

Our Ref: SB/mt/Q60299
Your Ref: REF. DMP/1239A/02/MJ
email: sean.bashforth@quod.com
date: 25 January 2017



Katherine Wood
Senior Planning Officer
Greater London Authority
City Hall
London SE1 2AA

Dear Ms Wood,

HALE WHARF, FERRY LANE, LONDON N17 (REF. DMP/1239A/02/MJ)

I refer to your letter dated 4 January 2017 which notified the London Borough of the Haringey that the Mayor of London will determine the above planning application.

Following recent discussions, the Applicants propose to make minor adjustments to the application before it is determined. This letter and accompanying enclosures propose to reduce the footprint of the built development on the northern part of the site, where permission is sought in outline, to ensure that there is no conflict with the Green Belt.

The change has been made to remove any ambiguity about whether the buildings proposed would fall within the Green Belt. **Appendix A** to this letter comprises a Statement of Common Ground signed by the Applicants, LB Haringey and GLA Officers which explains that the Green Belt Boundary is not clearly shown on the Haringey Local Plan adopted Proposals Map. Accordingly, a cautious approach has been taken to the positioning of buildings to ensure that they are located outside of the worst case interpretation of the Green Belt Boundary.

Submission

I enclose the following as a substitute to those elements previously submitted as a formal amendment to the application (2 paper copies and electronic copies):

FOR APPROVAL

- Revised Parameter Plans for the outline component of the scheme (please see attached drawing schedule at **Appendix B**); and
- Revised Design and Access Statement, January 2017 which incorporates the changes. The pages which have been updated are flagged with an orange band on the page footer. Section 4, in particular, has been updated and describes the outline component of the application and includes a Design Code to inform future reserved matters applications.

