travel to the site is confirmed, a Travel Plan would be secured via a s106 Legal Agreement and including a Travel Plan Monitoring Fee. Subject to this, it is considered that the development would suitably support sustainable transport.

6.4.14 An Active Travel Zone Assessment was conducted, and the following routes were considered to and from the site:

- Bus stops along Broad Lane
- Tottenham Hale Retail Park
- Tottenham Hale Underground station/bus station
- Down Lane Park.

6.4.15 The assessment identified opportunities to enhance the pedestrian environment along these routes through improvements to footway surfaces, the removal of street clutter, and the provision of additional seating and street tree planting. Given the scale of the development and its car-free nature, the officers consider that a financial contribution towards such public realm and pedestrian accessibility improvements is justified. This contribution would be secured via s. 106 legal agreement.

Car parking considerations

6.4.16 As set out previously, the proposal is a car-free development, with no on-site car parking provision other than a single Blue Badge parking bay. The car-free nature of the scheme is considered to be acceptable in principle, having regard to the site's excellent accessibility to public transport services and its location within a Controlled Parking Zone (CPZ).

6.4.17 In respect of the private parking areas immediately north of the site serving Fountayne Business Park, these spaces are allocated to existing occupiers and are not available for public or pay-and-display use. Furthermore, publicly available parking within the vicinity of the site is limited and generally suitable only for short-stay visits rather than all-day commuter parking. As such, any available pay-and-display provision is more likely to serve visitors to the proposed commercial premises rather than employees requiring long-stay parking. Consequently, the proposal is not expected to generate significant parking demand or displacement parking impacts within the surrounding area.

6.4.18 Overall, the site benefits from excellent public transport accessibility and is subject to comprehensive parking controls. Consequently, the majority of trips to and from the development are expected to be made by sustainable and active travel modes. Any car trips associated with the office use, particularly outside CPZ operating hours, are likely to be minimal and would not give rise to any material transport or parking impacts.

Cycle parking considerations

6.4.19 The London Plan 2021 Policy T5 requires that developments 'provide the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well located, and be in accordance with the minimum standards. The proposed development would see the provision of 50 cycle parking spaces in total, which is considered acceptable to meet policy, and would include the following:

- 4 x wider spacing Sheffield spaces;
- 18 x standard spacing Sheffield spaces (including 12 no. short stay); and,
- 28 x two-tiered spaces.

6.4.20 All cycle parking would be provided internally, with separate long-stay and short-stay cycle parking facilities proposed. The submitted plans demonstrate that there is capacity within the site to accommodate additional cycle parking spaces if needed, particularly given the absence of general car parking

provision. It is considered that adequate visitors cycle parking can be provided on-site and precise details of visitor's cycle parking arrangements can be secured by way of a planning condition.

- 6.4.21 While the application includes some information regarding the design and layout of the proposed cycle stores, full details of the cycle parking facilities, including their specification, security measures, accessibility and management arrangements, will be required. These details shall be secured through a pre-commencement condition.

Delivery and servicing

- 6.4.22 A draft Delivery and Servicing Management Plan (DSMP) has been submitted, which identifies a proposed loading bay on the southern side of the service road. The submitted delivery and servicing trip generation assessment forecasts a maximum of 1 to 2 vehicle movements during peak hours and approximately 7 arrivals and departures per working day.

- 6.4.23 The proposed loading bay is of sufficient size to enable other vehicles to pass unobstructed, and the submitted swept path analysis demonstrates that this can be accommodated. The space available is capable of accommodating the largest vehicles likely to service the proposed development and the wider Fountayne Business Park, and a swept path assessment will be required by condition to confirm acceptable manoeuvrability. It is acknowledged that a 3.1-metre-wide fire appliance can pass through the available gap. Given that a fire appliance is anticipated to be the largest vehicle likely to access the site and utilise the service road, it is considered that the proposed access arrangements would be adequate to accommodate the operational requirements of vehicles serving the development. The applicant would be required to confirm this as part of the final DSMP to ensure that servicing activities do not prejudice access or movement along the service road. To secure this information, a pre-commencement condition will be imposed requiring the submission and approval of a final Delivery and Servicing Management Plan.

Construction and Logistics

- 6.4.24 The applicant has submitted a draft Construction Logistics Plan (CLP) and a detailed CLP will be required for review and approval prior to commencement of any site works. The draft CLP is acceptable subject to a detailed Demolition and Construction Logistics Plan being submitted by the applicant and this would be secured via a s.106 obligation, including a construction travel plan financial contribution.

- 6.4.25 Subject to the recommended planning conditions and Section 106 legal obligations, officers are satisfied that the proposed development would not give rise to any unacceptable impacts on the local highway network. The scheme incorporates a comprehensive cycle parking provision, which would support and promote travel by sustainable modes. Overall, the proposed development is not expected to result in any significant adverse impacts on

highway capacity or the operation of the public transport network and is therefore considered acceptable in transport terms.

6.5 Energy and Climate Change

- 6.5.1 The NPPF requires development plans to take a proactive approach to mitigating climate change and supporting the transition to net zero. London Plan Policy SI2 states that major developments should be zero carbon, and in meeting the zero-carbon target a minimum on-site reduction of at least 35 per cent beyond Building Regulations is expected. Local Plan Policy SP4 requires all new developments to be zero carbon and to introduce measures that reduce energy use and carbon emissions. Local Plan Policy SP11 requires all developments to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.

Carbon Reduction

- 6.5.2 The applicant has submitted an Energy and Sustainability Statement. The assessment demonstrates that the development would achieve a 37% reduction in on-site carbon dioxide emissions, which is supported in principle. A financial contribution will be required to offset the remaining regulated carbon emissions, and this would be secured through the s.106 legal agreement.
- 6.5.3 The submitted report assesses a range of renewable energy technologies and concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels represent the most appropriate and viable measures to satisfy the 'Be Green' requirements. The proposal also incorporates a living roof, which is supported in principle due to its sustainability and biodiversity benefits. Further details relating to the design and specification would be secured by planning condition.
- 6.5.4 Overall officers raise no objection to the proposal from a carbon perspective. Subject to conditions, including the submission of further details relating to overheating mitigation measures, the development is considered to comply with the relevant sustainability and climate change policies of the Development Plan.

BREEAM

- 6.5.5 The applicant has submitted a BREEAM Pre-Assessment Report for the development under the Shell and Core assessment. Officers note that the report indicates that, a score of 72.59 % is expected to be achieved, equivalent to 'Excellent' rating. This is supported subject to a pre-commencement condition requiring a Design Stage Assessment and evidence that the relevant information has been submitted to the BRE for a design stage accreditation certificate.

Overheating

- 6.5.6 In relation to overheating it is noted that external shading measures, comprising external venetian blinds to the south, east and west elevations, are proposed to reduce solar heat gains. A Retrofit Plan would be required to demonstrate how these measures can be installed and maintained over time, how overheating risks would be mitigated, the proposed lifecycle replacement strategy, and the responsibilities for the ongoing management of overheating risk. Accordingly, a planning condition is recommended requiring the submission and approval of details of overheating mitigation measures to ensure the long-term resilience and thermal comfort of the development.
- 6.5.7 The proposal accords with the relevant Development Plan sustainability policies and is acceptable on this basis, subject to appropriate conditions and obligations.

6.6 Urban Greening, Trees and Ecology and Biodiversity

- 6.6.1 Policy G5 of The London Plan 2021 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design. The policy states that a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.
- 6.6.2 Local Plan Policy SP11 promotes high-quality landscaping on and off-site and Policy SP13 seeks to protect and improve open space and providing opportunities for biodiversity and nature conservation.
- 6.6.3 Policy DM1 of the DM DPD requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to consider trees on or close to a site. Policy DM21 of the DM DPD expects proposals to maximise opportunities to enhance biodiversity on-site.
- 6.6.4 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals. Policy SP13 of the Local Plan recognises, 'trees play a significant role in improving environmental conditions and people's quality of life', where the policy in general seeks the protection, management and maintenance of existing trees.

Urban Greening Factor

- 6.6.5 The proposed development would deliver a significant enhancement in soft landscaping and urban greening compared to the existing site, which currently provides very limited greening. The scheme would introduce substantial green infrastructure, including approximately 712 sq.m of green roof, ground-level landscaping and flower-rich perennial planting. Collectively, these measures would significantly increase biodiversity value, improve the visual quality of the site, and contribute to climate resilience. The development achieves an

Urban Greening Factor (UGF) score of 0.49, representing a notable improvement over the existing baseline condition.

- 6.6.6 The site is designated as a Locally Significant Industrial Location (LSIL), where both Haringey and London Plan policies seek the intensification of employment-generating uses. Consequently, opportunities to maximise soft landscaping are inherently constrained at ground floor level, by the need to optimise employment floorspace and operational requirements. Notwithstanding these constraints, the proposal is for flexible employment use and exceeds the London Plan target UGF score of 0.3 applicable to predominantly commercial developments.
- 6.6.7 Officers consider that the scheme would deliver meaningful urban greening benefits and strike an appropriate balance between the provision of greening measures and the policy objective of intensifying employment use on the site. As such, the proposal is considered acceptable in urban greening terms.

Biodiversity Net Gain

- 6.6.8 In terms of Biodiversity Net Gain (BNG), the application was submitted prior to the introduction of the mandatory statutory BNG regime in England. Mandatory BNG, introduced through the Environment Act 2021, came into force for major development on 12 February 2024 and requires most qualifying developments to demonstrate a minimum 10% net gain in biodiversity value. Applications submitted before this date are not subject to the statutory BNG requirements or the associated biodiversity gain condition.
- 6.6.9 Notwithstanding this, the proposal incorporates 712 sq.m of new green roof, which would provide habitat opportunities for insects, birds and bats and contribute positively to ecological enhancement. The introduction of this green infrastructure would represent a significant improvement over the existing site, which is predominantly characterised by impermeable hardstanding, and would assist in delivering urban greening, climate resilience and biodiversity benefits. As such, whilst the development is not required to achieve the statutory 10% Biodiversity Net Gain, it would nevertheless deliver a meaningful enhancement to biodiversity compared with the existing baseline condition.

Trees

- 6.6.10 Policy G7 (Trees and Woodlands) of the London Plan states that trees should be protected and maintained and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest. In section 8.7.2, it states The Mayor wants to increase tree canopy cover in London by 10% by 2050. Trees should be designed into developments from the outset to maximise tree planting opportunities and optimise establishment and vigorous growth.
- 6.6.11 The applicant has not submitted an Arboricultural Impact Assessment (AIA), as there are no existing trees within the application site. However, it is noted

that there are opportunities to enhance the local streetscape through the provision of street tree planting in the vicinity of the site, including opposite the site entrance and along nearby roads. The applicant has agreed to contribute towards street tree planting, to be secured via s.106 legal agreement, which would allow for 6 street trees to be planted.

6.7 Flood Risk and drainage

- 6.7.1 London Plan Policy SI12 states that flood risk should be minimised and Policy SI13 states that development proposals should aim to achieve greenfield run-off rates with water managed as close to source as possible. Local Plan Policy SP5 and Policy DM24 of the DM DPD seek to ensure that new development reduces the risk of flooding and provides suitable measures for drainage.
- 6.7.2 The site is located with Flood Risk Zone 2 (low) as defined by the Environment Agency. As the proposal is for commercial / industrial use, the development is classified as a 'less vulnerable' development by the Flood Risk Vulnerability Classification (Table 2) in the National Planning Policy Framework (NPPF). The applicant has submitted a Flood Risk Assessment and drainage strategy.
- 6.7.3 The DPD Policy DM24 seeks that all proposals for new development within Flood Zones 2 will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test, where required, have been satisfied.
- 6.7.4 The applicant has submitted a Flood Risk Assessment and Drainage Strategy. Officers are satisfied with the methodology and conclusions set out within the submitted reports and consider that the potential impacts of surface water drainage have been appropriately assessed and addressed.
- 6.7.5 Thames Water has also been consulted and raises no objection in relation to water supply and wastewater infrastructure capacity.
- 6.7.6 Accordingly, the proposed development is considered to comply with local drainage policies.

6.8 Air Quality and Contamination

- 6.8.1 Policy SI1 of the London Plan states that development proposals should be air quality neutral. Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.
- 6.8.2 The applicant has submitted an Air Quality Assessment. The report sets out that the proposed development is considered air quality neutral in relation to the transport and building emissions. Therefore, the air quality impacts of the proposed development scheme are in accordance with the NPPF and are considered to be acceptable, therefore mitigation is not required.

6.8.3 Local Plan Policy DM23 requires development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and to carry out investigations to remove or mitigate any risks to local receptors.

6.8.4 There is no objection to the proposal on this basis, subject to further investigations being made at the demolition and construction stage and this is to be satisfactorily secured by way of recommended conditions.

6.9 Waste and Recycling

6.9.1 London Plan Policy SI5 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. Local Plan Policy SP6 (Waste and Recycling) and DPD Policy DM4 require development proposals to make adequate provision for waste and recycling storage and collection.

6.9.2 There is no objection to the proposed development in this respect, noting that the submitted Waste Management Strategy is generally in accordance with the Council's guidance. The development would comprise 19 units intended for occupation by local businesses, all of which would be required to secure an appropriate commercial waste collection service. It is noted that Veolia, the Council's waste contractor, offers commercial waste services for residual waste, mixed recycling, food waste and glass. In accordance with the Simpler Recycling legislation, which came into effect in April 2025, businesses are required to separate waste streams including residual waste, recycling, food waste and glass.

6.9.3 The submitted plans demonstrate adequate provision for residual waste and recycling storage; however, dedicated food waste storage and collection arrangements will need to be incorporated and agreed prior to occupation to ensure compliance with the legislative requirements. The Waste Management Team further advises that access to the refuse storage area is acceptable, with the proposed drop kerb facilitating efficient servicing and collection operations. Any access codes, key fobs or similar arrangements required to access the bin store must be provided to the appointed waste contractor prior to the commencement of collections. Subject to these requirements, the proposal is considered acceptable in waste management terms. A condition would be attached requiring a waste management plan and details of dedicated food waste storage and collection arrangements.

6.10 Employment and Training

6.10.1 Local Plan Policies SP8 and SP9 aim to support local employment and facilitate training opportunities. The Planning Obligations SPD also requires the developer (and its contractors and sub-contractors) to notify the Council of job vacancies, and to employ a minimum of 20% of the on-site workforce from local residents (including trainees nominated by the Council). Furthermore, the developer would be required to provide support towards recruitment costs

and one full-time apprenticeship per development. All these requirements would be secured by a s. 106 legal agreement.

- 6.10.2 The applicant has advised that the proposed development would deliver approximately 4,938sqm of employment floorspace within flexible Class E use. The redevelopment of the site has the potential to increase employment provision from an estimated 10 jobs to 411 full-time equivalent (FTE) jobs, representing a substantial net gain in employment opportunities.
- 6.10.3 The Inclusive Economy Team supports the proposal, noting that it would intensify employment use on the site and contribute positively to the ongoing regeneration of Tottenham Hale by supporting business growth, attracting investment and creating new jobs within the area.
- 6.10.4 Officers sought further clarification regarding the intended occupiers and operation of the employment floorspace. In response, the applicant advised that the proposal is intended to accommodate a range of flexible uses within classes E(c)(i-iii), Ee) and E(g)(i-iii). The development is speculative in nature with end users not yet identified. Officers acknowledge that this is common for developments of this type and consider this approach to be acceptable.
- 6.10.5 Policy DM38 (c) states that affordable workspace should be provided where viable. The applicant has advised that its provision would not be viable and would present significant viability constraints. Furthermore, while the emerging Draft Local Plan contains policy aspirations relating to affordable workspace, limited weight can be afforded to these provisions at this stage given the early status of the plan-making process.
- 6.10.6 As set out elsewhere in this report, the proposed development predominantly comprises employment-generating workspace, principally in the form of office accommodation. The floorspace has been designed to meet contemporary workspace requirements, and is considered capable of supporting a range of occupiers. Whilst the scheme does not provide affordable workspace, it would nevertheless result in a significant increase in the quantum of employment floorspace and potential job creation on the site. Accordingly, officers consider that the proposal would make a positive contribution to the local economy and employment objectives and is therefore supported.
- 6.10.7 An employment skills and training plan, which is recommended to be secured by a s.106 legal obligation, would ensure a target percentage of local labour is utilised during construction and a financial contribution towards apprenticeships. This would benefit priority groups that struggle to access employment. As such, the development is acceptable in terms of employment provision.

6.11 Fire Safety

6.11.1 Policy D12 of the London Plan states that all development proposals must achieve the highest standards of fire safety. To this effect major development proposals must be supported by a fire statement.

6.11.2 The applicant has provided a Fire Strategy in support of this application. This document includes means of warning and escape, internal fire spread considerations, external fire spread considerations and access and facilities for the fire and rescue service. The report outlines that the building is designed in accordance with the recommendations of Approved Document B Volume 2. Subject to adherence with measures in accordance with Approved Document B Volume 2, it is considered that the development would be acceptable in respect of fire safety. It is considered that the applicant has provided a Fire Statement in accordance with Policy D12.

7.0 CONCLUSION

- The proposed redevelopment of the site at the former Car Wash Centre on Broad Lane is considered acceptable in principle as it would comply with strategic land use and local plan policies on a site which is designated as a Locally Significant Industrial Site (LSIS) and would support and enhance local employment opportunities whilst meeting one of the Council's strategic aspirations of the Tottenham Hale and Fountayne Road wider regeneration area; representing sustainable development. There would be an additional quantity of employment generating floorspace and increase in the potential number of jobs that would be accommodated on-site should planning permission be granted.
- The redevelopment of the site would not have material adverse impact on the existing nearest residential properties on Esin Court located adjacent to the south and the Bramble Close development situated on the western side of Broad Lane, in terms of loss of day/sunlight, enclosure, outlook, overlooking / loss of privacy and significant noise pollution.
- The proposed scale and design of the development is appropriate within the context of the site, and would be of high quality with a positive impact on the visual appearance of the area. The scale of the development would complement the locality, whilst making best use of the available land. Overall, the scheme would improve on the appearance of the site and make a positive visual contribution to the wider locality
- The proposal would not have any material adverse impacts on the local transportation and highways network.
- Officers are also satisfied that the proposal represents sustainable development and complies with policy objectives regarding employment, impact upon amenity, transport and travel, energy and sustainability, landscaping, biodiversity flood risk and air quality. Officers have

recommended conditions, and s.106 legal heads of terms, where necessary to make the scheme acceptable in planning terms

8.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Based on the information given on the plans, the Mayoral CIL charge will be £359,140.74 (4,938 sqm x £72.73) but there will be no Haringey CIL charge as this would not be within the chargeable use classes. The Mayoral CIL will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

9.0 RECOMMENDATION

GRANT PERMISSION subject to the conditions set out in Appendix 1 and subject to a section 106 Legal Agreement.

