

Planning Sub Committee 2nd June 2025

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference No: HGY/2025/0818	Ward: Tottenham Hale
Address: Tottenham Hale Station, London Underground Ltd, Station Road, Tottenham, N17 9LRT	
Proposal: Section 73 application to vary Conditions 1 and 11 of the approved development ref: HGY/2013/2610 (previously amended via application ref. HGY/2018/1897 which amended condition 2 of the original permission HGY/2013/2610 with changes to the works to extend the operational railway station at Tottenham Hale). The variations are to replace the requirement of providing a new station access point and footbridge from Hale Village to Tottenham Hale Station, to instead requiring pedestrian and cycle network improvements on Ferry Lane and accessory works.	
Applicant: Transport for London.	

1. APPLICATION DETAILS

Amend Description of Development (from above, as printed on the Planning Sub Committee agenda) to read:

Section 73 application to vary Conditions 2 and 12 of the approved development ref: HGY/2013/2610 ((previously amended via application ref. HGY/2018/1897 which amended conditions 2 and 12 (renumbered to 1 and 11) of the original permission HGY/2013/2610 with changes to the works to extend the operational railway station at Tottenham Hale)). The variations are to replace the requirement of providing a new station access point and footbridge from Hale Village to Tottenham Hale Station, to instead requiring pedestrian and cycle network improvements on Ferry Lane and accessory works

2. RECOMMENDATION

Summary Lists of Conditions and Informatives

The following Condition to be added:

18. Metropolitan Police:

The works, hereby approved, shall include features to reduce crime and promote a safe environment for the public, details of which shall have been submitted to and approved in writing by the Local Planning Authority prior to first use.

Reason: In the interest of creating safer, sustainable communities, and to be in compliance with Policy SP 11 of the Local Plan.

The following Informative to be added:

Metropolitan Police:

The applicant is required to seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) regarding condition 18 of this Decision Notice. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

ADDITIONAL CONSULTATION COMMENTS:

Comments were received from the Metropolitan Police after publication of the agenda. The comments do not raise any objections as set out below (23rd May 2025):

Stakeholder & Comment	Response
<p><i>Section 1 - Introduction:</i></p> <p><i>Thank you for allowing us to comment on the above planning proposal. With reference to the above application we have had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see Appendices) and my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.</i></p> <p><i>It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Appendices 1).</i></p> <p><i>We have not met with the original project Architects to discuss Crime Prevention and Secured by Design at pre-application stage to discuss our concerns around the design and layout of the development and can only base our observations and comments on the information available within the planning portal.</i></p> <p><i>At this point it can be difficult to design out fully any issues identified, at best crime can only be mitigated against, as it does not fully reduce the opportunity of offences.</i></p>	<p>Observations have been taken into account and an additional condition (No.18) and an informative added – set out above will be included on the Decision Notice.</p> <p>Officers consider that a condition is appropriate</p> <p>The additional Informative will require the Applicant to liaise closely with the Metropolitan Police.</p>

Whilst in principle we have no objections to the proposed development from a designing out crime perspective there have been concerns raised in other aspects of policing and public safety which need to be considered in the finer details of the application. There are other parties within the MPS that have been made aware and some have made representation. The comments made can easily be mitigated early if the Architects ensure the ongoing dialogue with our department and other MPS Stakeholders throughout the design and build process.

Section 2 - Conditions and Informative:

This project does not have the ability to achieve Secured by Design accreditation as it does not involve the built environment but the following condition allows the MPS to be involved in all stages of the development from concept to construction.

Conditions:

- A. The development shall implement features to reduce crime and promote a safe environment for the public to the satisfaction of the Metropolitan Police, details of which shall be provided in writing to the Local Planning Authority*

Reason: In the interest of creating safer, sustainable communities.

Informative:

The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Section 3 - Conclusion:

We would ask that our department's interest in this planning application is noted and that we are advised of the final Decision Notice, with attention drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security and community safety in mind.