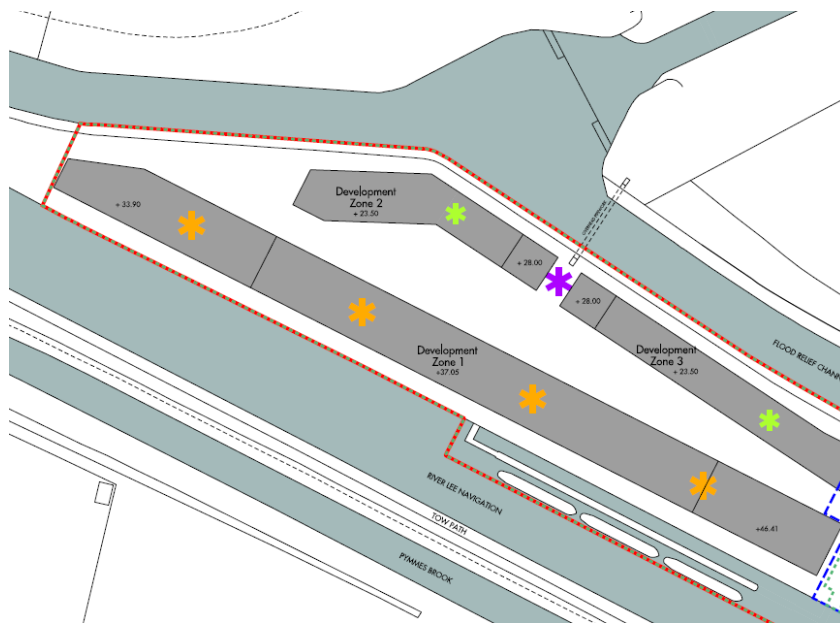


SUPPORTING INFORMATION

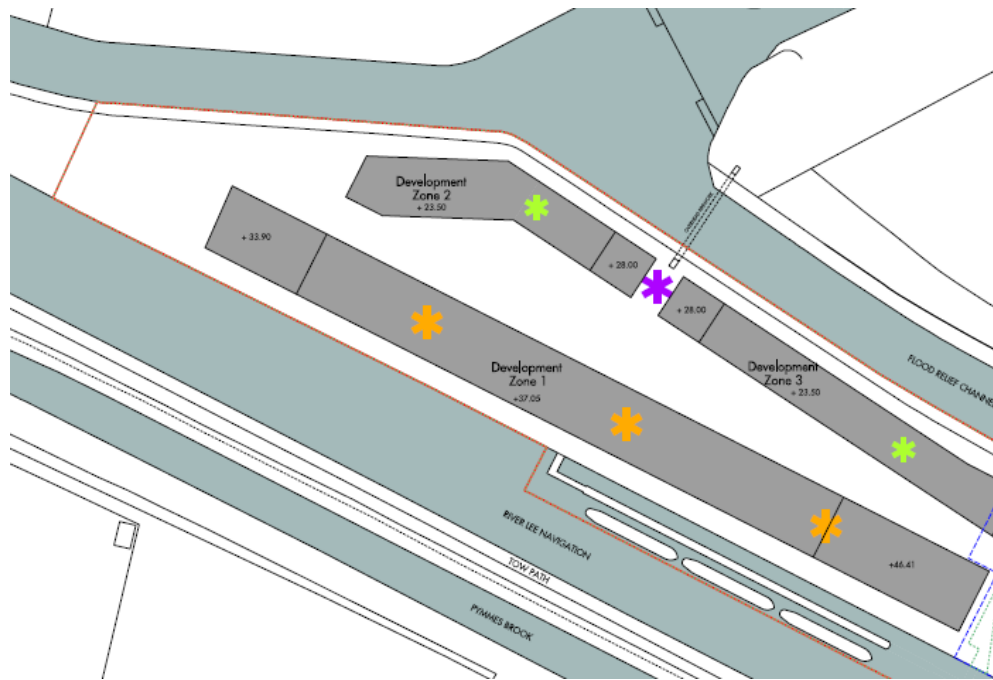
- Illustrative Scheme Drawings showing one interpretation of the revised application parameter (see attached drawings schedule at **Appendix B**);
- Illustrative Floorspace Schedule;
- Landscape Plans which illustratively show the revised landscaping for the outline element of the scheme (see attached drawing schedule at **Appendix B**); and
- Environmental Statement Addendum (January 2017).

Proposed Changes

As shown on the enclosed parameter plans, it is proposed to reduce the footprint of buildings in the northern part of the site. The maximum building extent shown on the various parameters plans has been re-positioned approximately 38 metres further south. A comparison between the originally submitted and now proposed height parameter plans, which show the area where buildings can be located (in grey), is provided below.

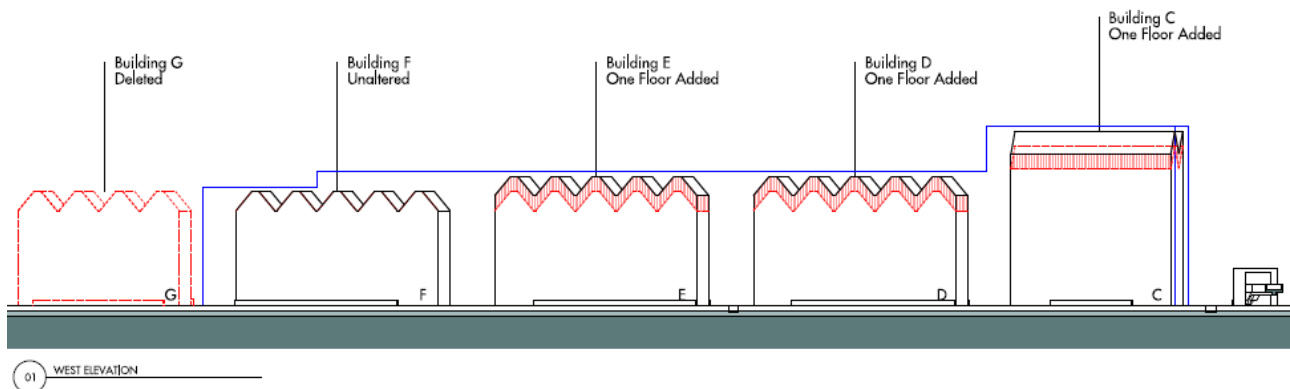


Originally submitted application



Revised Application

No change is proposed to the maximum number of dwellings (505) or floorspace (46,100 sq.m). This is because only a small part of the development is affected and, whilst the footprint of the buildings have been reduced, a revised illustrative scheme shows how there is potential to increase the heights of three of the buildings within the height parameters which were already proposed. The diagram shows how this has been achieved within the height parameters, whilst omitting Building G.



