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Development Management & Enforcement
Haringey Council
Alexandra House
10 Station Road
Wood Green
London
N22 7TR

Henry Bell

E: henry.bell@savills.com
DL: +44 (0) 2038109809
F: 07977030131

33 Margaret Street W1G 0JD
savills.com

Dear Russel Quick,

139-141 Crouch Hill, London, N8 9QH
Application for Temporary Replacement Hoarding and Associated Boundary Treatment

On behalf of the applicant and landowner, Savills has been instructed to submit a planning application for the erection of replacement temporary hoarding and associated boundary treatment at 139-141 Crouch Hill, London, N8 9QH. The proposed description of development is as follows:

“Removal of existing hoarding and erection of temporary replacement hoarding and associated boundary treatment”

The application follows discussions with the Council's Planning Enforcement Team concerning the existing hoarding. The applicant acknowledges the concerns raised regarding the appearance and prominence of the existing structure within the conservation area. The proposal has therefore been specifically designed to respond to those concerns while maintaining an appropriate and proportionate level of security for the vacant part of the site.

The application should be read alongside the following submitted documents:

- **Site location plan**, prepared by JKA;
- **Existing and proposed hoarding layout (754-H-01b)**, prepared by JKA; and
- **Existing and proposed front elevation, (754-H-02b)**, prepared by JKA;

The requisite application fee has been paid and application form completed via Planning Portal.

Background

The existing hoarding has been retained to secure the building and associated land at 139-141 Crouch Hill. The site has previously experienced, and remains vulnerable to, unauthorised access and squatting, trespass, fly-tipping, vandalism, unauthorised parking and other antisocial activity.

The applicant recognises, however, that the existing hoarding has been in place for a considerable period and that its position close to the street makes it visually prominent. The applicant has therefore reviewed the boundary treatment comprehensively rather than seeking to retain the existing arrangement unchanged.

The application proposes the removal of the existing hoarding and its replacement with a new, reduced and substantially set-back arrangement. The proposed works represent a material improvement to the appearance



of the site and directly address the concerns raised by the Council, while simultaneously providing an adequate level of security for the site.

The Proposed Replacement Hoarding

The replacement hoarding would be positioned significantly further back from Crouch Hill than the existing structure. Its set-back position would substantially reduce its prominence in views along the street and provide a more open and orderly relationship between the site and the public realm.

The proposed hoarding would be approximately 2 metres high and constructed using timber posts, framing and exterior-quality plywood panels, with timber skirting and header elements. The external face would be painted dark blue to provide a well-maintained appearance. A pair of integrated timber gates would provide controlled access to the secured part of the site.

The hoarding line has been limited to the part of the site that requires security. It would not extend across the full width of the frontage. In particular, the area serving No. 141 Crouch Hill remains in active use for refuse storage and parking and does not need to be enclosed behind solid hoarding.

The refuse storage area serving No. 141 would accommodate four 770-litre wheeled bins and two 240-litre wheeled bins. The rear and sides of that area would be defined by a more attractive timber boundary treatment, including approximately 2-metre-high close-boarded timber fencing and a lower timber picket fence adjoining the parking area. This would provide necessary screening and enclosure without continuing the visually solid hoarding treatment across the full site frontage.

Planning Assessment

Design

The site lies within the Crouch End Conservation Area. The applicant acknowledges the importance of preserving and enhancing the character and appearance of the conservation area and has designed the proposal to reduce the visual effect of the existing boundary treatment.

The revised arrangement would represent a clear betterment when compared with the existing condition of the site. The proposed hoarding would be positioned away from the pavement and behind a more open foreground including the operational refuse and parking area serving No. 141. Its reduced extent and set-back position would make it appreciably less prominent in the street scene.

The proposal would also introduce a more varied and contextually appropriate combination of boundary treatments. Solid hoarding would be restricted to the area where it remains necessary for site security, while close-boarded timber fencing and lower timber fencing would be used around the operational part of No. 141.

