

From:

Sent:

21 May 2015 11:35 Williamson Emma

To: Cc:

Kelly Stephen; McRory John; McNaugher Robbie;

Subject:

Re: 399 High Road

Emma that is fine.

Thank you and see you then

We will have our developer partner with us.

Thanks



On Thu, May 21, 2015 at 8:55 AM, Williamson Emma < <u>Emma.Williamson@haringey.gov.uk</u>> wrote: Angelique

Would 3 June at 1130 work for you?

Emma

Emma Williamson Head of Development Management and Planning Enforcement



emma.williamson@haringey.gov.uk

On 20 May 2015 10:58:32,

wrote:

Morning Emma,

I am really sorry to have to ask again, but I am not sure how else we are supposed to secure a meeting. On the premise that we continue to re-iterate that we want to work in partnership with the council, but dont even have the opportunity to talk, there is no other option other than to keep pressing you.

I dont want to go over old ground, but we spent over a year endeavouring to ascertain what it was you as a Council wanted to see on this site. Eventually we submitted our application based upon several meetings and the feedback of your officers. Once submitted, we are advised to withdraw because you cant support it. I recall at our meeting in December I said, that we will submit the application with a view to appeal. Let it run its course, whilst we concurrently continue to work with you to achieve your goals and aims. On the assumption of course that the aims did not continue to be ambiguous.

We are now 5 months further on. No communication and no meeting. The message is clear, procrastination. We came to the Council in 2013 and said that due to the financial standing of the charity that this was urgent.... that we wanted to present to you a scheme that you would be able to support, only your officers could not agree between themselves.

Quite frankly, i am now at a loss as to where to go beyond appeal, which given your stance of determination prior to consultation and lack of discussion or direction seems to be where we are, even if unwillingly or unnecessarily headed.

I therefore ask again. Please can we get a date in the diary to meet?

Remds

From:

Sent: Wednesday, March 25, 2015 11:01 AM

To: Kelly Stephen; Williamson Emma; Johnson Suzanne;

Subject: Re: 399 High Road

Dear Emma

I am sorry to chase, but I am yet to receive a response or even acknowledgement to my emails of Monday 23rd or Friday 20th March regarding an urgent appointment to discuss the site allocation and how to move forward with 399 High Road. I have also left two or three messages for yourself and Suzanne Johnson asking either of you to return my calls or respond to my emails, so far without success.

I am sure that you are aware that our application, that you have confirmed in writing you will not be able to support, has now been registered and we await the anticipated outcome. Meantime, we are all aware that there is a continuing conversation to be had. The council are outwardly very open to the idea of development on this site, but don't seem to want to engage with us, the owners, and a charity that supports the people of Tottenham, the very same people that the council is employed to provide service to.

Can I please therefore, once again ask for a date for a meeting with yourself, Stephen Kelly and a senior representative of the regeneration team when we can discuss a mutually acceptable strategy for the development of this site, a stated aim of the regeneration process.

We will be available before the 2nd April and after the 13th.

If sadly, we are unable to secure a meeting at the earliest convenience, we will have to refer our requests to our ward councillor and council leader for comment.

I look forward to at least receiving a polite acknowledgement.

Kind regards



On Mon, Mar 23, 2015 at 5:05 PM,
Dear Emma

I have been trying to contact you since last Thursday to discuss your draft documentation and how it relates to 399 High Road and adjacent land.

You will recall that I have asked for an urgent meeting with yourself, Stephen Kelly and our developer partner, Alto Properties Ltd. in order that we can openly discuss the authorities preferred approach to the site and how we can work together.

I would be grateful if you would be so kind to come back to me ASAP with possible dates.

Kind regards

From: (

Sent: 19 March 2015 17:14

To: McRory John

Cc: '

Subject: 399 - 401 High Road Tottenham 2015/0070



John,

I have partially reviewed the documents that form the new Haringey Local Plan with regard to the areas of Tottenham earmarked for development. If I have understood this properly it seems the 399-401 site and the areas around it are identified as strategic housing land based on the availability assessment. TG2 identifies 399 High Road for mixed use development as community and residential and suggests a comprehensive redevelopment may be possible, moved forward on the site to a building line between 391 and 413 High Road. It is also suggested that development will be limited to 5 storey. As the site rises by the equivalent of one storey, front to back, a 5 storey section at the rear will be one storey higher, at roof level, than the front 5 storey section.

I am surprised that this was not raised by yourselves during our lengthy pre-application review, which commenced in April 2014 and finished in November 2014, when the draft Local Plan must have been ready to publicize. Even in November the advice was to continue pre-application discussion.

Please give me the curtsey of a reply, we were open and frank with your and would expect to be treated accordingly.

Regards



From:

Sent:

20 March 2015 11:12

To:

Williamson Emma

Cc:

ADA Architects; 🐗

Johnson Suzanne (Old Account);

Subject:

Re: 399 - 401 High Road Tottenham 2015/0070

Dear Emma,

Thank you for your reply.

The dissapointing aspect of this is very much that we, at all times endeavoured to work with the council to provide an application in the style, size and location on the site that would fit within the councils vision for the regeneration of the area. In fact, I think my words were 'tell us what you want, and this is what we will provide'

Notwithstanding however, we now find ourselves after tens of thousands of pounds in consultants fees and months later in an untenable situation. Whilst we still are happy to work with Haringey to develop the site, we once again find ourselves seeking clear and specific guidance. As was the situation when we first approached Haringey and were told that ours was a scheme the the planners could get behind and wanted to see delivered, our Charity does not have the time nor indeed the wherewithall for and a protracted 'fight'. Having made the planning dept aware of this from the outset, it seems somewhat disengenuous, when we all apparently wanted and indeed still want the same end, to clearly, (even if as you say that 399 High Road was included at the last possible moment), have had information withheld from us, no matter what that timescale was. A phone call or email from Suzanne or John would at the very least have been polite.