There are no changes to the size and number of homes proposed and the residential mix (provided in **Appendix C**) remains unchanged.

The reduced footprint of the buildings has provided the opportunity to provide further landscape enhancement on the northern part of the site. The illustrative Landscape Masterplan General Arrangement Plan (435.010 PL3) has been updated to show additional greening of car parking and circulation areas and additional landscaping with bird boxes and insect hotels etc. where Block G was once shown. Although the Green Belt still cover a small part of the site, these areas are now proposed to be landscaping or ancillary areas where no built development is proposed and the scheme will therefore maintain the openness of the Green Belt.

Energy Strategy / Sustainability Statement

The proposals do not change the approach taken in the Energy Strategy and Sustainability Statement which originally accompanied the proposals. The overall floor area of the proposed development remains unchanged and the Energy Strategy and Sustainability statement was focussed largely on detailed plans for blocks A and B, which remain unchanged. The approach took into account the outline maximum parameters for the subsequent phases two and three which remain unchanged. The principles of the Energy Strategy and Sustainability statement are therefore not affected by the proposed changes to the scheme.

Environmental Impact Assessment

All of the proposed changes to the scheme have been taken into account by expert teams and assessed in the ES Addendum.

Taking into account the reduced footprint of buildings, the enclosed Environmental Statement Addendum confirms that the changes do not impact the significance of environmental effects which have been identified.

I trust the enclosed is clear, but please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely,



