

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

Date: 07 December 2022

Our ref: 65184/01/BK/AR/

Planning Portal refs: PP-11688564 and PP-11689083

Dear Sir / Madam

**Ashley House and Cannon Factory Ashley Road, Tottenham Hale:
Application to Discharge Condition 22 (Tree Protection Meeting) of
Planning Permission HGY/2016/4165**

**Ashley Park, Ashley Road, Tottenham Hale: Application to Discharge
Condition 14 (Tree Protection Plan) of Planning Permission
HGY/2019/0108 (Appeal ref. APP/Y5420/W/19/3232707)**

On behalf of our client Notting Hill Home Ownership (NHHO), please find enclosed 2x applications for the discharge of Condition 22 and Condition 14, relating to tree protection, of the planning permissions at Ashley House, Cannon Factory (ref. HGY/2016/4165) and Ashley Park (Appeal ref. APP/Y5420/W/19/3232707) respectively. The applications have been submitted via the Planning Portal under references PP-11688564 and PP-11689083. The applications comprise a copy of the following supporting information:

- 1 2 x Completed application forms;
- 2 Tree Protection Plan (2931-ARB-03 Rev B) (April 2017)
- 3 Ashley Park Detailed Arboricultural Report prepared by WSP Parsons Brinckerhoff

The application fee of 2x £116 (plus £32.20 flat rate service charge) has been paid by the Planning Portal.

Notting Hill Home Ownership (NHHO) intends to progress delivery of the two schemes together on an integrated basis. Consequently, as agreed with Haringey's Officers, we have packaged up the DoC application submissions in pairs for the two respective planning permissions. Two application forms are submitted for the two sites along with a single technical assessment covering both sites. This cover letter also relates to both permissions.

Condition 22 (HGY/2016/4165)

Condition 22 of planning permission ref. HGY/2016/4165 for redevelopment at the Ashley House, Cannon Factory site sets out that:

“No development shall commence until all those trees to be retained, as indicated in the Tree Protection Plans (2931-ARB-03 Rev B) (April 2017), have been protected by secure, stout, exclusion fencing erected at the recommended distance for the Root Protection Areas (RPA), in accordance with BS 5837: 2012 Trees in Relation to Design, Demolitions and Construction. Any works connected with the approved scheme within the RPA shall be carried out under the supervision of the Arboricultural Consultant. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access within the RPA. The Local Planning Authority shall be given not less than two weeks’ prior written notice by the developer of the commencement of works on the site in order that the council may verify via a site meeting attended by all interested parties to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the root protection areas. The tree protective measures must be inspected or approved by the Council Arboricultural officer, prior to the commencement of demolition works on site. All construction works within the root protection areas or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist.”

Condition Discharge

The condition is in place to ensure that the root systems of the trees which are to be retained on site, in the interest of their visual amenity, are safeguarded. The enclosed tree protection plans (2931-ARB-03-Rev B) seek to address the requirements of Condition 22. The protection plans assess the direct and indirect impact the proposed scheme would have upon the identified trees to be retained and recommends such protection measures as necessary to ensure the long term care of the trees. We seek LB Haringey’s approval of the prospective tree protection measures to be installed through an arranged site meeting.

Condition 14 (Appeal ref. APP/Y5420/W/19/3232707)

Condition 14 of planning permission (Appeal) ref. APP/Y5420/W/19/3232707 for redevelopment at the Ashley Park site sets out that:

“No development shall commence until a Tree Protection Plan has been submitted to the Local Planning Authority for its written approval demonstrating a protection methodology for the neighbouring trees proposed to be retained during construction that shall incorporate the installation of appropriately sized and located wooden hoardings secured to the ground to protect the trees from impact damage. Once approved the development shall be constructed in accordance with the approved details.”

Condition Discharge

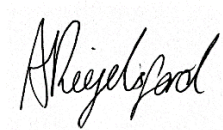
The condition is in place to ensure that the safety and well-being of the trees on the Site are protected during the construction works and demonstrate that these trees are to remain after the building works

have been completed. The enclosed Detailed Arboricultural Report seeks to address the requirements of Condition 14. The report assesses the direct and indirect impact the proposed scheme would have upon the identified trees to be retained and recommends such protection measures as necessary to ensure the long term care of the trees. Appendix C of the report details the tree protection measures to be implemented and outlines the details of the tree protection fencing to be installed.

We trust you have sufficient information to validate and determine both applications as soon as possible and we shall contact you shortly to confirm this.

In the meantime, if you have any further queries please contact me or my colleague, Ben Kelway.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A Rigelsford', is written over a light grey rectangular background.

Anna Rigelsford
Planner