I would therefore ask for an urgent meeting with yourself, Suzanne Johnson and Stephen Kelly along with our developer partner, Alto Properties Ltd to find an acceptable and preciptous way to move this application forward. I would hope that this can be next week and certainly at your very earliest convenience.

Just for clarity of understanding, we would prefer to work with Haringey if at all possible.

Kind regards and I look forward to hearing from you by return.

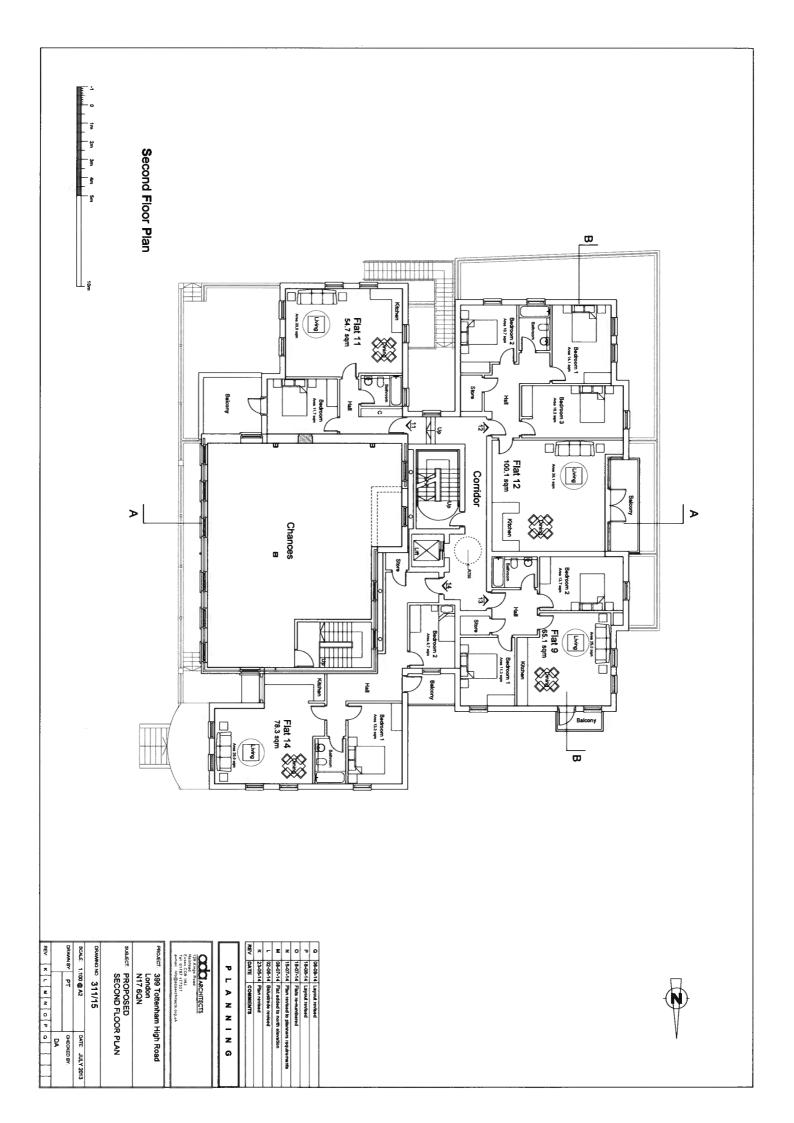


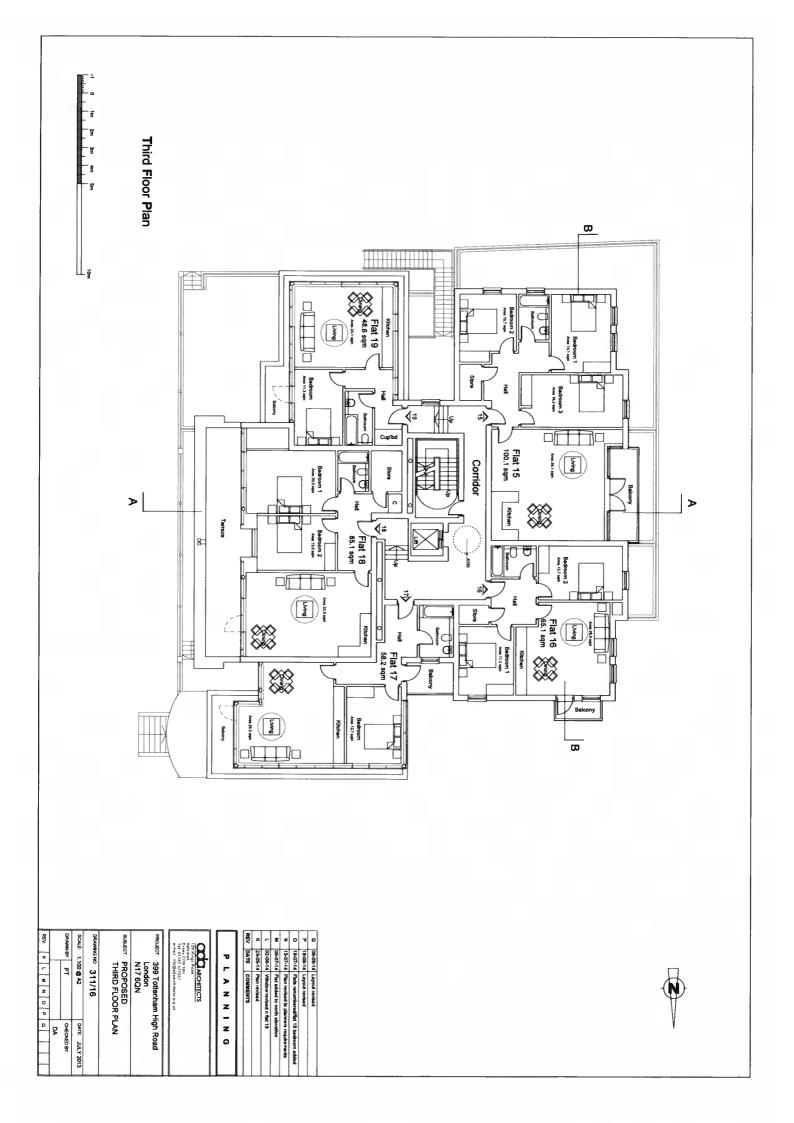
On Fri, Mar 20, 2015 at 10:38 AM, Williamson Emma < Emma. Williamson@haringey.gov.uk> wrote:

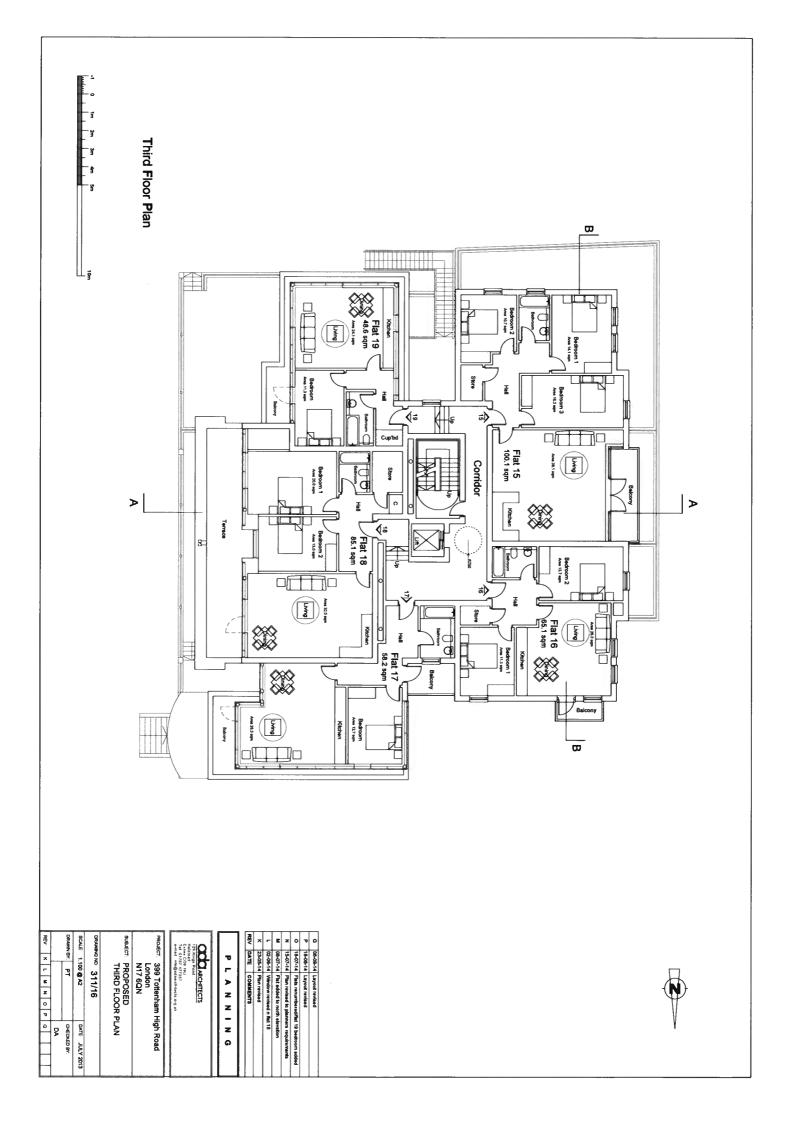


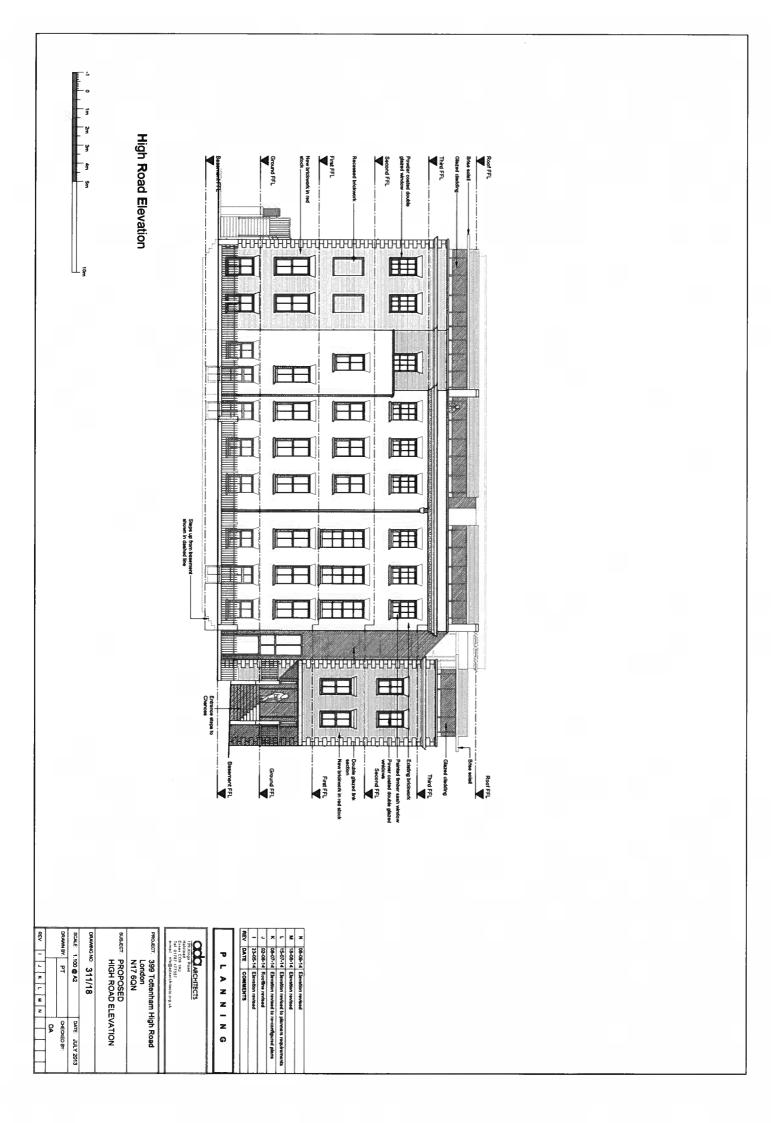


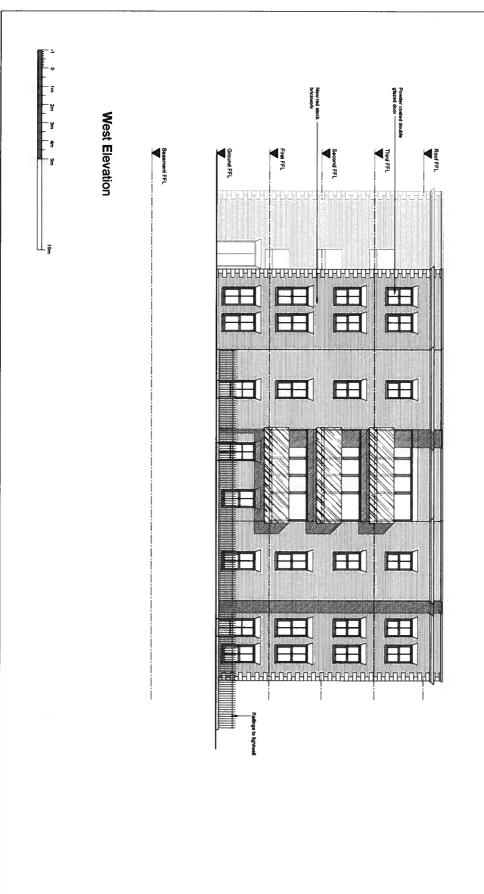
I am sorry I was not able to return your call yesterday as I was in a Public Inquiry.