APPENDIX 1 – PLANNING CONDITIONS and INFORMATIVES

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications; unless as agreed by the Local Planning Authority in respect of requirements of other conditions set out below:

Submitted Plans:

001 Location Plan 1:1250

110 Proposed Ground Floor Plan REV F

111 Proposed First Floor Plan REV F

112 Proposed Second REV F

113 Proposed Third Floor Plan REV E

114 Proposed Fourth Floor Plan REV E

115 Proposed Fifth Floor Plan REV E

116 Proposed Sixth Floor Plan REV E

117 Proposed Seventh/Eighth Floor Plan REV E

118 Proposed Roof Plan 1:100 REV A

120 Proposed Elevations 1:200 REV C

121 Proposed North Elevation 1:100 REV B

122 Proposed West Elevation 1:100 REV C

123 Proposed South Elevation 1:100 REV D

124 Proposed East Elevation 1:100 REV C

125 Proposed West Elevation Details/Materials REV B

126 Proposed (Partial) North Elevation Details/Materials REV B

130 Proposed Cycle/Bin Store REV B

Submitted Documents:

Air Quality Assessment, AQ2256, February 2023

BREEAM Pre-Assessment, Issue 3, 10/02/2023,

Daylight and Sunlight Assessment (Neighbouring Properties)15/04/2025

Delivery and Servicing Management Plan, 2206940-03A, February 2023,

Design and Access Statement (including Landscaping) (DAS), 23/12/2025 –
(consolidated DAS with Addendums 1-4)

DAS Addendum, September 2023,

DAS Addendum2 April 2024,

DAS Addendum 3 March 2025,

DAS Addendum 4 October 2025,

Energy Statement, Issue 3, 10/02/2023,

Energy Statement Addendum, 25022-BECLtd 23 June 2025,

Fire Statement Safety Strategy

Flood Risk Assessment and Drainage Strategy, 31/10/23,

Healthy Streets Transport Statement, 2206940-01A, 2023,

Initial Planning Fire Safety Strategy March 2023,

Noise Letter (Sound Advice) 27 August 2026,

Outline Construction Logistics Plan, 2206940-04A

Overheating Assessment, Issue 2, 10/02/2022,

Phase 1 Contamination Assessment Desktop Study, S23-843/DS, February 2023,

Planning Statement, 814, April 2023, Rev 1 – December 2025

Statement of Community Involvement (SCI) February 2023,

Tall Buildings Assessment

Transport Assessment Addendum, 2206940-R05B, March 2025,

Travel Plan, 2206940-02A, February 2023,

Urban Design Appraisal May 2023.

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

Materials and Detailed Design (Prior to commencement of above ground works)

3. Prior to the commencement of above ground works of the development hereby approved detailed drawings (including sections) to a scale of 1:20 to confirm the detailed design and materials of the:
- a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;
 - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details of street furniture;
 - e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
 - f) Details of balustrading;
 - g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
 - h) Details of all enclosures and plant;
 - i) Obscure glazing and
 - i) Any other external materials to be used together with a full schedule of the exact product references for all materials shall be submitted to, and approved in writing by, the Local Planning Authority. The relevant part of the development shall not be occupied until the development has been carried out accordance with the approved details. The development shall thereafter be retained as such for its lifetime.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Landscaping (Prior to occupation)

4. Prior to occupation of the development hereby approved, full details of both hard and soft landscape works shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure, screens and built in planters, including raised planters to the homes located at ground floor level;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. signs, lighting etc.); and
- e) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

The development shall not be occupied until the hard landscaping has been provided in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

Soft landscape works shall include:

- f) Planting plans;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- i) Implementation and management programmes, including any required irrigation system and loading integrated into the podium garden; and
- j) Detailed drawings of any new trees and shrubs to be planted together with a schedule of species.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development

(whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter for the lifetime of the development.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development, in the interests of the visual amenity of the area and to comply with Policy SP11 of the Local Plan 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

Urban Greening Factor (Prior to completion of the construction)

5. Prior to completion of the construction work of the development hereby approved, an Urban Greening Factor calculation shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the factor of 0.49 has been met through the greening measures installed/adopted. The measures shall thereafter be retained as such for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Energy Strategy

6. The development hereby approved shall be constructed in accordance with the Addendum to the Energy Statement by Beyond Engineering Consulting (dated 23 June 2025) delivering a minimum 37% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, communal air source heat pumps (ASHPs) and a minimum 12.7 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction of the development hereby permitted, details of the Energy Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;

- Confirmation of the necessary fabric efficiencies to achieve a minimum 18% reduction;
- Location, specification and efficiency of the proposed ASHPs /VRFs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and annual energy generation (kWh/year); inverter capacity; and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions, if relevant;
- A metering strategy

The development shall be carried out strictly in accordance with the details so approved prior to first use/occupation of the building hereby approved, and shall be maintained and retained for the lifetime of the development.

(b) The solar PV arrays and air source heat pump(s) shall be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(c) Within six months of first occupation/use of the development hereby approved, written evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform, for its written agreement.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM21.

Overheating Strategy (Prior to the commencement of above ground works)

7. Prior to commencement of above ground works of the development hereby approved, an updated Overheating Report shall be submitted to, and approved in writing by, the Local Planning Authority. The submission shall assess the overheating risk, confirm the mitigation measures, and propose a retrofit plan. This assessment shall be based on the Overheating Assessment as included in Appendix G of Addendum to the Energy Statement by Beyond Engineering Consulting (dated 23 June 2025) as a starting point, taking into account the outstanding requirements at application stage.

This report shall include:

- Revised modelling of units modelled based on CIBSE TM52, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile with openable and closed window scenarios;
- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures by following the Cooling Hierarchy;
- Modelling of mitigation measures required to pass current and future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Details and specifications of external blinds to all windows on South, East and West elevations as shown on the proposed elevation drawings no. 122 123 124;
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(c) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- Natural ventilation, with 10% openable free areas
- Glazing g-value of 0.4

- MVHR
- Active cooling using ASHP / VRF
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

BREEAM (Pre-commencement)

8. a) Prior to commencement of the development hereby approved, a Design Stage Assessment and evidence that the relevant information has been submitted to the Building Research Establishment (BRE) for a design stage accreditation certificate shall be submitted to, and approved in writing, by the Local Planning Authority confirming that the development will achieve a BREEAM 'Excellent' outcome (or equivalent), aiming for 'Outstanding'. This shall be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.
- b) Within 6 months of commencement of the development hereby approved, the Design Stage Accreditation Certificate shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.
- c) Prior to first occupation/use of the development hereby approved, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to BRE shall be submitted to, and approved in writing by, the Local Planning Authority, confirming that the development has achieved a BREEAM 'Excellent' outcome (or equivalent), aiming for 'Outstanding', subject to certification by BRE.
- d) Within 6 months of first use/occupation of the development hereby approved, a Post-Construction Certificate issued by the BRE shall be submitted to, and approved in writing by, the Local Planning Authority, confirming this standard has been achieved.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted to the Local Planning Authority with 2

months of the submission of the Post-Construction Certificate. Thereafter the schedule of remedial works shall be implemented on site within 3 months of the Local Authority's written approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

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

Biodiversity Measures (Pre-commencement)

9. (a) Prior to the commencement of the development hereby approved, details of ecological enhancement measures and ecological protection measures shall be submitted to, and approved in writing by, the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures such as wildlife boxes, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.
- (b) Prior to the first occupation/use of the development hereby approved photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

The development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Living roofs (Prior to commencement of above ground works)

10. (a) Prior to the commencement of above ground works of the development hereby approved, details of the living roofs shall be submitted to, and approved in writing by, the Local Planning Authority. Living roofs shall be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants shall be grown and sourced from the UK and all soils and compost used shall be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
 - ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
 - iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate
 - iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
 - v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs will not rely on one species of plant life such as Sedum (which are not native);
 - vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
 - vii) Management and maintenance plan, including frequency of watering arrangements.
 - viii) A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;
- (b) Prior to the first use/occupation of the development hereby approved, evidence shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Delivery and Servicing Plan and Waste Management (Prior to first use/occupation)

11. Prior to first use/occupation of the development hereby approved, details of a Final Delivery and Servicing Plan (DSP) shall be submitted to, and approved in writing by, the Local Planning Authority; which shall include a full swept path assessment to confirm acceptable manoeuvrability of the largest expected vehicles into the loading bay and Fountayne Business Park. The DSP shall also include a Waste Management Plan with details of how refuse is to be collected from the site. The plan shall be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day; or, alternatively, as required by the waste management service.

Reason: To conform with London Plan Policy T7 Deliveries, Servicing and Construction. To ensure that the development does not prejudice the free flow of traffic or public safety along the adjoining highway or adversely impact the amenity of the local community.

Waste/Recycling Storage (Prior to first use/occupation)

12. Prior to the first use/occupation of the development hereby approved, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be implemented prior to first use/occupation and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D6 of the London Plan 2021.

Cycle Parking (Prior to commencement of above ground works)

13. Prior to commencement of above ground works of the development hereby approved, details of accessible, sheltered, and secure cycle parking for 38 long-stay cycle spaces, and 12 short -stay spaces shall have been submitted to, and approved in writing by, the Local Planning Authority. The design must be in line with the London Cycle Design Standard. The scheme as approved shall be implemented prior to first use/occupation and permanently retained thereafter.

Reason: To be in accordance with the published London Plan 2021 Policy T5, the cycle parking must be in line with the London Cycle Design Standards (LCDS).

Wheelchair Accessible Car Parking (Prior to first use/occupation)

14. Prior to first use/occupation of the development hereby approved details shall be submitted to, and approved in writing by, the Local Planning Authority, demonstrating how one accessible car parking bay will be allocated and utilised. The development shall not be first used/occupied until the accessible car parking space has been provided; and it shall be retained as such for the lifetime of the development. The accessible car parking bay shall only be used in accordance with the approved details.

Reason: To ensure that the development is in accordance with the London Plan 2021 standard T6.5 Non-residential disabled person parking.

Land Contamination (Pre-commencement)

15. Prior to commencement of the development hereby approved, other than for investigative work:
- a) Using the information in the applicant submitted Desktop Study with reference S23-843/DS, prepared by Southwest Environmental Limited, dated February 2023, a site investigation shall be designed for the site, using information obtained from the desktop study and Conceptual Model. The investigation shall be comprehensive enough to enable: an updated risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement Detailing the remediation requirements. The updated risk assessment and refined Conceptual Model along with the

site investigation report, shall be submitted to, and approved in writing by, the Local Planning Authority.

b) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements and any post remedial monitoring, using the information obtained from the site investigation, shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. The remediation strategy shall then be implemented as approved.

c) Before the development hereby approved is first used/occupied and where remediation is required, a Verification Report demonstrating that all works detailed in the remediation method statement have been completed shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site and to comply with paragraph 187 of the National Planning Policy Framework, and to comply with Policy DM27 of the Development Management Development Plan Document 2017.

Unexpected Contamination (if identified)

- 16 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a Remediation Strategy, detailing how the contamination will be dealt with, has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site and to comply with paragraph 187 of the National Planning Policy Framework, and to comply with Policy DM27 of the Development Management Development Plan Document 2017.

Air Quality Assessment (Prior to first use/occupation)

17. The development hereby approved shall not be used/occupied until it has achieved the Air Quality Neutral position, as set out in the hereby approved Air Quality Assessment prepared by XCO2 Consultants dated June 2025.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan 2021 and the GLA NRMM LEZ.

Demolition and Construction Environmental Management Plans (Pre-commencement)

18. a. Demolition works for the development hereby approved shall not commence development until a Demolition Environmental Management Plan (DEMP) has been submitted to, and approved in writing by, the Local Planning Authority
- b. Construction work for the development hereby shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority.

The following applies to both Parts a and b above:

The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

- i. A demolition and construction method statement which identifies the stages and details how works will be undertaken;
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance) if required;
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

The demolition and construction shall be carried out in accordance with the approved details.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the

locality, in accordance with Policies T4, T7, SI1 and D14 of the London Plan 2021, Policy SP0 of the Haringey Local Plan 2017 and with Policy DM1 of the Development Management DPD 2017.

NRMM Non-road Mobile Machinery (Pre-commencement)

19. a. Prior to the commencement of the development hereby approved, evidence of site registration at <http://nrmm.london/> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall have been submitted to, and approved in writing by, the Local Planning Authority.
- b. Evidence that all plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IV of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted as part of part (a).
- c. During the course of the demolition, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

Reason: To protect local air quality and to comply with Policy SI1 of the London Plan 2021 and GLA NRMM LEZ.

Management and Control of Dust (Pre-commencement)

20. Prior to commencement of any development (demolition or construction) hereby approved a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall have been submitted to, and approved in writing by, the Local Planning Authority. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The works shall be carried out in accordance with the approved details thereafter.

Reason: To protect air quality and to comply with Policy SI1 of the London Plan 2021 and GLA SPG Dust and Emissions Control 2014.

Considerate Constructors (Pre-commencement)

21. Prior to the commencement of the development hereby approved the site or Contractor Company shall register with the Considerate Constructors

Scheme. Proof of registration shall be submitted to, and approved in writing by, the Local Planning Authority. Registration shall be maintained throughout demolition/construction.

Reason: In order to protect the amenity of local residents and in the interests of reducing greenhouse gas emissions, and to comply with Policy SI2 of the London Plan 2021.

Restrictive uses classes

22. As per the approved plans, the ground, first and second floors shall only be used as Class E(c)(i-iii), E(e) and E(g) (i-iii). The third, fourth, fifth, sixth, seventh and eighth floors shall be restricted to E(g)(i-iii) uses only, and shall not be used for any other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that an appropriate type of development is provided connection with this designated employment site, in accordance with Policy SP8 of the Haringey Local Plan 2017.

Secured by Design - Accreditation (Prior to commencement of above ground works)

23. Prior to commencement of above ground works of the development hereby approved, a Secured by Design accreditation shall be obtained and thereafter all features are to be permanently retained. Accreditation shall be achieved according to current and relevant Secured by Design guidelines at the time. Confirmation of the certification shall be submitted to, and approved in writing by, the Local Planning Authority prior to first use/occupation of the development hereby approved.

Reason: To ensure safe and secure development and reduce crime, and to comply with Policy D11 of the London Plan 2021 and Policy DM2 of the Development Management Development Plan Document 2017.

Secured by Design - Certification (Prior to first use/occupation)

24. The development hereby approved shall achieve the relevant Secured by Design certification at the final fitting stage of the building, and details shall be

submitted to and approved, in writing, by the Local Planning Authority prior to the first use/occupation. The Secure by Design measures required to achieve the accreditation shall thereafter be retained as such for the lifetime of the development.

Reason: To ensure safe and secure development and reduce crime and to comply with Policy D11 of the London Plan 2021 and Policy DM2 of the Haringey Development Management Development Plan Document 2017.

External lighting (Prior to commencement of above ground works)

25. Prior to the commencement of above ground works of the development hereby approved full details of all proposed external lighting shall have been submitted to, and approved in writing by, the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with shielding to minimise obtrusive effects. The approved scheme is to be fully completed prior to first use/occupation of the development and shall be permanently maintained thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and also to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

Plant Noise

26. Prior to the installation of any fixed plant, machinery, air handling units, air source heat pumps, extract systems or other externally mounted mechanical equipment, a Noise Impact Assessment shall be submitted to, and approved in writing by, the Local Planning Authority.

The assessment shall be undertaken by a suitably qualified acoustic consultant and shall demonstrate that noise from the proposed plant and equipment will achieve a rating level at least 5dB(A) below the existing background sound level (LA90,T) when assessed in accordance with BS 4142:2014+A1:2019 at the nearest noise-sensitive premises.

All plant/equipment etc installed shall be installed and maintained to ensure that it operates in accordance with the Noise Impact Assessment.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Obscure glazing (Prior to first use/occupation)

27. Prior to the first use/occupation of the development hereby approved, all ten windows at second, third and fourth floor levels on the rear (south-facing) elevation, closest to Esin Court, shall be fitted with obscure glazing to at least 1.7 metres above finished floor level. The development shall thereafter be permanently retained and maintained in that condition for the lifetime of the development.

Reason: To safeguard the privacy and amenity of adjoining occupiers by preventing undue overlooking, in accordance with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of the Haringey Development Management DPD (2017).

Workspace frontage

28. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1984, all glazing of the workspace frontages shall be clear and untinted with no application of vinyls/graphic, so as not to obscure the glazing.

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

Workplace Travel Plan (Prior to first use/occupation)

29. Prior to the first use/occupation of the development hereby approved a Workplace Travel Plan (WTP) for the commercial use must be submitted to, and approved in writing by, the Local Planning Authority. The developer shall appoint a designated Travel Plan Coordinator who shall work in collaboration with the Facility Management Team to monitor the Workplace Travel Plan initiatives annually for a period of two years. The WTP shall secure the following measures:

- a) Provision of travel packs for staff members containing public transport and cycling/walking information, and bus/rail/tube maps and timetables;
- b) Provision of showers, lockers and changing room facilities within the development.

Reason: To promote travel by sustainable modes of transport in line with the London Plan and the Council's Local Plan SP7 and the Development Management DMPD Policy DM 32.

SuDS Management and Maintenance Strategy (Prior to first use/occupation)

30. Prior to first use/occupation of the development hereby approved, a detailed management maintenance plan for the lifetime of the development, which shall include arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

Reason: To prevent the increased risk of flooding, to improve water quality, to ensure future maintenance of the surface water drainage system and to comply with Policy DM25 of the Development Management Development Plan Document 2017.

31. **Removal of permitted development rights for commercial space (Class E)**

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the building hereby approved shall be used for activities within Use Class E(c)(i-iii), E(e) and (E(g)(i-iii) only and shall not be used for any other purpose unless approval is first obtained to a variation of this condition through the submission of a planning application or unless where suitable alternative details have been subsequently approved following an application for a non-material amendment.

REASON: In order to restrict the use of the premises to those compatible with the surrounding area and in order to comply with Policy DM1 and Policy DM23 of the Development Management Development Plan Document 2017 and Policy D14 of the London Plan.

Hours of Operation

32. Use Classes E(g) (i-iii) and E(c)(iii) hereby approved are only permitted to operate during the hours of 07.00 to 21.00 (Monday to Saturday) and 08.00 to 18.00 (Sundays) and not at all on Public Holidays.

Reason: In order to protect residential amenity and to comply with Policy DM1 of the Development Management Development Plan Document 2017.

Informatives

NPPF

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and

Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2026 to foster the delivery of sustainable development in a positive and proactive manner.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Based on the information given on the plans, the Mayoral CIL charge will be £359,140.74 (4,938 sqm x £72.73) but there will be no Haringey CIL charge as this would not be within the chargeable use classes. The Mayoral CIL will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Thames Water

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Advertisements

The applicant is advised that deemed consent for any business related signage applies for signs up to 0.3sqm. Any larger signage will require advertisement consent. This is in accordance with section 2 (b) of the Town and Country Planning Act (Control of Advertisements) Regulations 2007.

Hours of Construction Work

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

- 8.00am – 6.00pm Monday to Friday
- 8.00am – 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended

works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

Street Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

Metropolitan Police Service Designing Out Crime

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

Pollution

Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

London Fire Brigade

London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupiers.

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Appendix 2

Local residents' objections		
No of individual responses: Objections:4 Supporting:0	ISSUES RAISED	OFFICER'S COMMENTS
	Loss of daylight	The Daylight and Sunlight Vertical Sky Component assessment shows that the impact on daylight arising from the proposal would be highly localised, affecting only five residential windows out of the substantial number assessed, with no widespread daylight reductions identified across the surrounding residential area. On balance, the degree of impact is not considered to result in unacceptable harm to neighbouring residential amenity such that the application should be refused. A Daylight Distribution (No Sky Line (NSL)) assessment was undertaken for those neighbouring rooms where sufficient internal layout information was available. The assessment concludes that all habitable rooms requiring daylight achieve compliance with the BRE daylight distribution criteria. Accordingly, no such neighbouring residential rooms are predicted to experience an unacceptable reduction in daylight distribution as a result of the proposed development.
	Proposed building exceeds the height parameters for tall buildings in Tottenham Hale District Centre Framework	The site is not located within the Tottenham Hale District Centre.

