



Haringey Council

NOTICE OF MEETING

Special Planning Committee

TUESDAY, 26TH OCTOBER, 2010 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD,
WOOD GREEN, N22 8LE.

MEMBERS: Councillors Peacock (Chair), McNamara (Vice-Chair), Christophides,
Rice, Waters, Beacham, Reece, Reid and Schmitz

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If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

AGENDA

- 1. APOLOGIES**
- 2. URGENT BUSINESS**

It being a special meeting of the Committee, under Part Four, Section B, Paragraph 17 of the Council's Constitution, no other business shall be considered at the meeting.

3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

4. GLS DEPOT, FERRY LANE, N17 9QQ (PAGES 1 - 32)

Erection of two additional floors to Pavilions 1 and 2 to provide 12 additional flats (8 x two bed and 4 x three bed flats).

RECOMMENDATION: Grant permission subject to conditions.

5. DATE OF NEXT MEETING

Monday, 8 November at 7.00pm.

Please note, it being a special meeting of the Committee, under Part 4, Section B, Paragraph 17 of the Council's Constitution, no other business shall be considered at the meeting.

Ken Pryor
Deputy Head of Local Democracy & Member
Services, 5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

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(Non Cabinet Committees)
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18 October 2010

Special Planning Committee 26 October 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1427	Ward: Tottenham Hale
Address: GLS Depot Ferry Lane N17 9QQ	
Proposal: Erection of 2 additional floors to Pavilions 1 and 2 to provide 12 additional flats (8 x two bed and 4 x three bed flats)	
Existing Use: N/a	Proposed Use: Residential
Applicant: Bellway Homes Ltd	
Ownership: Private	
Date received: 03/08/2010 Last amended date: N/a	
Drawing number of plans: 1120_0100, 0106D, 0107E, 0108A, 0213A, 0212A, 0211A, 0210A, 0209A, 0103A, 0104A, 0105A, 0200C, 0201A and 0208A	
Case Officer Contact: Stuart Cooke	
PLANNING DESIGNATIONS:	
Road Network: Borough Road	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	
SUMMARY OF REPORT:	
<p>The application proposes the construction of 2 additional floors to Pavilions 1 and 2, to provide 12 extra flats (6 per pavilion). Outline planning permission was granted for the entire development in 2006, and reserved matters consent for the Pavilions was granted in August 2008.</p> <p>The application is considered in the light of the adopted Masterplan and Design Code for the Hale Village development. The proposal is considered to comply with the Masterplan and Design Code requirements and is not considered to have any significant adverse visual or environmental impact on the other elements of the Hale Village development or the surrounding area and therefore planning permission is recommended subject to conditions.</p>	

MEMBERS WILL BE AWARE THAT THIS APPLICATION WAS DEFERRED FROM THE OCTOBER COMMITTEE TO ALLOW OFFICERS:

1) TO GIVE FURTHER CONSIDERATION TO THE COMPUTER GENERATED IMAGES OF THE DEVELOPMENT AS VIEWED FROM OUTSIDE THE SITE AT TOTTENHAM MARSHES AND FERRY LANE, AND

2) TO ALLOW CONSIDERATION TO BE GIVEN TO THE RESPONSES TO THE CONSULTATION RECEIVED AFTER THE COMMITTEE REPORT WAS WRITTEN.

1.0 VIEWS

1.1 With regard to the visual images provided of the development when viewed from outside the site, i.e. from Tottenham Marshes and Ferry Lane to the east, it can be seen that the proposed additional floors have little or no impact when viewed from these two locations. The view from Tottenham Marshes shows the existing stand of trees following the line of the River Lee will largely obscure the Pavilions from this viewpoint, and the additional height will create a consistent eaves line running round the corner from Block SE helping to link the buildings together visually.

2.0 CONSULTATION RESPONSES

2.1 Nine responses to the consultation process were not included in the original report. The response from Cllr Reith was omitted in error, the other six responses were received after the report was written. The nine responses were received from:

- a. Cllr Lorna Reith – 19 September 2010**
- b. Tynemouth Area Residents Association – 27 September 2010**
- c. Mike Waite, 157 Bream Close N17 – 28 September 2010**
- d. Friends of the Paddock – 29 September 2010**
- e. Paul Cavendish – 29 September 2010**
- f. Cllr Richard Watson – 1 October 2010**
- g. Cllr Zena Brabazon – 3 October 2010**
- h. Friends of Down Lane Park – 5 October 2010**
- i. North London business – 9 September 2010**

The letters are included for information as appendix 1

2.2 A number of issues were raised in these letters which are summarised as follows:

2.2.1 Effect on View from Tottenham Marshes and Stonebridge Lock

The objectors raise concerns regarding the impact of the proposal on views looking south from Tottenham Marshes and Stonebridge Lock towards the development site. The distance is approximately 1.1 km, (0.7 miles). The applicant has provided Computer Generated Images (CGI's) to illustrate the view "before and after" from Tottenham Marshes and Stonebridge Lock to compare the visual impact of the scheme "as consented" with the proposal. The impact of the additional storeys on this view is shown clearly in the CGI's. It is considered the additional height will not have a significant effect on views from Tottenham Marshes and Stonebridge Lock.

2.2.2 Precedent

Concern is also expressed regarding precedent in relation to the remaining three Pavilions and future Hale Wharf development. With regard to the Pavilions, the main part of this report considers the impact of the additional floors to Pavilions 1 and 2 in terms of the guidance in the Design Code and other relevant considerations. Should this application be granted, then it is likely that similar applications will be submitted for Pavilions 3, 4 and 5. However, any applications for Hale Wharf which may be received in the future will be dealt with on their own merit, in the light of relevant planning policy and guidance.

2.2.3 Exceeding outline consent

An important principle of the Design Code for Hale Village agreed as part of the outline consent is achieving a consistent height between the buildings on the south and east sides of the site. As consented by the outline approval, the Pavilion blocks are now between 3-5 metres lower than Block SE. This is because the height of Block SE was raised due to the topography of the site as part of the reserved matters application for that Block. The proposed additional floors to Pavilions 1 and 2 will result in the highest part of those buildings lining through with the eaves of Block SE as consented. As such the scheme achieves this important principle of the Design Code.

2.2.4 Lack of consultation

The scheme was presented to the Stakeholders meeting on 31 August 2010. The meeting expressed concern that para 3.3 of the Design & Access statement submitted with the application gave the impression that all stakeholders had been consulted about this scheme. This has been raised with the applicant who has undertaken to ensure that full consultation with all stakeholders takes place in future.