PROJECT: 399 Tottenham High Road
London
N17 6QN

SUBJECT: PROPOSED
WEST ELEVATION

DRAWBEING 311/20

SCALE 1.100 @ A2

DRAWBEING 3214

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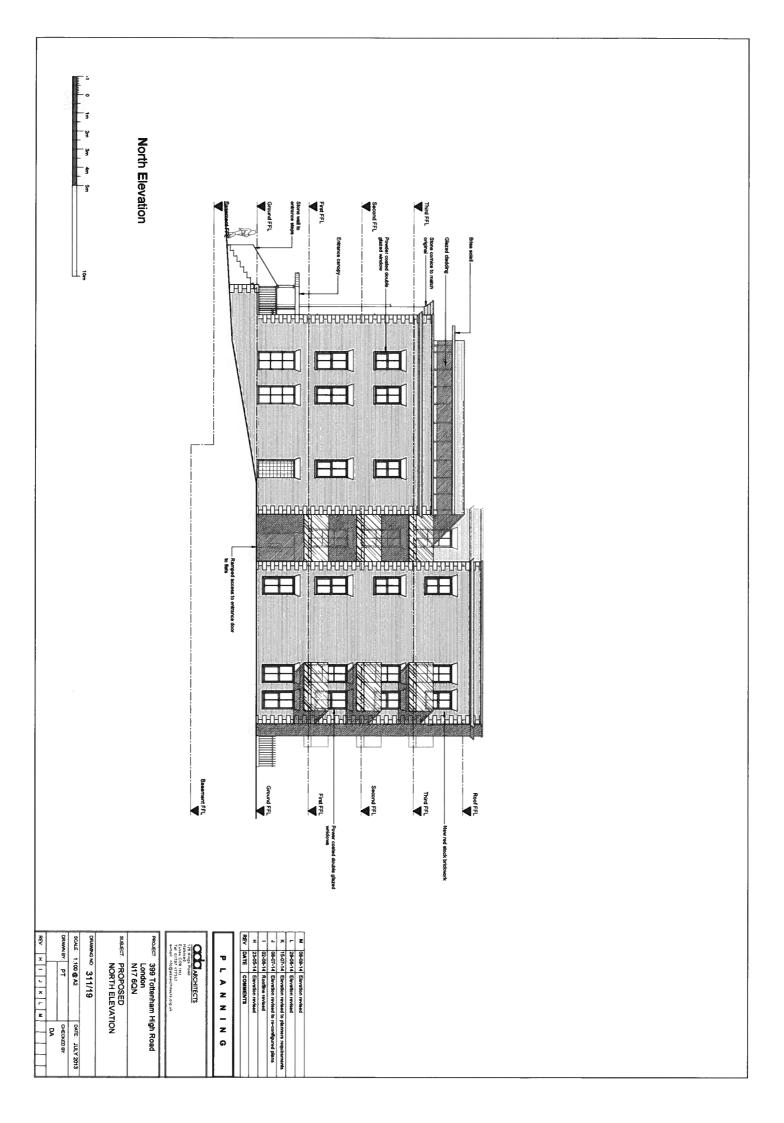