Sean Bashforth

Director

cc. London Borough of Haringey – 2 paper copies & 1 electronic copy

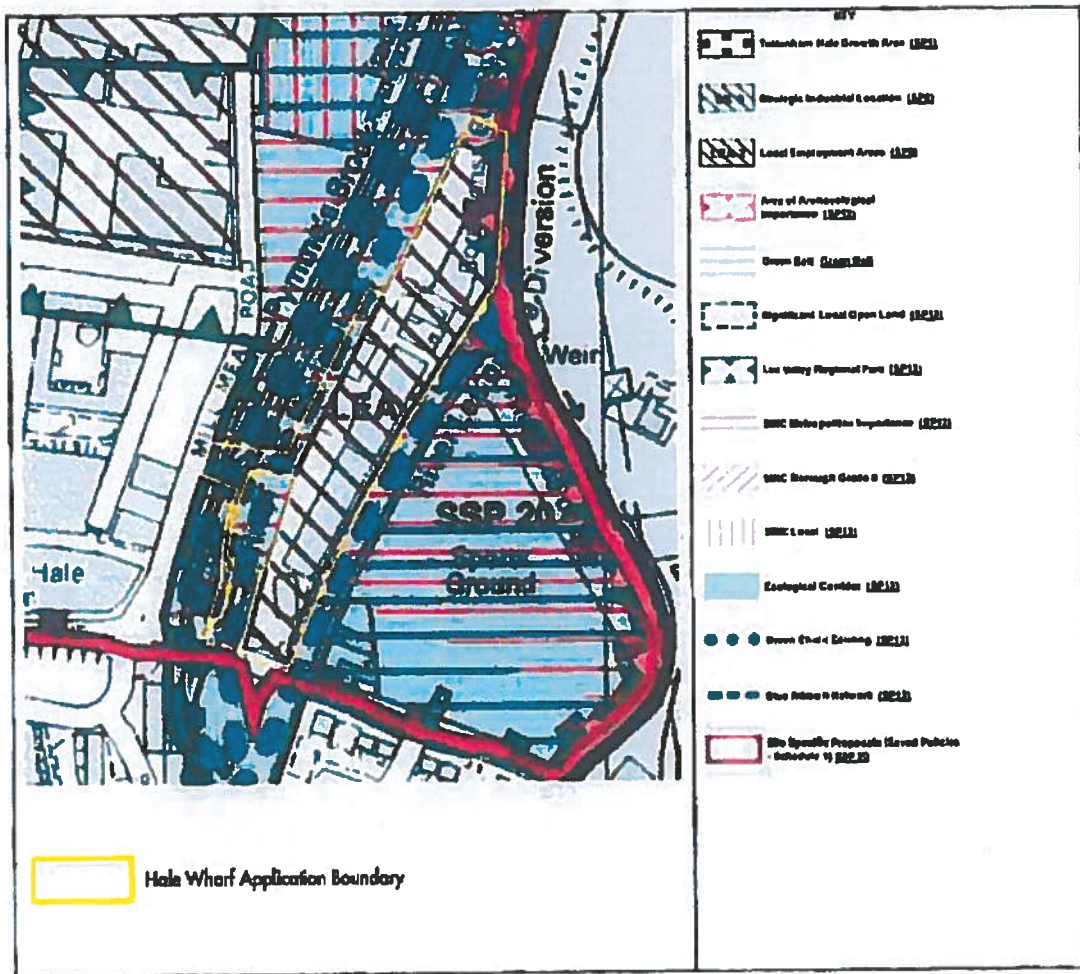


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**APPENDIX A
STATEMENT OF COMMON GROUND IN RESPECT OF THE GREEN BELT BOUNDARY**

**JOINT STATEMENT ON BEHALF OF THE GREATER LONDON AUTHORITY,
LONDON BOROUGH OF HARINGEY AND MUSE DEVELOPMENTS LIMITED
AND THE CANALS AND
RIVERS TRUST (THE APPLICANTS)
GREEN BELT BOUNDARY**

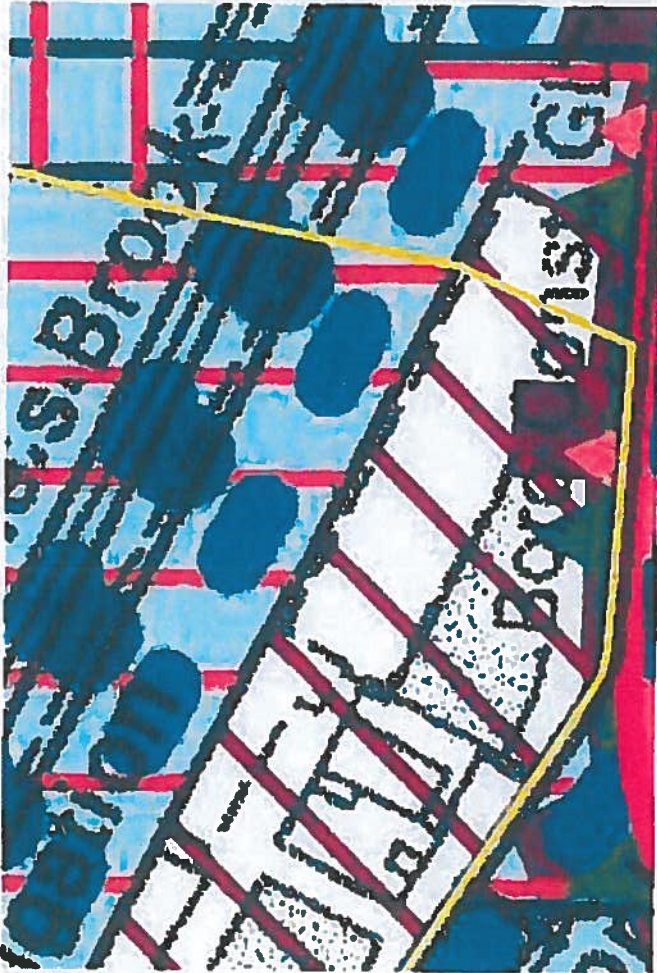
Haringey's Strategic Policies Development Plan Document (DPD) was adopted in 2013. The accompanying proposals map describes the adopted site designations for the Hale Wharf site, including the extent of Green Belt. Extracts of the Plan, with the Hale Wharf Application Site overlain in yellow, are provided below:



