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30 September 2026

Application Ref: HGY/2026/2421

Address: Former Ashley House site, Ashley Road, London, N17 9LZ

Proposal: Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works. (The application is accompanied by an Environmental Statement (ES))

NHS Property Services is responding on behalf of the West and North London Integrated Care Board (WNL ICB), which is responsible for commissioning NHS healthcare services for residents of Haringey.

Summary Comments

There is sufficient existing primary healthcare capacity locally to address demand generated by the development. Mitigation is therefore not required in the form of a financial contribution at this time.

We have reviewed the information submitted in support of the planning application and assessed the potential impact of the proposed development on existing primary healthcare capacity. The WNL ICB is satisfied that there is sufficient capacity within the existing primary care system to accommodate the additional demand arising from the development, including at Welbourne Health Centre, which is located in close proximity to the application site.

Accordingly, mitigation in the form of a healthcare related planning contribution is not being sought at this time.

Should you need additional information or clarification on any matter please do not hesitate to contact me.

Yours sincerely,

Mhairi Summers

Town Planner

NHS Property Services for and on behalf of NHS West and North London

For and on behalf of WNL ICB