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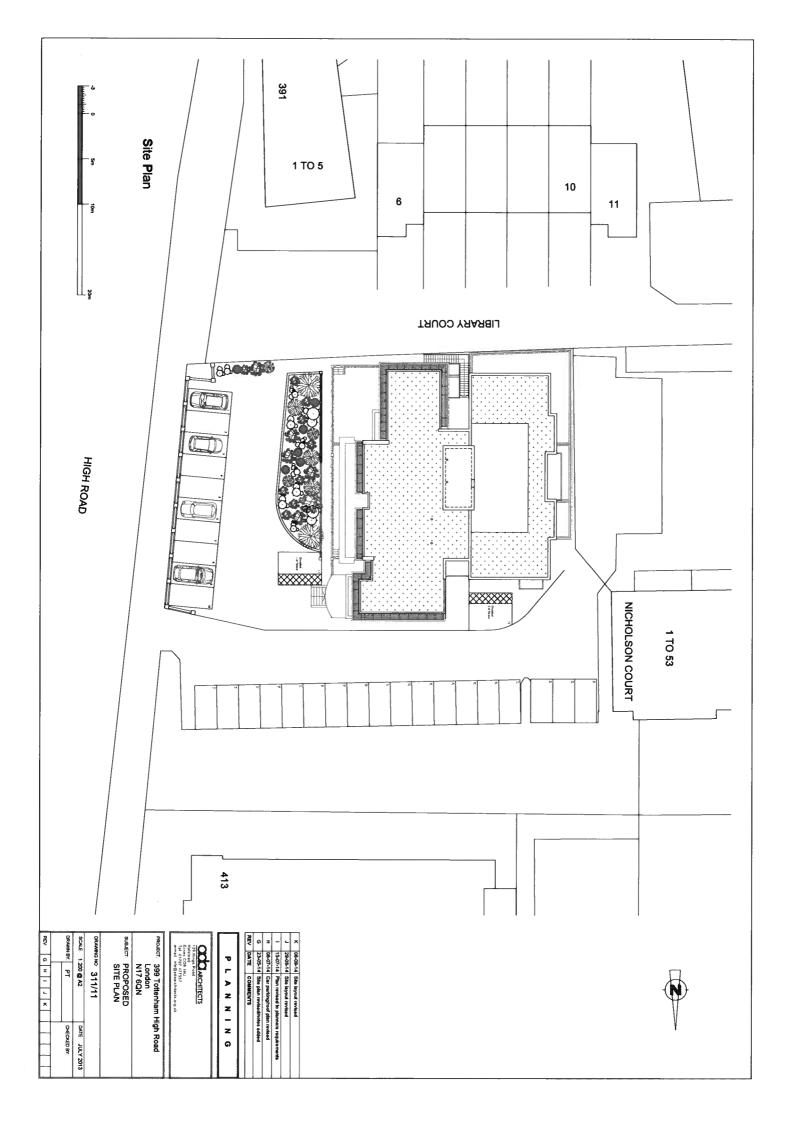
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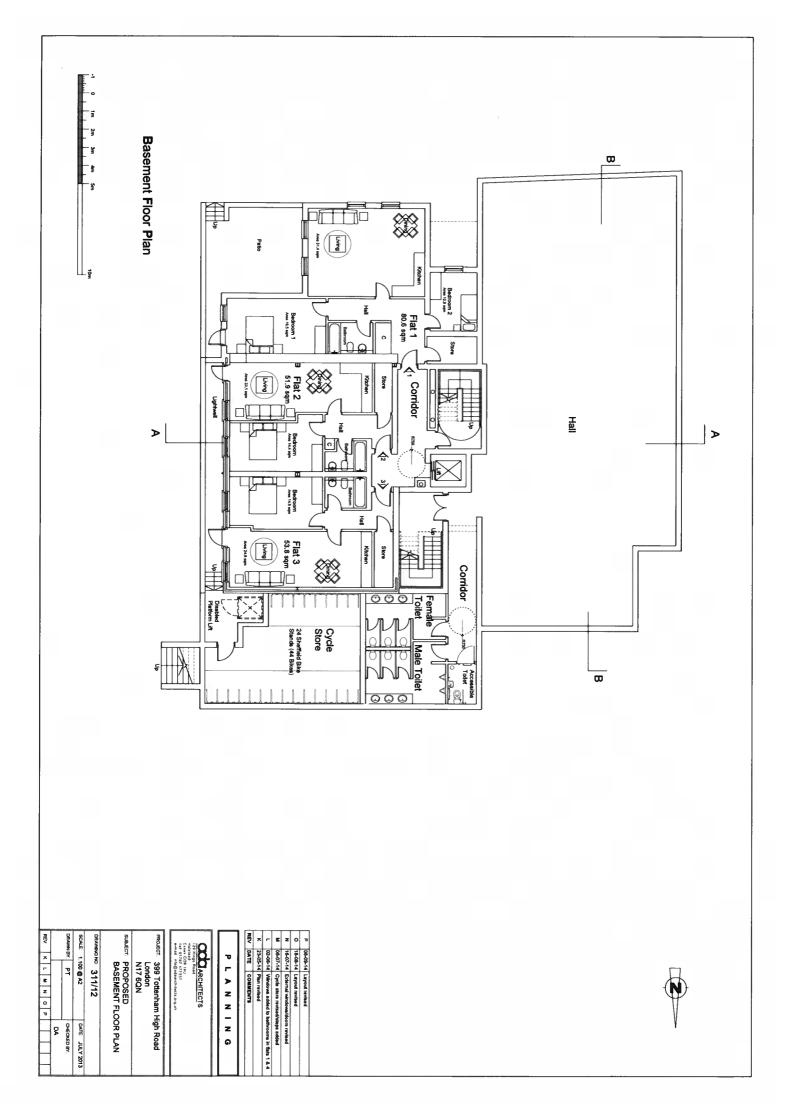
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16-07-14 Eleveration revised to plannam requirements

