

1. FILMING AT MEETINGS.

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

2. PLANNING PROTOCOL

The Chair referred to the planning protocol and this information was noted. Officers assured members that Item 16d within the protocol would be implanted from now on.

3. APOLOGIES

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

4. Urgent business

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. MINUTES

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

RESOLVED

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

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

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

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

Oscar French attended the committee and spoke in objection.

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

Peter Boothman attended the committee and spoke in objection.

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

The following was noted in response to questions to objectors:

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

The applicant addressed the committee:

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

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

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

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

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

RESOLVED

2.1 That the Committee authorised the Head of Development Management and Planning Enforcement or the Director of Planning and Building Standards to GRANT planning permission subject to the conditions and informatics set out below and the completion of a legal agreement satisfactory to the Head of Development Management and Planning Enforcement or the Director of Planning and Building Standards that secures the obligations set out in the Heads of Terms below.

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

2.3. That the agreement referred to in resolution (2.1) above is to be completed no later than 30 January 2026, or within such extended time as the Head of Development Management and Planning Enforcement or the Director of Planning & Building Standards shall in their sole discretion allow; and

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

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

Conditions:

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

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

Informatics:

- 1) Heads of Terms
- 2) CIL

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

8. Update on major proposals.

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

9. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

10. NEW ITEMS OF URGENT BUSINESS

11. DATE OF NEXT MEETING

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