

Officer's Report

Application Number	HGY/2022/4158
Type	Approval of details reserved by a condition
Location	Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London N17
Proposal	Approval of details pursuant to Condition A23 (Written Scheme of Investigation - Historic England) in relation to Plot A (North Island site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer	Martin Cowie
Valid Date	16/11/2022
Applicant	Please refer to Company name
Agent	Matthew Eyre

RECOMMENDATION

Approve

Proposal - Approval of details pursuant to Condition A23 (Written Scheme of Investigation - Historic England) in relation to Plot A (North Island site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

APPROVED DEVELOPMENT

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019. Planning Ref: HGY/2018/2223.

CONSULTATION RESPONSE

GLAAS:

10.03.2023 - I am content that the proposals for further work in the submitted post-excavation assessment are appropriate and I welcome the aspiration to publish the results in synthesis with the other Tottenham Hale results.

The submission sets out a programme of the necessary further work to analyse, publish and disseminate the results but does not demonstrate that this programme has been secured.

I am not able to advise that Part B of the condition has been met until the "...subsequent analysis, publication & dissemination and deposition of resulting material" is secured.

17.03.2023 - In situations like this, we ask that the archaeological contractor confirm in writing that they are satisfied that they will be resourced by the developer to complete the proposed analysis, archiving and publication programme as set out in the submitted post-excavation assessment.

On receipt of this confirmation, I can advise fulfilment of the condition's requirements.

31.03.2023 - confirm that we are content for you to deem the condition to be fulfilled on the basis of these assurances. If there is any change in the compliance situation as the work progresses, I will let you know.

ANALYSIS/ASSESSMENT

Condition A23 states:

Written Scheme of Investigation (Historic England) No demolition or development (apart from demolition to slab level) shall take place within Plot A until a stage 1 written scheme of investigation (WSI) in respect of Plot A has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development (apart from demolition to slab level) shall take place within Plot A other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development (apart from demolition to slab level) shall take place within Plot A other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: *To protect the Historic Environment*

A Stage 1 Written Scheme of Investigation for Plot A was approved by the London Borough of Haringey in June 2020 (LPA ref. HGY/2020/1026). The Stage 2 programme for post-investigation assessment and subsequent analysis, publication AND dissemination and deposition of resulting material set out in Part B was approved in January 2021 (LPA ref. HGY/2020/3236). Approval is now sought to discharge the Stage 2 Part B requirements in full, with the enclosed post-investigation assessment.

Pursuant to condition A23, the applicant has submitted a North Island Site Plot A, Tottenham Hale Centre; Assessment Report for an Archaeological Excavation', prepared by RPS and dated November 2022.

Following comments from GLAAS the archaeological contractor (RPS) and Post-excavation Manager have confirmed that they are satisfied that the proposed analysis, archiving and publication programme, as set out in the submitted North Island site post excavation archaeological assessment, will be suitably resourced by Argent.

RECOMMENDATION

Discharge condition.

