

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

Our ref: APL-428

25th October 2023

Dear Sir/Madam,

Erection of additional fourth floor on top of existing roof level to form 6 additional units; Provision of external amenity spaces and cycle storage; Associated demolition of existing building components and telecommunication structures at existing roof level. (Development previously approved under - HGY/2020/1745)

On behalf of Church Road Estates, please find enclosed a full planning application for the erection of an additional fourth floor on top of the existing roof level to form 6 additional units; Provision of external amenity spaces and cycle storage; Associated demolition of existing building components and telecommunication structures at existing roof level (Development previously approved under - HGY/2020/1745) at Highcroft, North Hill, Haringey, London, N6 4RD ('The Site').

The application is accompanied by the following plans and documents:

- Application Form
- Community Infrastructure Levy Form
- Design & Access statement
- Heritage Statement
- Transport Statement
- Emergency and Logistics Plan
- Construction Management Plan
- Construction Phase Plan
- Police, Fire and Hospital Maps
- The following drawings:
 - Site Plan – Drawing number 989.000
 - Ground Floor Plan Existing – Drawing number 989.001
 - First Floor Plan Existing – Drawing number 989.002
 - Second Floor Plan Existing – Drawing number 989.003

- Third Floor Plan Existing – Drawing number 989.004
- Fourth Floor Plan Existing – Drawing number 989.005
- Roof Plan Existing – Drawing number 989.006
- Roof Plan Existing – Drawing number 989.006
- Elevations Existing – Drawing number 989.014
- Section A-A Existing – Drawing number 989.015
- Ground Floor Plan Proposed – Drawing number 989.101
- 4th Floor Plan Proposed – Drawing number 989.105A
- Roof Plan Proposed– Drawing number 989.106A
- Elevations Proposed – Drawing number 989.114A
- Section A-A Proposed– Drawing number 989.115A

The proposed development is a resubmission of the previously approved planning application reference HGY/2020/1745, which was not implemented and is therefore, outside of the three year time limit for implementation (Condition 1 refers). However, the previous application was approved in September 2020 and the Council's planning policy for the Site has not changed; the Haringey Development Management Development Plan Document (2017) and the Highgate Neighbourhood Plan (2017) remain the current Development Plan for the Site. Whilst it is acknowledged that the London Plan (LP) has been updated since the 2016 publication (the adopted version for the previous assessment), the updated LP does not raise any further policy considerations which were not taken into account in the assessment of the approved scheme.

The benefits associated with the previous consent remain, providing much needed housing within the borough, with the Council unable to demonstrate a five-year housing land supply. Furthermore, the Site is also located within an area of the borough with few sites available for housing. As referenced in the Council's previous decision, the development provides visual advantages to the existing building, removing and screening the detracting service shafts and utilities, providing an overall cleaner/ uncluttered appearance. The scheme would preserve and enhance the conservation area, being seen as a subservient addition to the host building respectful of its prominent location within the street scene.

It is further noted that pre-application discussions with both the Council and the Highgate Society took place prior to the previous submission. This was to allow for their input and to create a scheme which would meet both the Council's and Highgate Society's expectations.

Regarding the telecommunication company's equipment currently on the roof, it has been confirmed by our client that the leases terminate at the end of December 2023 by which time Vodafone and EE are obliged to remove their equipment.

As set out above, the proposed development has been previously approved by the Council following pre-application discussions. There have been no material changes to the Development Plan since the previous approval and the associated benefits with the proposals remain. It is considered that detailed planning permission for the proposed development should be granted.

Yours faithfully

William Docherty

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