

Date of meeting: 18/02/2026

Thank you for attending the recent Pre-Application Planning advice meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site Address: 1 Arcadian Gardens, N22 5AB

Development proposal: A built rear extension that is slightly different than the approved planning application, because the development was phased. A potential development opportunity in the eastern part of the site that will increase the capacity of the surgery to serve a wider number of residents.

Attendees:

Kwaku Bossman-Gyamera (Principal Planning Officer)
Ayaz Hosham (Agent)
Dr Kosola Perera
Dr Sav Georgiou

1. SITE DESCRIPTION

The subject site is located on the northern side of Arcadian Road and is currently operating as an NHS GP surgery. The surrounding is mostly characterised by two storey residential development to the east with the United Reformed Church of St James at Bowes to the site which is a grade II listed building. To the west of the site there is a continuation of residential development with a small cluster of commercial activity along High Road.

The site is not located within a conservation area and is not within the curtilage of a listed building.

2. RELEVANT PLANNING HISTORY

- HGY/2025/0623 – planning permission granted 10/06/2025 - Extension and alterations to the existing Class E(e) building including, ground floor extension, first floor extension, conversion of roof form to gable roof dormer, addition of 1 rooflight on ground floor and 1 rooflight on roof form and solar panels on southern facade.
- OLD/1986/0026 – planning permission granted 11/03/1986 - Improvements to facilities comprising partial extension to ex - waiting room, modification to former garage for use as nurses treatment room, provision of car parking at rear for 8 patients, landscaping and improvements of access to surgery.

3. COMMENTS ON PRE-APPLICATION SCHEME

The following points are made by Officers in response to the plans submitted and discussions at the pre-application meeting.

Principle of development

1. Council's **Policy DM49** of the Development Management DPD (Adopted July 2017), in particular Part E of the policy stipulates that:

"Proposals for new and extended social and community facilities and the sharing of facilities will be supported by the Council provided they:

a) Are accessible by public transport, walking and cycling, preferably in town centres or local centres, Growth Area or Areas of Change.
b) Are located within the community that they are intended to serve.
c) Provided flexible, multifunctional, and adaptable space, where practicable;
d) Do not have significant adverse impact on road safety or traffic generation; and
e) Protect the amenity of residential properties.
2. It is considered that the proposal would be acceptable in principle subject to compliance with other policies in terms of design, neighbouring amenity impact, and other highways considerations.
3. A proposal will be supported where it is shown that design of the development is a response to positive aspect of the local context in terms of urban block, grain, bulk, scale, massing, siting, orientation and layout and relationships with other buildings.

As built ground floor rear extension

4. Given that the principle of extensions and alterations to the existing GP surgery building has been accepted by virtue of the previously approved planning permission granted in respect of this property, ref. HGY/2025/0623.
5. The proposed development is identical to the above outlined approved scheme in terms of design and appearance. The difference relates to the footprint of the ground floor rear extension forming the reception office. However, as built on site, the depth of the of the ground floor rear extension has increased from 2.4m to 3.0m. As such, overall increase of 0.6m on the common boundary. All other aspects of the approved scheme remain unchanged including the height of the ground floor extension. The materials used are consistent with the host dwelling, including the window design and placement as well as the roof materials and brick colouring.
6. The modest scale of the proposed enlarged ground floor rear extension is also considered unlikely to have any significant impact. The impact of the proposed increase in the depth of the ground floor extension along the boundary with 324 High Road is largely mitigated by that property's existing rear extension, with the enlarged ground floor extension only extending beyond the end of the neighbours existing rear extension by approximately 2.9 metres. As such the existing ground floor rear extension (As built) to improve the internal space for the reception area is considered acceptable in this instance.
7. It is therefore recommended to submit a Section 73 (Minor Material Amendment) application under the Town and Country Planning Act 1990 (as amended) to vary condition 2 (Approved plans) attached to the approved planning permission Reference: HGY/2025/0623 to retain the existing ground floor rear extension as built.

Proposed new building to rear ancillary to existing GP surgery

8. Whilst the principle of expanding the GP surgery is supported, realistically the plans for the site are ambitious and may be difficult to accomplish. The significantly increased floor space proposed to rear garden and the resultant mass is likely to cause significant harm to the amenities of the adjoining occupiers.

