

Bay House RTM Company Limited
Company No. 16336836

27 July 2026

Ms Anna Anderson
LBH Planning,
Alexandra House,
10 Station Road,
N22 7TR

Re: HGY/2026/1854: Certificate of Lawfulness (proposed) for construction of single-storey transformer building at Colina Road / Green Lanes, Haringey N8 0RA.

Dear Ms Anderson,

I am writing as a Director of the *Bay House RTM Company* – which represents leaseholders of the residential block immediately adjacent to the land in question – to formally and strongly object to the proposed transformer building.

The application for a Certificate of Lawfulness (C of L) precludes any scrutiny by, or consultation with, local residents. This is an unacceptable mechanism for an industrial development that will impose severe human and environmental costs on our immediate community.

1. Misuse of process

TfL claims the site is an "existing operational railway compound" to justify bypassing full planning permission via a C of L. This is not supported by the site's history. Prior to the current development, the site had a variety of wholesale and retail uses, but does not appear to have ever been a railway compound. As it has not been used by TfL for operational purposes, it does not qualify as "development by a railway undertaker on its operational land". TfL cannot claim lawfulness for this development without obtaining full planning permission. We hope LBH Planning will reject the C of L on this basis.

2. Loss of promised amenity

Planning history shows this specific location was identified as a "new pocket space" in the original HGY/2016/1807 application. Delivering this landscape design was a formal condition that "must be complied with". Many residents made the largest financial commitments of their lives based partly on planning documents and developer marketing explicitly promising a landscaped public space for community events.

To discover that this condition was quietly removed in December 2021 (HGY/2021/3583) via a "non-material amendment" without statutory consultation is devastating. The total loss of a promised public space is fundamentally a material issue, and raises serious questions about whether properties were actively sold to buyers without this information being disclosed.

3. Destruction of amenity, light, and design quality

LBH Planning Policies (DM 1) emphasize delivering high-quality design and avoiding harmful impacts to the amenity of neighbouring buildings. Replacing an unobstructed view down Green Lanes with a solid brick wall 2 metres from some residential windows destroys the natural light and living quality for those residents. Furthermore, erecting a large, industrial building lacking distinctive quality on a

prominent high street corner clearly contradicts the council's obligation to enhance the quality of life for residents.

4. Health and safety risks

The siting of an industrial structure that appears to adjoin residents' living spaces introduces several unacceptable hazards:

- **Structural vibration:** The applicants themselves admit the building will generate a degree of both noise and vibration. Given the extreme proximity, we are deeply concerned about structural vibration transferring into the foundations and living spaces of Bay House.
- **Electromagnetic Fields (EMFs):** Electrical substations emit EMFs. Siting this so close to residential bedrooms and living areas without a thorough, publicly available health and safety assessment regarding long-term radiation exposure is a dereliction of duty.
- **Fire risk:** Industrial transformer structures carry specific, high-risk fire hazards. Placing this adjacent to a dense residential block raises serious questions about fire safety corridors and the immediate hazard posed to the development in the event of an emergency.

5. TfL's ongoing neglect

Residents already endure unacceptable levels of noise and pollution from the existing TfL ventilation shaft on the adjoining plot, severely compounded by the congested traffic on Green Lanes. For several years, residents have challenged TfL to maintain this shaft. Instead, it has been neglected - continually expelling black dust, and attracting graffiti, fly-tipping, drug use and antisocial behaviour. TfL has demonstrated no duty of care for their existing infrastructure; we have no reason to believe a new substation will not become another neglected, dangerous eyesore.

Adding heavy construction dust, followed by the permanent operational impacts of a transformer building, shows a total disregard for the wellbeing of residents, many of whom have young children or existing health conditions.

We urge LBH Planning to reject this application.

Yours sincerely,

Owen Bennett

Director, Bay House RTM Company Limited