



Department for Levelling Up,  
Housing & Communities

Mr Robbie McNaugher  
Haringey Council

Please ask for: Emma Keefe  
Tel: 0303 444 8044  
Email: Emma.keefe@levellingup.gov.uk

Your ref: HGY20213175

Our ref: PCU/RTI Y5420/3303878

By Email : [Robbie.McNaugher@haringey.gov.uk](mailto:Robbie.McNaugher@haringey.gov.uk)

Date: 31/08/2022

Dear Mr McNaugher

**Application by Lendlease (High Road West) Limited - Proposal: Hybrid  
Planning application seeking permission for:**

**1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and**  
**2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works at High Road West, Haringey, London N17**

**Planning Application No. HGY20213175**

I refer to the above application which has been the subject of third-party requests to call in for determination by the Secretary of State for Levelling Up, Housing & Communities.

The Secretary of State has carefully considered this case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively.

The Government is committed to give more power to councils and communities to make their own decisions on planning issues and believes planning decisions should be made at the local level wherever possible.

In deciding whether to call in this application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that the application should be called in. Following the requests to intervene, the Secretary of State has considered the scheme carefully, including the issues raised regarding public safety, and has decided in this instance not to call in the application. He is content that it should be determined by the local planning authority.

In considering whether to exercise the discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

The Secretary of State issued an Article 31 Direction on 22 August, which prevented LB Haringey from issuing their final decision. This has now been lifted.

Yours sincerely

*Emma Keefe*

Emma Keefe (Decision Officer)  
Planning Casework Manager  
**Planning Casework Unit**

This decision was made by Secretary of State and signed on his behalf.