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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Submitted via Planning Portal: PP-12278308

Dear Valerie

**67 LAWRENCE ROAD, TOTTENHAM, LONDON, N15 4EY
SUBMISSION OF FULL PLANNING APPLICATION**

On behalf of our client, Vabel Lawrence Limited ("the Applicant"), we are pleased to submit this application for Full Planning permission relating to the following development at 67 Lawrence Road, London, N15 4EY ("the Site"), located within the London Borough of Haringey ("LBH" / "the Council"):

"Installation of vehicle and pedestrian security gate between 67 Lawrence Road and 45-63 Lawrence Road, N15 4EY"

The following document outlines the key considerations and has been prepared following an examination of the Site and surroundings, the relevant planning history of the Site, an examination of adopted planning policy documents and relevant guidance.

Application Documents

The documents submitted for approval are:

- **Proposed Site Location Plan**, prepared by Vabel (Ref. LR2_VAB_00_00_DR_A_0101 Rev P02)
- **Proposed Drawings**, prepared by Vabel
 - Proposed Ground Floor Plan (Ref. LR2_VAB_00_00_DR_A_0001 Rev P04);
 - Proposed Long Street Elevation (Ref. LR2_VAB_00_XX_DR_A_0400 Rev P01);
 - Proposed Street Elevation Front Building (Ref. LR2_VAB_00_XX_DR_A_0401 Rev P01);
 - Proposed Courtyard Elevation Front Building (Ref. LR2_VAB_00_XX_DR_A_0402 Rev P01);
 - Vehicle and Pedestrian Gate (Ref. LR2_VAB_00_XX_DR_A_2060 Rev P01); and
 - Ground Floor – Block Plan Block A (Ref. LR2_VAB_AA_00_DR_A_3501 Rev P1)
- **Drawing Issue Sheet**, prepared by Vabel (Ref. LR2_VAB_ZZ_ZZ_SH_A_9990_Lobby Drawing Register)

The documents submitted to explain and justify the development comprises:

- **Vehicle & Pedestrian Gate Design Document**, prepared by Vabel;
- **Vehicle and Pedestrian Gate Technical Note**, prepared by Markides Associates; and
- This **Planning Statement**, prepared by Savills Planning.

In addition to the above, a completed Application Form/Ownership Certificate and CIL Additional Information Form have also been supplied.

The statutory application fee will be made via the Planning Portal.

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All necessary information in which to validate the application are listed above.

The Site and Surrounding Context

The Site comprises approximately 0.26 hectares, and is located on the western side of Lawrence Road. The site at 45-63 Lawrence Road is situated to the immediate north of this application Site. To the north of the Site is a small green space and residential area along Elizabeth Place and to the west residential streets of Bedford Road. The Site lies within the London Borough of Haringey.

The site is within Site Allocation SS2 as identified in LBH's Tottenham Area Action Plan. The Site is not listed and is not within a conservation area, however immediately adjacent to the site is Clyde Circus Conservation Area and to the north-west of the site is an area of Local Open Space (Local Policies SP13 and DM20).

The area is well connected to the established commercial areas at either end of Lawrence Road. The public transport accessibility level (PTAL) for this site is derived to be 4-5, with 6b being the highest level of public transport accessibility and 1a is the lowest. Overall, this presents very good accessibility to public transport.

Planning History

The Site's planning history reveals a number of planning applications at the Site.

By way of background, full planning permission (Ref. HGY/2016/1212) for development at the 67 Lawrence Road was granted permission by LBH on 17 January 2018, subject to a number of planning conditions and a Section 106 agreement. The approved description of development pursuant to HGY/2016/1212 is as follows:

"Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and seven live work units on ground and first floor level, including 7 disabled parking spaces and associated works (Revised parking and landscaping arrangement)"

The above application was subject to a Non-Material Amendment (NMA), granted 19 December 2019 (ref. HGY/2019/3287) as follows:

"Non-material amendment following a grant of planning permission HGY/2016/1212 in order to amend the approved description of development for: Demolition of existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and 6 B1 commercial units on the ground floor with residential on first floor level, including 7 disabled parking spaces and associated works (Revised parking and landscaping arrangement)."

Planning permission ref. HGY/2016/1212 was also subject to a Section 73 Minor Material Amendment (MMA), granted 23 December 2019 (ref. HGY/2018/3655) (i.e. the Section 73 Application) as follows:

"Variation of Condition 2 of planning permission HGY/2016/1212 in order to substitute the drawing numbers".

This was subject to a number of planning conditions.

The Proposals

The details are set out in the Design Document and drawings. In summary, the proposals seek to install a vehicle and pedestrian gate between the existing building envelopes of 45-63 Lawrence Road and 67 Lawrence Road (the Site). The proposed vehicle and pedestrian gate is shown in **Figure 1** below.

The location of the proposed gate is entirely on land associated to 67 Lawrence Road which is formed of a permeable paved pedestrian walkway and permeable paved vehicle route from the public highway to the private car park and courtyard.

Figure 1 – Proposed Vehicle and Pedestrian Gate



(Courtesy of Vabel)

Pre-Application Engagement

Prior to the submission of this application, the Applicant has engaged with LBH Planning Officers and the Secure by Design Officer in order to discuss the anti-social behaviour issues present at the neighbouring development and the proposed installation of a vehicle and pedestrian gate.

Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the development plan for an area, unless any material considerations indicate otherwise.

The Development Plan for LBH comprises:

- London Plan (2021);
- Local Plan: Strategic Policies DPD (2013, with alterations in 2017);
- Local Plan: Development Management DPD (July 2017);
- Local Plan: Site Allocations DPD (July 2017); and
- Local Plan: Tottenham Area Action Plan (July 2017).

In addition to the above, it is noted that LBH is in the initial stages of preparing a new local plan.

A number of other planning documents, including national planning policy and guidance, and supplementary planning documents and guidance (SPDs and SPGs) are also material considerations:

- National Planning Policy Framework (NPPF) (2021);
- Planning Practice Guidance (PPG); and
- LBH Sustainable Design & Construction Document.

The Site is subject to the following designations:

- Lawrence Road Site Allocation SS2;
- Within the Tottenham Area Action Plan;
- PTAL 4-5; and
- Flood Zone 1

The site is not listed statutorily nor locally. The Site is not located within a conservation area.

Principle of Development

London Plan Policy D11 (Safety, security and resilience to emergency) sets out that development proposals should maximise building resilience and minimise potential risks. Further to this, Policy D11 sets out that development should include measures to design out crime.

LBH Policy DM2 (Accessible and Safe Environments) sets out that proposals should ensure developments protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes. Additionally, proposals should have regard to the principles set out in Secured by Design.

The Applicant has been notified of anti-social behaviour occurring and safety issues being encountered by residents of the development at 50 Lawrence Road. Specifically, the common gardens are causing significant anti-social behaviour issues, including abusive and threatening behaviour. As a result of these anti-social behaviour issues at 50 Lawrence Road, the Applicant is concerned that further anti-social behaviour issues will occur at 67 Lawrence Road also.

The vehicle and pedestrian gate is proposed between the developments of 45-63 Lawrence Road and 67 Lawrence Road in order to provide increased security and safety to residents, properties, bicycles and vehicles within the development, in response to the occurrence of anti-social behaviour at the neighbouring development. The proposed installation of the vehicle and pedestrian gate is supported by the Metropolitan Police Designing Out Crime Officer and in line with Secured by Design guidelines.

Owing to the presence of anti-social behaviour within close proximity to the Site, it is considered that the installation of a vehicle and pedestrian gate will minimise potential safety risks for residents and the development. In light of this, it is considered that the proposals accord with London Plan Policy D11 and LBH Policy DM2.

Design

London Plan Policy D11 (Safety, security and resilience to emergency) sets out that measures to design out crime should be inclusive and aesthetically integrated into the development and the wider area.

LBH Policy SP11 states that all new development within Haringey should enrich and enhance the borough's built environment to create buildings and places which are sustainable, attractive and high quality in design.

The Secured by Design Homes Guidance (2023) sets out that where entrance/driveway gates are required they should ideally be inward opening, of substantial framed construction and employ galvanised adjustable hinges and fixings mounted behind the attack face.

The gate has been designed to continue the slimline, vertical finned aesthetic that is already present in the balustrades of 67 Lawrence Road as well as in neighbouring properties at 50 and 52 Lawrence Road. As detailed in the Design Document (prepared by Vabel) the steel gates will be polyester powder coated, matching the windows and metal work of 67 Lawrence Road. Further details on the design of the gate is included within the Design Document.

The proposed vehicle and pedestrian gate has been designed to integrate into the existing development through the selection of matching material and coating to the existing windows and metal work of 67 Lawrence Road. In light of this, it is our consideration that the proposed design of the gate complies with London Plan Policy D11 and LBH Policy SP11.

Access and Operation

LBH Policy DM31 promotes sustainable transport in Haringey and encourages the protection, improvement and creation of pedestrian and cycle routes.

The design, operation and location of the vehicle and pedestrian gate has been considered in consultation with Markides Associates. In support of this application, Markides Associates have prepared a Technical Note which sets out further details regarding access to the development and includes tracking of vehicles entering and exiting the development utilising the proposed gates.

Regarding the operation of the gate, the gate will be controlled via a fob for access by residents. Additionally, the gate will be fitted with a video entry system to allow access for deliveries and maintenance, as well as the inclusion of an emergency override for use by the emergency services.

The proposed gate will maintain vehicular and pedestrian access to the development, as detailed further in the Technical Note accompanying this application. In light of this, it is considered that the proposals accord with LBH Policy DM31.

Summary

It is considered that the application accords with the prevailing national, regional and local planning guidance. We therefore respectfully request that planning permission is granted.



I trust that the application is in order and look forward to receiving confirmation that it has been validated. In the meantime, please feel free to contact myself or my colleague Lucy Slater (07773 133022 or lucinda.slater@savills.com) if you have any queries or would like to discuss further.

Yours sincerely

A handwritten signature in dark ink, appearing to read "R. Ketelle". The signature is written in a cursive, slightly stylized script.

Richard Ketelle
Senior Planner

CC Vabel Lawrence Limited
Enc. As Above