



24 November 2023

London Borough of Haringey
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By E-mail.

F.A.O. Mr. Nathan Keyte – Planner, Development Management

Dear Nathan,

Re: Tottenham Hale station – S73 application to vary Conditions 1 and 11

On behalf of Transport for London (TfL), this letter accompanies an application to vary Conditions 1 and 11 of planning permission HGY/2018/1897 granted on 29 March 2019 which itself was an amended permission to that granted under reference HGY/2013/2610 on 27 March 2014.

TfL are seeking to amend two planning conditions, to change the pedestrian permeability improvements we are required to deliver, in association with the Tottenham Hale Station upgrade. This application is to vary Conditions 1 and 11 of the approved development (application ref. HGY/2018/1897 which amended the original permission HGY/2013/2610 for changes to the works to extend the operational railway station at Tottenham Hale). The variations are to change the requirement of providing a new station entrance and footbridge from Hale Village to Tottenham Hale Station, to requiring pedestrian and cycle network improvements on Ferry Lane and accessory works.

Condition 1 names a series of approved drawings related to the permission granted under your reference HGY/2018/1897 and it is proposed that the list of drawings itemised below is added to this condition.

The current Condition 11 requires TfL to install infrastructure as part of a proposal to deliver an unpaid link through the station. This was meant to be a footbridge over the Network Rail tracks, from Hale Village, through the new station (Hale Village Link Bridge). However, the current agreement for delivering these improvements is for TfL to submit a planning application to London Borough of Haringey (LBH), for them to accept/refuse planning permission (anticipated to be at Planning Committee). The proposed changes are to be made on LBH highway and whilst TfL will make a payment to LBH to cover the works, the scheme will be delivered by LBH.

The current Condition 11 states

11. No later than 6 months from the date of this permission details of the location and size of the lift linking the western extreme of the Hale Village footbridge to the ticket hall and the phasing and implementation of these works shall be submitted to and approved in writing by the Local Planning Authority, thereafter the works shall be carried out in accordance with the approved details and shall commence no later than 3 year from the date of this permission. The lift works should be fully implemented unless otherwise agreed in writing with the Local Planning Authority.

This application is to vary Condition 11 so that the amended wording reads:

11. The applicant shall enter into a S278 agreement with the Council with respect to the proposed Ferry Lane highway works. The S278 agreement will include the necessary details/specifications etc. for approval along with the mechanism and timeframe for TfL's funding provision for the highway works. The Ferry Lane highway works shall be fully implemented unless otherwise agreed in writing with the Local Planning Authority.

Following a series of meetings including on 12 October with Robbie McNaugher, Head of Development Management and Planning Enforcement, and other officers across LBH, along with various email correspondence, a follow up meeting on 16 November and further email advice from Robbie and yourself on 23 and 24 November it was agreed that TfL would submit a Design and Access Statement addendum, existing and proposed road layout drawings and a revised whole scheme plan drawing that are listed below with PDF file names in brackets:

- Design and Access Statement (Ferry Lane Bridge_DAS_231115 FINAL v.1.1)
- Existing Illustrative Road Layout drawing (1000009414-2-0101-01 Illus Existing Layout Rev 1)
- Proposed Illustrative Road Layout drawing (1000009414-2-0101-02 Illustrative Proposed Layout Rev 1.1)
- Existing Engineering Road Layout drawing (1000009414-2-010-1- Extg Eng General Arrangement Rev 1)
- Proposed Engineering Road Layout drawing (1000009414-2-0100-1- Eng General Arrangement Proposed Rev 1)
- Existing and Proposed (N/S) Section through Ferry Lane Illustrative version (1000009414 -2-0103 Section comparison Existing and Proposed Rev 1.1 reduced)
- Existing and Proposed (N/S) Section through Ferry Lane line drawing version (1000009414-2-0100-2- Eng Sections Existing and Proposed Rev 1.1)
- Proposed Site Plan (2383-HUK-PRM-DRG-0002-01_Proposed Site Plan_TfL Mark up_231117)
- Eastern Elevation 1/2 (2383-HUK-PRM-DRG-6254-01 SW - External East Elevation - southern half)
- Eastern Elevation 2/2 (28008-ATK-DRG-EAR-002121_P07 - External East Elevation - northern half)

I trust that the information contained in the attached document is sufficient for the London Borough of Haringey to approve this submission in respect of the works and I look forward to receiving a positive outcome

In the meantime, if you have any queries relating to any aspect of this request, please do not hesitate to contact me at iangilbert@tfl.gov.uk or 07973 770 765

Yours faithfully,

A handwritten signature in black ink, appearing to read 'I. Gilbert', written in a cursive style.

Mr. Ian Gilbert
Principal Town Planning Surveyor
TfL Town Planning & Heritage Team