

PD12446/SM/TC
email: tom.cole@montagu-evans.co.uk

11 October 2024

Adam Silverwood
Planning and Development
Haringey Council
River Park House
225 High Road
London
N22 8HQ

Dear Adam,

HGY/2024/0399: HALE VILLAGE, FERRY LANE, N17 - PLANNING APPLICATION FOR TEMPORARY PARKING, CONSTRUCTION COMPOUND AND BALL COURT

We represent Hale Village Properties LLP (HVP) as planning agent in respect of planning application HGY/2024/0399 at Hale Village. The application seeks planning permission for:

“Temporary permission for use of car parking, a construction compound and ball court”.

The application site is located within the wider Hale Village development. It is located at the northern end of Hale Village, to the north of Lebus Street. The site is currently in use as an area of surface car parking, a construction compound and ball court which has operated pursuant to permission HGY/2021/1970. A temporary consent is sought for the uses described above for a period of three years, following which it is expected that the site will be developed.

Background

At the site visit with you on 8th October, HVP explained to the Council the significant fire safety remediation programme which is necessary at Hale Village. As you witnessed the programme has started but is technically complex, logistically demanding and subject to strict regulations under the Building Safety Act. Hale Village has twelve blocks which are over 18m in height requiring remediation and only Emily Bowes Court has been completed to date.

Delays in the programme create risk which can impact on leasehold residents. They would be required to make a contribution to waking watch and endure very high building insurance premiums. Remediation requires the erection of scaffolding and the closure of footpaths and parking bays. LVE are currently withholding licence agreements for Newlon because of the location of storage facilities and the use of a residential unit as a construction welfare facility. Newlon have also had a remediated building failure, which will require new cladding to be replaced.

There are 4,000 people who live and work at Hale Village including young families with children. In addition the site hosts the largest renal unit outside a hospital and provides critical care to hundreds of patients per week. There are 8 ambulance bays and 18 bays for special needs residents which will require temporary closure. It is not possible to agree a clear programme of works which maintains free and safe movement of residents without consent of the application.

The site also includes a GP surgery that was operational under a temporary consent up to 19 June 2024 (ref: HGY/2023/0891). Since validation of the planning application in February 2024, the GP surgery has closed as it no longer required. We highlight that the GP surgery is not included in the application site boundary of this planning application. Works are yet to commence on the demolition of the surgery and the contractor requirements have not been agreed.

Planning Assessment

A further temporary application is required for the retention of the existing construction compound, car park and ball court. The retention of the compound is necessary due to the ongoing works to re-clad the existing buildings within Hale Village. The Officer Report for permission HGY/2021/1970 accepted that the construction compound was needed as a storage area for this purpose, as well as other for works in the local area.

A number of the blocks are being re-clad with upgraded fire retardant cladding and this work has already commenced for several of the blocks. The programme of work is extensive and will not be completed until late 2027. Naturally these works are essential for fire safety and are subject to approval by the Government's building control division which includes the construction strategy and programme.

The parking area is used for parking by contractors which was evident during the site visit on 8th October 2024. The GP surgery is now closed and its removal is anticipated to take 6 months to dismantle and remove from the site. Our client would be able to remove the ball court at the same time and would accept a suitably worded planning condition to be applied to any consent requiring this. However, given the extent of recladding works the existing construction compound would need to be extended on the land occupied by the ball court currently. The temporary consent would need to be in place until the completion of the cladding works which are reliant on use of the construction compound and parking area.

Again, referring to the Officer Report for permission HGY/2021/1970 accepted that it would be impractical that the soft landscaping proposals are implemented until both the remedial fire safety works are completed and the GP surgery is no longer required.

Temporary consent is sought for the car parking, construction compound and ball court as meanwhile uses on a plot of land yet to come forward for development as part of the regeneration of Hale Village. The low intensity and scale of development does not result in any unacceptable impacts and therefore the proposals should be supported. We trust that the information provided is sufficient and look forward to confirmation that the application has been made valid. Should you have any queries please do not hesitate to contact Tom Cole.

Yours sincerely,



Montagu Evans LLP