

2nd September 2022

Dear Sir or Madam

Former Clarendon Road Gasworks, Wood Green, Haringey

**Submission of details pursuant to discharge of condition 53 of planning permission
HGY/2017/3117**

This submission is made by St William Homes LLP ('St William') (the applicant) and contains details pursuant to condition 53 of planning permission HGY/2017/3117 relating to Blocks F1, G1, G2, H1, H2, H3, J1, and J2 (known as the Phases 4 and 5). The condition was previously partially discharged by application HGY/2018/3676 which contained details on blocks D1, D2, D3, D4, E1, E2, and E3 pursuant to this condition. This application seeks to fully discharge the condition.

Application Context

London Borough of Haringey granted planning permission for the redevelopment of the Site in April 2018 (Planning Application Ref: HGY/2009/0503).

The approved description of development for the 2012 Planning Permission is as follows:

"Outline planning application for demolition of existing structures and redevelopment to provide a residential led, mixed-use development, comprising between 950 to 1080 residential units (C3); with 460sqm to 700sqm of office uses (9B1); 370sqm to 700sqm of retail/financial and professional services uses (A1/A2); 190sqm to 550sqm of restaurant/cafe/drinking establishment uses (A3/A4); 325sqm to 550sqm of community/assembly/leisure uses (D1/D2); new landscaping, public and private open space, an energy centre, two utility compounds, up to 251 car parking spaces, cycle parking, access and other associated infrastructure works."

S73 applications to vary the original planning permission were granted in April 2014 (Application Ref: HGY/2013/2455) (the '2014 Planning Permission') and May 2016 HGY/2016/0026 .

Reserved matters for the whole Site were submitted to, and approved on 12th July 2016, (Application Ref: HGY/2016/1661).

London Borough of Haringey granted a revised Hybrid planning permission for the redevelopment of the Site in April 2018 (Planning Application Ref: HGY/2017/3117) .

The approved description of development for the 2018 Planning Permission is as follows:

'Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.'

Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.'

St William are preparing to submit Reserved Matters applications for Blocks H1, H2 and H3 in January 2023 following by an application for Blocks F1, G1, G2, J1, and J2 Prior to the submission of these applications, this submission seeks to discharge Condition 53.

The original condition wording required the Energy Strategy to be submitted and approved prior to the submission of Reserved Matters. This was subsequently altered by planning application HGY/2018/2643 in which the submission of the Energy Strategy was permitted alongside the reserved matters application.

Application Content

This application comprises:

- Application Form;
- Site Location Plan;
- HGY/2017/3117 Decision Notice.
- HGY/2018/3676 Decision Notice
- HGY/2018/2643 Decision Notice
- Energy Strategy
- Energy Strategy Appendices

Payment of the correct fee will be made via the Planning Portal website as is now required.

Condition 53

Notwithstanding the submitted details and alongside the submission of any reserved matters, excluding demolition and site preparation works, an updated energy strategy shall be submitted to and approved in writing by the local planning authority. The Energy Strategy shall, unless otherwise agreed by the local planning authority, be based on connection of all residential and non-residential buildings to a district energy and heating network. Details of the site wide heating and hot water facilities, the phasing of delivery, and associated network infrastructure will be submitted for approval to the Council. The strategy shall explore all reasonable options for improving the energy efficiency of the building and reducing carbon dioxide emissions in accordance with the energy hierarchy set out in London Plan policy 5.2 'Minimising carbon dioxide emissions'. The Strategy will comply with the targets and measures set out in London Plan

(2016) Policy 5.2 and will be submitted using the format set out in the GLA guidance on Energy Strategies. The development shall be carried out strictly in accordance with the details approved.

The submitted Energy Strategy meets the requirements of the above condition wording and provides details for blocks F1, G1, G2, H1, H2, H3, J1, and J2 (known as the Phases 4 and 5).

Summary

I trust that this application contains sufficient information to allow condition 53 to be discharged and for the associated details to be approved. I would be grateful if you could confirm safe receipt at your earliest convenience and please do not hesitate to contact me should you have any queries regarding this application.

Yours sincerely,

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