One response considered that residents of Bream Close on the south side of Ferry Lane should have been consulted. The consultation Code recommends that people directly affected by a planning application should be consulted. In this case, while residents of Bream Close may be able to see the additional floors proposed, it was considered that they would not have a direct effect on those properties.

In addition, a letter of support has also been received after the report was written from North London Business, Heron House, N17. This response considers the proposed design will be more pleasing to look at, will help local people reconnect with the River Lee, will provide much needed housing and boost local economy.

3.0 Hale Village/Block Plan with current position as of October 2010

A block plan is attached as circulated at the previous Committee showing the current position with regards to each of the individual blocks on the Hale Village site as appendix 2

REPORT FROM OCTOBER COMMITTEE

1. SITE AND SURROUNDINGS

- 1.1 The Hale Village development is located on the former GLC Supplies Depot site in Ferry Lane, close to Tottenham Hale transport interchange. The site is bounded by the Liverpool Street/Stanstead railway line to the west and River Lee and Lee Valley Regional Park to the east.
- 1.2 The specific application site comprises the southern two pavilion blocks (of five) forming part of the Hale Village development.

2. DESCRIPTION OF DEVELOPMENT

- 2.1.1 The proposal comprises the erection of two additional floors to each of the Pavilion Blocks within the Hale Village scheme. There are five Pavilion blocks in total within the scheme, located along the eastern edge of Hale Village. Blocks 1 and 2 are the southernmost of the Pavilions.
- 2.1.2 The extra floors will provide six additional flats in each Pavilion, 4 x 2-bed and 2 x 3-bed units.

3. PLANNING HISTORY

- 3.1 Outline planning permission was granted for the Hale Village development as a whole in 2006, (HGY2006/1177). Since then a number of reserved matters applications have been granted relating to various buildings within the development. Reserved matters consent for the design of the Pavilions was granted in August 2008, (HGY2008/0393).

4. RELEVANT PLANNING POLICY

- 4.1 The development plan for the borough comprises the London Plan (consolidated with alterations since 2004) 2008 and the Unitary Development Plan 2006 - 'Saved Policies' 17 July 2009.
- 4.2 UDP Relevant policies:
AC2: Tottenham International
Schedule 1: Site Specific Proposal 20
- 4.2 Supplementary Planning Guidance / Documents
Tottenham Hale Urban Centre Masterplan 2006
Housing 2008

5. CONSULTATION

Ward Councillors – Northumberland Park
Tottenham Green
Tottenham Hale

Transportation
Cleansing
Building Control
Design
Strategic Sites

Tottenham Hale Residents Association
Tottenham Civic Society
New River Action Group
CABE
London Wildlife Trust
FoE
Natural England
English Heritage
British Waterways
Thames Water
Environment Agency
Lee Valley Regional Park
Network Rail
TfL
LB Waltham Forest

6. RESPONSES

Transportation – no objection

Design – no objection

Waste management – the proposed additional development requires 3 x 1100 litre waste containers and 1 x 1100 litre recycling container

British Waterways – no objection

Environment Agency – no objection

Natural England – no objection

Lee Valley Regional Park – no objection

TfL – no objection

Thames Water – raise no formal objection, however make general comment that development will adversely affect view from towpath

FoE – object on grounds of adverse effect on amenity of Tottenham Marshes. Will make it easier for the other pavilions and Hale Wharf to be made higher.

Heron Wharf Management Company – object create a “concrete corridor”. Significant effect on Tottenham Marshes and views. Implications for heights of future buildings on Hale Wharf.

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1 The main issues in respect of this application are considered to be:

- Principle of additional height
- Design
- Impact on the Hale Village development overall

7.1.1 Principle of additional height

As part of the outline consent for the Hale Village development, the developer was required to prepare and submit a Design Code. This Design Code was approved by the Council in February 2008. The Design Code and outline consent defines the character of the buildings, spaces adjacent to and between the buildings in Hale Village and how they relate to each other. In the context of the Design Code, the Pavilions have been designed to have smaller footprints than the other buildings within the development with gaps between them and to have more varied elevations. This allows most of the flats in the Pavilions to have views of the Lee Valley and all the flats are dual aspect.

An important principle of the Design Code for the Hale Village development is to achieve consistency in the heights of the buildings on the east and south east frontages of the development. The effect of the additional floors proposed will be to increase the overall height of the Pavilions so that they match the height of Block SE adjacent, but will not exceed this height. By unifying the heights of the Pavilions with Block SE, the principle of the Design Code to achieve consistency in building heights will be achieved.

The position, footprint and appearance of the Pavilions will not be altered by this proposal. Also, the additional floors proposed are set back significantly from the parapets of the Pavilions and are of lightweight materials to reduce their visual impact.

7.1.2 Design

As set out above, the Design Code for Hale Village set the framework for and informed the detailed design of the buildings within the site. The Façade typology for the Pavilions specified by the Design Code required them to be “three-dimensional”, and “sculpted and expressive”. The consented Pavilions have uniform floorplans at each level with a flat “sawn off” top. This application for the two additional floors proposes setting back the new floors creating a more sculpted, three-dimensional form helping better to deliver the requirements of the Design Code. As such, the two additional floors are considered to improve the overall appearance of the Pavilions.

The design of the additional floors has been developed in consultation with the Councils Design Team. The following principles were considered essential to be met:

- The principle of the Master Plan and Design Code to deliver consistent parapet heights should be respected, in particular with Block SE..
- Setting back additional floors by 2.5 metres
- Design quality should be maintained.
- The effect on Block C to the west is paramount and no additional overshadowing should occur.
- Total quantum and mix in Hale Village to be maintained.
- Ceiling heights should not be reduced in order to maintain high design quality standards.
- The Pavilion footprint should not be increased.

- The amenity space concept of allowing continuity of views across the spaces to the park should be maintained.

The additional floors are set back by 2.5 metres on the east, west and north facades to reduce their impact and to provide terrace/balconies for the proposed flats. This setback helps to reduce the visual impact of the additional floors as well as any overshadowing. When viewed from within the development the additional floors will not be visible. When viewed from outside Hale Village, the visual impact of the proposal will be minimal.

The composition of the elevations for the proposed additional floors comprise large areas of glazing with aluminium framing, forming a lightweight and visually subordinate structure. This approach helps to reduce the bulk of the additional floors and minimises their visual impact to the surrounding area.

A visual assessment of the proposal has been carried out. This assessment concludes that the extra floors will not be visible from the majority of the views assessed, and any effect will be negligible. Overall, it is considered the additional floors comply with the objectives of the Masterplan and the Design Code for Hale Village.