		Nonetheless the proposal has been carefully designed with regard to the Tottenham Hale District Centre Framework. In particular, the nine-storey element is considered compatible with the prevailing and emerging built form within the industrial estate and would be broadly comparable in height to the tallest existing building in the area, known as The Archives. Therefore, it is considered that the proposed massing and heights would be an appropriate townscape response.
	Overlooking	Ten windows on the rear (south facing) elevation facing the rear gardens of Esin Court would be opaque, as such any loss of privacy and overlooking would be minimised. As such, it is considered that the proposed development would not have significant impact the residential amenities of these properties.
	Overshadowing	Ten neighbouring amenity areas were assessed, comprising gardens associated with Esin Court and Bramble Close. The assessment concludes that all gardens and amenity areas tested comply with the BRE recommendations following development. The numerical results indicate either no change or an extremely limited reduction in areas receiving two hours of sunlight on 21 March, with all assessed spaces continuing to satisfy the BRE criteria.
	Overbearing	The proposed building would be three storeys in height adjacent to the residential properties at Esin

		Court. The massing at first, second and third floor levels has been set back approximately 7 metres from the shared boundary with Nos. 1 and 2 Esin Court. As a result, it is considered that the development would not appear unduly overbearing or result in an unacceptable sense of enclosure for these neighbouring residential properties.
	Out of character	The proposed development has been designed such that the three storey element at the south-western corner of the site would be comparable with adjoining two-storey terraced properties at Esin Court. Furthermore, the proposal would transition into four to six-storey addressing the Broad Lane frontage, where the building heights would relate appropriately to the varied townscape character on the opposite side of Broad Lane, comprising a mix of two, three, four and five-storey buildings. As such, it is considered that the proposed development would not be out of character. Furthermore, the site sits within a rapidly changing urban environment where increased building heights and densities form a key component of the planned regeneration objectives for Tottenham Hale.

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Appendix 3: Photographs and Drawings



