

By Planning Portal

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23rd February 2026

Dear Sir / Madam,

Application Submission – 184 Tottenham Lane, London N8 8SG
Planning Portal - PP-14727386

On behalf of the applicant, YMCA London, City and North, we write to make a planning application for the above site. The detailed application proposes the following:

“Provision of a flue to the existing building.”

YMCA London City and North provides specialist accommodation for young people aged 16 to 35 who have experienced homelessness, from their building located at the junction of Elmfield Avenue, Rosebery Gardens, and Tottenham Lane, as shown below. The existing building comprises of three adjoining blocks, varying in height from two to five storeys, and contains 155 single occupancy bedrooms, along with communal facilities.



At the western of the building, a kitchen and canteen are located at ground level, to which a new flue is proposed. The proposed ductwork would exit through an existing ground floor window at high level, and then raise up against the wall, up to roof level. The flue would be tucked into the recessed corner element, away from the main frontage, to minimise visual impact.

The following documents have been submitted pursuant to this application:

- (1). Application and CIL forms by CMA Planning;
- (2). Existing and Proposed Drawings with site location plan by LBA;
- (3). Covering letter by CMA Planning (this document); and
- (4). Application fee of £383 (which includes £85 service charge).

We trust that the enclosed is in order and look forward to receiving acknowledgement shortly that the application has been formally registered.

Yours faithfully

Tim Gaskell

Tim Gaskell
CMA Planning

enc as above