7.1.3 Impact on the Hale Village development overall

The number of units agreed and conditioned in the outline application for the Hale Village scheme is 1210 in total. The additional units proposed by this development will result in the total number of residential units in the scheme will be 1051. This means that the proposal will not result in an increase in the residential density of the overall development approved at outline stage. It will therefore not result in the site becoming overdeveloped in terms of an excessive number of residential units on the site as a whole.

7.2 Other Issues

7.2.1 Impact on Lee Valley Regional Park

The Lee Valley Regional Park is located to the east of Hale Village. Views of the development, and particularly the Pavilions, are gained from the Park. The overall effect of this proposal is to increase the height of the Pavilions by approximately 5 metres, this being set back from the parapets by approximately 2.5 metres. The applicant has submitted a visual assessment of the proposal and its potential impact when viewed from the east. This assessment demonstrates that the impact of the additional floors of the development when viewed from the Park and shows that the visual impact will be small. Lee Valley Regional Park has been consulted and has no objection to the scheme. English Nature has also been consulted and has no objection to this proposal.

Tottenham and Wood Green FoE and Heron Wharf Management Company have objected to the proposal on the grounds that the development will create a “concrete corridor” and have a significant effect on Tottenham Marshes and views. They also consider the proposal has implications for the heights of any future buildings on Hale Wharf adjacent. Whilst the proposed additional stories will be visible from Tottenham Marshes, the additional bulk created, being set back from the edges of the buildings, when viewed from the Marshes, will be slight and the visual impact on this view will be minimal.

With regard to the potential effect of any development on Hale Wharf, any planning applications for the redevelopment of this site will be dealt with on their merits in the light of agreed design parameters considered appropriate for that site.

7.2.1 Sunlight and Daylight

A Sunlight/Daylight Assessment has been prepared by the applicant which considered both the potential effects on Hale Village and the surrounding area. The assessment shows that the additional floors will not result in any material change to daylight/sunlight available to the other buildings within the development, compared with the consented scheme or the public realm.

7.2.2 Dwelling Mix/Standard of Accommodation

The proposed additional units will improve the mix of residential dwellings within the development as a whole provided by the Pavilions by including larger units. The floorspace of the proposed units exceeds the Councils requirements for both the proposed two-bed and three-bed flats. Each of the proposed units has a private balcony/terrace space available.

7.2.3 Affordable Housing

The outline consent for the Hale Village scheme granted in 2006 required an affordable housing level of 30% throughout the whole development. Due to a number of changes to the scheme subsequently, the amount of affordable housing within the scheme is now approximately 50%. As such, the Hale Village development as a whole is considered to meet the requirements for affordable housing of the London Plan and the UDP. Therefore no further affordable housing is considered to be required by this proposal.

7.2.4 Car/cycle parking

Parking to the pavilions is provided within the basement areas which are linked with some of the other blocks in the development. As the total number of units throughout the development is not exceeding the maximum permitted by the outline consent, it is considered that the level of parking available to the Pavilion blocks is adequate. Transportation do not object to the proposal.

TfL have also been consulted and consider that the development would be unlikely to result in an unacceptable impact on the road network.

With regard to cycle parking, 140 spaces are provided within the basement area, which is equivalent to one space per unit, which meets the cycle parking requirement within the UDP.

7.2.5 Waste/recycling

Waste management have commented that the additional units will require 3 additional 1100 litre waste containers and 1 additional 1100 litre recycling container. A condition is attached to require this provision to be made in a suitable location.

7.2.6 Wheelchair units

Each pavilion will have 8 wheelchair units out of a total of 70 units (including this development), which exceeds the Councils requirement of 10%. In general terms the site is relatively flat and all the units have lift access. The lifts are sized for wheelchair access and manoeuvring

7.2.7 Lifetime Homes

Lifetime Homes standards are a series of 16 design features that help to create a flexible strategy for accessible and adaptable housing. The design of the se units encourages homes to be accessible to young and old, disabled and non-disabled. All the units proposed here are designed to Lifetime Home standards.

7.2.8 Sustainability/Energy

The outline consent for Hale Village contained an Energy Strategy for the Masterplan. The additional units will be served by the energy infrastructure serving the whole of the Hale Village development. This has been designed to achieve the required 20% reduction in baseline carbon emissions, the buildings heating and hot water demands will be met by the ESCo's district and heating and hot water system from the three sources of CHP, biomass and gas-fired boilers.

All the units will be constructed to CSH Level 4 standard in line with Clause 9, Schedule 12 of the Hale Village S106 agreement.

7.2.9 S106

As the development proposes 12 additional family sized units, a S106 agreement would normally be required for affordable housing and an education contribution. The position regarding the affordable housing has been dealt with above. With regard to an education contribution, the S106 agreement for the whole Hale Village development is being reviewed at the present time and will be the subject of a separate report to a future meeting of this Committee.

8. CONCLUSION

- 8.1 The application site comprises the southern two pavilion blocks (of five) forming part of the Hale Village development. The proposal comprises the erection of two additional floors to each of the Pavilion Blocks, increasing the height of the blocks from eight to ten storeys. The extra floors will provide six additional flats per Pavilion, (4 x 2-bed and 2 x 3-bed).
- 8.2 The proposal complies with the requirements of the adopted Hale Village Masterplan and Design Code and complies with the parameters set by the outline consent for the whole development granted in 2006 for the Hale Village development. The proposal is not considered to have any significant adverse visual or environmental impact on the Hale Village development or the surrounding area. Therefore planning permission is recommended subject to conditions.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions:

Applicant's drawing Nos. 1120_0100, 0106D, 0107E, 0108A, 0213A, 0212A, 0211A, 0210A, 0209A, 0103A, 0104A, 0105A, 0200C, 0201A and 0208A

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the

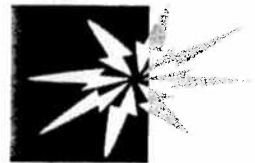
approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. The additional units will require 3 additional 1100 litre waste containers and 1 additional 1100 litre recycling container, the locations for these containers to be agreed with the Local Planning Authority prior to the development hereby permitted commencing.
Reason: to ensure a satisfactory level of waste provision is provided within the scheme.

REASON FOR APPROVAL

The proposal is considered to comply with the Design Code for the Hale Village development and the Tottenham Hale Urban Centre Masterplan 2006 and not to result in any adverse effects on the development or surrounding area in line with the relevant policies of the London Plan 2008 and the saved policies of the Unitary Development Plan 2006.

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London N22 8HQ
Tel: 020 8376 2310
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Tottenham Hale ward member: Councillor Lorna Reith

Haringey Council

Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
London N17 8BD

19 September 2010

Dear Paul,

Planning Application HGY/2010/1427
Proposal to increase the height of Pavilions 1 & 2 at Hale Village by two floors.