1. VIEW OF SITE FROM BROAD LANE FURTHER NORTH



2. VIEW WITHIN SITE TO REAR OF ESIN COURT



3. VIEW OF SITE AND SIDE ROAD OFF BROAD LANE



4. VIEW OF ESIN COURT FROM BROAD LANE FURTHER SOUTH



5. VIEW OF SITE FROM WEST ACROSS BROAD LANE

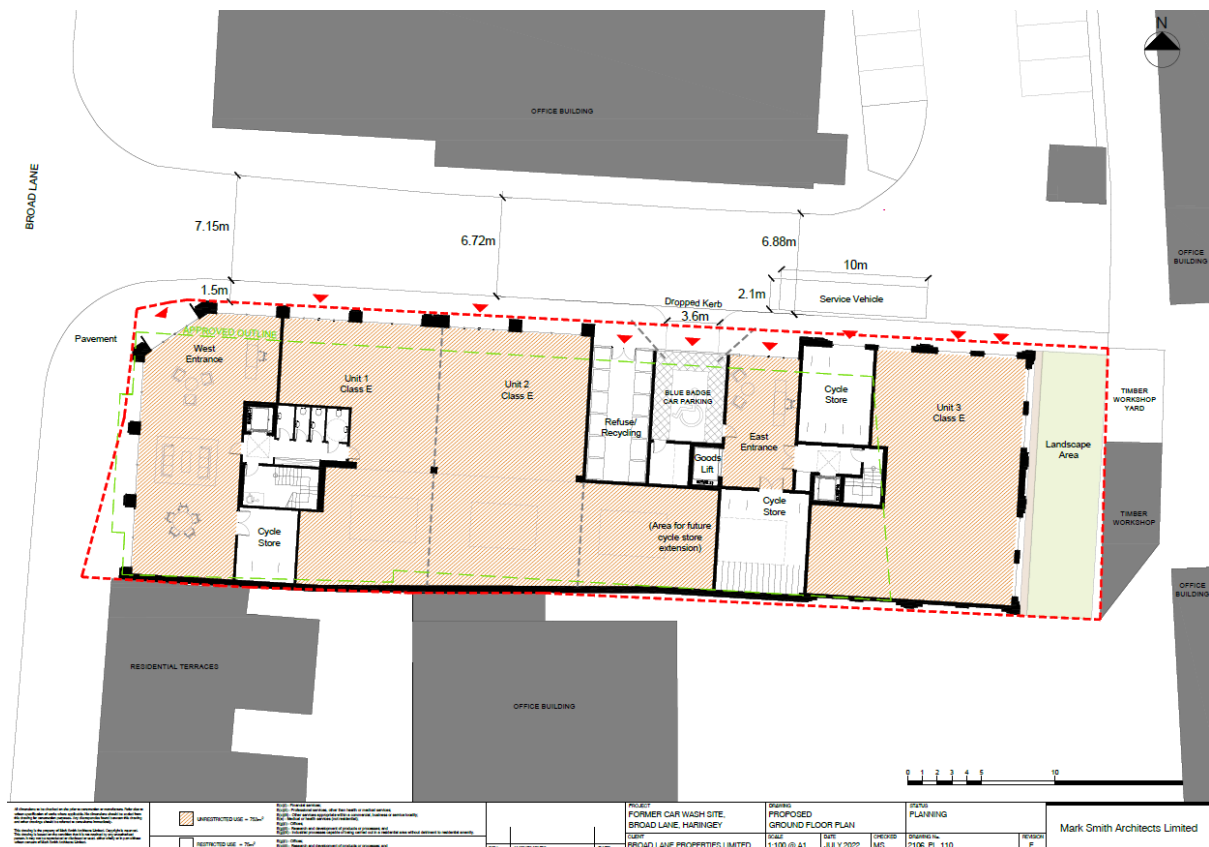


6. VIEW OF SITE AND SIDE ROAD OFF BROAD LANE FROM WEST (METAL SHED IN BACKGROUND NOT ON SITE)

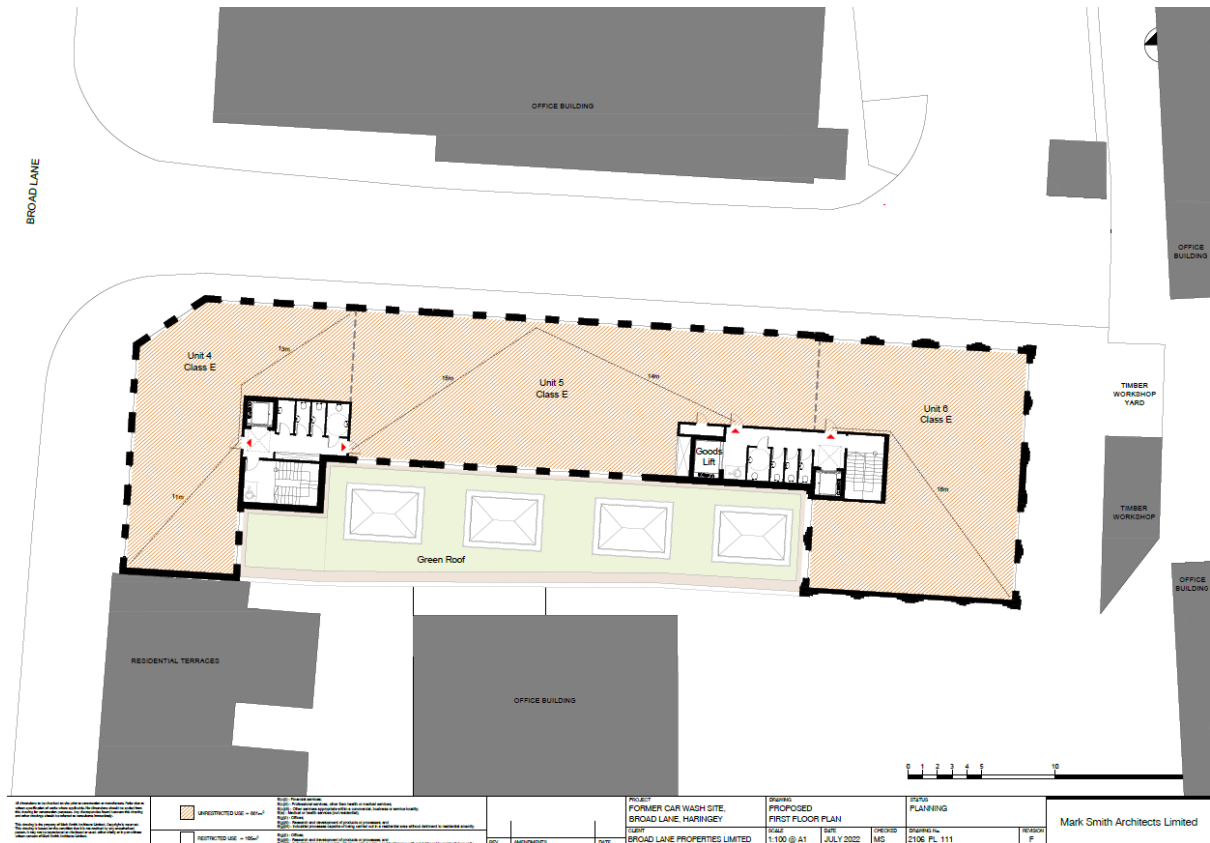
Photographs of site area



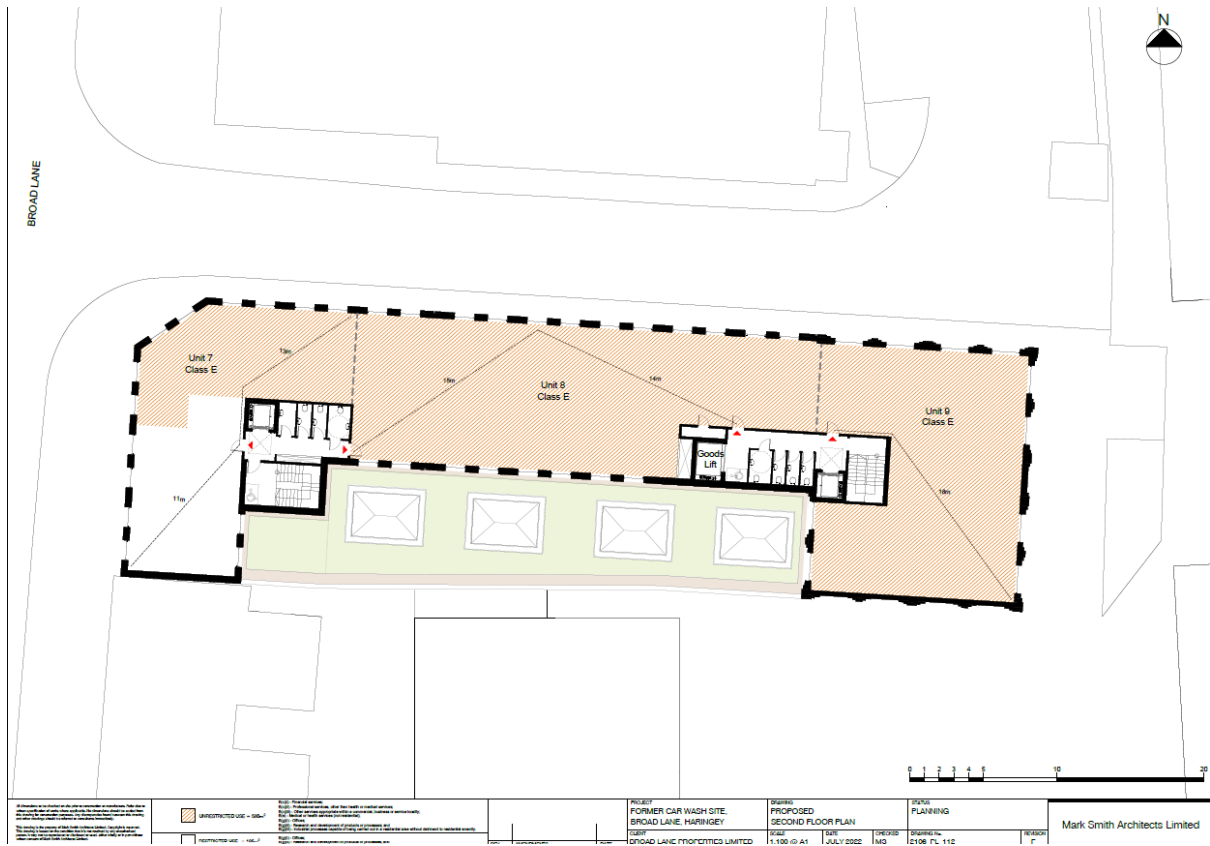
Site location plan



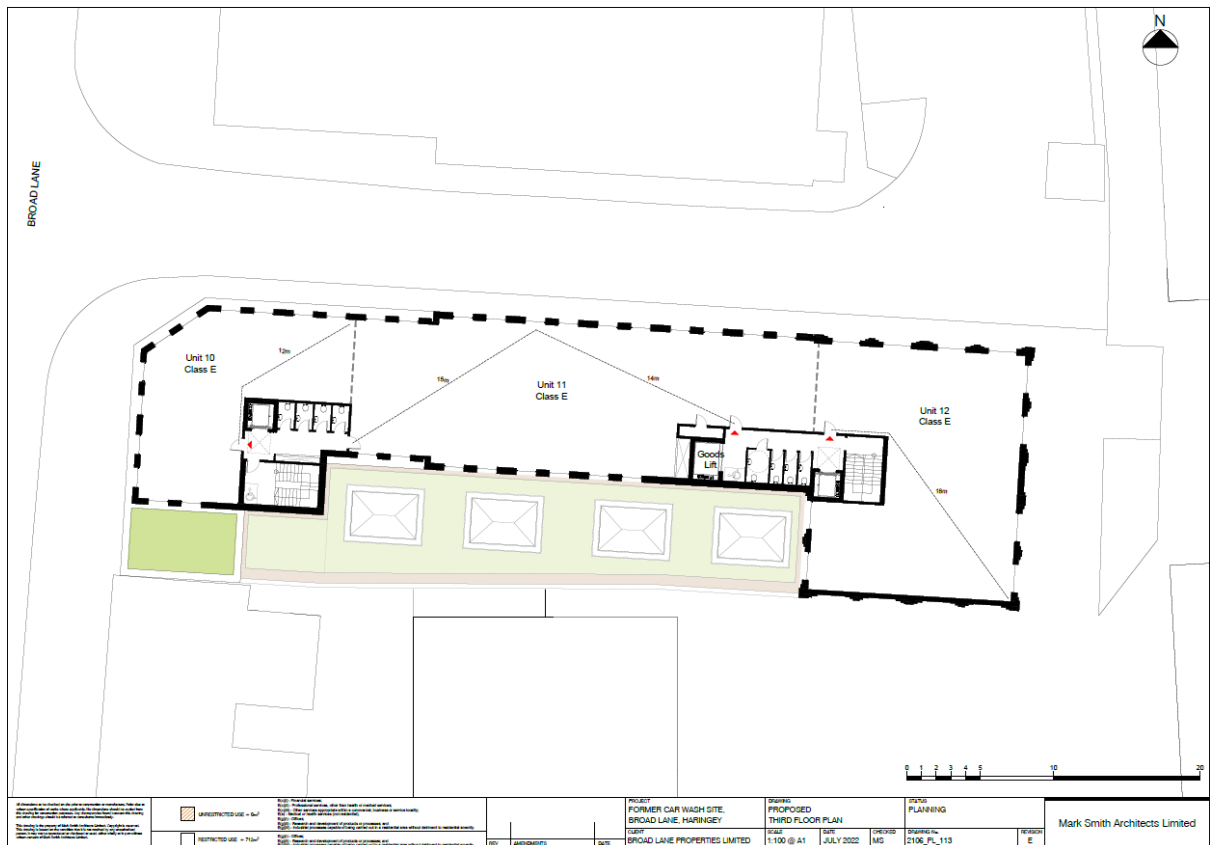
Ground floor plan



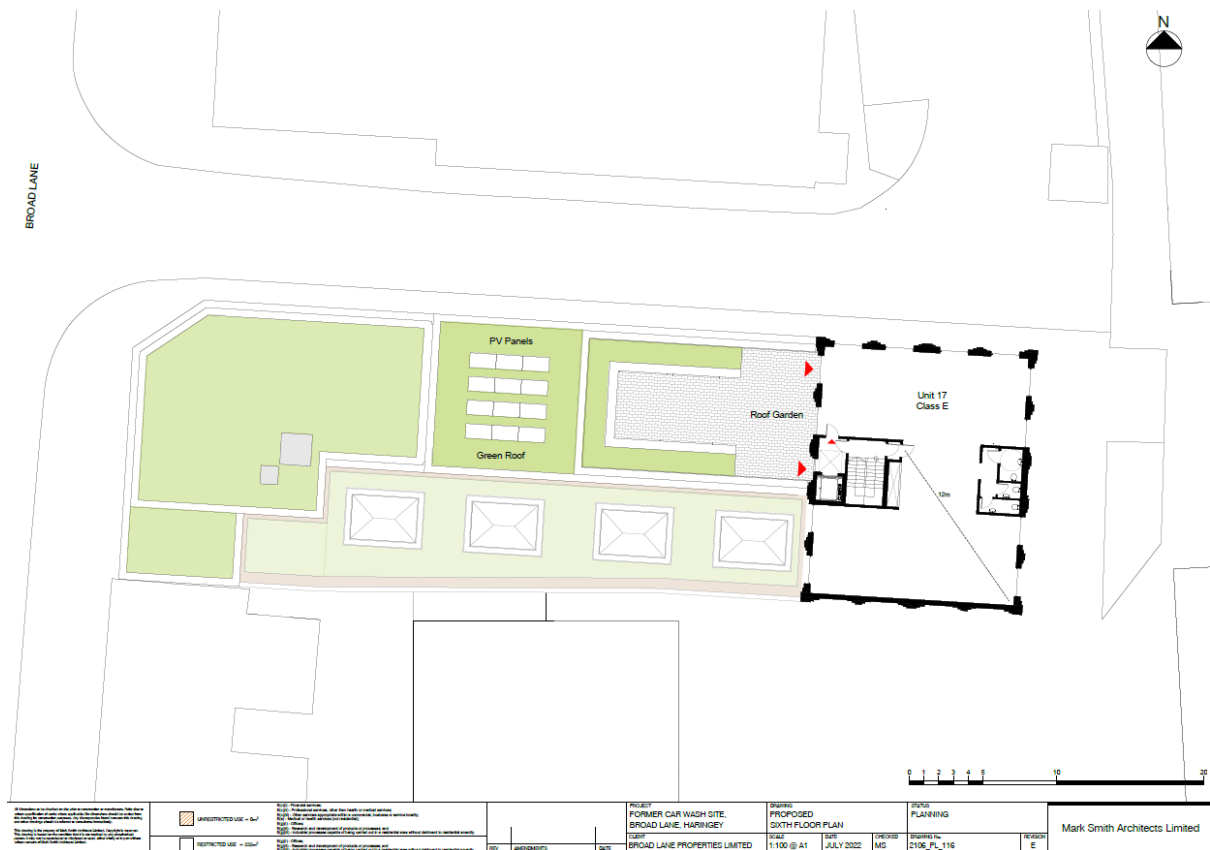
First floor plan



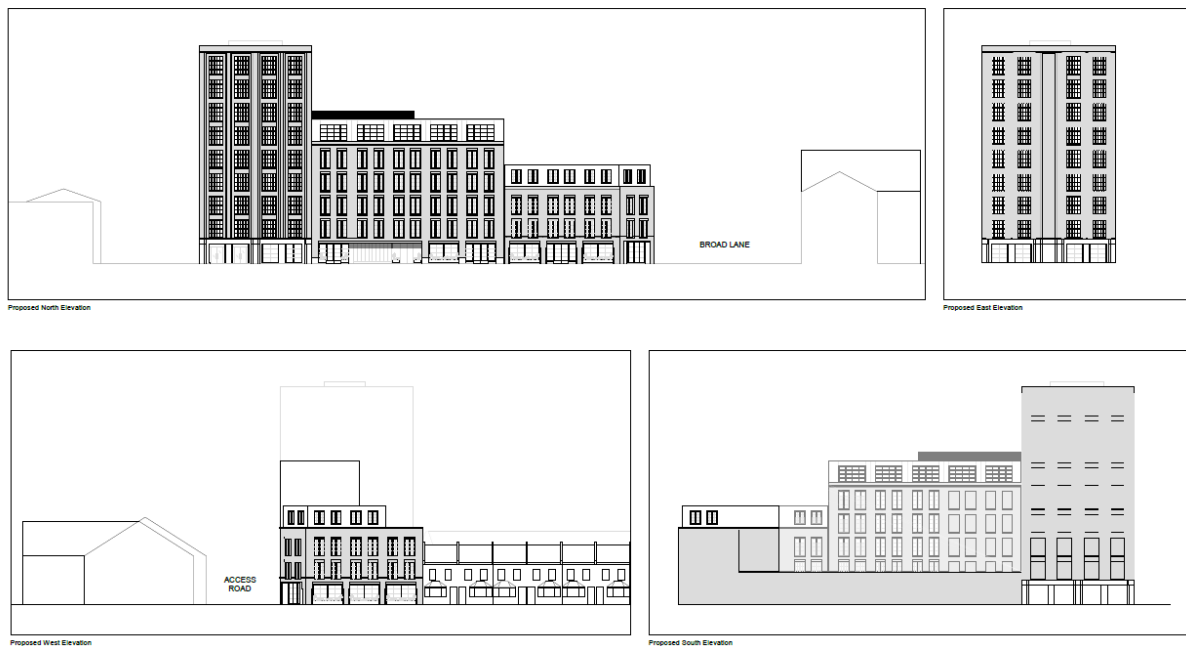
Second floor plan



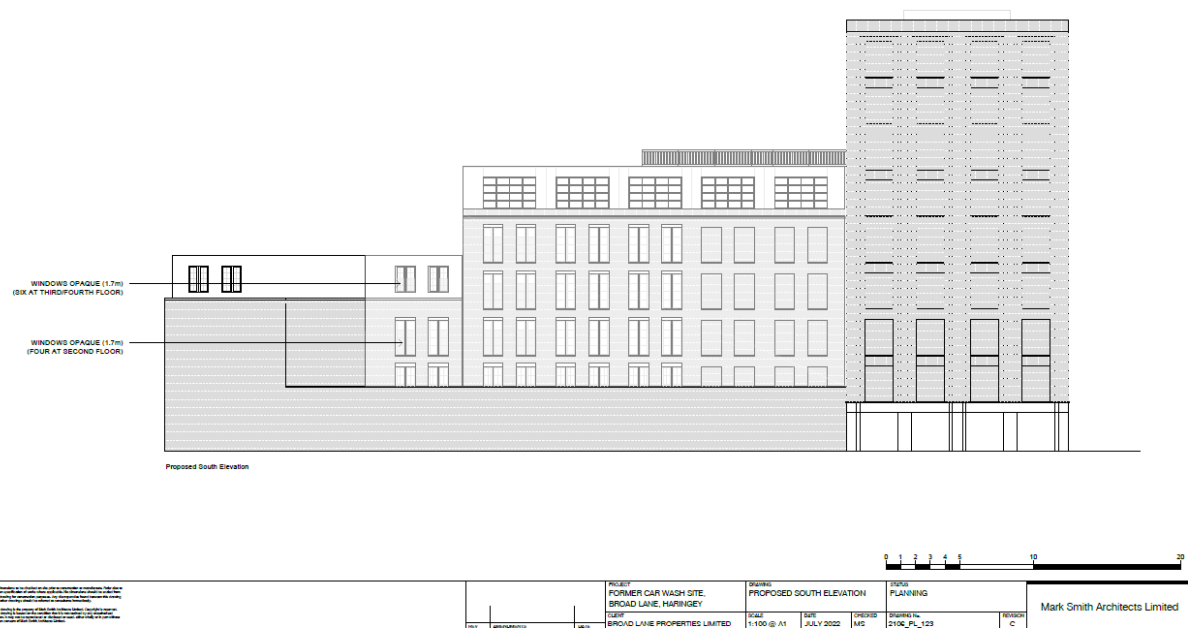
Third floor plan



Sixth floor plan with roof garden



Proposed elevations



Proposed south elevation



Proposed building viewed from Broad Lane



Proposed building viewed from Broad Lane adjacent to Esin Court

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Appendix 4: Quality Review Panel Report

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London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Broad Lane Car Wash Site

Wednesday 15 November 2023

AH Level 8, Collaborative Space, Alexandra House, 10 Station Road,
London N22 7TY

Panel

Peter Studdert (chair)
Alberto Campagnoli
Alan Shingler
Catrina Stewart
Neha Tayal

Attendees

Sarah Madondo	London Borough of Haringey
Tania Skelli	London Borough of Haringey
Jacob Sturdy	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Kirsty McMullan	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Emily Read	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey
Bryce Tudball	London Borough of Haringey

Confidentiality

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

Report of Formal Review Meeting
15 November 2023
HQRP140_Broad Lane Car Wash Site

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

Former Car Wash Land on the East Side of Broad Lane, London N15 4DE
HGY/2016/2232 (approved 24/3/2017)

2. Presenting team

Mark Smith	Mark Smith Architects Ltd
Mandip Sahota	NTA Planning

3. Planning authority briefing

The site is a former open-air car wash. It sits on the east side of Broad Lane and has had no buildings on it for over 20 years. Broad Lane is an important arterial road, connecting Tottenham Hale and Tottenham High Road at Seven Sisters. The site has a public transport accessibility level (PTAL) of 6a. It is not a controlled parking zone or in a conservation area. The road to the north of the site is private.

The site's immediate neighbour to the north is the Fountayne Business Park, a small close of two storey office buildings. Esin Court, a terrace of 11 two-storey houses built in the 1990s but imitating Victorian terraces, is located immediately to the south. The opposite (western) side of Broad Lane is residential, containing a mixture of two storey Victorian terraced houses and early 21st century three and four-storey blocks of flats. The site is within the South Tottenham Industrial Estate, a designated Locally Significant Employment Site.

There have been two previous applications by a previous owner and different architects; HGY/2014/1114 (withdrawn) and HGY/2016/2232 (approved 24/3/2017). The latter was for 'demolition of the existing car wash, construction of a new office block including, covered bin, cycle's store and parking'. This proposal seeks to expand on the extant approval with 5,610 square metres of new office space in a four to nine-storey building.

Officers support the principle of development, as it would provide commercial office space in an employment area. However, officers have concerns that they would like to hear the panel's views on, including:

- Height and massing (in relation to the future context and in the absence of both a site allocation and an approved wider masterplan).
- Extent of building footprint and lack of public realm and active frontages.
- Master planning to show how this site can contribute to gradual redevelopment of the South Tottenham Industrial Estate, including a greater permeability of street network and provision of open space.
- Appropriate workspaces for maker space and creative industries.
- Lack of parking provision, including disabled and cycle parking, and reliance on public highway and other landowners' private roadways.
- Servicing and Blue Badge parking provision.
- Attractive architecture and active frontages.



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4. Quality Review Panel's views

Summary

The panel welcomes the redevelopment of this underutilised site for workspace, but cannot support the scheme as it stands. The proposals represent an improvement on the extant planning consent for the site, but further work is needed to raise the standard of design.

The London Borough of Haringey aims to develop the South Tottenham Industrial Estate, but an approved masterplan is not yet in place. The panel encourages the council to develop this as soon as possible to provide guidance for project teams, allowing sites to come forward and future proofing designs. In the absence of a masterplan, the panel advises a more cautious approach to the site. This must include a more sensitive response to the existing context. The panel thinks that both height and massing are excessive. Both should be reduced if the building is to integrate with its setting, creating a successful transition in scale from the two-storey houses of Esin Court and reducing its impact in views along Broad Lane. The panel is also concerned about the inward-looking nature of the scheme.

The architectural language is elegant but makes no attempt to create a dialogue with the public realm. The building footprint should be reduced to make space for self-sufficient servicing arrangements, adequate Blue Badge parking and a more positive relationship with the street. Further work is needed to develop proposals for the way the building will be occupied, with the internal layout and floor-to-ceiling heights enabling these uses. This will allow the building to host a greater range of businesses, including creative makers, and will help to maintain the unique character of the South Tottenham Industrial Estate. The panel also encourages the project team to provide windows on the blank façades and integrate amenity spaces to create working environments that are better for employee health and well-being.

Masterplan integration

- The panel encourages the London Borough of Haringey to begin discussions with landowners to develop a masterplan for the wider area as soon as possible. This will set clear ambitions for the long-term redevelopment of the South Tottenham Industrial Estate, including a strategy for how the lack of street network permeability and open space should be addressed.
- The panel suggests carrying out desktop surveys of the neighbouring sites to ensure that there are no underground services that would interfere with the possible location of a new north-south road connection as part of the masterplan.
- The project team would be advised to wait for this masterplan to be developed and approved so it can develop the site with more certainty about how it should integrate with its context. However, if the project team wishes to proceed without waiting, the panel suggests a more cautious approach.



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- In the interim, it would be more sensitive to treat this as an urban infill site leaving provision for development of the other sites around it (apart from Esin Court), rather than building up to the site boundaries.
- While this scheme is a clear improvement on the extant consent, it should also be recognised that the footprint of the previous scheme was acceptable because the scheme was much lower in height and had a smaller massing than this proposal.
- While it is currently difficult to know if any neighbouring development will come forward to the south of the site, it is unacceptable not to provide windows on this elevation.

Height and massing

- While the nine-storey element to the east of the site is proportionally elegant, its height is not appropriate in this location. It appears to be driven by rentable internal floor area, rather than by the rigorous analysis needed to ensure it sits comfortably in its existing surroundings.
- The town centre heights highlighted by the project team are from too great a distance to provide relevant townscape context. The nearby Archives building should also not be taken as a datum level for this scheme, as it sits in a very different setting by the railway line surrounded by buildings of up to two storeys. The panel recommends that a height of five or six storeys for the tallest block, depending on internal floor-to-ceiling levels, as a more reasonable scale.
- The five-storey element on the west part of the site feels overbearing next to the two-storey houses of Esin Court, particularly in the views looking north along Broad Lane and when seen in elevation from the other side of the street.
- This development should be more sensitive to Esin Court as it is the only fixed height in the area. Other approaches can be used to create a sense of prominence on the corner. A block three storeys high with a further setback storey would create a more successful transition in scale from the houses.
- The panel is not convinced by the proposed massing. The top floor of the corner block is not set back far enough to lessen its impact, and the massing creates a prominent gable end in views north along Broad Lane.
- The idea of breaking the building down into stepped blocks is a positive response to the context, but building on the entire site footprint will create too much bulk on the site. The panel suggests adjusting the massing to address its other comments below and testing this again in townscape views.
- The height and massing are also determined both by the internal floor-to-ceiling heights and the locations of cores. While the panel understands the



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desire to keep the overall building height to a minimum, the current internal head heights are too domestic in scale and should be increased.

- Floor-to-ceiling heights and core locations should also be determined by further thinking on how the workspaces will be occupied, to ensure the building meets the needs of its intended uses by providing appropriately designed space.
- More thinking is also needed on the journey the building's occupants will take to reach the ground floor amenity space, to ensure it is accessible.

Public realm

- The panel is concerned that this scheme is overly reliant on the private road to the north for all its servicing requirements, including Blue Badge parking, refuse and deliveries. This road is outside the site boundary, beyond the project team's control, and could become an adopted highway in the future.
- The panel recommends that the building footprint is reduced to create the space to ensure the development is self-sufficient in terms of servicing, and to offer a more realistic amount of Blue Badge parking.
- The ownership boundary 'red line' on all plan drawings should be checked to ensure it is accurate. This has caused confusion over whether the new pavement to the northern edge will be within the site boundary or will encroach on, and therefore narrow, the private road.
- The panel asks the project team to create a more positive street-level experience for those passing by that offers more to the wider community. The building's footprint should be reduced to create more public realm and to provide space for public benefits such as trees and on-street cycle parking.
- The building's relationship to the street should also be developed through its frontages. The ground floor storey should be architecturally distinguishable from the others and should help to activate the street, perhaps through materiality and glazing size.
- The building entrances should be intuitively legible without the need for signage. Flexibility should also be built in to accommodate multiple entrances if needed, to allow the subdivision of business space.

Workspace

- Although the large open plan floors could be subdivided to suit various sizes of business, the panel is not convinced that the internal servicing strategy has been worked through. There should be careful consideration of where cores are located and how the building is managed. This will ensure that services such as refuse collection will work for all units on all floors.

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- The workspace offer does not embrace contemporary attitudes to business needs. The low floor-to-ceiling heights and absence of outdoor amenity space or break-out areas all indicate a lack of consideration for the health and wellbeing of employees. This should be addressed.
- The layout suggests that this proposal would only suit traditional office-based businesses. A unique community of creative and independent businesses has established itself in this area. It is crucial that this scheme caters to their needs, safeguarding their future here. As a starting point, the panel would like to see more spacious internal head heights and ground floor space for a working yard, perhaps to the south of the site.

Amenity space

- At present, there is no external amenity provision for the occupants of this building. The green roofs are not accessible, and the setback fourth floor shown in the perspective views is not matched in the plans.
- In the panel's view, it is not acceptable to provide office space for approximately 500 people with no space for respite, especially considering the low internal head heights.
- Outdoor amenity space would improve the health and wellbeing of the people working here and is an attractive commercial offer. As well as being social spaces, terraces could also support the ideas around flexible working.
- Overlooking private gardens at Esin Court could be avoided by creating terraces along the northern and western edges of the building. The project team is also encouraged to adjust the massing of the taller block, to enable south-facing amenity space provision located away from Esin Court.

Inclusive and sustainable design

- The panel welcomes the thinking that has gone into developing target energy consumption data.
- The southern and eastern elevations of the taller block have no aspect. While the panel recognises the efforts to detail this façade so that it is not entirely blank, it is unusual to have no windows when neither of these elevations have a traditional party wall relationship with their surroundings. As well as creating a higher quality internal work environment, windows are important for natural surveillance and should be added where possible.
- Considering the relatively narrow floorplates, the panel recommends that natural ventilation is integrated into the design. It may be that some assisted cooling is required in the summer, but cross ventilation could be achieved, especially if windows are added to the blank façades and the massing is set back to create amenity spaces.



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Architecture

- Overall, the contemporary approach, materials and proportions of the elevation designs are successful. The taller block is especially elegant. The façades fronting Broad Lane are less successful due to the domestic scale windows at third floor, which are out of keeping with the industrial aesthetic.
- However, the panel encourages the project team to explore how the industrial aesthetic can be made to feel less heavy and bland, especially on the Broad Lane elevation. The panel advises developing the architectural character to bring the surrounding context into the design. The introduction of another material or colour would help to reference the diverse character of the South Tottenham Industrial Estate.
- The panel enjoys the approach of subdividing the elevations to look like three separate buildings, which helps the proposal to feel less bulky.
- The architecture could be improved by using setbacks in the façades to create more distinction between the three elements, further reducing the sense of scale and building in opportunities for amenity space. This approach should also be applied in plan by articulation the building's footprint rather than building up to the site boundary.

Next steps

The panel is available to review the proposals again, once the applicant has had the opportunity to respond to its comments.



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Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

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

Design Standards

Character of development

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



Report for:	Planning Sub Committee Date: 05 October 2026	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Rob Krzyszowski		
Lead Officer:	John McRory		
Ward(s) affected: All		Report for Key/Non Key Decisions:	

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee on major proposals. These are divided into those cases that have received a resolution to grant planning permission and the S106 is being finalised; applications that have been submitted and are being considered; and proposals which are being discussed at the pre-application stage. Information on any current major planning appeals is also included.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2026 (NPPF). Haringey achieves early Member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information on major proposals so that Members are better informed and can seek further information regarding the proposed development as necessary.

4. Local Government (Access to Information) Act 1985



- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED - AWAITING 106 TO BE SIGNED				
Warehouse Living proposal – 341A Seven Sisters Road / Eade Rd N15 HGY/2023/0728	Construction of two new buildings to provide new warehouse living accommodation (Sui Generis (warehouse living)), ground floor café/ workspace (Use Class E) and associated waste collection and cycle parking. Erection of 10 stacked shipping containers (two storeys) to provide workspace/ artist studios (Use Class E), toilet facilities and associated waste collection and cycle parking. Landscape and public realm enhancements including the widening of and works to an existing alleyway that connects Seven Sisters and Tewkesbury Road, works to Tewkesbury Road, the creation of rain gardens, greening, seating, signage and artworks and all other associated infrastructure works, including the removal of an existing and the provision of a new substation to service the new development.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing. Latest draft has been sent to the GLA as part of the Stage 2 referral.	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. Final draft has been agreed.	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

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				
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.	To be reported to Planning Sub Committee 5 th October 2026	Sarah Madondo	Tania Skelli
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
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.	Valerie Okeiyi	John McRory
Former Ashley House site, Ashley Road, N17	Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing;	Application submitted and under assessment.	Phil Elliott	John McRory

HGY/2026/2421	(iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works. (The application is accompanied by an Environmental Statement (ES))			
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 have briefed and presented to Members on 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
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				
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

Cannon Factory site, Ashley Road, N17 9LZ	Two new buildings on the Cannon Factory site (eastern side and northern end of Ashley Rd on corner of Ashley Rd & Burdock Rd): one part 9, part 12 storey hotel building with c.170 rooms; and a part 7, part 10, part 26 storey building of c.460 Purpose Built Student Accommodation (PBSA) units (35% affordable student accommodation); with employment spaces; new public realm, landscaping, and parking.	Preapplication discussions ongoing	Philip Elliot	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 meetings taken place and discussions continue	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



Report for:	Planning Sub Committee Date: 5th October 2026	Item Number:	
Title:	Applications decided under delegated powers between 01.08.2026 – 31.08.2026		
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 01.08.2026 to 31.08.2026.