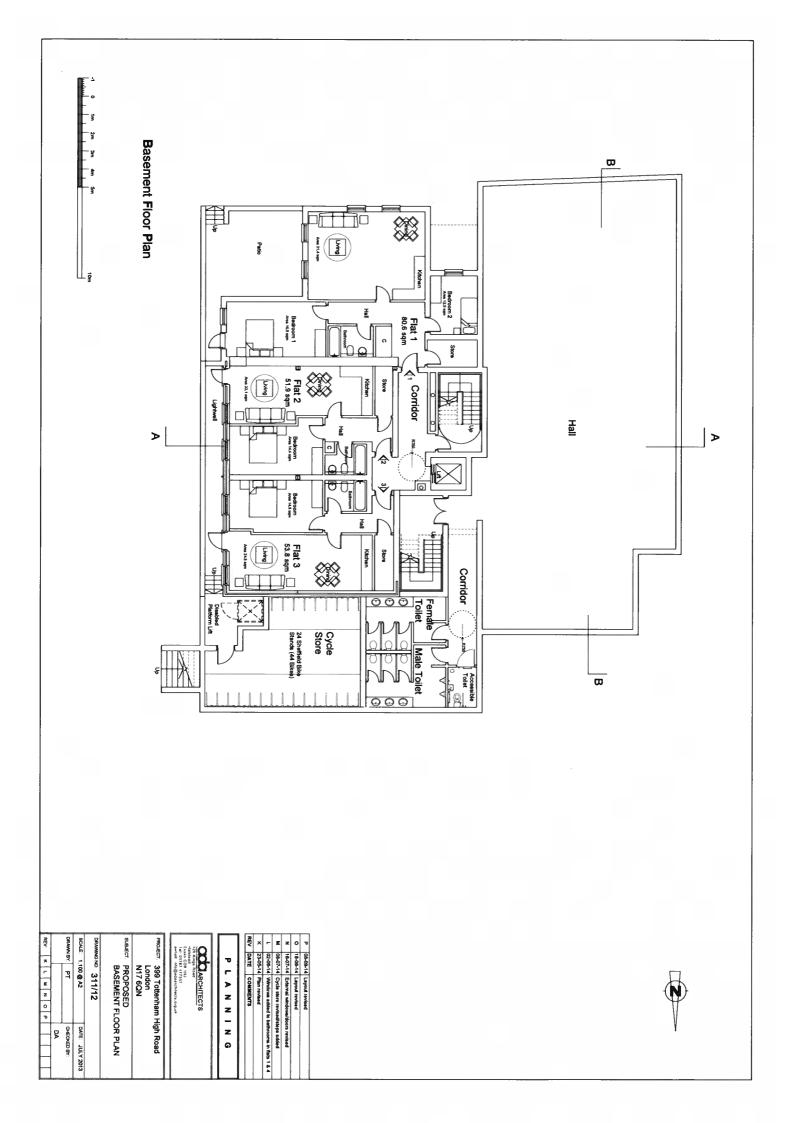
0-00-77-14 Eleveration revised to re-configured plans