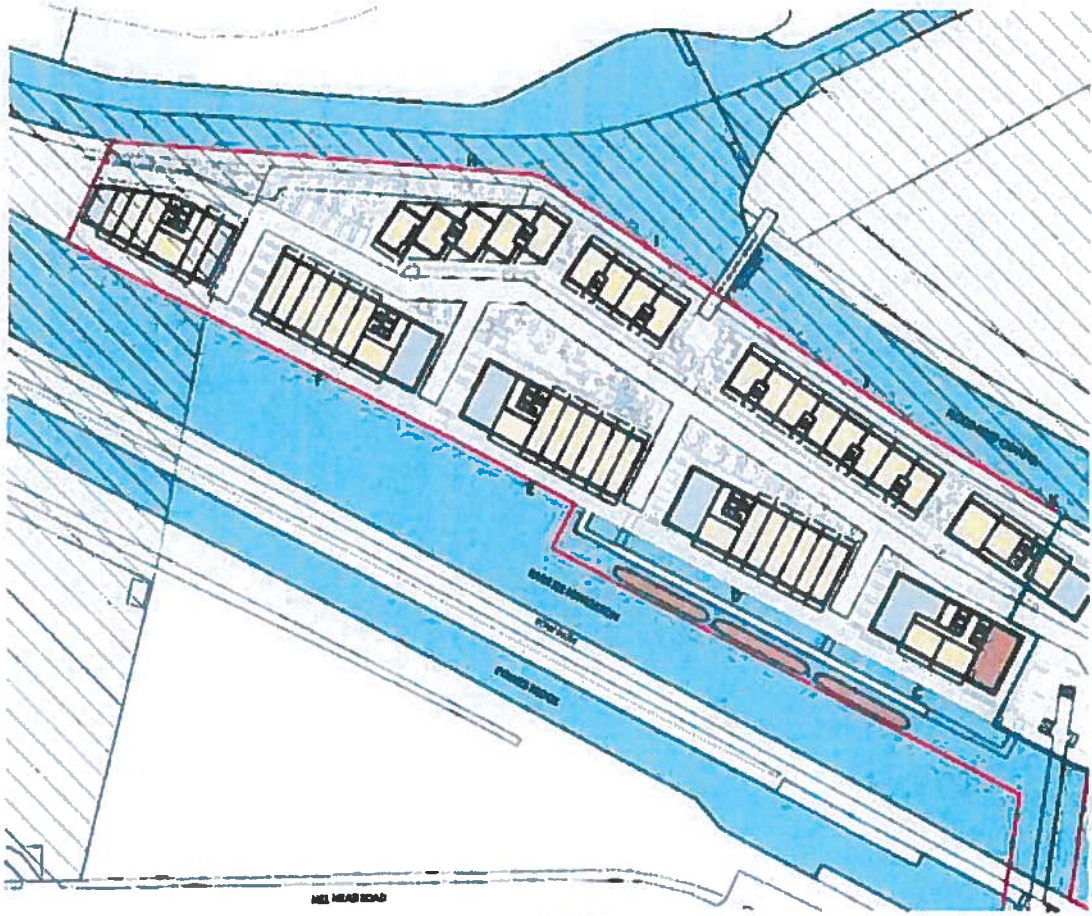
The horizontal green hatching on the adopted proposals map indicates the Green Belt designation does not overlap with the northern parts of the Hale Wharf site. However, the DPD plan does not show definitive boundaries and is subject to a degree of interpretation.

Whilst the adopted proposals map does not indicate a boundary around Green Belt land, interrogation of the Haringey Local Plan strategic policies 2016-2018 January 2016 map on-line indicates that the boundary could extend as far south as the light green line shown below. For the avoidance of doubt, the land within the application

site south of this line (except for the strip of land alongside the eastern boundary of the site) is not within the designated Green Belt. All parties agree with this position.




This interpretation of the Green Belt boundary has been overlaid onto the Applicant's illustrative layout scheme plan which was originally submitted in support of the application (shown below with green hatching). It shows how Block G could potentially be interpreted as lying within the Green Belt. The development proposed will therefore be amended accordingly.



Illustrative layout scheme plan

Signed:


Greater London Authority

Name: Colin Wilson
Signature: 
Position: Senior Manager - Planning Decisions,
Greater London Authority
On Behalf Of: Greater London Authority
Date: 26.1.17.