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	Non-Material Amendment	HGY/2026/0793	Approve	18/08/2026	1-6 Crescent Mews, Hornsey, London, N22 7GG	Non-material amendment following a grant of planning permission HGY/2019/1183 to amend the wording of condition 10 (Excavations/earthworks) (Network Rail)	Valerie Okeiyi
Alexandra Park	Householder planning permission	HGY/2026/0826	Approve with Conditions	07/08/2026	98 Vallance Road, Hornsey, London, N22 7UG	Ground floor rear extension and rear terrace. First floor rear extension and raised terrace. Alterations to the front and rear façade, with new covered porch. New roof covering and rooflights. Updated external works to front and rear of property.	Eunice Huang
Alexandra Park	Consent under Tree Preservation Orders	HGY/2026/1151	Approve with Conditions	19/08/2026	79 Dukes Avenue, Hornsey, London, N10 2PY	Works to tree protected by a TPO. T1 ? Laurel - Laurus nobilis - three branches (as marked in the video clip under the Files tab dated 28.07.2026) to be removed. [Proposal amended 28.07.2026]	Daniel Monk
Alexandra Park	Householder planning permission	HGY/2026/1229	Approve with Conditions	04/08/2026	21 The Avenue, Hornsey, London, N10 2QE	Erection of a rear roof extension, insertion of 3 front rooflights.	Adam Silverwood
Alexandra Park	Full planning permission	HGY/2026/1243	Approve with Conditions	28/08/2026	63 Princes Avenue, Wood Green, London, N22 7SB	Loft conversion including the erection of a L-shaped rear roof dormer and 3no. front rooflights, and installation of a spiral staircase at the rear.	Mark Chan
Alexandra Park	Householder planning permission	HGY/2026/1678	Refuse	28/08/2026	197 Alexandra Park Road, Wood Green, London, N22 7BJ	Removal of existing raised terrace and steps to garden level, erection of single storey rear extension on raised steel frame with balcony, and access steps down to proposed raised terrace/garden level.	Roland Sheldon
Alexandra Park	Householder planning permission	HGY/2026/1865	Approve with Conditions	27/08/2026	13 The Avenue, Hornsey, London, N10 2QE	Proposed bin store	Josh Parker
Alexandra Park	Householder planning permission	HGY/2026/1897	Approve with Conditions	21/08/2026	5 Vallance Road, Hornsey, London, N22 7UD	Removal of existing ground floor uPVC conservatory; proposed ground floor rear extension; amendment of 2no. existing ground floor rear facade openings and the installation of replacement windows and doors in these openings.	Nathan Keyte
Alexandra Park	Approval of details reserved by a condition	HGY/2025/0410	Approve	18/08/2026	1-6 Crescent Mews, Hornsey, London, N22 7GG	Approval of details pursuant to condition 17 (Hard and Soft Landscaping) attached to planning permission HGY/2019/1183	Valerie Okeiyi
Bounds Green	Full planning permission	HGY/2026/0452	Approve with Conditions	06/08/2026	Avondale, Truro Road, Wood Green, London, N22 8DP	Removal of existing garages and erect a one-bedroom single storey dwelling.	Nathan Keyte
Bounds Green	Consent to display an advertisement	HGY/2026/1262	Approve with Conditions	10/08/2026	Bus Shelter, Pavement Opposite Royal Mail Wood Green Delivery Office, Buckingham Road, London, N22 7TU	Consent to display an LCD Bus Shelter Advertisement	Adam Silverwood
Bounds Green	Householder planning permission	HGY/2026/1521	Approve with Conditions	12/08/2026	54 Blake Road, Wood Green, London, N11 2AH	Single Storey Rear Extension	Eunice Huang
Bounds Green	Householder planning permission	HGY/2026/1671	Approve with Conditions	10/08/2026	9 Richmond Road, Wood Green, London, N11 2QR	Erection of single storey rear infill/wraparound extension	Oskar Gregersen

Bounds Green	Full planning permission	HGY/2026/1675	Approve with Conditions	26/08/2026	First Floor Flat, 113 Myddleton Road, Wood Green, London, N22 8NE	Conversion of the loft space to create an additional self contained flat, with erection of 3x rear dormers and insertion of roof lights to the front roof slope	Gareth Prosser
Bounds Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/2039	Approve	12/08/2026	54 Blake Road, Wood Green, London, N11 2AH	Application for prior approval for the erection of single storey extension which extends beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3.6m and for which the height of the eaves would be 2.58m	Mercy Oruwari
Bruce Castle	Full planning permission	HGY/2022/4319	Approve with Conditions	25/08/2026	Edmansons Close, Bruce Grove, London, N17 6XD	Demolition of existing laundry building and 1970s infill building; alterations and extensions to 44 existing almshouses to create 8 x 1 bed, 12 x 2 bed and 6 x 3 bed units; alterations to existing Gatehouse to provide 1 x 2 bed unit; construction of 1 x new build 3 bed almshouse to replace 1970s infill building; construction of a new apartment building comprising 7 x studio units and 9 x 1 bed units; construction of 4 x new build 2 bed units within two new pavilions (2 units in each pavilion, 4 units in total); with landscaping; improvements to access; car parking; and ancillary development.	Gareth Prosser
Bruce Castle	Listed building consent (Alt/Ext)	HGY/2022/4320	Approve with Conditions	25/08/2026	Edmansons Close, Bruce Grove, Tottenham, London, N17 6XD	Listed building consent application for the demolition of existing laundry building and 1970s infill building; alterations and extensions to 44 existing almshouses to create 8 x 1 bed, 12 x 2 bed and 6 x 3 bed units; alterations to existing Gatehouse to provide 1 x 2 bed unit; construction of 1 x new build 3 bed almshouse to replace 1970s infill building; construction of a new apartment building comprising 7 x studio units and 9 x 1 bed units; construction of 4 x new build 2 bed units within two new pavilions (2 units in each pavilion, 4 units in total); with landscaping; improvements to access; car parking; and ancillary development thereto.	Gareth Prosser
Bruce Castle	Approval of details reserved by a condition	HGY/2026/0817	Approve	05/08/2026	819, High Road, Tottenham, London, N17 8ER	Approval of details reserved by Part (a) i) - iv) of Condition 15 (External Materials and Details) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.	Philip Elliott

Bruce Castle	Approval of details reserved by a condition	HGY/2026/0903	Approve	25/08/2026	39 Queen Street, London, N17 8HZ	Approval of details for a partial discharge of Condition 4 (Borehole decommissioning works) attached to planning reference HGY/2024/1203.	Sarah Madondo
Bruce Castle	Non-Material Amendment	HGY/2026/0927	Approve with Conditions	07/08/2026	819-829 High Road, Tottenham, London, N17 8ER	Application for a Non-Material Amendment (NMA) to vary Condition 2 (Approved Plans and Documents), Condition 9 (Commercial Units ? Noise Attenuation) and Condition 22 (Overheating (Student Accommodation)) of planning permission HGY/2023/2306 seeking approval for: external amendments to doors & gates and roof access steps, new pedestrian gates, amendments to structural columns to High Road Class E area resulting in amendments to windows on eastern and western courtyards, amendments to roof construction details and MEP plant, louvres amendments; and internal reconfiguration; updates to Condition 9 to allow a relaxation of the noise requirements in parts of the building that are statutorily listed with a timber construction; and updates to part (c) of Condition 22 to amend the required visible light transmittance (VLT) rating of the glazing. And to add an additional condition (Condition 52) to remove gates when the wider masterplan comes forward.	Philip Elliott
Bruce Castle	Listed building consent (Alt/Ext)	HGY/2026/0928	Approve with Conditions	07/08/2026	819-829 High Road, Tottenham, London, N17 8ER	Application to vary Condition 2 (Approved Plans and Documents) of listed building consent HGY/2023/2307 under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to enable internal and external changes.	Philip Elliott
Bruce Castle	Consent to display an advertisement	HGY/2026/1264	Approve with Conditions	18/08/2026	Bus Shelter , Pavement Outside 771-781 High Road, London, N17 8AH	Consent to display an LCD Bus Shelter Advertisement	Adam Silverwood
Bruce Castle	Consent to display an advertisement	HGY/2026/1266	Approve with Conditions	19/08/2026	Bus Shelter , Pavement West Side of High Road, Opposite Rheola Close, London, N17 6SY	Consent to display an LCD Bus Shelter Advertisement	Adam Silverwood
Bruce Castle	Consent to display an advertisement	HGY/2026/1267	Approve with Conditions	19/08/2026	Bus Shelter , Pavement Outside Tottenham Community Centre, 701-703 High Road, London, N17 8AD	Consent to display an LCD Bus Shelter Advertisement	Adam Silverwood
Bruce Castle	Approval of details reserved by a condition	HGY/2026/1304	Approve	04/08/2026	Bruce Castle Park, Lordship Lane, Haringey, London, N17 8NU	Approval of details reserved by a condition 3 (Method of Construction Statement) attached to planning application Ref: HGY/2026/0343.	Kwaku Bossman-Gyamera
Bruce Castle	Full planning permission	HGY/2026/1484	Approve with Conditions	04/08/2026	First Floor Flat, 43 Lordsmead Road, London, N17 6EX	Formation of an L-shaped rear roof dormer extension with installation of rooflights to the front roof slope.	Oskar Gregersen

Bruce Castle	Full planning permission	HGY/2026/1576	Approve with Conditions	07/08/2026	79 Broadwater Road, Tottenham, London, N17 6EP	Replacement of existing UPVC double glazed and timber single glazed windows with new UPVC double glazed windows	Josh Parker
Bruce Castle	Full planning permission	HGY/2026/1666	Approve with Conditions	04/08/2026	44 Drayton Road, Tottenham, London, N17 6HJ	Replacement of existing single-glazed timber-framed windows with new double-glazed uPVC-framed windows on all elevations.	Daniel Boama
Bruce Castle	Approval of details reserved by a condition	HGY/2026/1743	Approve	03/08/2026	39 Queen Street, London, N17 8HZ	Approval of details reserved by a condition 12a (Energy Statement) attached to planning reference HGY/2024/1203.	Sarah Madondo
Bruce Castle	Full planning permission	HGY/2026/1795	Approve with Conditions	20/08/2026	Ground & First Floor Flats, 98 Broadwater Road , Haringey, N17 6ET	Replacement of all existing windows with new double glazed uPVC windows, and replacement of the existing rear exit door with new uPVC double-glazed doors.	Neil McClellan
Bruce Castle	Full planning permission	HGY/2026/1898	Approve with Conditions	28/08/2026	25 Forest Gardens, Tottenham, London, N17 6XA	Replacement of all existing timber windows throughout the property with new double-glazed uPVC windows.	Oskar Gregersen
Crouch End	Full planning permission	HGY/2026/0971	Approve with Conditions	14/08/2026	7 Glasstyn Road, Hornsey, London, N8 8RJ	Demolition of existing extension and erection of a single storey rear infill extension and loft conversion including a rear dormer and front rooflights.	Mark Chan
Crouch End	Householder planning permission	HGY/2026/1071	Approve with Conditions	21/08/2026	30 Wolseley Road, Hornsey, London, N8 8RP	Alterations to existing rear conservatory, installation of Crittall style rear window and side window to kitchen, and alteration to front and rear hard landscaping.	Mark Chan
Crouch End	Consent under Tree Preservation Orders	HGY/2026/1608	Approve with Conditions	19/08/2026	Altior Court, 74-76 Shepherds Hill, Hornsey, London, N6 5RJ	Works to tree protected by a TPO. SITE FRONTAGE: Lime T4 (20M high, 600mm dia.) - Reduce the crown of the tree by up to 3 metres and back to the most recent points of reduction. (Works to T3 Hornbeam will be considered separately under Section 211 Notice reference HGY/2026/1621, as the tree is not protected by a TPO but is located within a Conservation Area)	Daniel Monk
Crouch End	Consent to display an advertisement	HGY/2026/1610	Approve with Conditions	24/08/2026	Bus Shelter , Pavement Outside 16 Crouch End Hill, London, N8 8AA	Consent to display an LCD Bus Shelter Advertisement.	Adam Silverwood
Crouch End	Consent to display an advertisement	HGY/2026/1611	Approve with Conditions	10/08/2026	Bus Shelter , Pavement Outside Veryan Court, Park Road, London, N8 8JR	Consent to display an LCD Bus Shelter Advertisement	Adam Silverwood
Crouch End	Consent to display an advertisement	HGY/2026/1612	Refuse	24/08/2026	Bus Shelter , Pavement Outside Hatherly Gardens, The Broadway, London, N8 9JJ	Consent to display an LCD Bus Shelter Advertisement	Adam Silverwood
Crouch End	Consent to display an advertisement	HGY/2026/1613	Approve with Conditions	24/08/2026	Bus Shelter , Pavement Outside 29 The Broadway, London, N8 8DU	Consent to display an LCD Bus Shelter Advertisement	Adam Silverwood
Crouch End	Full planning permission	HGY/2026/1623	Approve with Conditions	27/08/2026	118 Ferme Park Road, Hornsey, London, N8 9SD	Single storey rear extension	Eunice Huang
Crouch End	Full planning permission	HGY/2026/1691	Approve with Conditions	12/08/2026	6 Park Road, Hornsey, London, N8 8TD	Proposed re-instatement of timber shopfront.	Adam Silverwood

Crouch End	Householder planning permission	HGY/2026/1737	Approve with Conditions	17/08/2026	10 Elder Avenue, Hornsey, London, N8 9TH	Alterations to existing rear outrigger and erection of a single storey full-width rear extension with roof terrace above; erection of rear roof dormer extension; erection of first-floor rear extension; and installation of two rooflights to the front roofslope.	Oskar Gregersen
Crouch End	Approval of details reserved by a condition	HGY/2026/1741	Approve	12/08/2026	Land to rear of 3 New Road, Hornsey, London, N8 8TA	Details pursuant to conditions 6 (refuse storage and collection) and 9 (water butt) 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/2026/1751	Approve with Conditions	24/08/2026	Flat A, 115 Crouch Hill, Hornsey, London, N8 9QN	Single storey side/ rear extension. (Amended Plans Received 17/08/2026)	Adam Silverwood
Crouch End	Householder planning permission	HGY/2026/1776	Approve with Conditions	24/08/2026	6 Topsfield Road, Hornsey, London, N8 8SN	Single storey ground floor rear extension.	Anna Anderson
Crouch End	Lawful development: Proposed use	HGY/2026/1841	Permitted Development	26/08/2026	2 Ivy Gardens, Hornsey, London, N8 9JE	Certificate of Lawfulness (proposed) for new ground floor side and roof windows to existing outrigger, and replacement of existing ground floor window with matching double glazed unit.	Anna Anderson
Crouch End	Approval of details reserved by a condition	HGY/2026/1932	Approve	13/08/2026	8 The Broadway, Hornsey, London, N8 9SX	Details pursuant to condition 3 (programme of works/method statement) of listed building consent HGY/2026/0970 for internal works to the building involving a soft strip-out limited to the removal of modern, non historic internal fabric.	Roland Sheldon
Crouch End	Full planning permission	HGY/2026/2016	Approve with Conditions	26/08/2026	96 Ferme Park Road, Hornsey, London, N8 9SD	Replacement of existing timber windows with uPVC double glazed windows to front, side and rear elevations and replacement of rear door to flats	Ben Coffie
Crouch End	Approval of details reserved by a condition	HGY/2026/2023	Approve	25/08/2026	North London Cricket Club, Montenotte Road, London	Approval of details pursuant to condition 4 (CEMP) attached to planning permission ref. HGY/2025/3278 for alterations to the cricket club granted on 17/03/2026.	Nathan Keyte
Crouch End	Full planning permission	HGY/2026/2038	Approve with Conditions	24/08/2026	9A Coleridge Road, Hornsey, London, N8 8EH	Insertion of one front and two rear rooflights.	Roland Sheldon
Crouch End	Householder planning permission	HGY/2025/1753	Approve with Conditions	26/08/2026	13 Haslemere Road, Hornsey, London, N8 9QP	Replacement of existing wooden single glazed windows with wooden double glazed windows to match the design and appearance of the original windows.	Neil McClellan

Fortis Green	Full planning permission	HGY/2026/0551	Approve with Conditions	26/08/2026	37 Midhurst Avenue, Hornsey, London, N10 3EP	De-conversion of 2 flats into a single dwelling house including: Removal of small bay tree, Single storey rear extension, Replacement of front door and windows, Loft conversion including rear dormer extension and front skylights, Installation of air sourced heat pump to left flank of the building.	Adam Silverwood
Fortis Green	Lawful development: Proposed use	HGY/2026/1233	Permitted Development	28/08/2026	8 Twyford Avenue, Hornsey, London, N2 9NJ	Certificate of lawfulness for the erection of a rear dormer and a side dormer including the insertion of 1x front rooflight and 1x rooflight over the side dormer - proposed use	Mercy Oruwari
Fortis Green	Householder planning permission	HGY/2026/1388	Approve with Conditions	10/08/2026	64 Windermere Road, Hornsey, London, N10 2RG	Erection of a single storey infill rear extension and rear courtyard and loft conversion including the erection of a L-shaped rear roof dormer and two front rooflights.	Mark Chan
Fortis Green	Householder planning permission	HGY/2026/1561	Approve with Conditions	21/08/2026	28 Coniston Road, Hornsey, London, N10 2BP	New window to the front bay at basement light well level, new bin store, demolition of existing garden wall, new stair down to basement and new store room.	Eunice Huang
Fortis Green	Householder planning permission	HGY/2026/1848	Approve with Conditions	25/08/2026	5 Greenham Road, Hornsey, London, N10 1LN	Single storey rear extension	Anna Anderson
Fortis Green	Lawful development: Proposed use	HGY/2026/1849	Permitted Development	25/08/2026	5 Greenham Road, Hornsey, London, N10 1LN	Certificate of Lawfulness (proposed) for rear dormer loft conversion.	Anna Anderson
Fortis Green	Lawful development: Proposed use	HGY/2026/1881	Permitted Development	03/08/2026	44 Lanchester Road, Hornsey, London, N6 4TA	Certificate of Lawfulness: Proposed construction of a rear and side roof dormer with 2 rooflights; Partial conversion of the existing garage to a home office, including replacement of the garage door, insertion of a side and rear window, and infill of part of the garage roof; Installation of retractable fabric awnings to first-floor rear windows and replacement awnings to rear ground-floor windows; Installation of external wall insulation; and Installation of roof-mounted solar panels.	Ciara Ward

Fortis Green	Consent under Tree Preservation Orders	HGY/2026/1889	Approve with Conditions	20/08/2026	35 Fordington Road, Hornsey, London, N6 4TD	Works to tree protected by a TPO. T1 Oak (Quercus sp.). Carry out a crown reduction of the Oak, reducing the overall canopy by approximately 2.0 metres back to suitable growth points throughout the crown. Works shall be undertaken selectively to reshape and rebalance the canopy, maintaining the tree's natural form, structural integrity and healthy furnishing growth. Pruning cuts shall be made to appropriate secondary growth points in accordance with BS39982010 - Tree Work Recommendations. Reason for work: General tree maintenance	Daniel Monk
Fortis Green	Householder planning permission	HGY/2026/1922	Approve with Conditions	28/08/2026	35 Collingwood Avenue, Hornsey, London, N10 3EH	Installation of Air Conditioning Unit on flat roof to extension in side passage.	Ben Coffie
Fortis Green	Lawful development: Proposed use	HGY/2026/2037	Permitted Development	26/08/2026	22 Greenfield Drive, Hornsey, London, N2 9AF	Certificate of Lawfulness for the erection of a full width single storey rear extension including the insertion of 1x large rooflight - proposed use	Mercy Oruwari
Fortis Green	Householder planning permission	HGY/2026/2134	Approve with Conditions	28/08/2026	35 Collingwood Avenue, Hornsey, London, N10 3EH	Erection of a bike store in the front garden	Ben Coffie
Fortis Green	Householder planning permission	HGY/2026/0134	Approve with Conditions	13/08/2026	Ground Floor Flat, 21 Coniston Road, Hornsey, London, N10 2BL	Erection of single storey ground floor rear extension	Nathan Keyte
Harringay	Lawful development: Proposed use	HGY/2026/0182	Refuse	12/08/2026	First Floor Flat, 22 Willoughby Road, Hornsey, London, N8 0JE	Certificate of Lawfulness: Proposed use - The proposed C3(b) use would remain within Use Class C3 and would not constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990 - Provision of the care for up to two children with one permanent resident carer. AMENDED DESCRIPTION	Mercy Oruwari
Harringay	Full planning permission	HGY/2026/1059	Approve with Conditions	26/08/2026	Flat 4, 140 Wightman Road, Hornsey, London, N8 0BD	Construction of a rear dormer and two front skylights, as part of a loft extension.	Eunice Huang
Harringay	Lawful development: Existing use	HGY/2026/1288	Approve	25/08/2026	13 Falkland Road, Hornsey, London, N8 0NU	Certificate of lawful development for the existing use of property as a House in Multiple Occupation (HMO) for up to 7 residents in 5 households (Class Sui Generis).	Mark Chan
Harringay	Full planning permission	HGY/2026/1502	Approve with Conditions	05/08/2026	First And Second Floor Flat, 122 Hewitt Road, Hornsey, London, N8 0BN	Erection of a loft L-shaped dormer, with the raising the shared parapet wall, replacement of first floor rear window with original sash window and the addition of a skylight to the first floor roof.	Eunice Huang
Harringay	Householder planning permission	HGY/2026/1750	Approve with Conditions	24/08/2026	8 Venetia Road, Hornsey, London, N4 1EJ	Removal of a steel and concrete staircase from the rear of the house and a new single storey rear and side extension and courtyard to the existing boundary wall.	Adam Silverwood