Design and appearance

9. The design and appearance of the proposed building is considered acceptable. There is a mixture of architectural style on the Arcadian and High Road and there is no objection to the design adopted for the proposed building. The bulk and massing and rearward projection of the proposed building needs to ensure that proposal fits more sympathetically to the local character.
10. The proposed building would be considered as a basement, single storey and two-storey oblong-shaped block with a flat roof. Although the submitted plans are not in metric scale. The roof height of the two-storey block would be around 5.0m above ground level. The northern facing end elevation would be on the boundary to the rear garden of No. 324 High Road (dwelling house) and close to the side elevations of adjacent property at No.3 Arcadian Gardens which has several windows on its flank side elevation. Due to the height and proximity of the proposed building it is considered that it would have a detrimental effect on the outlook from rooms at the side of No 3 Arcadian Gardens. This adjacent or opposite building at No.3 have several small high level, fixed windows in it. Therefore, outlook from this habitable area would be through the glazed windows. This outlook would be onto the proposed wall, the combined height of which would be around 5m, at a distance less than 3m from the opening. Therefore, the outlook from the lower and upper floor levels would not be of a satisfactory standard.
11. Officers also considers it would also be overbearing on the property, particularly when experienced from the rear garden of 324 High Road.
12. As noted, the proposed building would be sited adjacent to a side boundary of the rear garden of No.324 High Road. Given the proposed height, the property would extend around 3m above the boundary treatment for around 6m along the boundary. Although the wall of the proposal would be rendered a light colour, this would not mitigate against the large expanse of building that would dominate the side boundary. It is therefore considered that the proposal would have an overbearing effect on No 324 High Road, particularly when viewed from its rear garden.
13. Bearing the above factors in mind, the proposed two-storey element would have a detrimental effect on the living conditions of the existing occupiers of neighbouring properties Nos 3 Arcadian Gardens and 324 High Road, due to its effect on outlook and overbearing presence. Consequently, the proposal would not accord with policies DM1 of the Development Management DPD (2017), (DPD), and D4 of The London Plan (2021), (the LP). Collectively, and among other things, these policies seek to ensure developments achieve a high standard of amenity for occupiers of existing neighbouring properties.

Basement development

14. **Policy DM18 (Basement Development)** of the Development Management DPD (Adopted July 2017), requires all basement development to demonstrate that:

- Basement development will not adversely affect the structural stability of the application building, neighbouring building, and other infrastructure, including the adjoining highway, having regards to local geological conditions.

i.e. - Basement development must not cause harm to:

- neighbouring properties;
- the structural, ground, or water conditions of the area;
- the character and amenity of the area; and
- the architectural character and heritage significance of the building and area.

- The siting, location, scale, and design of basements must have minimal impact on, and be subordinate to, the host building and property.
- Applicants will be required to submit information relating to the above within a Basement Impact Assessment (BIA) which is specific to the site and particular proposed development.
- In some instances, the Council will require a Basement Construction Plan to be provided.
- The applicants to ensure that the information contained in the BIA is submitted as part of any future planning application. The requirements and stages of the BIA is set out in full detail in the Council's guidance note on Basement Impact Assessment. It is advised that various stages of a BIA should be carried out by qualified and recognised independent assessors and will be paid for by the applicant.

15. While the Local Planning Authority (LPA) do not object to basement development within the proposed scheme. It is important to consider the above matters into consideration as part of any future submission.

Transport & parking

16. Arcadian Gardens is on the north side of the Road, at the western end adjacent to the junction of Arcadian Gardens with Wood Green High Road. It has a PTAL level of 3, considered 'moderate' access to public transport services. There are 5 different bus services accessible within 1 to 8 minutes' walk of the site, and Bowes Park national rail station is a 10-minute walk away.

17. It is located to the western periphery of the Woodside West CPZ, which operates between 11.00 and 13.00 Monday to Friday. To the western side of the High Road, with identical operating hours is the Bounds Green East CPZ.

Transportation considerations

18. This proposal includes construction of a new three storey (basement, ground and first floor) building on the existing car park, to accommodate new consulting rooms, storerooms, and a revised reduced car parking arrangement with two ground level spaces and two basement spaces accessed using a car lift.
19. The existing car park appears to be able to accommodate 8 cars and is accessed off the northern side of Arcadian Gardens. On street parking here is CPZ controlled between 11.00 and 13.00 and pay and display is also available during these times. Otherwise, it appears parking is unrestricted.
20. A transport statement should accompany any future application, the topics for inclusion are as follows.

Rationale for the additional building – trip generation/parking demands

21. From the transportation perspective, it will need to be clarified whether this proposal is associated with an expansion in the numbers of staff and patients working at the site or attending as patients. We will require clarity and full details of this, as there may be trip generation and parking demand implications arising with an expansion which will need full information and consideration.

