

Planning Sub Committee 5 March 2026

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.7

Reference No: HGY/2025/3156	Ward: Hermitage & Gardens
Address: 2 to 240 Block, Tiverton Road, Tottenham, London, N15	
Proposal: Full Planning Application for Demolition and redevelopment to provide 17 council homes arranged across two 4-storey blocks; together with associated communal amenity space, private outdoor space, landscaping, cycle parking, and refuse storage.	
Applicant: London Borough of Haringey	

Housing Mix, Tenure and Quality of Accommodation

Page 30: Paragraph 6.6.7 This location has a moderate Public Transport Accessibility (PTAL of 2) should be amended to read (PTAL of 2 to close 3 'moderate').

Quality Review Panel

Page 38: Paragraph 6.7.16 - Appendix 4 – latest Quality Review Panel report held in September 2025 attached.

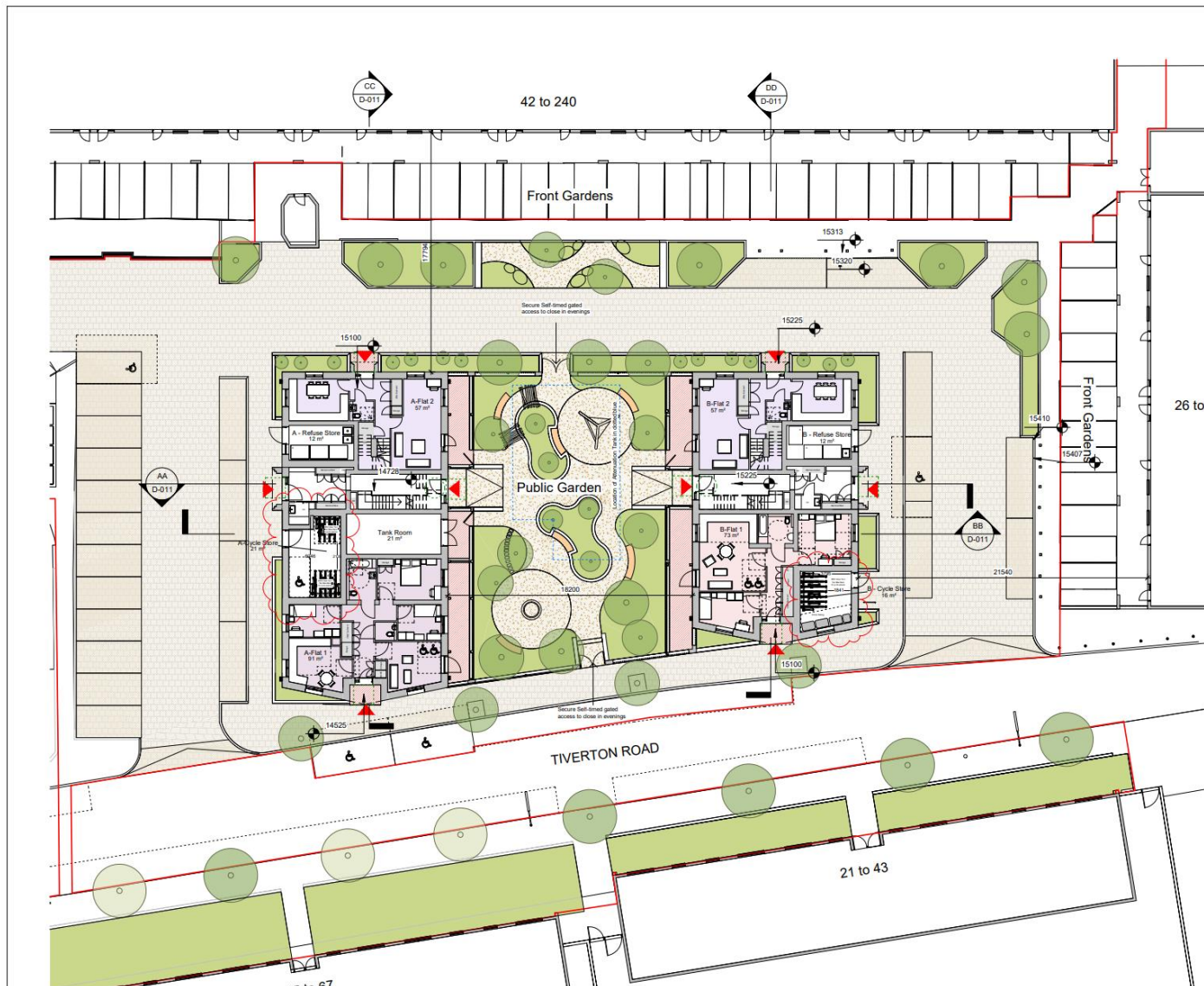
6.10 Parking and highway safety/waste recycling and servicing

Page 61: Transport impact – trip generation

The applicant has submitted a Highways Technical Note which clarifies that the traffic impact of the development is expected to be adequately accommodated on the adjoining highway and within the available capacity on the existing local highway and public transport infrastructure network. Officers have considered this and agree with this analysis.

Condition 2, as listed in Appendix 3

Revised Plan number: ~~Drawing no. P-00-D-003 REV S~~ Ground floor plan – Drawing no. P-00-003 REV T.



Additional Documents

Highway Technical Note dated February 2026 to be included in condition 2, as listed in Appendix 3.

Additional Head of Term (to be included in the Director's letter)

Page 15: Para 2.19:

Submission of a management plan (including financial contribution if required) towards the tidying and upkeep of the existing allotments and open space located to the rear of 42-240 Tiverton Road.

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.8

Reference No: HGY/2025/3108	Ward: Tottenham Central
Address: 30-48 Lawrence Road, Tottenham, London, N15 4EG	
Proposal: Alterations and 7-storey extension (facing Lawrence Road) to existing building to provide new self-storage facility (Use Class B8), new flexible workspace / incubator units and other works ancillary to the development.	
Applicant: South Tottenham PropCo Limited	

5. LOCAL REPRESENTATIONS

Paragraph 5.2 is amended (in bold) as follows:

No of individual responses: **17**

Objecting: **15**

Support: 0

Representations: 2

No new planning issues were raised in the additional objection received.

ALTERATIONS TO CONDITIONS

Page 210: condition 21 - Surface Water Drainage

Part A to read:

A comprehensive hydraulic calculation, including a full network diagram clearly cross referencing all drainage elements. These calculations must demonstrate the simulation of a full range of rainfall events for each return period, assessed over both 7 day and 24 hour durations, using Micro Drainage or equivalent industry standard software. The hydraulic modelling results must confirm that there is No surcharging within the drainage system during the **1 in 2 year storm** event, No flooding during the 1 in 30 year storm event. Any flooding associated with the 1 in 100 year storm event (including the required climate change allowance) must be fully contained and safely managed within designated areas, ensuring that floodwater does not pose a risk to buildings, sensitive infrastructure, or other vulnerable receptors.

Hours of Operation (Additional Condition)

25. The use hereby permitted shall not be operated before 09:00 hours or after 19:00 hours Monday to Friday, before 09:00 hours or after 16:00 hours Saturdays and before 10:00 hours or after 16:00 hours Sundays and Bank Holidays.

Reason: To safeguard residential amenity and the amenity of the locality and to comply with Policy DM1 of the Development Management Development Plan Document 2017.

Addendum Report