I object to the above planning application. I am one of the local councillors representing Tottenham Hale ward and I also live directly opposite the development and pass it every day.

There was opposition from a wide range of local residents and community organisations to the heights of the buildings facing the river Lee and Tottenham marshes when outline planning permission was granted in 2007. Local groups came together under the banner THRASH (Tottenham Hale Residents Against Skyscraper Housing) which gives an indication of the strength of feeling on the issue.

Although many people represented by THRASH, including myself, felt the decision of the planning committee in May 2007 did not go far enough in limiting the height of the buildings, the fact that the pavilions were capped at 8 storeys was welcomed. I and other residents also welcomed the gradual reductions in height across the development to the north and east as this helped to reduce its visual impact on the sense of openness of the marshes and beginning of the Lee Valley Regional Park.



The arguments made at that time against tall buildings across the site are still relevant. The GLS site is adjacent to a network of canals, rivers, reservoirs and open green space unique in the Borough. I believe that increasing the height of the pavilion buildings will have a detrimental impact on the visual environment. The proposed additional storeys will be clearly visible from Tottenham Marshes whereas the current buildings are largely hidden, at least in spring and summer when the trees are in leaf. I visit the Marshes frequently and it is amazing to be able to find oneself in an almost rural setting - yet be so close to Tottenham Hale station. I therefore strongly believe that if agreed the proposal will reduce the amenity of the area for people visiting the river Lea and the Lea Valley Regional Park.

Setting a precedent

I am extremely concerned that increasing the height of Pavilions 1 and 2 will set a precedent for the height of Pavilions 3, 4 and 5. This is in fact what I and local residents have been advised by officers.

We were also told by officers that the fact that the SE block (Newlon housing) had been granted permission for an increase in height would make it more difficult to refuse the application for an increase in the height of the Pavilions. At the time the application for the increase in the SE block height was made I and local residents were told that this was necessary as the tenure of the block had changed. Affordable housing required higher space standards so increasing the height of the SE block was the only way of providing the same number of homes. I accepted this, as did other residents, and no objections were made. Had I known that this would make other height increases easier I certainly would have submitted an objection.

Hale Wharf

I am aware that British Waterways are keen to develop the Hale Wharf site (which lies on the other side of the river) for housing and are expected to come forward with proposals. Some years ago they were in discussion with the Planning Department about a proposal for five 23 storey blocks of flats. At the time they were clearly told this was not acceptable and they dropped the idea.

However, an increase in the height of the buildings on the GLS site, directly opposite Hale Wharf, may well encourage British Waterways to raise the height of any proposed development they bring forward. If this were to

happen the whole character of the area would change completely and the river Lea would find itself flowing through an urban canyon.

Democratic accountability

Granting planning permission to this proposal will undermine the credibility of our democratically accountable planning system. A decision was made by the planning committee at the outline stage in May 2007. Arguments about height were heard then. Developers clearly think they can come back a couple of years later and get the decision changed. There has been no material change in the local area that would justify the Planning Committee reversing its original decision.

Developers are in business to make money. The more flats they have to sell the more money they stand to make. This is true not just on the GLS site but everywhere. Although the Planning Committee is only considering an application for this site there is no doubt that developers across the borough are watching with interest. I would urge the Committee to stick to their original decision and not allow 'development creep' of this kind.

Please let me know when a date for this application to be heard at Planning committee has been set.

Yours sincerely

Cllr Lorna Reith
Tottenham Hale ward

Argles James

From: development.control@haringey.gov.uk
 Sent: 29 September 2010 16:03
 To: Development Control
 Subject: Comment Received from Public Access

Application Reference No. : HGY/2010/1427 Site Address: GLS Depot Ferry Lane London N17 9QQ
 Comments by: TYNEMOUTH AREA RESIDENTS ASSOCIATION
 From:
 48
 HANOVER ROAD

N15 4DL
 Phone:
 Email:
 Submission: Objection
 Comments: TYNEMOUTH AREA RESIDENTS ASSOCIATION
 48 HANOVER ROAD, TOTTENHAM. N15 4DL

Mr Paul Smith
 Head of Development Management
 Planning and Regeneration
 639 High Road
 London N17 8BD

27th September 2010

Dear Paul Smith

Planning Application HGY/2010/1427 ; Pavillions 1 & 2 Hale Village

At a meeting of the Hale Village Community Stakeholders on 31st August 2010 we were advised that a new partner in the development, Bellway Homes, had submitted a planning application to increase the height of pavilion blocks 1 & 2, despite having exchanged contracts on the basis of planning application for 8 storeys.

Having consulted with members of this association and local residents we would like to submit the following comments and objections:

¿ We would bring to your attention section 3.3 paragraph 2 in the Design and Access Statement 3.3 Involvement/Consultation. This states that all key stakeholders have been consulted. This is clearly not the case as we had no knowledge of this application until the above meeting.

¿ We are extremely concerned that planning officers had had detailed, advanced and favourable discussions with developers regarding this application. This, despite concerns expressed at all stages of the development proposals that these blocks should not exceed the outline planning permission as agreed by the planning committee. We wish to place on record our strong objections to any increase in the height of these buildings. It would be unacceptable in terms of democratic accountability if the Planning Sub Committee were to agree to this application.

¿ It is acknowledged that considerable efforts have been made by the Council 'to progress the development following the financial difficulties of Lea Valley Estates. However, this has been achieved as a result of the input of large amounts of public funds without which it would have remained a half finished building site. The prime interest of the Council, therefore, should be to reflect the interests and views of local communities and stakeholders rather than the interests of developers.

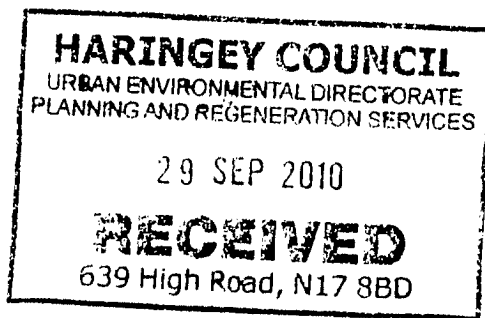
¿ Any increase in the height of these buildings will set an unacceptable precedent for the remaining Pavilion Blocks, as well as the neighbouring Hale Wharf Development. Such a development will be detrimental to the adjacent Tottenham Marshes, an area of SSSI, and an important recreational area for local people.