Access and car parking

22. There appears to currently be 8 parking spaces at the site (needs confirmation). There are also 2 doctors bays on street and two blue badge bays, these are adjacent to the highway access to the car park off Arcadian Gardens.
23. Reducing the off-street car parking will increase on street demands, and if it transpires that the new consulting rooms are related to an expansion in staff and patient numbers the loss will compound any new parking demands arising from any expansion.
24. Accordingly, it will be necessary for a Parking Stress Survey carried out and presented in accordance with the 'Lambeth' methodology, to accompany any future application. This, coupled with a clearer understanding of the rationale for the new extension, will enable transportation officers to understand current parking levels in the vicinity of the site, and come to a view on the parking implications of the proposal.

25. Regarding the proposal for a car lift, it appears that the two spaces above those in the basement are directly above, so what would the arrangements be when a vehicle parking in the basement needs to exit if the space above is parked ? it appears there is potential for shuffling manoeuvres being needed. Details would also be required as to the system intended for use, the specification for it, maintenance and breakdown arrangements.

Cycle parking

26. It is not known if there is any cycle parking at the site at present, and again no knowledge of the existing and future numbers of staff. These should both be clarified.
27. The London Plan requires 1 long stay cycle parking space per 5 FTE staff, and 1 per 3 FTE staff for visitors/short stay.
28. The applicant will need to clarify existing arrangements and include in any future formal application full details of the proposed long and short stay cycle parking arrangements, including fully detailed and dimensioned drawing for the proposed arrangements, ensuring they meet the London Cycle Design Standards as produced by TfL. The installation specifications for any chosen cycle parking system will also be required.

Deliveries and servicing, waste and recycling

29. Arrangements for visiting delivery and service vehicles will need to be detailed, including the numbers and types of vehicles. The loss of parking off street may result in additional on street parking demands so this will need to be clarified. Again, this can be assessed against the results of the parking stress survey.
30. Otherwise, the applicant will need to ensure the storage and collection arrangements meet the Council's specifications and standards.

Construction phase

31. Given the site's location close to the junction of Arcadian Gardens and the A105 High Road, along with the fact this is an operation doctor's surgery and health centre, which hit is assumed will remain in use whilst construction work takes place, , a detailed draft of a construction method statement or logistics plan will be required, to demonstrate how the construction phase/build out can progress without impacting on the public highway, the doctor's surgery, and adjacent properties.

32. This document will require details such as the programme, numbers and types/sizes of construction related vehicles visiting the site, locations for handling and storage of plant and materials, measures to prevent on street parking by operatives, and overall, what measures will be undertaken to minimise potential impacts. An assessment of displaced parking from the surgery car park will also need to be included.
33. This pre application proposal is for construction of an additional building on the existing car park to house 7 new consultation rooms, plus storerooms and ground level/basement parking facility.
34. As presented, there are a number of details for which further information is required, which would probably best be covered in a transport statement. These include;
- Rationale for the additional building – trip generation/parking demands
 - Access and car parking
 - Cycle parking
 - Deliveries and servicing, waste and recycling
 - Construction phase

4. SUMMARY

The Council strongly advise the applicant to consider and address the impact of the two-storey block within the rear garden, particularly its proximity to the side boundary of 324 High Road resulting in an overbearing effect, particularly when viewed from its rear garden, including the loss of outlook from the habitable windows from the side elevation of No.3 Arcadian Gardens.

5. INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:
<https://www.planningportal.co.uk/applications>

Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically, we will need two sets of all information.

The following information will be required for registration of the planning application in respect of this site.

1. Standard Full Application Form with all sections completed, signed, and dated.
2. Ownership certificate and notices.

3. Location Plan - based upon up-to-date map and ideally at scale of 1:1250, with the site boundary identified in red, and a blue line drawn around any adjacent land owned by the applicant.
4. Site Plan - clearly indicating north, at a scale of 1:200 or 1:500, showing footprints of all buildings existing on site in relation to site boundaries and neighbouring buildings.
5. Planning Application Fee.
6. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections and a 'street scene elevation' showing the relationship with the neighbouring buildings. **Please note that Haringey requires all applications to have a scale bar, and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.**
7. Design & Access Statement
8. Photographs of the site (Can be included in the D&A)
9. Transport Statement
10. Biodiversity Net Gain Statement
11. Energy and Sustainability Report
12. Basement Impact Assessment

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements at our website at:

[Planning validation checklist | Haringey Council](#)

6. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through a number of steps:

1. Validation/Checking

Applications are checked to make sure all required documents and fees are there and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an officer is available so there can be a number of weeks before an application is validated and checked.

2. Registration

The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer, and the deadline they can expect to hear back by.

3. Consultation (a minimum of 24 days following registration)

Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.

4. Decision (Usually as soon as the consultation has ended).

The planning service can deal with most householder applications under delegated powers and will issue a decision notice stating whether the application has been approved or refused, and if there are any conditions that must be met.

7. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

PLEASE NOTE

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this pre-application advice note, please contact the following Officer.

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