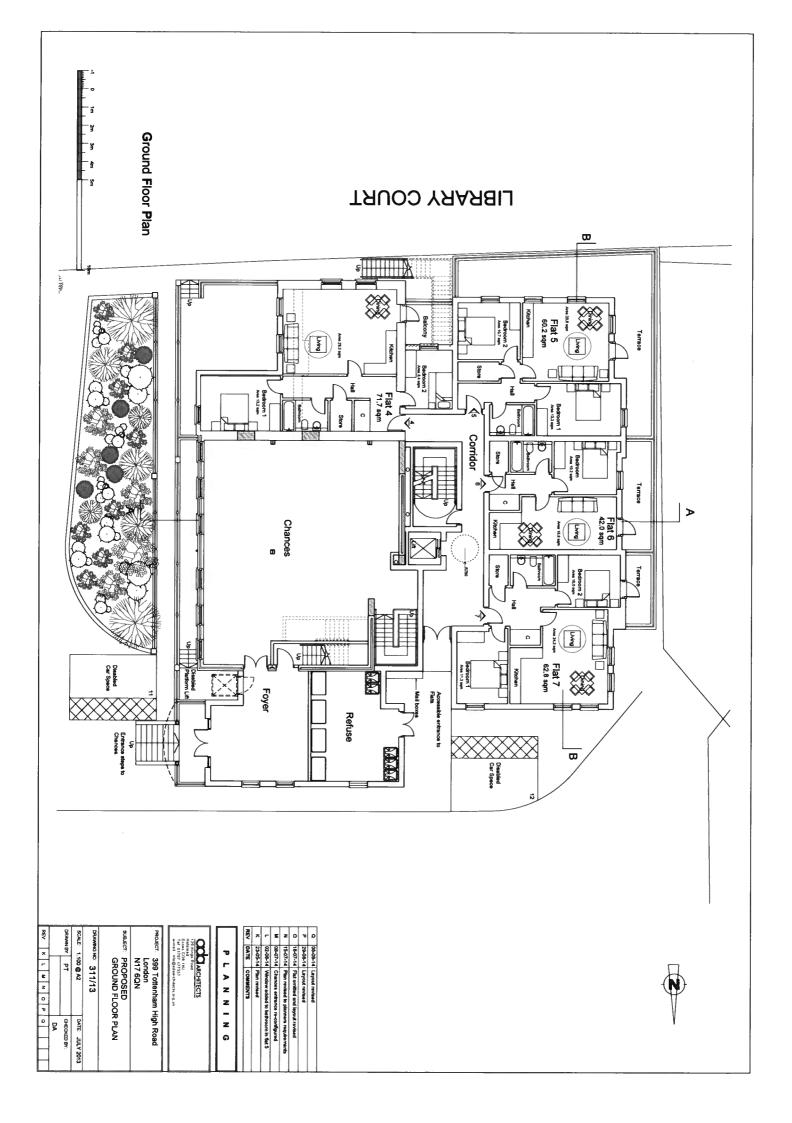
0-00-76-14 Eleveration revised

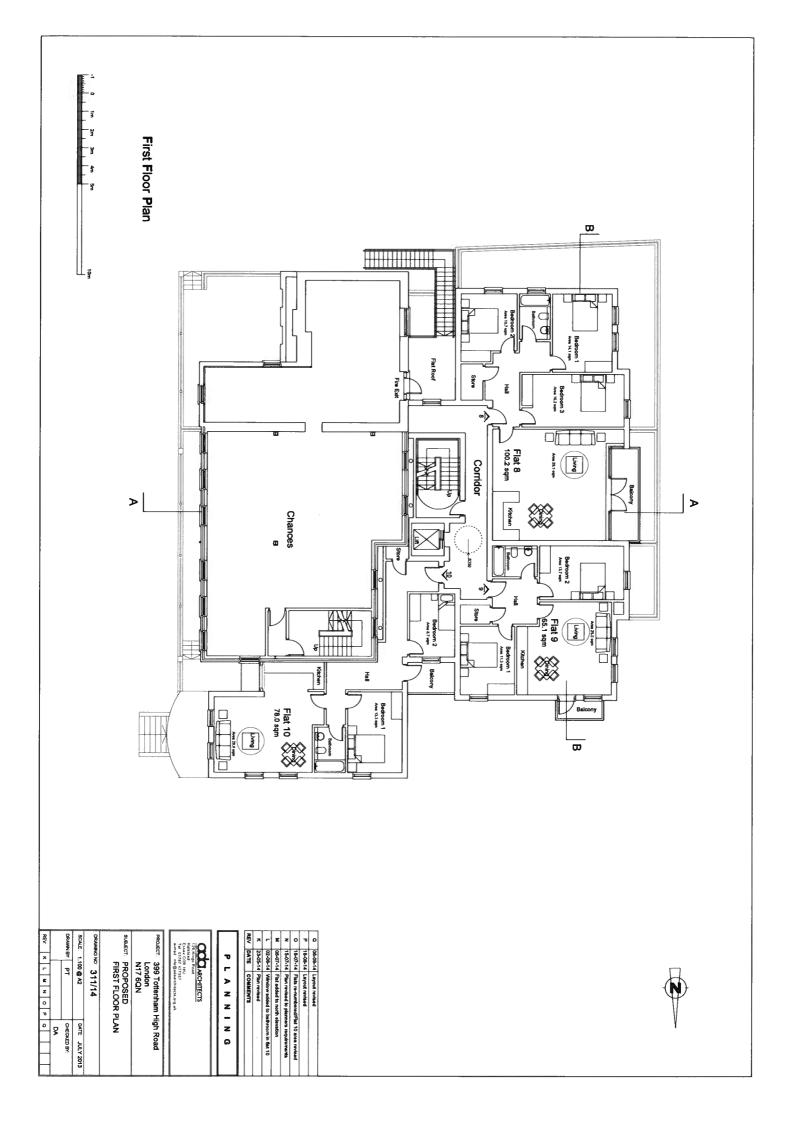












From:

ADA Architects < Info@adaarchitects.org.uk>

Sent: To: 28 November 2014 16:01

McNaugher Robbie

Cc:

Cc: Subject:

399-401 HIGH ROAD TOTTENHAM - Unit Area Analysis

Attachments:

28 11 2014 Unit Area Analysis.pdf

Robbie

Further to my previous email enclosing amended drawings, we attach the current Unit Area Analysis schedule dated 28 11 2014 for your information.

Regards



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From:

Sent: To: 15 April 2015 10:04 Williamson Emma

Cc:

Kelly Stephen; Johnson Suzanne (Old Account); McRory John; McNaugher Robbie;

Subject:

Re: 399 High Road

Morning Emma

I hope that you had a good easter break.

Now we are all back at work, are you able to let me have a date for the meeting we discussed on the 27th? I will not be available from 1pm on the 20th until the following Monday 27th.

If i can get an appointment in the diary for before then or immediately after, that would be great.

If it is possible that we can deal with this today, I would be grateful.

Kind regards

On Fri, Mar 27, 2015 at 6:24 PM, Williamson Emma < Emma. Williamson@haringey.gov.uk > wrote:

Apologies for the delay in replying and that you have not been able to get hold of me.

We are reviewing the responses we have received to the site allocation document and a meeting with you will be more productive once we have finished this process.

As such a date after 13 April would seem appropriate.

I would reiterate as discussed before that any scheme on the site going forward would need to be of high quality design and the current team has not been able to deliver this aspiration to date. It may be that this is something that the trust needs to consider.

Any scheme must deal with the issues around separation of the residential from the community use.

Ideally the wider site would be developed although I understand that this is not in your ownership.

Any scheme would be unlikely to justify the demolition of the Listed Building unless it was a comprehensive scheme utilising all the site in the site allocation.

As you know we are not supportive of the current scheme and unless you indicate that you wish to withdraw it while we continue discussions it will be refused shortly after the end of the consultation period.

