



PARKSIDE MALVERN RESIDENTS ASSOCIATION

Alexandra Road, Hornsey Park Road, Malvern Road, Park Ridings, Ravenstone Road
and The Avenue, N8 - www.PMRA.co.uk

(Reply by email to parksidemalvernra@googlemail.com or by post c/o 5 Malvern Road, N8)

Head of Development Management and Planning Enforcement
Haringey Council
6th Floor, River Park House
225 High Road
Wood Green
London, N22 8HQ

Attn. of Samuel Uff

Our reference: consultation letter 3

9th February 2024

Dear Sir/Madam,

Re: Lawful Development Certificate (HGY/2023/1335) to confirm compliance with Condition 1 (Commencement) of planning permission ref: HGY/2017/2886 (as amended by s.96A non-material amendment ref: HGY/2022/1076)

I write further to Parkside Malvern Residents Association's (PMRA) objection letters of 14th September and 21st December 2023.

We repeat our objections to the application in our previous letters and wish to add the following:

1. In our letter dated 21st December 2023, we objected to this application's failure to respect 'SA21: Clarendon Square Gateway' in the adopted 'Site Allocations Plan DPD' and that HGY/2023/1335 should be refused because condition 1 makes it clear that time was material consideration in the granting of permission. On 15th January 2024, the Planning Sub Committee considered detailed proposals (brought forward under pre planning advice) for the intensive development of land adjoining the site known as 157-159 Hornsey Park Road. This makes it even more relevant that new and increasing concerns relating to climate change, environment, health and wellbeing and community cohesion and safety are taken into consideration. HGY/2017/2886 has not commenced as required by condition 1 of the planning permission and is no longer acceptable development. Indeed, it's doubtful it ever was: we refer to correspondence between St. William and ourselves in March 2017 following a planning forum to consider the forthcoming HGY/2017/2886 in which St. William reported that they had met the applicant and explained that they were keen to see the scheme improved to address the very concerns our community has today. These included:
 - The need to reflect the Heartlands '*philosophy for safeguarding of the Moselle route*' (subsequently incorporated into planning permission HGY/2017/3117 and S.106 agreement;
 - The need for the new (Iceland) building to '*step further from the residential boundary and Moselle route*';
 - The need to address poor planning where '*the (Iceland) building currently is drawn practically on the boundary with Heartlands and should step further away from the*

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Heartlands scheme (maybe 8m offset each) perhaps with a new shared park (16m wide) outside the health centre entrance and at the entrance to the Moselle route. This would then start to reflect the new Heartlands scheme philosophy a little better of linked community spaces’;

- The need to move the (Iceland) energy centre ‘away from the residential boundary and safeguard a space for deculverting the Moselle’;
- The need to ‘break up the mass (of the Iceland building) and allow light through’;
- The need to address ‘overlooking sensitivities’.

These material planning concerns are relevant now and should be addressed through a revised application, noting the need and opportunity to improve and integrate the planning of the Iceland site, 157-159 and Heartlands Moselle Walk and D4 which is now nearing completion.

2. We wish to bring to your attention the very serious concern of our community that Haringey, as freeholder of the site, proposer and supporter on the healthcare facility used to drive through the lapsed planning permission HGY/2017/2886 long after the NHS England funding offer had expired and the CCG had failed to procure approval of a business case to deliver healthcare from the development, and planning authority, working without coherent and managed planning policies for our area, should seek to permit what would appear to any reasonable person as something that is factually incorrect. Development did not and has not commenced in compliance with condition 1 and a new planning application is required to address current planning matters.

Yours faithfully

Marcus Ballard

Building and Planning

For and on behalf of Parkside Malvern Residents Association

Cc Ryan Burton King and Adrian Punaks - PMRA