The proposed dark blue finish would provide a consistent and orderly appearance. The replacement structure would be constructed from new materials and maintained by the landowner for the duration of the temporary permission.

The design avoids enclosing areas that do not require secure hoarding and responds directly to the Council's concern that the existing arrangement has an excessive visual presence within the conservation area.

The application should not therefore be regarded as an attempt to preserve the existing condition of the site. It is a positive proposal to replace the current hoarding with a substantially less intrusive, better designed and more proportionate temporary boundary treatment.

Site Security and Management

Although the visual impact of the existing arrangement can be reduced, an appropriate secure boundary remains necessary around the vacant part of the site awaiting redevelopment. Complete removal of the secure enclosure would leave the vacant part of the site more vulnerable to unauthorised entry and activity. It would also make it more difficult for the applicant to manage access, maintain the land and satisfy its responsibilities as landowner.

The proposal seeks to balance these security and management requirements against the need to improve the appearance of the site. Only the area requiring secure protection would remain behind solid hoarding. Areas that are in active use and can be managed without hoarding are not included within the secure enclosure.

Temporary Nature and Redevelopment Intentions

The proposal is sought for a temporary period until such time as the site comes forward for development within the next 24 months, or such other temporary period as the Council considers appropriate. The Applicant is willing to negotiate on this

The applicant remains committed to the long-term redevelopment of 139-141 Crouch Hill for residential flats. A number of rounds of pre-application engagement have previously taken place in relation to redevelopment proposals for the site. The applicant has continued to review the design and delivery of the scheme in response to significant changes in development viability and construction costs.

The time taken to progress the redevelopment proposals should not be interpreted as an intention to leave the site in its current condition indefinitely. The applicant and project team continuing to prepare a deliverable redevelopment proposal, with the intention of submitting a planning application in the near future.

The proposed boundary treatment is therefore an interim measure to allow the site to be managed appropriately while the redevelopment proposals are progressed. The temporary consent sought would not prejudice the acceptability of any future redevelopment proposal.

The applicant would accept an appropriately worded condition requiring the removal of the replacement hoarding and associated temporary boundary treatment upon the expiry of the temporary permission, unless otherwise agreed in writing with the local planning authority.

Summary

The applicant has taken the Council's concerns seriously and has prepared a materially different proposal from the existing arrangement. There remains a legitimate requirement to control access to and manage the vacant part of the site. However, the applicant accepts that these requirements should be met in a manner that minimises the effect on the conservation area.

The proposed solution achieves that balance by:

- Replacing the existing hoarding with an entirely new structure;
- Substantially setting the hoarding back from the street;
- Limiting solid hoarding to the part of the site that requires secure enclosure;
- Introducing more attractive timber fencing around the operational area of No. 141;
- Improving the quality and consistency of the boundary treatment;
- Securing the partially vacant building and associated land; and
- Limiting the permission to a defined temporary period pending redevelopment.

The proposal would result in a clear and immediate improvement to the appearance of the site compared with the existing arrangement. At the same time, the proposal would enable the applicant to continue managing the property responsibly and securely until a long-term redevelopment proposal can be brought forward.

Conclusion

For the reasons set out above, the proposed replacement hoarding and associated boundary treatment represent a proportionate and substantially improved temporary solution for the site. The proposal directly responds to the Council's concerns by reducing the extent, prominence and visual impact of the existing hoarding. It would deliver an immediate improvement to the street scene and the character and appearance of the conservation area while maintaining the security necessary to manage the vacant part of the site. The applicant remains committed to the long-term redevelopment of the site. The temporary boundary treatment would provide an appropriate interim arrangement while those redevelopment proposals are progressed. We respectfully request that planning permission be granted for the proposed temporary period. We would be pleased to discuss the application with the assigned planning officer and to provide any further information reasonably required to assist the Council's assessment.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Henry Bell".

Henry Bell MRTPI
Associate
Savills (UK) Ltd