We would remind you that Hale Village was lauded as a landmark development for the people of Tottenham, in particular Tottenham Hale, but this development has not

yielded, and shows no signs of yielding, the education and health facilities required for such a large development. In addition, stakeholders had to bring to the attention of officers involved that Section 106 money had not been paid. We ask that officers take responsibility for ensuring that 'integrated solutions' are implemented, and that the originally agreed height is not exceeded.

Given all the above, we believe this application should be refused. In addition, we suggest that planning officers are made aware of their remits and the history of planning applications before entering into negotiations with developers.

Members of Tynemouth Area Residents Association



157 Bream Close
Heron Wharf
London
N17 9D

28/09/2010

Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
Tottenham
London
N17 8BD

CS

Dear Paul Smith

Planning Application HGY/2010/1427 – Erection of Two Additional floors to the Pavillions 1 & 2 Hale Village

I am writing to inform you that I object to the above planning application. The proposed development exceeds the agreed maximum number of stories granted as outline planning permission. The number of stories granted outline planning permission was itself strongly opposed by local residents and specialist interest groups but their views were ignored.

Addition stories to the Pavillions 1 and 2 will set a precedent for the final height of Pavillions 3, 4 and 5 in addition to influencing the height of development at Hale Wharf. There is a danger that a 'concrete corridor' will be created along Millmead Road. It appears that proper consideration has not been given to the environment adjacent to the development area. To the north of the site Tottenham Marshes are an area of SSI status and part of the Lea Valley Park. Within a few hundred yards to the east of the development there is a network of canals, rivers and greenspace unique in the Borough, that itself borders the SSI of Walthamstow Reservoirs. The impact of increased height to the building will have a detrimental impact to the environment especially damaging to the views from the Marshes and the green/water areas east of the development. I strongly believe that the amenity afforded by green spaces and water systems will be severely compromised if the proposed additional stories are granted planning permission.

Furthermore, I am very concerned, as I mention above, that the precedent of additional stories to the Pavillions would have major and even more serious environmental impact with future applications for the development of Hale Wharf, an area sandwiched between green and water systems that is particularly at risk from unsympathetic development. If the additional stories are granted for the Pavillions it is unlikely that ISIS will accept development at half that height.

I also strongly object to the claim by the developer that a consultation with key stakeholders has been carried out. To the best of my knowledge this is a false claim.

I imagine you will receive many similar objections from other residents living nearby and I trust you will refuse this application on the basis that they most definitely contravene your planning regulations.

Please can you inform me that you have received this letter and have logged it as an official objection and keep me informed as to the outcome?

Yours sincerely

A handwritten signature in black ink that reads "Mike Waite". The signature is written in a cursive style with a large initial 'M'.

Mike Waite



Friends of the Paddock

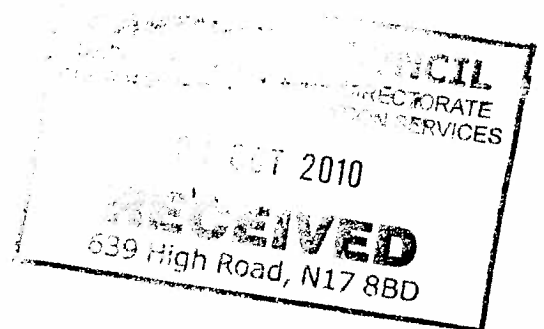
<http://www.friendsofthepaddock.org.uk/>

Reply address: 6 Angelica Court
Bream Close
London
N17 9BP

29th September 2010

Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
Tottenham
London
N17 8BD

Dear Paul Smith



Planning Application HGY/2010/1427 – Erection of Two Additional floors to the Pavillions 1 & 2 Hale Village

I am writing to inform you that I am objecting to the above planning application as Chair of Friends of the Paddock and on behalf of our members. The proposed development exceeds the agreed maximum number of stories granted at outline planning permission. The number of stories granted outline planning permission was itself strongly opposed by local residents and specialist interest groups but their views were ignored.

Additional stories to the Pavillions 1 and 2 will set a precedent for the final height of Pavillions 3, 4 and 5 in addition to influencing the height of development at Hale Wharf. There is a danger that a 'concrete corridor' will be created along Millmead Road. It appears that proper consideration has not been given to the environment adjacent to the development area. To the north of the site Tottenham Marshes are an area of SSI status and part of the Lea Valley Park. Within a few hundred yards to the east of the development there is a networks of canals, rivers and greenspace unique in the Borough that itself borders the SSI of Walthamstow Reservoirs. Within this area is the Paddock that provides a green refuge in this environmentally sensitive area. The impact of increased height to the building will have a detrimental impact to the environment especially damaging to the views from the Marshes and the green/water areas east of the development. The raising of height of the first two Pavillions and future development will cause increased shadowing and loss of light to the green areas such as the Paddock. I strongly believe that the amenity afforded by green spaces and water systems will be severely compromised if the proposed additional stories are granted planning permission.

Furthermore, I am very concerned, as I mention above, that the precedent of additional stories to the Pavillions would have major and even more serious environmental impact with future applications for the development of Hale Wharf, an area sandwiched between green and water systems that is particularly at risk from unsympathetic development. If the additional stories are granted for the Pavillions it is unlikely that ISIS will accept development at half that height.

I also strongly object to the claim by the developer that a consultation with key stakeholders has been carried out. To the best of my knowledge this is a fallacious claim.

I imagine you will receive many similar objections from other residents living nearby and I trust you will refuse this application on the basis that they most definitely contravene your planning regulations.

Please can you inform me that you have received this letter and have logged it as an official objection and keep me informed as to the outcome.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Cavendish', with a long, sweeping flourish extending to the right.

Paul Cavendish
Chair, Friends of the Paddock

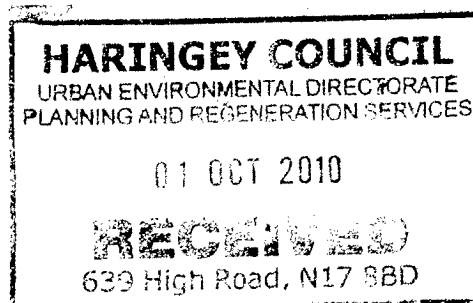
***6 Angelica Court
Bream Close
London
N17 9BP***

020 8808 1537

paulcavendish@tiscali.co.uk

29th September 2010

Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
Tottenham
London
N17 8BD



Dear Paul Smith

Planning Application HGY/2010/1427 – Erection of Two Additional floors to the Pavillions 1 & 2 Hale Village

I am writing to inform you that, as a local resident, I object to the above planning application. The proposed development exceeds the agreed maximum number of stories granted at outline planning permission. The number of stories granted outline planning permission was itself strongly opposed by local residents and specialist interest groups but their views were ignored.