Harringay	Householder planning permission	HGY/2026/1763	Approve with Conditions	14/08/2026	21 Endymion Road, Hornsey, London, N4 1EE	Erection of a part single-storey, part two-storey rear extension; associated external alterations including garden stairs and landscaping works; installation of a green roof; replacement and alteration of windows and doors; and internal reconfiguration of the existing dwelling.	Neil McClellan
Harringay	Full planning permission	HGY/2026/1880	Refuse	26/08/2026	Flat 2, 78 Raleigh Road, Hornsey, London, N8 0JA	Extension to outrigger	Ben Coffie
Harringay	Householder planning permission	HGY/2026/1941	Approve with Conditions	28/08/2026	7 Atterbury Road, Hornsey, London, N4 1SG	Single Storey Rear Extension	Adam Silverwood
Harringay	Householder planning permission	HGY/2026/1974	Approve with Conditions	28/08/2026	28 Allison Road, Hornsey, London, N8 0AT	Formation of rear dormer with rooflights on front slope.	Ben Coffie
Harringay	Full planning permission	HGY/2026/2000	Approve with Conditions	27/08/2026	Flat 1, 47 Burgoyne Road, Hornsey, London, N4 1AA	Erection of single storey wraparound extension; associated internal changes converting one bedroom flat into a two bedroom flat	Oskar Gregersen
Harringay	Full planning permission	HGY/2025/2487	Not Determined	19/08/2026	2 Endymion Road, Hornsey, London, N4 1EE	Single storey rear extension to facilitate the change of use from a residential care home (C2) to a C4 House in Multiple Occupation (HMO).	Ben Coffie
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2026/1250	Approve	24/08/2026	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details pursuant to Condition 43 (Condition Survey - part (a) only) for Phases 1b/2 attached to detailed Planning Permission HGY/2022/1833 dated 10 July 2023	Samuel Uff
Hermitage & Gardens	Householder planning permission	HGY/2026/1597	Approve with Conditions	13/08/2026	14, Rutland Gardens, Harringay Ladder, London, N4 1JP	Loft conversion with the formation of a rear dormer and outrigger, new roof lantern to existing rear extension (amended description).	Ben Coffie
Hermitage & Gardens	Consent to display an advertisement	HGY/2026/1609	Approve with Conditions	24/08/2026	Bus Shelter , Pavement Outside Arena Shopping Park, Finsbury Park, London, N4 1DT	Consent to display an LCD Bus Shelter Advertisement.	Adam Silverwood
Hermitage & Gardens	Full planning permission	HGY/2026/1616	Approve with Conditions	28/08/2026	Drive Through Restaurant, Green Lanes, Hornsey, London, N4 1DR	Refurbishment of the restaurant with an extension for the introduction of an internal play frame to replace the existing external area. Redecoration of the existing cladding and shopfront in dark grey (ral 7022), with associated works to the site.	Roland Sheldon
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2026/1686	Approve	07/08/2026	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Block D1 and D2 only) pursuant to Condition 28(b) (PV installation) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023	Samuel Uff
Hermitage & Gardens	Full planning permission	HGY/2026/1733	Approve with Conditions	13/08/2026	519 Seven Sisters Road, Tottenham, London, N15 6EP	Change of use of two self-contained flats on the upper floors (Use Class C3) to an 8-person 8-bed House in Multiple Occupation (HMO) (Use Class Sui-Generis) and erection of a first floor rear extension.	Daniel Boama
Hermitage & Gardens	Householder planning permission	HGY/2026/2118	Approve with Conditions	28/08/2026	10 Roseberry Gardens, Tottenham, London, N4 1JJ	Replacement of the existing flat roof with a turret roof to the upper-floor front bay window.	Ciara Ward

Hermitage & Gardens	Approval of details reserved by a condition	HGY/2026/2313	Approve	27/08/2026	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details - Phases 1b/2 only pursuant to Condition 24 (Water Pressure) attached to detailed Planning Permission HGY/2022/1833 dated 10 July 2023	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/1152	Approve	24/08/2026	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval for Phase 1a only of details pursuant to Condition 50 (External Lighting), attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023 (prev ref: HGY/2025/1090)	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2022	Approve	20/08/2026	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Partial approval of details (Phase 1B only) pursuant to Condition 16 (a) only (Remediation strategy) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	Samuel Uff
Hermitage & Gardens	Approval of details reserved by a condition	HGY/2025/2428	Approve	24/08/2026	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	Approval of details (Phase 1A only) pursuant to Condition 32(a) (Ecological Enhancements) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	Samuel Uff
Highgate	Consent under Tree Preservation Orders	HGY/2026/0715	Approve with Conditions	19/08/2026	26 Denewood Road, Hornsey, London, N6 4AJ	Works to trees protected by a TPO. G1: Group Poplar: To remove 50% of the growths from the most recent reduction points and to reduce the remaining 50% by 50% in length Its requested 50% of the regrowth from the existing pollard points are removed (approx. 8-9m in length). The remaining 50% of the growths are requested to be reduced by 50% (approx. 4-5m in length)	Daniel Monk
Highgate	Lawful development: Proposed use	HGY/2026/0764	Permitted Development	03/08/2026	24 Highgate Close, Hornsey, London, N6 4SD	Certificate of lawfulness for the proposed replacement of the front garage gate with a window and the replacement of ground floor rear fenestrations with sliding doors.	Mark Chan
Highgate	Householder planning permission	HGY/2026/0944	Approve with Conditions	07/08/2026	29 Cromwell Avenue, Hornsey, London, N6 5HN	Single storey ground floor rear infill extension, rear dormer and re-roofing at the rear, rooflights. Replacement of existing windows, front porch and associated internal and external alterations. (Amended Plans Received)	Adam Silverwood
Highgate	Full planning permission	HGY/2026/0984	Approve with Conditions	07/08/2026	Flat 20, Southwood Hall, Muswell Hill Road, Hornsey, London, N6 5UF	Replacement of existing metal casement windows with new double-glazed steel casement windows to match the existing design, profiles and opening arrangements, set within existing openings.	Roland Sheldon
Highgate	Householder planning permission	HGY/2026/1010	Approve with Conditions	06/08/2026	25 North Grove, Hornsey, London, N6 4SH	Installation of air-conditioning condenser unit on roof.	Eunice Huang
Highgate	Householder planning permission	HGY/2026/1206	Approve with Conditions	20/08/2026	5 Southwood Avenue, Hornsey, London, N6 5RY	Single storey glass extension to the side of the existing outrigger, installation of new windows and doors, and installation of 1no low profile rooflight to existing outrigger pitched roof.	Ben Coffie

Highgate	Householder planning permission	HGY/2026/1338	Approve with Conditions	26/08/2026	23B Kingsley Place, Hornsey, London, N6 5EA	Change to remove garage to form a new principal entrance and door; and associated changes.	Nathan Keyte
Highgate	Householder planning permission	HGY/2026/1421	Approve with Conditions	11/08/2026	45 Cholmeley Crescent, Hornsey, London, N6 5EX	Erection of single storey rear extension with rear patio, removal of side shed and insertion of 3 ground floor side windows, alterations to front garden layout including provision of bin and bike store, amendments to design of existing rear dormer, insertion of 2 replacement and 1 new front rooflights.	Roland Sheldon
Highgate	Approval of details reserved by a condition	HGY/2026/1547	Approve	24/08/2026	103-107 North Hill, Hornsey, London, N6 4DP	Approval of details pursuant to condition 8 (Secure by Design Accreditation) attached to planning permission HGY/2024/3240	Valerie Okeiyi
Highgate	Householder planning permission	HGY/2026/1589	Approve with Conditions	21/08/2026	13 Aylmer Road, Hornsey, London, N2 0BS	Retention of roof alterations to existing single storey rear extension pitched to flat roof and replacement of all windows to the side and rear elevations with white aluminum double glazed casement windows, with replacement double glazed timber casement windows on the front elevation.	Ben Coffie
Highgate	Householder planning permission	HGY/2026/1692	Approve with Conditions	14/08/2026	6 Claremont Road, Hornsey, London, N6 5BY	Partial demolition of the existing rear extension and eaves, and the erection of a single-storey rear extension.	Josh Parker
Highgate	Approval of details reserved by a condition	HGY/2026/1708	Approve	11/08/2026	Oak Lawn, Compton Avenue, Hornsey, London, N6 4LB	Approval of details reserved by conditions 5 (cycle parking) and condition 8 (Construction Management Plan) attached to planning permission with ref: HGY/2025/3500 for minor Material Amendment (S73 Application) to vary Condition 2 (approved Plans) of Planning Permission Ref: HGY/2023/3351 for the demolition and replacement of the existing house. The minor material amendment seeks design revisions to Neo-Georgian, introduction of terrace above porch entrance, stone surrounds and brick quoins, fenestration rearrangement with larger pane casement windows, amendments to rear elevation including new sliding doors and the loss of ground floor bay windows.	Ben Coffie
Highgate	Full planning permission	HGY/2026/1721	Approve with Conditions	12/08/2026	Restaurant, 2 Highgate High Street, Hornsey, London, N6 5JL	Installation of seven new external air conditioning condenser units on the flat roof of the commercial premises	Ben Coffie
Highgate	Non-Material Amendment	HGY/2026/1726	Approve	20/08/2026	5 View Close, Hornsey, London, N6 4DD	Non-material amendment to planning application ref: HGY/2025/2592 to change the the material of the eastern side elevation from render to brickwork and omit an window on the second floor.	Mark Chan

Highgate	Lawful development: Proposed use	HGY/2026/1764	Permitted Development	28/08/2026	60 Aylmer Road, Hornsey, London, N2 0PL	Certificate of Lawfulness for the erection of a full width single storey rear extension and the insertion of 1x rear rooflight - proposed use	Mercy Oruwari
Highgate	Householder planning permission	HGY/2026/1765	Approve with Conditions	10/08/2026	PARK HOUSE, Hampstead Lane, Hornsey, London, N6 4LL	Replacement of the existing single storey side range to the principal elevation with a single storey side extension, including rooflights, green roof and associated external alterations; new pedestrian gate and brick piers; and retention of two air conditioning condenser units at the west elevation and three air source heat pump units at the north elevation of the host building.	Eunice Huang
Highgate	Approval of details reserved by a condition	HGY/2026/1874	Approve	28/08/2026	Oak Lawn, Compton Avenue, Hornsey, London, N6 4LB	Approval of details pursuant to Conditions 12 (Basement Construction Details) and 13 (Drainage Scheme) attached to planning permission HGY/2025/3500 for a Minor Material Amendment (Section 73 application) to vary Condition 2 (Approved Plans) of planning permission HGY/2023/3351 for the demolition of the existing dwelling and erection of a replacement dwellinghouse. The approved minor material amendments comprise design revisions to a Neo-Georgian architectural approach, the introduction of a terrace above the porch entrance, stone surrounds and brick quoins, alterations to the fenestration including larger pane casement windows, and amendments to the rear elevation including new sliding doors and the removal of the ground floor bay windows.	Ben Coffie
Highgate	Removal/variation of conditions	HGY/2026/1927	Approve with Conditions	28/08/2026	86 Southwood Lane, Hornsey, London, N6 5SY	Minor Material Amendment application under Section 73 of the Town and Country Planning Act for variation to condition 2 attached to planning permission HGY/2025/2929 to alter coping details of the boundary wall.	Nathan Keyte
Highgate	Householder planning permission	HGY/2026/1946	Refuse	28/08/2026	64 Sheldon Avenue, Hornsey, London, N6 4ND	Installation of 5 x AC External Condenser Units and 1 x Air Source Heat Pump along rear and side boundary fence.	Nathan Keyte

Highgate	Approval of details reserved by a condition	HGY/2026/1952	Approve	07/08/2026	Oak Lawn, Compton Avenue, Hornsey, London, N6 4LB	Approval of details reserved by conditions 10 (a) (WSI) attached to planning permission with ref: HGY/2025/3500 for minor Material Amendment (S73 Application) to vary Condition 2 (approved Plans) of Planning Permission Ref: HGY/2023/3351 for the demolition and replacement of the existing house. The minor material amendment seeks design revisions to Neo-Georgian, introduction of terrace above porch entrance, stone surrounds and brick quoins, fenestration rearrangement with larger pane casement windows, amendments to rear elevation including new sliding doors and the loss of ground floor bay windows.	Ben Coffie
Highgate	Lawful development: Proposed use	HGY/2026/2012	Approve	27/08/2026	3 Bramalea Close, Hornsey, London, N6 4QD	Lawful development: (Proposed use) Alterations to rear glazing, including demolition of existing store	Kwaku Bossman-Gyamera
Highgate	Approval of details reserved by a condition	HGY/2026/2064	Approve	28/08/2026	44-46, Hampstead Lane, London, N6 4LL	Approval of details reserved condition 9 (SBD) of planning permission HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)	Samuel Uff
Highgate	Full planning permission	HGY/2024/3168	Approve with Conditions	11/08/2026	29 Milton Park, Hornsey, London, N6 5QB	Demolition of existing side extension of 29 Milton Park and erection of a new dwelling with a basement (AMENDED PLANS).	Eunice Huang
Highgate	Non-Material Amendment	HGY/2025/3024	Refuse	19/08/2026	44-46, Hampstead Lane, London, N6 4LL	Non-Material Amendment to planning approval HGY/2022/2731 for "demolition of existing dwellings and redevelopment to provide a care home (Use Class C2)" to amend condition 2 (approved plans) to alter the vehicular access arrangement; forecourt reconfiguration including an additional parking bay; planting of 3 additional trees and removal of 1 existing tree	Samuel Uff
Highgate	Full planning permission	HGY/2025/3418	Approve with Conditions	20/08/2026	Flat B, 102 Highgate Hill, Hornsey, London, N6 5HE	Demolition of existing outbuilding, construction of partial single-storey partial two-storey side extension.	Ben Coffie
Hornsey	Approval of details reserved by a condition	HGY/2026/1434	Approve	03/08/2026	3 Myddelton Road, Hornsey, London, N8 7PY	Approval of details pursuant to condition 5 (refuse and waste storage) of planning permission HGY/2024/1698 for Change of use from a single dwelling (Use Class C3) to a house in multiple occupation (HMO) for up to six residents (Use Class C4), including erection of part single storey, part two storey rear extension and provision of cycle storage. External alterations to property.	Roland Sheldon

Hornsey	Householder planning permission	HGY/2026/1688	Approve with Conditions	18/08/2026	31 South View Road, Hornsey, London, N8 7LU	Erection of part single part two-storey rear side infill extension.	Adam Silverwood
Hornsey	Householder planning permission	HGY/2026/1689	Approve with Conditions	12/08/2026	69 Boyton Road, Hornsey, London, N8 7AE	Erection of a single-storey rear extension at ground floor level.	Adam Silverwood
Hornsey	Full planning permission	HGY/2026/2018	Approve with Conditions	26/08/2026	154 Nelson Road, Hornsey, London, N8 9RN	Replacement of existing timber windows with uPVC double glazed windows to front, side and rear elevations and replacement of rear door to flats	Ben Coffie
Hornsey	Full planning permission	HGY/2026/2019	Approve with Conditions	27/08/2026	174 Nelson Road, Hornsey, London, N8 9RN	Replacement of existing timber windows with uPVC double glazed windows to front, side and rear elevations and replacement of rear door to flats	Ben Coffie
Hornsey	Full planning permission	HGY/2026/2020	Approve with Conditions	28/08/2026	86 Rathcoole Gardens, Hornsey, London, N8 9PG	Replacement of existing timber windows with uPVC double glazed windows to front, side and rear elevations and replacement of rear door to flats	Josh Parker
Hornsey	Full planning permission	HGY/2026/2048	Approve with Conditions	26/08/2026	Shop, 165 Priory Road, Hornsey, London, N8 8NB	proposed ground floor rear extension to existing ground floor commercial unit and removal of staircase.	Roland Sheldon
Hornsey	Approval of details reserved by a condition	HGY/2026/2108	Approve	25/08/2026	52 Elmfield Avenue, Hornsey, London, N8 8QG	Approval of details pursuant to conditions 9 (Method of Construction) attached to planning permission HGY/2024/2464.	Eunice Huang
Hornsey	Lawful development: Proposed use	HGY/2026/2179	Permitted Development	28/08/2026	35 Rathcoole Avenue, Hornsey, London, N8 9LY	Certificate of Lawfulness (Proposed Use): Outrigger roof extension.	Mercy Oruwari
Muswell Hill	Removal/variation of conditions	HGY/2026/0202	Approve with Conditions	07/08/2026	14 Avenue Mews, Hornsey, London, N10 3NP	Variation of condition 3 (Operating Hours) attached to planning permission HGY/2018/1373 in order to extend Taproom operating hours to 12:00- 10:00 Monday to Thursday, 12:00- 23:00 Friday, 12:00- 23:00 Saturday, 12:00- 21:00 Sunday. On each day the serving of alcohol will end 30 mins before closing in accordance with Licensing. (AMENDED)	Gareth Prosser
Muswell Hill	Householder planning permission	HGY/2026/0705	Approve with Conditions	03/08/2026	13 Princes Avenue, Hornsey, London, N10 3LS	Construction of a single-storey rear extension, alterations to side elevation window fenestrations, together with associated internal layout reconfiguration.	Eunice Huang
Muswell Hill	Consent to display an advertisement	HGY/2026/0829	Approve with Conditions	28/08/2026	105 & 111 Muswell Hill Broadway, Hornsey, London, N10 3RS	Display of 1no. internally illuminated projecting hanging sign and 2no. externally illuminated fascia signs, and installation of window film to front elevation.	Mark Chan
Muswell Hill	Full planning permission	HGY/2026/1017	Approve with Conditions	24/08/2026	Muswell Hill Telephone Exchange, Grand Avenue, Muswell Hill, London, N10 3AY	Replacement of 6no. existing antennas and ancillary development with 6no. new antennas and installation of Remote Radio Units and ancillary development thereto.	Mark Chan
Muswell Hill	Full planning permission	HGY/2026/1430	Approve with Conditions	11/08/2026	56 Queens Avenue, Hornsey, London, N10 3NU	Single storey rear extension.	Adam Silverwood