London Borough of Haringey

Name: Emma Williamson
Signature: 
Position: Assistant Director- Planning
On Behalf Of: London Borough of Haringey
Date: 26/1/17

Muse Developments Limited

Name: SEAN BAUMFORTH
Signature: 
Position: Director
On Behalf Of: Quod on behalf of the Applicants
Date: 26.1.17



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**APPENDIX B
DRAWING SCHEDULE**

DRAWING REF.	DRAWING TITLE	SCALE	SIZE	REV.	JAN '17 UPDATE	PURPOSE
Site Wide Plans						
Site Location Plans						
535_02_07_000	Site Location Plan	1:1250	A1	PL1		For approval
Existing Site Plans						
535_02_07_010	Site Plan	1:1000	A3	PL1		For information
535_02_07_011	Site Elevations Existing	1:1000	A3	PL1		For information
535_02_07_012	Site Elevations Existing	1:1000	A3	PL1		For information
Demolition Plan						
535_02_07_001 5	Demolition Plan	1:1000	A3	PL1		For approval
Parameter Plans						
535_02_07_020	Existing Site Levels Parameter Plan	1:1000	A3	PL1		For approval
535_02_07_021	Proposed Site Levels Parameter Plan	1:1000	A3	PL1		For approval
535_02_07_022	Development Zones at Ground Level Parameter Plan	1:1000	A3	PL1	PL2	For approval
535_02_07_023	Development Zones at Upper Levels Parameter Plan	1:1000	A3	PL1	PL2	For approval
535_02_07_024	Building Heights Parameter Plan	1:1000	A3	PL1	PL2	For approval
535_02_07_025	Access and Public Realm Parameter Plan	1:1000	A3	PL1	PL2	For approval
535_02_07_026	Car Parking Parameter Plan	1:1000	A3	PL1	PL2	For approval
THGL/234	Hale Wharf Bridge Parameter Plan	1:200	A1	PL1		For approval
535_02_07_030	Strategic Phasing Illustrative	1:1000	A3	PL1	PL2	Illustrative
Illustrative Scheme						
535_02_07_100	Illustrative Masterplan: Proposed Ground Floor	1:1000	A3	PL1	PL2	Illustrative
535_02_07_121	Illustrative Masterplan: Proposed Road Plan	1:1000	A3	PL1	PL2	Illustrative
535_02_07_200	Illustrative Masterplan: Proposed Site Elevations	1:1000	A3	PL1	PL2	Illustrative
535_02_07_300	Illustrative Masterplan: Proposed Site Sections	1:1000	A3	PL1	PL2	Illustrative
Detailed Drawings						

General Arrangement Plans						
535_02_07_400	Ground Floor Plan	1:200	A1	PL1		For approval
535_02_07_400_M	Ground Floor Mezzanine Plan	1:200	A1	PL1		For approval
535_02_07_401	First Floor Plan	1:200	A1	PL1		For approval
535_02_07_402	Second Floor Plan	1:200	A1	PL1		For approval
535_02_07_403	Third Floor Plan	1:200	A1	PL1		For approval
535_02_07_404	Fourth Floor Plan	1:200	A1	PL1		For approval
535_02_07_405	Fifth Floor Plan	1:200	A1	PL1		For approval
535_02_07_406	Sixth Floor Plan	1:200	A1	PL1		For approval
535_02_07_407	Seventh Floor Plan	1:200	A1	PL1		For approval
535_02_07_408	Eighth Floor Plan	1:200	A1	PL1		For approval
535_02_07_409	Ninth Floor Plan	1:200	A1	PL1		For approval
535_02_07_410	Tenth Floor Plan	1:200	A1	PL1		For approval
535_02_07_411	Eleventh Floor Plan	1:200	A1	PL1		For approval
535_02_07_412	Twelfth Floor Plan	1:200	A1	PL1		For approval
535_02_07_413	Thirteenth Floor Plan	1:200	A1	PL1		For approval
535_02_07_414	Fourteenth Floor Plan	1:200	A1	PL1		For approval
535_02_07_415	Fifteenth Floor Plan	1:200	A1	PL1		For approval
535_02_07_416	Sixteenth Floor Plan	1:200	A1	PL1		For approval
535_02_07_417	Seventeenth Floor Plan	1:200	A1	PL1		For approval
535_02_07_418	Eighteenth Floor Plan	1:200	A1	PL1		For approval
535_02_07_419	Nineteenth Floor Plan	1:200	A1	PL1		For approval
535_02_07_420	Twentieth Floor Plan	1:200	A1	PL1		For approval
535_02_07_421	Roof Plan	1:200	A1	PL1		For approval
Tenure Plans						
535_02_07_450	Ground Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_451	First Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_452	Second Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_453	Third Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_454	Fourth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_455	Fifth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_456	Sixth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_457	Seventh Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_458	Eighth Floor Plan Tenure Plan	1:400	A3	PL1		For approval