Additional stories to the Pavillions 1 and 2 will set a precedent for the final height of Pavillions 3, 4 and 5 in addition to influencing the height of development at Hale Wharf. There is a danger that a 'concrete corridor' will be created along Millmead Road. It appears that proper consideration has not been given to the environment adjacent to the development area. To the north of the site Tottenham Marshes are an area of SSI status and part of the Lea Valley Park. Within a few hundred yards to the east of the development there is a networks of canals, rivers and greenspace unique in the Borough that itself borders the SSI of Walthamstow Reservoirs. The impact of increased height to the building will have a detrimental impact to the environment especially damaging to the views from the Marshes and the green/water areas east of the development. I strongly believe that the amenity afforded by green spaces and water systems will be severely compromised if the proposed additional stories are granted planning permission.

Furthermore, I am very concerned, as I mention above, that the precedent of additional stories to the Pavillions would have major and even more serious environmental impact with future applications for the development of Hale Wharf, an area sandwiched between green and water systems that is particularly at risk from unsympathetic development. If the

additional stories are granted for the Pavillions it is unlikely that ISIS will accept development at half that height.

I also strongly object to the claim by the developer that a consultation with key stakeholders has been carried out. This is a fallacious claim and to the best of my knowledge no such consultation has been undertaken.

I imagine you will receive many similar objections from other residents living nearby and I trust you will refuse this application on the basis that they most definitely contravene your planning regulations.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul [unclear]', with a large, sweeping flourish underneath.

Argles James

From: development.control@haringey.gov.uk
Sent: 01 October 2010 10:45
To: Development Control
Subject: Comment Received from Public Access

Application Reference No. : HGY/2010/1427 Site Address: GLS Depot Ferry Lane London
N17 9QQ London Comments by: Cllr Richard Watson

From:
25 Old School Court
Drapers Road

London

N17 6LY

Phone:

Email: richard.watson@haringey.gov.uk

Submission: Objection

Comments: I would like to add my objections on behalf of myself and many local residents who I represent in Tottenham Green to this planning application.

There was an active local campaign when outline planning permission was granted in 2007 regarding the heights of the buildings facing the River Lee and Tottenham Marshes. This campaign was successful in limiting the buildings to a maximum of eight storeys.

The arguments that were made and seemingly accepted in 2007 still apply today to this proposal. The height of the pavilion buildings would have a significant detrimental impact on the surrounding environment. In particular the proposed additional floors would be visible from Tottenham Marshes which is fantastic and well used spot.

This proposal feels like ¿project creep¿ in which a decision was previously made to limit the size of these buildings by the Planning Committee and now developers are attempting to have this decision reversed. This not only undermines the democratic decision making process but also risks setting a precedent. If this proposal were to be accepted then it would be extremely difficult for the Planning Committee to turn down any other proposals for other buildings on the GLS site to be increased as well as any new proposed developments in this area of the borough.

For the reasons given above I believe this proposal should be refused and developers should abide by the original decisions that were made by the Planning Committee in 2007.

81, Holcombe Road
Tottenham
London, N17 9AR

3/10/2010

Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
London N17 8BD

Dear Mr Smith,

**Planning Application HGY/2010/1427
Proposal to increase the height of Pavilions 1 & 2 at Hale Village by two floors.**

I am writing to object to the above planning application. I have lived in Tottenham Hale Ward for eighteen years and live close to the station. I am chair of my local residents' association, and am a member of Friends of Down Lane Park. I have attended the GLS Site Stakeholder meetings for eighteen months as a local representative. I am also an elected Councillor for St. Ann's Ward.

The concerns of local people about tall buildings being erected in such a sensitive area are well-rehearsed. As planners you will know that the GLS site is adjacent to one of the most outstanding areas of natural beauty. The Marshes with its network of canals, rivers, reservoirs and open green space is unique in the Borough and especially important to Tottenham where there is high density housing and little open space.

Increasing the height of the pavilion buildings will I believe have a detrimental impact on the visual environment as the additional storeys will be clearly visible from Tottenham Marshes. They will reduce the amenity of the area for people visiting the river Lea and the Lea Valley Regional Park.

Setting a precedent

What is most worrying about this proposal – apart from the impact on the area and the marshes - is that should the committee agree to this planning application to increase the height of Pavilions 1 and 2 they will be setting a precedent for the height of Pavilions 3, 4 and 5. We were told this would be the case by officers at the most recent stakeholder meeting held on August 31 – the first time this proposal was mentioned.

Officers also told us that since the SE block (Newlon housing) had been granted permission for an increase in height it would be more difficult to refuse the application for an increase in the height of the Pavilions. Residents had been told at that earlier meeting that such an increase was necessary since the tenure of the block had changed with affordable housing requiring higher space standards. We were advised that this could only be achieved in the SE block by increasing the height if the same number of homes was to be provided

This explanation was accepted by the local stakeholder group at the time as people want families to be housed. At no time was there any mention of a precedent being set or of the implications increasing the height of the SE block for the rest of the site. Had there been any such advice residents might have responded very differently and objected since there has been consistent worry about the height of the buildings on this site.

The issue of precedents is very important since British Waterways are expected to come forward with proposals to develop the Hale Wharf site (which lies on the other side of the river) for housing. At one point some years ago they had a proposal for five 23 storey blocks of flats but they were told this was unacceptable and they dropped the idea.

Some buildings on the GLS site are directly opposite Hale Wharf, and should the increase in height for Hale Village be agreed this may well encourage British Waterways to follow suit and raise the height of their proposed development.

Should this happen then the whole of this beautiful, natural area would be desecrated and blighted by high concrete towers.

One final point I wish to make is related to the process itself. The Planning Committee made its decision about this site and the height of buildings in May 2007. As there has been no material change in the local area there seems to be no justification for the Planning Committee to reverse its original decision especially given the concerns of local people about the impact of the development, the lack of infrastructure (no school or health centre) and the impact on the local environment.

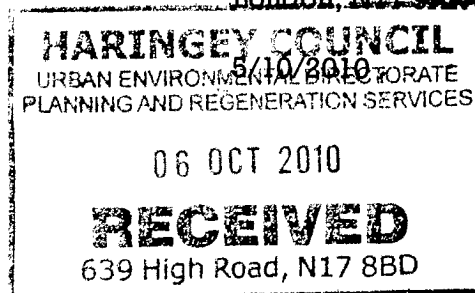
The developers want to make money from this site but their financial situation is not the concern of the Planning Committee. The members have made a decision on planning grounds and I hope they will stand by it. Increasing the heights of buildings now would send a message to other developers that they can come back with increased heights and a precedent would have been set which could have ramifications across the borough.

