



Officer Report

Application Number: HGY/2026/1594
Application Type: Approval of details reserved by a condition
Address: Tottenham Hale Railway Station, London
Underground Ltd, Station Road, Tottenham, London,
N17 9LR
Proposal: Approval of details pursuant to conditions 1 (Approved
Plans) and 18 (Crime Reduction) attached to planning
permission HGY/2025/0818.
Case Officer: Gareth Prosser
Valid Date: 05/06/2026
Applicant: Stefania Pizzato
Agent: Sam Neal

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Section 73 application to vary Conditions 2 and 12 of the approved development ref: HGY/2013/2610 ((previously amended via application ref. HGY/2018/1897 which amended conditions 2 and 12 (renumbered to 1 and 11) of the original permission HGY/2013/2610 with changes to the works to extend the operational railway station at Tottenham Hale)). The variations are to replace the requirement of providing a new station access point and footbridge from Hale Village to Tottenham Hale Station, to instead requiring pedestrian and cycle network improvements on Ferry Lane and accessory works.

CONSULTATION RESPONSE

LBH Transportation:
No Objection (comments summarised)

LBH Design Officer:
No comment/objection

Metropolitan Police, Designing Out Crime Officer:
Sufficient details relating to CCTV and Lighting have been provided to support discharge of condition 18 from our department.

ANALYSIS/ASSESSMENT

Condition 1 reads:

1. The development hereby authorised shall be carried out in accordance with the following approved plans, save for any changes which form the final worked up and detailed

implementable scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. These changes shall have been co designed with local stakeholders, including Disability Action Haringey, which shall be clearly evidenced in the submission, and the development shall be carried out in accordance with those details: Ferry Lane improvements Design and Access Statement (250325 TfL Ferry Lane Improvements DAS), Planning Statement (TH Planning Statement Final v2 25.3.2025), Illustrative Existing General Arrangement (1000009414 3-0101-01 Rev 0), Illustrative Proposed General Arrangement (1000009414 3-0101-02 Rev 0), Ferry Lane Existing Engineering General Arrangement (1000009414-2-010-1-Extg Eng GA Rev 1), Ferry Lane Proposed Engineering General Arrangement (1000009414-5-0100-01- Rev 0), Illustrative Section Comparison (1000009414-3-0101-03 Rev 0), Ferry Lane Section Comparison (1000009414-3-0100-02- Rev 0), Ferry Lane Key Dimensions (1000009414-3-0100-03 Rev 0), Proposed Site Plan (2383 HUK-PRM-DRG-0002-01_Proposed Site Plan_TfL Mark up_231117), Eastern Elevation 1/2 (2383-HUK-PRM-DRG-6254-01 SW - External East Elevation - southern half), Eastern Elevation 2/2 (28008-ATK-DRG-EAR 002121_P07 - External East Elevation - northern half).

Reason: In order to avoid doubt and in the interests of good planning

Condition 18 reads:

The works, hereby approved, shall include features to reduce crime and promote a safe environment for the public, details of which shall have been submitted to and approved in writing by the Local Planning Authority prior to first use.

Reason: In the interest of creating safer, sustainable communities, and to be in compliance with Policy SP 11 of the Local Plan.

LBH Officers have reviewed the final worked up and detailed implementable scheme. No objections have been received from a transportation or design perspective.

As such, the final proposal is considered acceptable and condition 1 can be discharged.

Metropolitan Police, Designing Out Crime Officer has reviewed the proposed features to reduce crime and promote a safe environment and state that sufficient details relating to CCTV and Lighting have been provided to support discharge of condition 18.

As such, it is considered acceptable for conditions 1 and 18 to be discharged.

RECOMMENDATION

GRANT DISCHARGE OF CONDITIONS 1 AND 18