Muswell Hill	Householder planning permission	HGY/2026/1679	Approve with Conditions	28/08/2026	24 Onslow Gardens, Hornsey, London, N10 3JU	Erection of a single storey rear and side extension and installation of rear rooflights to infill extension. (AMENDED DESCRIPTION)	Mark Chan
Muswell Hill	Lawful development: Proposed use	HGY/2026/1715	Approve	11/08/2026	26 Onslow Gardens, Hornsey, London, N10 3JU	Certificate of Lawfulness for the proposed erection of a dormer extension to the rear and the installation of two rooflights on the front roof slope.	Nathan Keyte
Muswell Hill	Householder planning permission	HGY/2026/1736	Approve with Conditions	19/08/2026	48 Dukes Avenue, Hornsey, London, N10 2PU	Single storey rear extension and addition of side window.	Josh Parker
Muswell Hill	Removal/variation of conditions	HGY/2026/1839	Refuse	21/08/2026	5 Firs Avenue, Hornsey, London, N10 3LY	Minor Material Amendment application under Section 73 of the Town and Country Planning Act for variation to condition 2 attached to planning permission HGY/2026/0923 to enable the construction of a front lightwell and front glazing to lower ground floor.	Nathan Keyte
Muswell Hill	Removal/variation of conditions	HGY/2026/2076	Approve with Conditions	21/08/2026	10 Ellington Road, Hornsey, London, N10 3DG	Variation of condition 2 (approved plans) to rationalise the demolition of the existing buildings and erection of 5 replacement residential units, to 4 terraced units ref: HGY/2023/1406	Josh Parker
Muswell Hill	Non-Material Amendment	HGY/2026/2077	Approve	20/08/2026	10 Ellington Road, Hornsey, London, N10 3DG	Non-Material Amendment of HGY/2023/1406 to rename the proposal 'Demolition of the existing buildings and erection of replacement residential units'.	Josh Parker
Muswell Hill	Full planning permission	HGY/2025/3424	Approve with Conditions	20/08/2026	2 Dukes Avenue, Hornsey, London, N10 2PT	To form external Fire Escape Stair to rear of Upper Ground Floor Flat & renew existing dilapidated Juliet Balcony to rear living room.	Josh Parker
Muswell Hill	Householder planning permission	HGY/2025/3577	Approve with Conditions	20/08/2026	23 Ellington Road, Hornsey, London, N10 3DD	Six-metre rear ground floor extension stepped into the topography. Two storey extension to the south keeping in the hip end of terrace formation and the addition of a dormer and ancillary external works.	Josh Parker
Noel Park	Householder planning permission	HGY/2026/1157	Approve with Conditions	27/08/2026	105 Russell Avenue, Wood Green, London, N22 6QA	Replacement of the existing conservatory with a larger single storey rear extension, alterations to the front porch, internal loft conversion with the addition of 3no. rear rooflights, and alterations to the front fenestration.	Mark Chan
Noel Park	Full planning permission	HGY/2026/1533	Refuse	10/08/2026	19 Courcy Road, Wood Green, London, N8 0QH	Construction of 2-storey rear extension and loft dormer conversion.	Oskar Gregersen
Noel Park	Lawful development: Existing use	HGY/2026/1672	Refuse	05/08/2026	4 Lyttleton Road, Wood Green, London, N8 0QB	Certificate of lawfulness: existing use of property as HMO (Use Class C4)	Eunice Huang
Noel Park	Consent to display an advertisement	HGY/2026/1748	Refuse	13/08/2026	Land outside, 156-158 High Road , London, N22 6EB	Relocation of a existing double sided digital freestanding advertising unit along the High Road.	Kwaku Bossman-Gyamara
Noel Park	Householder planning permission	HGY/2026/1767	Approve with Conditions	25/08/2026	40 Coleraine Road, Wood Green, London, N8 0QL	Erection of rear dormer, installation of three roof lights on front roof slope.	Adam Silverwood

Noel Park	Approval of details reserved by a condition	HGY/2026/2024	Approve	25/08/2026	37 Westbury Avenue, Wood Green, London, N22 6BS	Approval of details pursuant to Condition 1 (kitchen improvement works) attached to planning permission HGY/2026/0625.	Mercy Oruwari
Noel Park	Approval of details reserved by a condition	HGY/2026/2153	Approve	21/08/2026	85, High Road, Wood Green, London, N22 6BB	Approval of details reserved by a condition 4 (Construction Management Plan) attached to planning reference HGY/2024/1785.	Sarah Madondo
Northumberland Park	Approval of details reserved by a condition	HGY/2026/0578	Approve	14/08/2026	808 High Road, Tottenham, London, N17 0DH	Partial approval of details reserved by a condition 14 (landscaping) for details of parts i) (Boundary screens and gates); ii) (Hard surfacing materials and seating); iv) (Planting plans and species); vi) (Lighting columns) and viii) (Implementation programme) for no.808 only in relation to the S.73 amended application HGY/2022/1642 for the demolition of existing and redevelopment of a four storey commercial building and change of use and external alterations to the original building (original approval HGY/2020/1584)	Samuel Uff
Northumberland Park	Consent to display an advertisement	HGY/2026/1263	Approve with Conditions	18/08/2026	Bus Shelter , Pavement Adjacent 724-726 High Road, London, N17 0AG	Consent to display an LCD Bus Shelter Advertisement	Adam Silverwood
Northumberland Park	Consent to display an advertisement	HGY/2026/1265	Approve with Conditions	19/08/2026	Bus Shelter , Pavement On High Road, Outside 4 Scotland Green, London, N17 9TR	Consent to display an LCD Bus Shelter Advertisement	Adam Silverwood
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1296	Approve	24/08/2026	37-39, West Road, London, N17 0RE	Approval of details reserved by a condition 4a (Investigate work) attached to planning reference HGY/2025/0617.	Sarah Madondo
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1301	Approve	21/08/2026	37-39, West Road, London, N17 0RE	Approval of details reserved by a condition 10 (Drainage) attached to planning 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/2026/1710	Approve	11/08/2026	Tottenham Hotspur Football Club, 748 High Road, Tottenham, London, N17 0AP	Installation of approximately 3800 solar panels and associated mounting hardware on football stadium roof,	Oskar Gregersen
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1780	Approve	19/08/2026	Fiske Court, Lansdowne Road, Tottenham, London, N17 0NA	Approval of details reserved by a condition 12 (b) (Living Roofs) attached to planning application Ref: HGY/2022/0305	Kwaku Bossman-Gyamera
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1797	Approve	20/08/2026	Arundel Court, Lansdowne Road, Tottenham, London, N17 0LR	Approval of details reserved by a condition 15 (Delivery and service plan and waste management) attached to planning application Ref: HGY/2024/1450	Kwaku Bossman-Gyamera
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1801	Approve	21/08/2026	37-39 West Road, London, N17	Approval of details reserved by a condition 13 (Overheating report) and condition 27 (Considerate Constructors Scheme) attached to planning reference HGY/2025/0617.	Sarah Madondo

Northumberland Park	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1816	Refuse	10/08/2026	17 St Pauls Road, Tottenham, London, N17 0NB	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.9m	Daniel Boama
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1919	Approve	28/08/2026	Fiske Court, Lansdowne Road, Tottenham, London, N17 0NA	Approval of details reserved by a condition 11 Part B (Energy Assessment) attached planning permission Ref: HGY/2022/0305	Kwaku Bossman-Gyamera
Northumberland Park	Approval of details reserved by a condition	HGY/2026/1920	Approve	28/08/2026	Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ	Approval of details reserved by a condition 12 part B (Energy Assessment) attached planning permission Ref: HGY/2022/0295.	Kwaku Bossman-Gyamera
Northumberland Park	Non-Material Amendment	HGY/2026/2387	Approve	27/08/2026	810 High Road, Tottenham, London, N17 0DH	Non-Material Amendment to amend condition 5 (Landscaping) to allow greater flexibility in potential re-planting attached to Planning Permission HGY/2017/1181 approved on 08/06/2017, in relation to 810-812 High Road, Tottenham, London, N17 0DH	Samuel Uff
Northumberland Park	Approval of details reserved by a condition	HGY/2025/2081	Approve	28/08/2026	Fiske Court, Lansdowne Road, Tottenham, London, N17 0NA	Approval of details reserved by a condition 11 part A (Energy Assessment) attached to planning application Ref: HGY/2022/0305.	Kwaku Bossman-Gyamera
Northumberland Park	Approval of details reserved by a condition	HGY/2025/2083	Approve	28/08/2026	Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ	Approval of details reserved by a condition 12 part A (Energy Assessment) attached to planning application Ref: HGY/2022/0295	Kwaku Bossman-Gyamera
Seven Sisters	Approval of details reserved by a condition	HGY/2026/1642	Approve	12/08/2026	6 Vartry Road, Tottenham, London, N15 6PT	Approval of details reserved by a condition 5(Method of Construction) and condition 6(Engineer details) attached to HGY/2026/0802	Sarah Madondo
Seven Sisters	Full planning permission	HGY/2026/1644	Approve with Conditions	05/08/2026	29-31 Seaford Road, London, N15 5DU	Erection of single storey side / rear wraparound extension and external landscaping to both No.29 & No.31 Seaford Road	Oskar Gregersen
Seven Sisters	Lawful development: Proposed use	HGY/2026/1826	Permitted Development	24/08/2026	Triangle Community Centre, 91-93 St Anns Road, Tottenham, London, N15 6NU	Certificate of Lawfulness for the proposed replacement of existing canopies with a new L-shaped canopy, as shown on Proposed General Arrangement Plan SKK4316/103.	Oskar Gregersen
Seven Sisters	Full planning permission	HGY/2026/1829	Approve with Conditions	24/08/2026	30 St Johns Road, Tottenham, London, N15 6QP	Erection of an infill extension with the formation of a courtyard.	Neil McClellan
Seven Sisters	Full planning permission	HGY/2026/1860	Approve with Conditions	21/08/2026	126 Vartry Road, Tottenham, London, N15 6HA	Replacement of all the property's existing windows with new UPVC double-glazed windows and replacement of the existing rear external door with a new UPVC double-glazed door.	Neil McClellan

Seven Sisters	Full planning permission	HGY/2026/1869	Approve with Conditions	24/08/2026	67 St Anns Road, Tottenham, London, N15 6NJ	Replacement of all the property's existing windows with new UPVC double-glazed windows and replacement of the existing front door with a new composite double-glazed door.	Neil McClellan
Seven Sisters	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1945	Not Required	20/08/2026	132 Vartry Road, Tottenham, London, N15 6HA	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m	Ciara Ward
Seven Sisters	Non-Material Amendment	HGY/2026/1994	Approve	26/08/2026	St Ignatius Church, High Road, Tottenham, London, N15 6ND	Non-Material Amendment to planning reference HGY/2025/1497 for the revisions to the site layout, comprising the widening of the existing path from 1.2m to 1.5m, the addition and relocation of cycle storage, and the relocation of site elements within the scheme, including decorative hard landscaping, together with revised planting areas, the repositioning and addition of seating area.	Sarah Madondo
Seven Sisters	Full planning permission	HGY/2026/2025	Approve with Conditions	28/08/2026	4 Eastbourne Road, Tottenham, London, N15 6NT	Replace all existing windows throughout the property with new double-glazed uPVC windows. Change the existing timber main entrance door to the property with a new updated double-glazed composite door.	Josh Parker
Seven Sisters	Lawful development: Proposed use	HGY/2026/2248	Permitted Development	13/08/2026	43 Daleview Road, Tottenham, London, N15 6PL	Certificate of lawfulness for a proposed additional dormer extension to the property's rear outrigger.	Neil McClellan
Seven Sisters	Non-Material Amendment	HGY/2024/3509	Approve	03/08/2026	Brunel Walk, Tottenham, London	Non-Material amendment to planning permission (HGY/2022/2273) to amend the wording of condition 21 (Energy and Overheating Assessment)	Valerie Okelyi
South Tottenham	Householder planning permission	HGY/2026/1625	Approve with Conditions	25/08/2026	21 Craven Park Road, Tottenham, London, N15 6AA	Erection of a Type 3 loft extension	Nathan Keyte
South Tottenham	Full planning permission	HGY/2026/1635	Approve with Conditions	24/08/2026	CROWLAND PRIMARY SCHOOL, Crowland Road, Tottenham, London, N15 6UX	The provision of a small break tank (water tank) and tank enclosure together with concrete base and short access ladder.	Sarah Madondo
South Tottenham	Householder planning permission	HGY/2026/1654	Approve with Conditions	17/08/2026	24 Pembroke Road, Tottenham, London, N15 4NW	Replacement of existing timber windows to front, side and rear elevations with new high-quality double-glazed uPVC casement and vertical sash windows, replacement of existing door with new double-glazed uPVC door and fanlight, replacement of existing natural slate roof covering with new faux slate tile alternative, and remedial repairs to chimney, soffits and rainwater goods where required.	Anna Anderson
South Tottenham	Householder planning permission	HGY/2026/1707	Approve with Conditions	11/08/2026	105 Wargrave Avenue, Tottenham, London, N15 6TU	Erection of a whole floor extension with flat roof (Type 2 extension).	Daniel Boama

South Tottenham	Lawful development: Existing use	HGY/2026/1729	Approve	12/08/2026	92B High Road, Tottenham, London, N15 6JU	Certificate of Lawfulness (existing) for first-floor extension.	Anna Anderson
South Tottenham	Removal/variation of conditions	HGY/2026/1794	Approve with Conditions	21/08/2026	196 Page Green Terrace, Tottenham, London, N15 4NP	Variation of condition 2 (approved plans) of planning permission HGY/2025/0549 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. Proposed amendment: To increase depth of single storey ground floor rear extension with a conservatory.	Roland Sheldon
South Tottenham	Lawful development: Existing use	HGY/2026/1856	Approve	27/08/2026	28 Gladesmore Road, Tottenham, London, N15 6TB	Certificate of Lawfulness: Existing use of the property as 4 self-contained flats for more than 4 years.	Ciara Ward
South Tottenham	Full planning permission	HGY/2025/3550	Approve with Conditions	04/08/2026	1-8 Talbot Close, Tottenham, London, N15 4DG	Replace the communal area casement windows with new uPVC windows, overlay the walkway covering, new waterproof coverings to the rear outbuildings, repair roof dry verges, overhaul rainwater goods where failing, overhaul of the rear boundary wall and hardstandings.	Daniel Boama
South Tottenham	Full planning permission	HGY/2025/3552	Approve with Conditions	05/08/2026	9-24 Talbot Close, Tottenham, London, N15 4DG	Replace the communal area casement windows with new uPVC windows, overlay the walkway covering, new waterproof coverings to the rear outbuildings, repair roof dry verges, overhaul rainwater goods where failing, overhaul of the rear boundary wall and hardstandings.	Daniel Boama
St Ann's	Non-Material Amendment	HGY/2026/1284	Approve	25/08/2026	Land adjacent to Seven Sisters Road and St Ann's Road, London N15	Non-Material Amendment to planning permission reference HGY/2024/3315 to include minor adjustment to position of Block 1, relocation of substation and electrical switch room, amendment to cantilevered balconies, changes to internal layout, facade details , an entrance canopy and additional privacy screening.	Gareth Prosser
St Ann's	Householder planning permission	HGY/2026/1399	Approve with Conditions	26/08/2026	101 Woodlands Park Road, Tottenham, London, N15 3SB	Single storey side infill extension	Sarah Madondo
St Ann's	Lawful development: Proposed use	HGY/2026/1563	Permitted Development	28/08/2026	48 Avenue Road, Tottenham, London, N15 5JH	Certificate of lawfulness for the erection of a rear dormer adjoined to a small link to a roof extension including including the insertion of 2x front rooflights- proposed use AMENDED DESCRIPTION	Mercy Oruwari
St Ann's	Lawful development: Proposed use	HGY/2026/2155	Permitted Development	28/08/2026	20 Oulton Road, Tottenham, London, N15 5PY	Certificate of lawfulness for the erection of a single storey infill side extension - proposed use	Mercy Oruwari

St Ann's	Lawful development: Proposed use	HGY/2026/2171	Permitted Development	28/08/2026	12 Falmer Road, Tottenham, London, N15 5BA	Certificate of lawfulness for the erection of a rear dormer and roof extension including the insertion of 1x front and 1x rear rooflight. - proposed use	Mercy Oruwari
St Ann's	Non-Material Amendment	HGY/2026/2290	Approve	21/08/2026	Flat 5, Coombes Croft, 29A Conway Road, Tottenham, London, N15 3BB	Non-Material to Planning Permission HGY/2025/2311 for ' Change of use of an existing dwellinghouse (Use Class C3) to an overnight short break respite centre for up to three children aged 7-17 (Use Class C2), change of window at rear to door, installation of disabled access ramp to rear, addition of small air vents to front and rear elevations. (Revised description)' to alter the age range from 7-17 to 8-18.	Oskar Gregersen
Stroud Green	Householder planning permission	HGY/2026/1495	Approve with Conditions	12/08/2026	9 Addington Road, Hornsey, London, N4 4RP	New rear extension to replace existing rear extension. New replacement window to dormer.	Adam Silverwood
Stroud Green	Householder planning permission	HGY/2026/1636	Approve with Conditions	04/08/2026	8 Uplands Road, Hornsey, London, N8 9NL	Partial demolition of existing rear outrigger and erection of a single storey rear extension.	Mark Chan
Stroud Green	Lawful development: Proposed use	HGY/2026/1814	Approve	12/08/2026	21 Nelson Road, Hornsey, London, N8 9RX	Certificate of lawfulness for proposed removal of existing rear chimney stack.	Roland Sheldon
Stroud Green	Non-Material Amendment	HGY/2026/1890	Approve	28/08/2026	20 Victoria Road, Hornsey, London, N4 3SQ	Non-Material Amendment to planning permission HGY/2025/2901 for the substitution of the approved concealed zinc flat roof covering with a concealed GRP (Glass Reinforced Plastic) flat roof covering to the approved single-storey rear extension.	Gareth Prosser
Stroud Green	Non-Material Amendment	HGY/2026/1958	Approve	25/08/2026	100 Stapleton Hall Road, Hornsey, London, N4 4QA	Non-Material Amendment application following a grant of planning permission HGY/2024/1878 in relation to the removal of external stair to the rear extension.	Mercy Oruwari
Stroud Green	Approval of details reserved by a condition	HGY/2026/1999	Approve	28/08/2026	36 Stapleton Hall Road, Hornsey, London, N4 3QD	Application to discharge conditions 3 (Cycle Parking) and 4 (Waste/refuse store) on application ref: HGY/2020/2250 for the internal alterations to facilitate the conversion of single dwelling into 4 x self contained flats.	Ben Coffie
Stroud Green	Full planning permission	HGY/2026/2031	Approve with Conditions	27/08/2026	25 Nelson Road, Hornsey, London, N8 9RX	Replacement of existing timber windows with uPVC double glazed windows to front, side and rear elevations and replacement of rear door to flats	Ben Coffie
Tottenham Central	Full planning permission	HGY/2026/1023	Approve with Conditions	21/08/2026	94 Chester Road, Tottenham, London, N17 6BZ	Replacement of existing timber single-glazed windows with UPVC double-glazed windows.	Mark Chan

Tottenham Central	Full planning permission	HGY/2026/1475	Approve with Conditions	13/08/2026	57 Clyde Road, Tottenham, London, N15 4LS	Replacement of existing single-glazed timber windows (front and rear) with double-glazed timber windows (front) and double-glazed uPVC windows (rear), and replacement of existing single-glazed timber side and rear doors with uPVC double-glazed side and rear doors.	Daniel Boama
Tottenham Central	Householder planning permission	HGY/2026/1540	Approve with Conditions	26/08/2026	56 Grove Park Road, Tottenham, London, N15 4SN	Replacement of existing front elevation timber windows with slimline double glazed timber windows; Replacement of rear elevation windows with double glazed uPVC casement windows; Replacement of rear exit doors to the ground and first floor with uPVC doors with double glazed panes.	Nathan Keyte
Tottenham Central	Householder planning permission	HGY/2026/1541	Approve with Conditions	26/08/2026	5, 7, & 9 Dorset Road, Tottenham, London, N15 5AJ	Replacing existing single-glazed timber windows at 5, 7 and 9 Dorset Road with slimline double-glazed timber units to the front elevation and double-glazed uPVC vertical sliding and casement windows to the rear and side elevations; Roof works at no. 7 replacing existing slate roof with new natural Welsh slate, and associated repairs to chimneys, soffits and rainwater goods.	Nathan Keyte
Tottenham Central	Householder planning permission	HGY/2026/1569	Approve with Conditions	24/08/2026	36 Morrison Avenue, Tottenham, London, N17 6TU	Replacement of existing timber single-glazed windows with new UPVC double-glazed windows.	Mercy Oruwari
Tottenham Central	Householder planning permission	HGY/2026/1646	Approve with Conditions	14/08/2026	53 Grove Park Road, Tottenham, London, N15 4SL	Replacement of all existing timber single-glazed windows with new slimline timber double-glazed windows to front elevation, new uPVC double-glazed windows to side and rear elevation, and replacement of existing ground floor side/rear exit-door with new uPVC double-glazed unit.	Anna Anderson
Tottenham Central	Full planning permission	HGY/2026/1703	Approve with Conditions	17/08/2026	30 Ranelagh Road, Tottenham, London, N17 6XU	Windows and doors to be replaced with new double glazed uPVC doors and windows.	Josh Parker
Tottenham Central	Lawful development: Existing use	HGY/2026/1720	Approve	19/08/2026	3 Summerhill Road, Tottenham, London, N15 4HF	Certificate of Lawfulness (existing) for use of outbuilding as 1 no. self-contained flat (C3).	Anna Anderson

