Mr Philip Elliott
London Borough of Haringey
Planning, Building Standards & Sustainability Service
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N22 7TY

BEROL QUARTER
LIMITED
Berol House, 25 Ashley Road
Tottenham Hale, London
N17 9LJ

14 October 2026

Our ref: BQL/09/02a

Your ref: HGY/2025/0930

Dear Mr Elliott

Berol Quarter, Ashley Road, Tottenham Hale, London, N17 9LJ
Application to discharge planning conditions 31 & 32 of Planning Permission HGY/2025/0930

Please find enclosed an application to discharge planning conditions 31 and 32. Planning Permission (ref: HGY/2025/0930) was granted on 30 June 2026 for:

Application made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans and Documents) attached to planning permission HGY/2023/0261 granted 03/03/2025. Permission is sought to alter the approved drawings to show inward opening doors at the roof level of 2 Berol Yard instead of the permitted glass panels. Permission is also sought to alter the permitted level of affordable housing.

This application seeks to approval of the details required by planning conditions 31 and 32 of the Planning Permission and this letter provides a summary of the documentation submitted.

Planning Condition 31 states:

Written Scheme(s) of Investigation for Archaeology (PRE-COMMENCEMENT)
a) No development, other than demolition and investigative works, until a stage 1 written scheme of investigation (WSI) 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 shall take place 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 in writing by the local planning authority.

For land that is included within the Stage 2 WSI, no demolition/development shall take place 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. Where appropriate, details of a programme for delivering related positive public benefits;

C. 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 and to comply with Policy HC1 of the London Plan 2021 and Policy DM9 of the Development Management Development Plan Document 2017.

Planning Condition 32 states:

Land Contamination (PRE-COMMENCEMENT)
No development other than demolition or investigative work shall commence until:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.

b) Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

c) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

d) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

e) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to comply with Policy DM23 of the Development Management Development Plan Document 2017.

Enclosure

This application for the approval of details reserved by planning conditions contains the following:

1. Completed Application Form.

The application fee of £309 has been paid via the Planning Portal.

2. Condition 31:

- Written Scheme of Investigation for a Historic Building Record dated June 2018, prepared by AOC Archaeology Group

- Historic Building Record dated March 2020, prepared by AOC Archaeology Group

- Notice of Decision on Details Submission, dated 10/08/2018 issued by Haringey Council pursuant to planning application reference (HGY/2018/2166)

3. Condition 32:



- Geo-Environmental Assessment, dated June 2018, prepared by Delta-Simons Environmental Consultants Limited

- Remediation Strategy, dated August 2018, prepared by Delta-Simons Environmental Consultants Limited

- Notice of Decision on Details Submission, dated 14/08/2018 issued by Haringey Council pursuant to planning application reference (HGY/2018/2167)

Overview

Planning Conditions 31 and 32 replace Conditions 25 (Archaeology) and 29 (Land Contamination) of Planning Permission HGY/2017/2044, which were discharged by the Local Authority pursuant to approvals referenced HGY/2018/2166 and HGY/2018/2167 respectively. The wording of the conditions has been updated, but the substance of what is required is unchanged, and the documents previously approved address each element of the current conditions as set out below:

Condition 31 – Archaeology

The Written Scheme of Investigation prepared by AOC Archaeology Group (June 2018) sets out the programme and methodology of investigation and recording and nominates AOC Archaeology Group as the competent organisation to undertake the works. It was approved under HGY/2018/2166 and is submitted as the Stage 1 WSI required by part (a). The investigation has been completed and reported in the Historic Building Record (March 2020) and has been deposited with the Greater London Historic Environment Record which addresses part (b) and (c) of the Planning Condition.

Condition 32 – Land Contamination

The documents submitted address the elements of Condition 32 as follows:

- Parts (a) and (b), the revised Conceptual Site Model in Section 8 of the Geo-Environmental Assessment;

- Part (c), site investigation: Geo-Environmental Assessment (Delta-Simons, June 2018), comprising intrusive investigation, four rounds of groundwater and ground gas monitoring and a quantitative risk assessment; and

- Part (d), risk assessment, refined Conceptual Model and Method Statement detailing the remediation requirements: Geo-Environmental Assessment (Sections 6 to 8) and Remediation Strategy (Delta-Simons, August 2018), approved under HGY/2018/2167.

Part (e) applies in the event that remediation works are required and a verification report to be approved before the development is occupied. Any contamination not previously identified will be dealt with in accordance with the protocol at Section 6 of the Remediation Strategy and Condition 33.

In reviewing Planning Conditions 31 and 32 it is considered prudent to re-submit the previous documentation and approvals as there have been no material changes to the site since the original approvals were granted. Berol House remains a locally listed building which has continued to operate as managed workspace, whilst the external areas remain un-developed and the Remediation Strategy and the agreed management plan are equally appropriate for this proposed development.

The previous approvals are a material consideration in determining this application and, as the site circumstances are unchanged, the same conclusions are considered to apply. We therefore ask that the Local Authority approve the details submitted and confirm the extent to which Conditions 31 and 32 are discharged, as set out above.



Concluding Remarks

We trust the enclosed provides the Council with sufficient information to approve the details submitted pursuant to these pre-commencement conditions. Should the Council's contaminated land officer or the Greater London Archaeology Advisory Service require any further information, we would be pleased to provide it before the application is determined. In the meantime, if you have any queries, please do not hesitate to contact me.

Yours sincerely



Jonathan Carkeet
Director
Berol Quarter Limited