

02 May 2023

Delivered by Planning Portal ref. PP-12011928

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

Ref: THEL3061

Dear Sir / Madam,

APPLICATION TO DISCHARGE CONDITIONS 3, 4 AND 5 OF PLANNING PERMISSION REF. HGY/2022/1429

LAND AND BUILDINGS BENEATH WHITE HART LANE STATION, LOVE LANE, LONDON, N17 8HH

We write on behalf of The Arch Company Properties Limited ("*the applicant*") to submit an application to London Borough of Haringey ("*LBH*") to discharge Conditions 3, 4 and 5 of planning permission ref. HGY/2022/1429. Planning permission was granted in August 2022 for the following development:

"Change of use of vacant former railway arches flexible commercial/retail Class E uses with associated shopfront changes and partial demolition and rebuild."

The planning permission is accompanied by several planning conditions as set out in the decision notice dated 17th August 2022. The applicant now intends to commence building works on site and, accordingly, has prepared a package of details – enclosed within this application – in order to discharge the three pre-commencement conditions attached to the planning permission.

The application has been submitted via the Planning Portal (ref. PP-12011928) and comprises this cover letter and the following:

- Completed application form;
- Planning application fee of £116;
- Site Location Plan, prepared by Hollis;
- Repointing and Brickwork Replacement Method Statement, prepared by Construction Marine Limited (Condition 3);
- Details of vegetation to be removed, prepared by Hollis (Condition 3);

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- Details of proposed brickwork and repointing, prepared by Hollis (Conditions 3 and 4);
- Proposed Refuse Plan, prepared by Hollis (Condition 5); and
- Proposed Refuse Strategy, prepared by Hollis (Condition 5).

The Site and Context

The application site comprises three east-facing railway arches at White Hart Lane Station. The arch openings form part of the ground floor of the nineteenth century station building and front onto Love Lane, a pedestrianized thoroughfare which serves as a link between Whitehall Street (to the south) and White Hart Lane (to the north).

The site is located within the Lee Valley Opportunity Area, the Northumberland Park Growth Area, and the North Tottenham Conservation Area. White Hart Lane station is identified as a Positive Contribution Building in Map 9 of the North Tottenham Conservation Character Appraisal and Management Plan (2017). The appraisal notes that:

“The stock brick two-storey station building, similar to the one at Bruce Grove, has three brick relieving arches at ground floor and eight windows with pointed arches at the upper, platform level under bracketed eaves. The architectural language of the station follows on from the other stations built along this line including Bruce Grove Station in Haringey, London Fields Station in Hackney and Cambridge Heath Station in Tower Hamlets.”

In addition, the site is also located within the North of White Hart Lane (NT5) site allocation, as designated in the borough’s Tottenham Area Action Plan, adopted in July 2017. The allocation covers the High Road West regeneration area, which provides for the comprehensive, mixed-use and masterplan-led development of a new residential neighbourhood and leisure destination for London.

Planning permission was granted by LBH in August 2022 for the change of use of the site to flexible Class E use, together with a series of minor external alterations. These include the partial demolition and rebuild of the leftmost arch (Arch 1), the removal of overgrown vegetation and restoration of the existing brickwork, and the removal of the security grille and boards from the existing glazing and windows.

Condition 3 – Details of Proposed Brick Repairs and Vegetation Removal

In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity, Condition 3 states that:

“Prior to commencement of the development, details of any proposed brick repairs and vegetation removal, including a relevant condition survey, annotated drawings showing the extent of the repairs and a method statement shall be submitted to and approved by the Local Planning Authority.”

In accordance with the requirements of Condition 3, the applicant’s architect, Hollis, and contractor, Construction Marine Limited, have prepared a package of details which are enclosed with this application. The details illustrate the existing condition of the brickwork, the precise areas of brick to be repaired, and the nature and extent of the proposed repair works. In addition, a photograph is enclosed showing the overgrown vegetation to be removed from the Love Lane elevation.

The submitted details confirm that the proposed repair works are of a proportionate scale, and will be carried out in a sensitive and sympathetic manner so as to preserve and enhance the appearance of the building, the wider railway station, and the surrounding area.

We therefore consider the submitted details to fully comply with the requirements of Condition 3.

Condition 4 – Details of the Proposed Bricks, Mortar Mix and Pointing Finish

In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity, Condition 4 states that:

“Prior to the commencement of the development, details of the proposed bricks, the mortar mix and pointing finish to be employed shall be submitted to and approved in writing by the Local Planning Authority. These should include samples of the new bricks, mortar mix and pointing, shown in context with the existing brickwork.”

Accordingly, the applicant’s architect, Hollis, has prepared a package of details illustrating the bricks, mortar mix and pointing to be used in the build. The proposed materials and pointing are considered to be of a high quality; to match with and complement the existing brickwork; and to align with the sympathetic, high-quality design approach approved as part of the main planning permission.

The submitted details are therefore considered to comply with, and to enable the discharge of, Condition 4.

Condition 5 – Refuse Strategy

In order to protect the amenities of the locality, Condition 5 states that:

“The units shall not be occupied until a scheme for the storage and management of refuse, waste and recycling has been submitted to and approved in writing by the Local Planning Authority. The units shall thereafter be operated in accordance with the approved scheme unless agreed otherwise in writing by the local planning authority.”

The submitted Refuse Plan and Strategy, prepared by Hollis, confirm that the smallest of the three arches – namely, Arch 3 – is to be used as a refuse storage area. On the specified collection days, the bins will be brought out from the arch to the designated collection area and returned once they have been emptied.

On the above basis, the proposed Refuse Plan and Strategy will ensure that any refuse, waste and recycling materials are stored and managed in an appropriate manner. Crucially, the use of Arch 3 as a dedicated refuse storage area will keep the pavement free of bins and, in turn, tidy and accessible for pedestrians.

The submitted Refuse Plan and Strategy is therefore considered to protect the amenities of the surrounding area, in accordance with the requirements of Condition 5.

Summary

We trust that the enclosed details provide sufficient information for you to consider and ultimately determine the application. If you require any further information or clarification, however, please do not hesitate to contact either myself or my colleague Nick Edwards (nick.edwards@turley.co.uk) at this office.

Yours sincerely,



Alice Hawkins
Senior Planner

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