Please let me know when a date for this application to be heard at Planning committee has been set.

Yours sincerely

Zena Brabazon

58, Holcombe Road
Tottenham
London, N17 9AP



Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
London N17 8BD

Dear Mr Smith,

**Planning Application HGY/2010/1427
Proposal to increase the height of Pavilions 1 & 2 at Hale Village by two floors.**

I am writing to object to the above planning application. I have lived in Tottenham Hale Ward for 10 years and live close to the station. I am Co-ordinator of Friends of Down Lane Park and Secretary of Dowsett Estate Residents' Association (DERA). I have attended the GLS Site Stakeholder meetings for eighteen months as a representative of Friends of Down Lane Park.

Increasing the heights of buildings now would send a message to other developers that they can come back with increased heights in their developments. A precedent would have been set which would have serious implications for any more developments in and around the GLS site and the area around Down Lane Park. It would affect the trust that local people would have in the consultative and planning processes.

Its adverse affect on the local area

There are concerns about tall buildings being erected in such a sensitive area. The GLS site is adjacent to the most outstanding areas of natural beauty. The Marshes with its open green space is precious to Tottenham and indeed to people across the borough.

Increasing the height of the pavilion buildings will have a detrimental impact on the visual environment as the additional storeys will be clearly visible from Tottenham Marshes. They will reduce the amenity of the area for people visiting the river Lea and the Lea Valley Regional Park.

Setting a precedent

Should the committee agree to this planning application to increase the height of Pavilions 1 and 2 they will be setting a precedent for the height of Pavilions 3, 4 and 5. The most recent stakeholder meeting held on August 31 were told this would be the case by officers.

In addition the meeting was told that since the SE block (Newlon housing) had been granted permission for an increase in height it would be more difficult to refuse the application for an increase in the height of the Pavilions. We had been told at that earlier meeting that such an increase in the SE Block was necessary

since the tenure of the block had changed with affordable housing requiring higher space standards. We were advised that this could only be achieved in the SE block by increasing the height if the same number of homes was to be provided.

This explanation was accepted by the local stakeholder group at the time as people want families to be housed. At no time was there any mention of a precedent being set or of the implications increasing the height of the SE block for the rest of the site. Had there been any such advice residents might have responded very differently and objected since there has been consistent worry about the height of the buildings on this site.

The issue of precedents is even more important and sensitive since British Waterways are expected to come forward with proposals to develop the Hale Wharf site (which lies on the other side of the river) for housing. At one point some years ago they had a proposal for five 23 storey blocks of flats but they were told this was unacceptable and they dropped the idea.

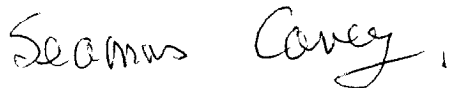
Some buildings on the GLS site are directly opposite Hale Wharf, and should the increase in height for Hale Village be agreed this may well encourage British Waterways to follow suit and raise the height of their proposed development. Should this happen then the whole of this beautiful, natural area would be desecrated and blighted by high concrete towers.

The Planning Committee made its decision about this site and the height of buildings in May 2007. As there has been no material change in the local area there seems to be no justification for the Planning Committee to reverse its original decision especially given the concerns of local people about the impact of the development, the lack of infrastructure (no school or health centre) and the impact on the local environment.

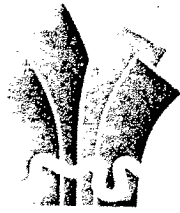
Yours sincerely

Seamus Carey

Co-ordinator of Friends of Down Lane Park



cc. Friends of Down Lane Park



north london

north london business

1st Floor, Heron House

Hale Wharf

Ferry Lane

London N17 9NF

Tel: 020 8885 9200

Fax 020 8493 8314

www.northlondonbusiness.com

Development Management Support
Planning and Regeneration
639 High Road
Tottenham
N17 8BD

9th September 2010

Dear Sir/Madam

Re: Planning Application No. HGY/2010/1427

I am writing to express my support for the above planning application, to increase the height of the Pavilions at Hale Village by an extra two floors.


Whilst the revised design is not that dissimilar from the original approved application, I do find it more pleasing to look at.

I personally believe that the Pavilions overlooking Mill Mead Road will provide a much needed modernism to what has been, for far too long, nothing more than a road to an industrial estate. Hale Village will help connect the River Lee with the community of Tottenham and allow the local people to reconnect with the natural, beautiful landscape that surrounds the area. The Pavilions, with their extra two floors, will further enhance that connection by allowing families to experience the stunning views from that height.

From what I understand the height of the Pavilions will be no higher than the block on the corner of Ferry Lane and Mill Mead Road and would therefore allow for a continual line which again will be more aesthetically pleasing than having too many blocks with different heights.

Finally, the additional units will not only provide much needed additional housing but will also provide a much needed boost to the local economy.

