

Our ref: Q220730
PP ref: PP-14661591
Email: matt.eyre@quod.com
Date: 26 January 2026



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

Dear Sir/Madam,

APPLICATION FOR THE APPROVAL OF DETAILS PURSUANT TO CONDITIONS B23 AND F14 (WRITTEN SCHEME OF INVESTIGATION – STAGE II) OF PLANNING PERMISSION HGY/2018/223

PLOT B (FERRY ISLAND) AND PLOT F (PAVILION), TOTTENHAM HALE CENTRE, N17

On behalf of Midgard, please find enclosed an application for the approval of details pursuant to Conditions B23 and F14 (Written Scheme of Investigation) of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019. The full wording of the condition is set out in **Annex 1**.

The enclosed details comprise a Stage 2 details relating to publication of findings for the Ferry Island and Pavilion plots.

The Stage 1 requirements of both conditions were previously approved (ref: HGY/2019/2898) by the London Borough of Haringey in January 2020, with the Stage 2 post-excavation requirements approved in May 2022 (ref: HGY/2021/3464).

Therefore, this enclosed application seeks to fully discharge the requirements of Condition B23 and F14.

Accordingly, please find enclosed the following documentation, which has been submitted via the Planning Portal (ref: PP-14661591) in support of this application:

- This Covering Letter;
- Completed application form;

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- Post Excavation Assessment GLAAS submission; and
- Ferry Island Final Archaeology Deliverables RPS TT Covering Letter.

The application fee of £298 has been paid via the Planning Portal in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023.

I trust that this enables you to register and validate the application but please do not hesitate to contact me should you require any further information or if you have any queries at this stage.

Yours sincerely

Matt Eyre
Associate



Annex 1 – Condition wording

Condition B23 states:

“No demolition or development (apart from demolition to slab level) shall take place within Plot B until a stage 1 written scheme of investigation (WSI) in respect of Plot B 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 B 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 B 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”.

Condition F14 states:

“No demolition or development (apart from demolition to slab level) shall take place within Plot F until a stage 1 written scheme of investigation (WSI) in respect of Plot F 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 B 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 F 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”.