

Our ref: Q200861
Your ref: PP-11757095
Email: matt.eyre@quod.com
Date: 19th December 2022



Martin Cowie
London Borough of Haringey
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

Dear Mr Cowie

**APPLICATION FOR THE APPROVAL OF DETAILS PURSUANT TO SITEWIDE
CONDITION 20 (HARD AND SOFT LANDSCAPING) OF PLANNING PERMISSION
HGY/2018/2223**

TOTTENHAM HALE CENTRE, LONDON, N17

On behalf of HG Construction, please find enclosed an application for the approval of details pursuant to Sitewide Condition 20 (Hard and Soft Landscaping) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Sitewide Condition 20 of planning permission HGY/2018/2223 states that:

“Part A

Full details of both hard and soft landscape works within the publicly accessible areas of the Site shall be submitted in writing to and approved by the Local Planning Authority prior to installation of such works. The hard and soft landscaping within the publicly accessible areas of the Site shall be constructed in accordance with the approved details and shall be delivered in line with the timeframes set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission.

Part B

Full details of both hard and soft landscape works within each plot’s building(s) demise shall be submitted in writing to and approved by the Local Planning Authority prior to





installation of such works on the relevant plot. The hard and soft landscaping shall be constructed in accordance with the approved details. The soft landscaping details approved under this condition 20B shall be implemented in the first planting and seeding season following the residential occupation of the relevant plot. The hard landscaping details approved under this condition 20B shall be implemented within 3 months of the residential occupation of the relevant plot.

Relevant details from the following apply to both Parts A and B above.

Details of hard landscaping works shall include:

- *Hard surfacing materials;*
- *Street furniture, short stay cycle parking in accordance with the London Cycle Design Standards (LCDS, October 2016), refuse or other storage units and signage; and*
- *Details of any hard landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018).*

Details of soft landscape works shall include:

- *A full schedule of species of new trees and shrubs proposed to be planted;*
- *Written specifications (including cultivation and other operations) associated with plant establishment;*
- *Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;*
- *Details of any proposed residential podium space;*
- *Details of any soft landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018); and*
- *An implementation programme and management plan.*

REASON: To protect the amenity of the locality."



This application seeks to discharge the requirements of Sitewide Condition 20 for Plot A (North Island) only.

Accordingly, please find enclosed the following documentation, which has been submitted via the Planning Portal (ref. PP-11756863) in support of this application:

- This Covering Letter;
- Completed application form; and
- Drawings (Please refer to Annex 1)

The application fee of £116 has been paid via the Planning Portal in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2017.

I trust that this enables you to register and validate the application but please do not hesitate to contact me should you require any further information or if you have any queries at this stage.

Yours sincerely

Matt Eyre

Associate



Annex 1

Drawing Title	Drawing Reference	Revision
Hard Works	TH-IS-03-001-L-1264-90-100	006
Soft Works	TH-IS-03-001-L-1264-91-100	002
Hard works - dimensions of roof terrace planter	TH-IS-03-001-L-1294-90-120	002
Child Play Space Strategy	TH-IS-03-001-L-1264-90-125	000
Hard works roof terrace	TH-IS-03-001-L-1264-90-118	003
Soft works roof terrace	TH-IS-03-001-L-1264-91-118	003
Cross section private realm, play area, courtyard	TH-IS-03-001-L-1264-90-121	000
Courtyard seating/play structure plan view & cross section	TH-IS-03-001-L-1264-90-122	000
Hard works cross sections roof terrace planter	TH-IS-03-001-L-1264-90-119	002
Courtyard planter plan view and cross section	TH-IS-03-001-L-1264-90-123	000