

Officer Report

Application Number:	HGY/2023/2276
Application Type:	Approval of details reserved by a condition
Address:	Hale Wharf, Ferry Lane, Tottenham, London
Proposal:	Partial approval of details pursuant to Condition B5 (Public Art) attached to Planning Permission Ref: HGY/2016/1719 dated 12 June 2017.
Case Officer:	Adam Silverwood
Valid Date:	22/08/2023
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Applicant:	C/O Agent
Agent:	Miss Hannah Cox

RECOMMENDATION

Approve

APPLICATION DETAILS

Officer contact: John Kaimakamis

APPROVED DEVELOPMENT

Hybrid Planning Application was granted consent on 12 June 2017 for the following:

Residential-led mixed use development comprising the demolition of existing buildings and structures and the construction of buildings to include residential (up to 505 units) and flexible retail or business uses (Use Classes A1-A5 or B1); pedestrian/cycle footbridges, modification works to the existing vehicular access and associated highway works; refurbishment of existing infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works. All matters are reserved for the pedestrian footbridges and buildings and landscaping within Phases 2 and 3 and detailed permission is sought with no matters reserved for Phase 1 buildings and landscaping. The detailed component of the application (Phase 1 buildings only) comprises the demolition of existing buildings; the construction of two buildings ranging from 16 to 21 storeys to accommodate 249 residential units and 307sq.m. (GIA) of flexible retail or business uses (Use Classes A1-A5 or B1); modification works to the existing vehicular access and associated highway works; infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works.

The proposed development was subject to an Environmental Impact Assessment (EIA) and an Environmental Statement (ES) accompanied the application.

The hybrid planning permission consented the following components:

- Phase 1: Detailed (full) planning permission for Buildings A and B and surrounding landscaping; and outline planning permission (with all matters reserved) for Bridges 1 and 2, along with the Bridges landing strips; and
- Phase 2/3: outline planning permission component (with all matters reserved) for Buildings C to K and associated landscaping, including the bridge landing point for Bridge 3.

ANALYSIS/ASSESSMENT

Condition B5

Condition B5 reads as follows:

"Public Art

Details of the proposed public art within the Outline Element in accordance with the submitted Public Art Strategy in 6.11 of the Design and Access Statement (January 2017) shall be submitted to and approved in writing by the Council prior to the commencement of those works. The public art as approved shall be installed prior to the occupation of the development.

Reason: In order to ensure that the Council is satisfied with the details of the authorised development, in accordance with emerging Policy DM3 in the Development Management Policies DPD Pre-Submission version (January 2016)."

Pursuant to Condition B5 the applicant has provided the following documents:

- Cover Letter (Ref: Q60299) dated 22 August 2023 prepared by Quod Limited

The public art strategy as set out at Section 6.11 of the approved Design and Access Statement (dated January 2017) requires public art to be delivered to provide an enhanced sense of place and identity; to assist in wayfinding and visual links between the bridges and to the Paddock; and to provide playful feature in the public realm that acts as a landmark in the development.

Artwork is required within the detailed element (Phase 1) pursuant to Condition A9 and the outline element (Phase 2) pursuant to Condition B5. This application seeks to partially discharge Condition B5, specifically the public artwork details for Phase 2.

The Phase 1 artwork was approved under application ref. HGY/2020/1923 on 27 May 2021. This artwork was delivered in summer 2021 and is located adjacent to Block B. It is a distinctive sculptural totem element which draws on the site history as a wharf and water mill. This artwork was designed in collaboration with officers at the London Borough of

Haringey ("LBH"), local poets, writers and designers. A poem, which was developed by local artists, is carved into the plinth of the totem.

The Applicant engaged further with regeneration officers to discuss the proposals for the artwork and signage within Phase 2. These discussions took place from May 2022 and August 2023 and a number of meetings were held to agree the strategy and delivery of the artwork. These discussions concluded that LBH would deliver the proposals and artwork itself through an agreed budget funded by the Applicant.

This budget is to be secured via a Deed of Variation legal agreement, which was completed on 24th Sept, therefore it is considered that adequate details have been submitted to discharge the relevant part of the condition prior to the commencement of works.

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION

PARTIAL APPROVAL OF DETAILS RESERVED BY CONDITION B5 ATTACHED TO HGY/2016/1719.

As shown on approved drawings/documents:

Condition B5

- Cover Letter (Ref: Q60299) dated 22 August 2023 prepared by Quod Limited