

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 Worrell, Cllr Ibrahim and Cllr Emery.

4. Urgent business

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

Cllr Collet declared an interest in relation to the pre application briefing as she lived in the ward of Coburg but would view the item with an open mind.

6. Minutes

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

RESOLVED

7. PRE-APPLICATION BRIEFINGS - PPA/2025/0002; HGY/2025/3217 MALLARD PLACE, COBURG ROAD, WOOD GREEN N22 6TS (PAGES 7 - 46)

Valerie Okeiyi, Principal Planning Officer, opened the item for the item for redevelopment of the site with the erection of a 22 storey building with 8 storey wing, and a 14 storey building with 6 storey wing, to provide 150 social rent dwellings along with double height flexible workspace (539 sqm). The proposal also includes landscaped public realm. The applicant presented their proposed scheme to the committee.

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

- Every flat would have a balcony or a terrace, including these on the ground floor.
- Members noted the design and usage of white bricks.
- The applicant stated that the offer of the workspace had not changed it would always be flexible, and affordable where possible. The chocolate factory phase 1 workspace was vacant and it was challenging to occupy the unit. The applicant wanted to ensure that there was the greatest flexibility for the use of the space, to ensure it is occupied, and to enliven the street frontage.
- The applicant considered that the colours of the bricks were much richer in reality (than the visuals presented) and there was a much greater depth to the facade. There would be bricks used that developers had used many times before on different projects. The applicant sought a warm toned brick and

there were two colours. They considered it to be a high quality design and stated that they had worked hard on the elevations and window proportions to deal with issues of daylight and overheating. There would be integrated roller blinds into all of the windows.

- The applicant stated that they had tried to make the elevation appear as slim and elegant as possible.
- The QRP had offered another session which would be focused on the elevations; but Officers agreed that the applicant had sufficiently addressed QRP comments.
- There would be 10% wheelchair homes in the development.
- Only one proposed home would be single aspect.
- The homes that would be two bed and below were all to have open plan kitchen diners, and then the three and four beds would generally have separate kitchen diners.
- In terms of the overall colour palette, the applicant considered it reflected adjacent historic buildings using a green brick and green metal work. The Chocolate Factory was quite a big influence on the design as a sizeable white rendered building in the local area, but the usage of bricks was proposed to promote longevity.
- The QRP panel talked about having the Penstock Tunnel painted and renovated. Members wondered if one of the commercial units could be given free to an artist to complete renovations and also that use of a workspace to provide playspace to serve the development might be possible.
- The committee would like to put Haringey on the map in terms of the quality of design of properties that are being built.

8. UPDATE ON MAJOR PROPOSALS (PAGES 47 - 58)

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.

There were no questions on this item.

9. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 59 - 106)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 01.11.2025 – 31.12.2025.

There were no questions on the item.

10. NEW ITEMS OF URGENT BUSINESS

There were none.

11. DATES OF FUTURE MEETINGS

5TH February 2026.