I will look at Stephens diary over the weekend and suggest some options for a meeting after 13 April.

Regards

Emma

Emma Williamson

Head of Development Management and Planning Enforcement

Haringey Council

I am sorry that you feel that we were withholding information from you through the preapplication process and that you are

I can assure you that this was not the case. The situation in Tottenham is fast evolving and the precise details of the site allocations were changing right up until a few days before it was published. The option to comprehensively redevelop the building was included very late in the process and is only an option and as it says would need to be fully justified and has not been agreed with English Heritage.

We always said we wanted to see a development of the site that included the surrounding car park etc however you were not able to include this part of the site.

You can of course make representations on the site allocation.

The application that you have submitted is still invalid as I understand. Please let us know if you intend to submit the additional information to make it valid.

As you know we do not support the development as submitted and we would be looking to refuse it.

Regards

Emma

Emma Williamson | Head of Development Management and Planning Enforcement

Development | Regeneration, Planning and Development | Haringey Council

River Park House 225 High Road | London | N22 8HQ

Tel: 020 8489 5507 | Mobile: 07980 316877

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	A STATE OF THE STA

From: Sent: Williamson Emma

To:

20 May 2015 11:02

Cc:

Kelly Stephen; McRory John; McNaugher Robbie;

Subject:

Re: 399 High Road

I will be suggesting a date and time later today/tomorrow.

Emma

Emma Williamson
Head of Development Management and Planning Enforcement

emma williamson@haringey.gov.uk

On 20 May 2015 10:58:32, Morning Emma,

I am really sorry to have to ask again, but I am not sure how else we are supposed to secure a meeting. On the premise that we continue to re-iterate that we want to work in partnership with the council, but dont even have the opportunity to talk, there is no other option other than to keep pressing you.

I dont want to go over old ground, but we spent over a year endeavouring to ascertain what it was you as a Council wanted to see on this site. Eventually we submitted our application based upon several meetings and the feedback of your officers. Once submitted, we are advised to withdraw because you cant support it. I recall at our meeting in December I said, that we will submit the application with a view to appeal. Let it run its course, whilst we concurrently continue to work with you to achieve your goals and aims. On the assumption of course that the aims did not continue to be ambiguous.

We are now 5 months further on. No communication and no meeting. The message is clear, procrastination. We came to the Council in 2013 and said that due to the financial standing of the charity that this was urgent.... that we wanted to present to you a scheme that you would be able to support, only your officers could not agree between themselves.

Quite frankly, i am now at a loss as to where to go beyond appeal, which given your stance of determination prior to consultation and lack of discussion or direction seems to be where we are, even if unwillingly or unnecessarily headed.

I therefore ask again. Please can we get a date in the diary to meet?



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April. That is one month ago today. Several requests later, we are still waiting. Perhaps you would be able to now let me have a date for what we termed in March 'urgent'.

As I mentioned to Robbie wen he came to site last Thursday, we are keen to work with you, but to enable that we need to meet and discuss.

I look forward to hearing from you.

Kind regards



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From: Paul Taylor < paul.taylor@adaarchitects.org.uk>

Sent: 21 October 2014 15:06

To: McNaugher Robbie; 'ADA Architects'; McRory John

Cc: Subject:

RE: 399 - 401 HIGH ROAD TOTTENHAM Final Issue Floor Plans and Unit Area Attachments: 311 11 399 Tottenham Proposed Site Plan Rev L A2.pdf; 311 18 399 Tottenham

Proposed High Road Elevation Rev O A2.pdf; 311 19 399 Total

North Elevation Rev N A2.pdf; 311 20 399 Tottenham Proposed West [

F A2.pdf; 311 21 399 Tottenham Proposed South Elevation Rev F

Tottenham Proposed Section A-A Rev H A2.pdf; 311 23 399 Tottenham Proposed

Section B-B Rev I A2.pdf; 311 50 399 Tottenham Propose A2.pdf; 141021-311 399 Tottenham High Road issue shee

Robbie

399 Tottenham High Road

Please find attached A2 size pdf's of our revised proposed elevations as requested. We also attach the revised proposed sections, street elevation and site plan for your information as listed on the drawing issue sheet.

Regards

On behalf of ADA Architects Limited

From: McNaugher Robbie [mailto:Robbie.McNaugher@haringey.gov.uk]

Sent: 21 October 2014 10:44 To: ADA Architects; McRory John

Cc

Subject: RE: 399 - 401 HIGH ROAD TOTTENHAM Final Issue Floor Plans and Unit Area

Thank you for the additional plans, can you provide the proposed elevations? It is critical that we have time to consider these before we meet again.

Many thanks

Robbie

Robbie McNaugher | Planning Officer

Development | Regeneration, Planning and Development | Haringey Council River Park House 225 High Road | London | N22 8HQ

Tel: 020 8489 8233 | Mobile: 07891809477

www.haringey.gov.uk

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From: ADA Architects [mailto:Info@adaarchitects.orq.uk]

Sent: 17 October 2014 16:26

To: McRory John

Cc: McNaugher Robbie;

Subject: 399 - 401 HIGH ROAD TOTTENHAM Final Issue Floor Plans and Unit Area

From:

Sent:

21 May 2015 11:35

To: Cc: Williamson Emma

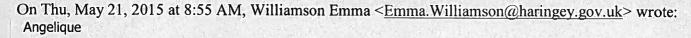
CC:

Kelly Stephen; McRory John; McNaugher Robbie;

Subject:

Re: 399 High Road

Emma that is fine.
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We will have our developer partner with us.
Thanks



Would 3 June at 1130 work for you?

Emma

Emma Williamson Head of Development Management and Planning Enforcement

emma.williamson@haringey.gov.uk

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