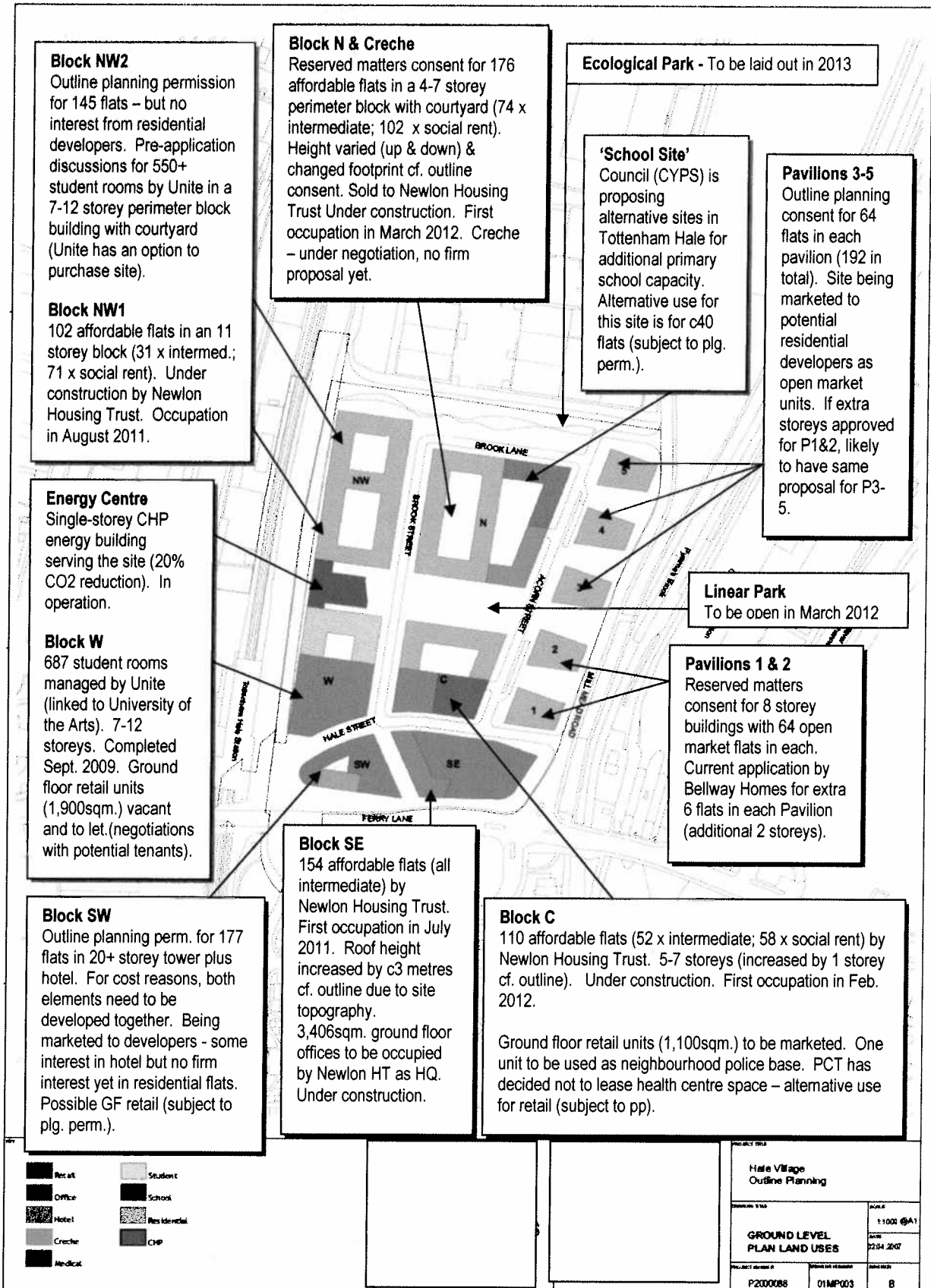
Yours faithfully


Gary Ince
Chief Executive

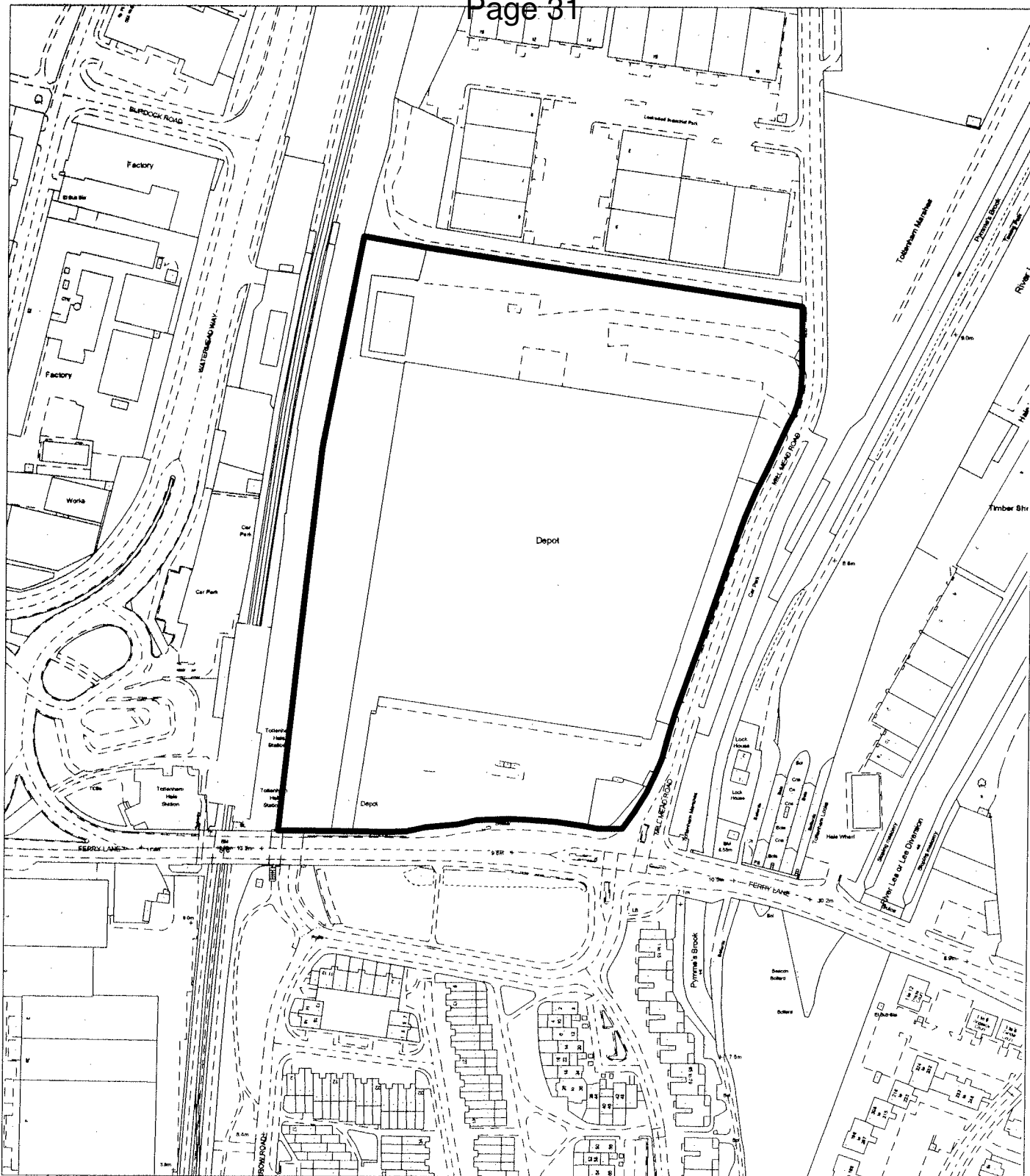


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HALE VILLAGE – Block Plan with current position (October 2010)



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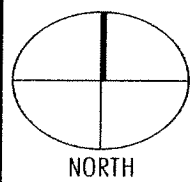
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Site plan GLS Depot, Ferry Lane N17

**Directorate of
Urban
Environment**

Marc Dorfman
Assistant Director
Planning and Regeneration
639 High Road
London N17 8BD

Tel 020 8489 0000
Fax 020 8489 5525

	Drawn by	AA
	Scale	1:2500
	Date	11/10/2010

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