



Officer Report

Application Number:	HGY/2023/2646
Application Type:	Approval of details reserved by a condition
Address:	Hale Wharf, Ferry Lane, Tottenham, London
Proposal:	Approval of details pursuant to Condition 3 (Materials) attached to Planning Permission Ref: HGY/2018/2352 dated 12 December 2018.
Case Officer:	John Kaimakamis
Valid Date:	03/10/2023
Applicant:	3
Agent:	C/O Agent Miss Hannah Cox

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning permission was granted consent on 12 December 2018 for the following:

“Erection of a pedestrian footbridge linking Hale Wharf to the Paddock, the provision of landscaping and associated works.”

The proposals form part of the wider redevelopment at Hale Wharf, which covers an area measuring approximately 2.28 hectares (ha).

The Bridge would be located at the northern tip of the Paddock Community Nature Park and the Hale Wharf Development, and span the mouth of the River Lea Diversion near the weir on the River Lea. The bridge is sited approximately 120m from the proposed bridges linking Hale Wharf and Pymmes Brook to Hale Village.

The Bridge would span between steep banks on the River Lea Diversion with a natural fall between the banks of approximately 400mm with the Paddock landing being slightly lower.

It would be bounded by the Hale Wharf development site to the west and the Paddock Community Nature Park to the east. Hale Wharf is bounded by Ferry Lane (A503) to the south; the River Lea Navigation along the western boundary; the River Lea Diversion along the eastern boundary (both forming part of the Blue Ribbon Network BRN); and a footpath with moorings to the north, with both water courses running along either side.

ANALYSIS/ASSESSMENT

Condition 3

Condition 3 of the reserved matters reads as follows:

“Materials

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced.

Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.”

Pursuant to Condition 3 the applicant has provided the following documents:

- Covering Letter dated 2 October 2023 prepared by Quod Limited including Appendix 1 – Schedule of Materials.

This application seeks to discharge Condition 3 attached to Planning Permission Ref: HGY/2018/2352 to approve the materials for the Paddock Bridge. The materials are the same as those that have been approved and built for Bridges 1 and 2 (under application ref. HGY/2018/0606) and are consistent with the Hale Wharf development as a whole. Discussions with Regenerations officers confirmed acceptance of the materials and the design intent which is identical to those used for Bridges 1 and 2 and the Hale Wharf development more generally.

It should also be noted that the materials are in accordance with the Design Principles secured under the original hybrid consent to highlight the industrial influence on the bridge structures and accentuate their simple geometric forms, of which two materials are proposed; weathering steel and timber. Weathering steel, used in a variety of ways is the predominant material and used for all structural elements, trusses and infill/cladding. It will provide a unified aesthetic that will weather well and offer a richness of surface that will vary with the natural light and weather patterns through the season. Similarly, hardwood timber, carried through the decking and handrail elements will age well and develop their own natural patina whilst offering a degree of comfort and warmth to users.

The submitted materials outlined in Appendix 1 of the cover letter are in accordance with the above. As such, it is considered that adequate details have been submitted to discharge the condition prior to the relevant part of the commencement of works.

RECOMMENDATION

GRANT DISCHARGE CONDITION

APPROVAL OF DETAILS RESERVED BY CONDITION 3 ATTACHED TO HGY/2018/2352.

As shown on approved drawings/documents:

Condition 3

- Covering Letter dated 2 October 2023 prepared by Quod Limited including Appendix 1 – Schedule of Materials.