535_02_07_459	Ninth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_460	Tenth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_461	Eleventh Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_462	Twelfth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_463	Thirteenth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_464	Fourteenth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_465	Fifteenth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_466	Sixteenth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_467	Seventeenth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_468	Eighteenth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_460	Nineteenth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
535_02_07_470	Twentieth Floor Plan Tenure Plan	1:400	A3	PL1		For approval
Alternate Plans						
535_02_07_490	Alternate Basement Plan General Arrangement	1:200	A1	PL1		For approval
535_02_07_491	Alternate Ground Floor Plan General Arrangement	1:200	A1	PL1		For approval
Proposed Elevations						
535_02_07_500	Proposed Detail Elevations: West	1:200	A1	PL1		For approval
535_02_07_501	Proposed Detail Elevations: East	1:200	A1	PL1		For approval
535_02_07_502	Proposed Detail Elevations: South	1:200	A1	PL1		For approval
535_02_07_503	Proposed Detail Elevations: North	1:200	A1	PL1		For approval
Proposed Sections						
535_02_06_600	Proposed Detail Sections: Block A	1:200	A1	PL1		For approval
535_02_06_601	Proposed Detail Sections: Block A	1:200	A1	PL1		For approval

Bay Study Details						
535_02_07_800	Bay Study 1: Block A Detail	1:100	A3	PL1		For approval
535_02_07_801	Bay Study 2: Block A Detail	1:100	A3	PL1		For approval
535_02_07_802	Bay Study 3: Block A Detail	1:100	A3	PL1		For approval
535_02_07_803	Bay Study 4: Block B Detail	1:100	A3	PL1		For approval
535_02_07_804	Bay Study 5: Block B Detail	1:100	A3	PL1		For approval
Typical Units						
525_02_07_900	Typical Units: Block A Studio & 1 Bed	1:100	A3	PL1		Illustrative
525_02_07_901	Typical Units: Block A 2 Bed	1:100	A3	PL1		Illustrative
525_02_07_902	Typical Units: Block B 1 Bed & 2 Bed	1:100	A3	PL1		Illustrative
525_02_07_903	Typical Units: Block B 3 Bed	1:100	A3	PL1		Illustrative
525_02_07_904	Typical Units: Block B Wheelchair Adaptable	1:100	A3	PL1		Illustrative
Landscape Drawings						
435.010	Landscape Masterplan General Arrangement	1:500	A1	PL1	PL3	For approval
435.012	Landscape Proposal Plan Phase One – Completed – General Arrangement	1:250	A1	PL1	PL3	For approval
435.013	Landscape Proposal Plan Phase One – Interim – General Arrangement	1:250	A1	PL1	PL3	For approval
435.020	Landscape Masterplan Site Wide Levels	1:500	A1	PL1	PL3	For approval
435.021	Landscape Proposal Plan Phase One - Levels	1:250	A1	PL1	PL3	For approval
435.100	Landscape Proposals Courtyard Indicative Section	1:100	A1	PL1	PL3	Illustrative
435.101	Levels with Services Wharfside Detailed Section	1:100	A1	PL1	PL3	For approval

**APPENDIX C
PROPOSED HOUSING MIX (UNCHANGED)**

	Market sale	Private rented (PRS)	Affordable rent	Shared ownership	Total
Studio	10	0	0	0	10 (2%)
One-bed	87	50	0	55	192 (38%)
Two-bed	103	51	17	61	232 (46%)
Three-bed	47	7	17	0	71 (14%)
Total	247	108	34	116	505
<i>Detailed</i>	<i>151</i>	<i>108</i>	<i>0</i>	<i>0</i>	<i>249</i>
<i>Outline</i>	<i>106</i>	<i>0</i>	<i>34</i>	<i>116</i>	<i>256</i>
			30% by habitable room		