Tottenham Central	Full planning permission	HGY/2026/1796	Approve with Conditions	20/08/2026	Flats A & B, 148 Philip Lane, Tottenham, N15 4JN	Replacement of all the existing timber windows to the front elevation with new double-glazed slimline timber vertical sliding sash windows to match existing. Replacement of all the existing timber windows to the rear and side elevation with new double-glazed uPVC casement windows. Replacement of the existing timber main entrance door with a new double glazed timber door to match existing. Replacement of the existing timber rear exit doors and adjoining window arrangements to the rear elevation with new double-glazed uPVC doors and adjoining windows arrangements.	Neil McClellan
Tottenham Central	Lawful development: Existing use	HGY/2026/1798	Approve	19/08/2026	111 Philip Lane, Tottenham, London, N15 4JR	Lawful development certificate: Existing use of the front forecourt of the property for a single car park.	Nathan Keyte
Tottenham Central	Full planning permission	HGY/2026/1800	Approve with Conditions	20/08/2026	Flats A & B, 125 Philip Lane, Tottenham, London, N15 4JR	Replacement of all existing timber windows to the front elevation and front entrance door with new double-glazed timber windows to match the existing style, including slimline vertical sliding sash windows, and new double glazed timber front door . Rear elevation windows and doors to be replaced with new double-glazed uPVC units.	Neil McClellan
Tottenham Central	Full planning permission	HGY/2026/1822	Approve with Conditions	24/08/2026	Ground Floor Flat, 45 Dongola Road, Tottenham, London, N17 6EB	Erection of a single story side infill extension at rear of property.	Neil McClellan
Tottenham Central	Full planning permission	HGY/2026/1859	Approve with Conditions	26/08/2026	60 Summerhill Road, Tottenham, London, N15 4HD	Replacement of existing single-glazed timber-framed windows on front and rear elevations with double-glazed timber-framed windows on the front elevation and rear elevations, replacement of the existing single-glazed timber-framed rear door with a double-glazed timber-framed rear door. (AMENDED DESCRIPTION)	Daniel Boama
Tottenham Central	Householder planning permission	HGY/2026/1868	Approve with Conditions	27/08/2026	17 Fairbourne Road, Tottenham, London, N17 6TP	Replacement of existing doors and windows with double-glazed uPVC windows and double-glazed uPVC French doors to match existing style.	Sarah Madondo
Tottenham Central	Householder planning permission	HGY/2026/1992	Approve with Conditions	27/08/2026	53 Steele Road, Tottenham, London, N17 6YJ	Replacement of existing timber windows with double glazed uPVC windows to front, side and rear elevations; Replacement of existing timber door with double glazed uPVC door to first floor rear exit.	Ciara Ward
Tottenham Central	Full planning permission	HGY/2026/2027	Approve with Conditions	28/08/2026	11 St Loys Road, Tottenham, London, N17 6UB	Replace the existing main entrance door and fanlight the property with new high-quality double-glazed composite replacements.	Josh Parker

Tottenham Central	Lawful development: Proposed use	HGY/2026/2114	Permitted Development	25/08/2026	8 Gloucester Road, Tottenham, London, N17 6DH	Certificate of Lawfulness: Proposed insertion of a new opening in the rear elevation and replacement of an existing rear side door.	Ciara Ward
Tottenham Central	Prior notification: Development by telecoms operators	HGY/2026/2274	Permitted Development	12/08/2026	Tottenham Fire Station, 49 St Loys Road, Tottenham, London, N17 6UE	Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). Description of Development: Existing 3No. antennas to be removed and replaced with proposed 3No. antennas (top of proposed antennas 26.50m AGL) Existing 6no. remote radio heads (RRHs) to be removed and replaced with Proposed 15No. RRHs Existing equipment cabin to be refreshed for upgrade	Kwaku Bossman-Gyamara
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/0418	Approve	07/08/2026	Tottenham Hale Centre, London	Approval of details pursuant to Condition B18 (Child Playspace Strategy) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/0419	Approve	07/08/2026	Tottenham Hale Centre, London	Approval of details pursuant to Condition B8 (Green/living Roof Plan (LBH Carbon Management)) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott
Tottenham Hale	Householder planning permission	HGY/2026/0686	Approve with Conditions	24/08/2026	138 Sherringham Avenue, Tottenham, London, N17 9RR	Erection of a ground floor rear extension and retrospective application for a rear dormer.	Adam Silverwood
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/1168	Approve	11/08/2026	Plot F (Pavilion), Tottenham Hale Centre, London	Application for the approval of details pursuant to Part B of Condition F19 (Demolition/Construction Environmental Management Plans) in relation to Plot F (Pavilion site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/1594	Approve	27/08/2026	Tottenham Hale Railway Station, London Underground Ltd, Station Road, Tottenham, London, N17 9LR	Approval of details pursuant to conditions 1 (Approved Plans) and 18 (Crime Reduction) attached to planning permission HGY/2025/0818.	Gareth Prosser
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/1630	Approve	04/08/2026	Plot B (Ferry Island), Tottenham Hale Centre, London	Approval of details pursuant to Condition B25 (Contaminated Land ? Part 2 (LBH Environmental Health)) 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	Lawful development: Proposed use	HGY/2026/1649	Permitted Development	21/08/2026	47 Buller Road, Tottenham, London, N17 9BH	Certificate of lawfulness for the erection of a rear dormer including a Juliet balcony, and the insertion of 2x front rooflights. - proposed use	Mercy Oruwari
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/1694	Approve	10/08/2026	Plot B (Ferry Island) , Tottenham Hale Centre, London	Approval of details pursuant to Condition B37 (Heat Network (Great London Authority Energy)) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	Philip Elliott
Tottenham Hale	Approval of details reserved by a condition	HGY/2026/1701	Approve	10/08/2026	Plot B (Ferry Island) , Tottenham Hale Centre, London	Approval of details pursuant to Condition B38 (CO2 (Great London Authority Energy)) 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	Lawful development: Proposed use	HGY/2026/1793	Permitted Development	21/08/2026	65 Ladysmith Road, Tottenham, London, N17 9AP	Certificate of Lawfulness: Proposed conversion within Use Class C3 from C3a (single dwellinghouse) to C3b (dwellinghouse occupied by up to six people living together as a single household where care is provided for residents).	Ciara Ward
Tottenham Hale	Non-Material Amendment	HGY/2026/1833	Approve	10/08/2026	Plot F (Pavilion site) Tottenham Hale Centre, Tottenham Hale, London N17	Application for a Non-Material Amendment (NMA) to alter Conditions F10 (Monitoring and Maintenance Plan ? Contamination (Environment Agency)), F15 (Contaminated Land ? Part 1 (LBH Environmental Health)) and F19 (Demolition/Construction Environmental Management Plans) of the Tottenham Hale Centre Development (SDP Sites, London, N17) Planning Permission (ref: HGY/2018/2223) dated 27 March 2019. The proposed amendments would change the wording of the conditions to introduce parts to the conditions to allow part approval for the interim landscape works on Plot F separately from any works for a building on Plot F (Pavilion site) in the future.	Philip Elliott
Tottenham Hale	Full planning permission	HGY/2026/1855	Refuse	24/08/2026	45 Buller Road, Tottenham, London, N17 9BH	Change of use of the property to a five-Bedroom/six-Person House in Multiple Occupation (Use Class C4 HMO) (Retrospective application)	Neil McClellan
Tottenham Hale	Lawful development: Proposed use	HGY/2026/2007	Permitted Development	27/08/2026	73 Sherringham Avenue, Tottenham, London, N17 9RT	Lawful development: (Proposed use) Demolition of an existing dilapidated single storey rear structure. Erection of a replacement single storey rear extension	Kwaku Bossman-Gyamera

West Green	Full planning permission	HGY/2023/2596	Approve with Conditions	28/08/2026	Land to the rear of 104 and 106 Downhills Park Road (adjacent to 194 Higham Road), London N17 6PA	Demolition of existing garage and outbuilding and the construction of a single storey building with pitched roof and dormer to front elevation, (facilitating one bedroom in the roofspace) roof lights and solar panels to the rear to form a two bedroom house.	Kwaku Bossman-Gyamara
West Green	Approval of details reserved by a condition	HGY/2026/0762	Approve	18/08/2026	Broadwater Farm Estate, London	Submission of details for the discharge of Conditions 28 (Evacuation Lifts - partial discharge - Tangmere and Townhouses only) as attached to the planning permission HGY/2022/0823 - Broadwater Farm Estate, N17, as approved on 07/03/2023 for: Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing); Energy Centre; Medical Centre: Enterprise Centre: and former Moselle school site, at Broadwater Farm Estate. This application relates to Phase 2 (Tangmere and Townhouses) of this development, only.	Adam Silverwood

West Green	Approval of details reserved by a condition	HGY/2026/0763	Approve	18/08/2026	Broadwater Farm Estate, London	Submission of details for the discharge of Conditions 26 (Construction Phase Fire Strategy - partial discharge - Tangmere and Townhouses only) as attached to the planning permission HGY/2022/0823 - Broadwater Farm Estate, London, N17, as approved on 07/03/2023 for: Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing); Energy Centre; Medical Centre; Enterprise Centre; and former Moselle school site, at Broadwater Farm Estate. This application relates to Phase 2 (Tangmere and Townhouses) of this development, only.	Adam Silverwood
West Green	Approval of details reserved by a condition	HGY/2026/1145	Approve	14/08/2026	Broadwater Farm Estate, London	Submission of details for the discharge of Conditions 24 (Surface Water Drainage Scheme - partial discharge Tangmere and Townhouses only) as attached to planning permission HGY/2022/0823 - Broadwater Farm Estate, London, N17, as approved on 07/03/2023 for: Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing); Energy Centre; Medical Centre; Enterprise Centre; and former Moselle school site, at Broadwater Farm Estate. This application relates to Phase 2 (Tangmere and Townhouses) of this development, only.	Adam Silverwood

West Green	Full planning permission	HGY/2026/1349	Approve with Conditions	07/08/2026	79 Belmont Road, Tottenham, London, N17 6AT	Replacement of existing timber single glazed windows with uPVC windows at front, rear and side elevations.	Mark Chan
West Green	Full planning permission	HGY/2026/1350	Approve with Conditions	07/08/2026	12 Frome Road, Tottenham, London, N22 6BP	Replacement existing single glazed timber windows and front entrance door with uPVC windows and composite door.	Mark Chan
West Green	Lawful development: Proposed use	HGY/2026/1556	Refuse	26/08/2026	170 Westbury Avenue, Wood Green, London, N22 6RU	Certificate of lawfulness for proposed use: Erection of single storey garden room outbuilding in the rear garden.	Daniel Boama
West Green	Lawful development: Existing use	HGY/2026/1637	Approve	21/08/2026	First Floor Flat A, 21 Ripon Road, Tottenham, London, N17 6PP	Certificate of Lawfulness for the existing rooflights installed more than 4 years ago.	Mercy Oruwari
West Green	Lawful development: Existing use	HGY/2026/1728	Approve	14/08/2026	146 Carlingford Road, Tottenham, London, N15 3EU	Certificate of Lawfulness (existing) for continued use of building as 3 independent flats under Class C3(a)	Anna Anderson
West Green	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/2006	Not Required	12/08/2026	14 Sandringham Road, Tottenham, London, N22 6RB	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.9m and for which the height of the eaves would be 2.81m	Ciara Ward
West Green	Lawful development: Proposed use	HGY/2026/2205	Permitted Development	17/08/2026	15 Belmont Avenue, Tottenham, London, N17 6AX	Certificate of Lawfulness: Proposed erection of a rear dormer on the roof of rear outrigger.	Ciara Ward
White Hart Lane	Lawful development: Existing use	HGY/2026/0421	Approve	05/08/2026	81 Norfolk Avenue, Wood Green, London, N13 6AL	Lawful development: Existing use as Large HMO (6 Persons)	Adam Silverwood
White Hart Lane	Householder planning permission	HGY/2026/0897	Approve with Conditions	05/08/2026	20 Devonshire Gardens, Tottenham, London, N17 7NB	Construction of new vehicle hardstanding, concrete access ramp and handrails	Eunice Huang
White Hart Lane	Lawful development: Existing use	HGY/2026/1627	Approve	20/08/2026	29 Fenton Road, Tottenham, London, N17 7JL	Certificate of lawfulness for the existing use of the property as 3 self-contained flats (comprising of ground floor 2 bed, first floor 1 bed, second/loft floor studio) for more than 4 years.	Mercy Oruwari
White Hart Lane	Householder planning permission	HGY/2026/1662	Refuse	20/08/2026	33 Siward Road, Tottenham, London, N17 7PJ	Installation of roof-mounted photovoltaic (PV) solar panels Retrospective)	Kwaku Bossman-Gyamara
White Hart Lane	Full planning permission	HGY/2026/1664	Approve with Conditions	26/08/2026	Morris House, Waltheof Gardens, Tottenham, London, N17 7EB	Installation of the temporary Portakabin building for additional space for Bright Star Day Nursery	Josh Parker
White Hart Lane	Householder planning permission	HGY/2026/1693	Approve with Conditions	14/08/2026	197 Risley Avenue, Tottenham, London, N17 7HR	Replacement of existing timber single-glazed windows, with new timber double-glazed windows on south elevation, new uPVC double-glazed windows on north elevation, and replacement of existing timber single-glazed door with new uPVC double-glazed door on north elevation.	Anna Anderson
White Hart Lane	Lawful development: Existing use	HGY/2026/1817	Refuse	24/08/2026	70 Norman Avenue, Wood Green, London, N22 5EP	Certificate of Lawfulness (existing) for continued use of 5 no. self contained flats.	Anna Anderson

White Hart Lane	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/2176	Not Required	27/08/2026	19 Homecroft Road, Wood Green, London, N22 5EL	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m	Ciara Ward
White Hart Lane	Full planning permission	HGY/2025/2817	Approve with Conditions	07/08/2026	the carriageway adjacent to, 199 The Roundway, London, N17 7BP	Planning application for the installation of Electric Vehicle Charging Infrastructure on the carriageway adjacent to 199 The Roundway, London, N17 7BP	Gareth Prosser
White Hart Lane	Full planning permission	HGY/2025/2962	Approve with Conditions	07/08/2026	the carriageway adjacent to, 283-285 The Roundway, London, N17 7AJ	Planning application for the installation of Electric Vehicle Charging Infrastructure on the carriageway adjacent to 283-285 The Roundway, London, N17 7AJ.	Gareth Prosser
Woodside	Approval of details reserved by a condition	HGY/2026/0518	Approve	28/08/2026	Civic Centre, High Road, Wood Green, London, N22 9SB	Approval of details reserved by condition 10 B (Council Chamber ceiling sections) of Listed Building Consent HGY/2023/1044 for "the refurbishment and extension of the Civic Centre"	Samuel Uff
Woodside	Approval of details reserved by a condition	HGY/2026/1392	Approve	28/08/2026	Civic Centre, High Road, Wood Green, London, N22 9SB	Approval of details reserved by condition 7b (Ceiling cross section) of Listed Building Consent HGY/2023/1044 for "the refurbishment and extension of the Civic Centre"	Samuel Uff
Woodside	Approval of details reserved by a condition	HGY/2026/1395	Approve	28/08/2026	Civic Centre, High Road, Wood Green, London, N22 9SB	Approval of details reserved by a condition 9b (Ceiling material specification) of Listed Building Consent HGY/2023/1044 for "the refurbishment and extension of the Civic Centre"	Samuel Uff
Woodside	Full planning permission	HGY/2026/1489	Approve with Conditions	26/08/2026	15 Maryland Road, Wood Green, London, N22 5AR	Change of use from Class C3 to a 5 Room HMO (Class C4) for 6 persons	Josh Parker
Woodside	Householder planning permission	HGY/2026/1536	Approve with Conditions	07/08/2026	25 Forfar Road, Wood Green, London, N22 5QE	Erection of two-storey front bay extension with external alterations, single storey rear and rear side extension, demolition and re-building of existing garage in matching brick with new garage door.	Anna Anderson
Woodside	Removal/variation of conditions	HGY/2026/1602	Approve with Conditions	03/08/2026	1 Arcadian Gardens, Wood Green, London, N22 5AB	Variation of condition 2 (approved plans) of planning permission HGY/2025/0623 to retain the completed ground floor rear extension. All other element of the approved scheme remains unchanged. (Retrospective).	Kwaku Bossman-Gyamera
Woodside	Householder planning permission	HGY/2026/1618	Approve with Conditions	03/08/2026	48 Selborne Road, Wood Green, London, N22 7TH	Ground floor side infill, internal alterations, and associated works	Eunice Huang
Woodside	Lawful development: Proposed use	HGY/2026/1825	Permitted Development	24/08/2026	Woodside Childrens Centre, 59 White Hart Lane, Wood Green, London, N22 5SJ	Replacement of existing canopies on the west and north elevations of building..	Oskar Gregersen

Woodside	Approval of details reserved by a condition	HGY/2026/1913	Approve	27/08/2026	12 Canning Crescent, Wood Green, London, N22 5SR	Approval of details reserved by a condition 3 (Detail design and materials), condition 4 (Secure cycle parking spaces), condition 5 (Refuse and waste storage), condition 8 (location of a water butt) attached to planning application Ref: HGY/2024/3115	Kwaku Bossman-Gyamera
Woodside	Approval of details reserved by a condition	HGY/2026/1914	Approve	28/08/2026	12 Canning Crescent, Wood Green, London, N22 5SR	Approval of details reserved by a condition 6 (Energy Strategy) and condition 7 (Overheating Risk) attached to planning permission ref. HGY/2024/3115.	Kwaku Bossman-Gyamera
Woodside	Prior approval Part 1 Class A.1(ea): Larger home extension	HGY/2026/1960	Approve	10/08/2026	30 Maryland Road, Wood Green, London, N22 5AN	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.1m and for which the height of the eaves would be 2.3m	Oskar Gregersen
Woodside	Approval of details reserved by a condition	HGY/2025/2589	Approve	07/08/2026	Civic Centre, High Road, Wood Green, London, N22 9SB	Approval of details reserved by condition 8a (strip out) of Listed Building Consent HGY/2023/1044 for "the refurbishment and extension of the Civic Centre"	Samuel Uff
Woodside	Approval of details reserved by a condition	HGY/2025/3243	Approve	28/08/2026	Civic Centre, High Road, Wood Green, London, N22 9SB	Approval of details reserved by condition 12 of Listed Building Consent HGY/2023/1044 for "the refurbishment and extension of the Civic Centre".	Samuel Uff