

TAH/KFW/AWH/DP5594

28th October 2022

FAO: Philip Elliott

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Dear Philip,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION PURSUANT TO APPLICATION

REFERENCE: REF: HGY/2021/3175

HIGH ROAD WEST, LONDON N17

We write on behalf of our client, Lendlease (High Road West) Limited, in respect of the above for which we are seeking approval for the partial discharge of Condition 24 pursuant to planning application reference HGY/2021/3175 which was granted planning permission on the 31st of August 2022.

The approved development comprises:

"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), business (Use Class B2 and B8), 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 (EIA development - ES viewable on Council website & at The Grange N17).

*1) Outline: * Demolition of most buildings (with retention of some listed & locally listed heritage assets);*

** New buildings at a range of heights including tall buildings;*

** Up to 2,869 new homes in addition to Plot A (including affordable housing);*

** At least 7,225sqm of commercial, office, retail, & community uses (incl. new library & learning centre);*

** New public park (min 5,300sqm) & New public square (min 3,500sqm); &*

** Other landscaped public realm and pedestrian & cycle routes.*

2) Detailed: Plot A - Demolition of 100 Whitehall Street & Whitehall & Tenterden Community Centre and erection of new buildings of 5-6 storeys containing 60 new affordable homes & open space."

Condition 24 states the following:

“No development shall commence within a Phase until an existing condition survey of the associated public highway has been undertaken in collaboration with the Council’s Highways Maintenance team and submitted to and approved in writing the Local Planning Authority.

(b) Within one month of the completion of the respective Phase works, including any associated highway works, a final condition survey shall be undertaken of the highway areas identified in collaboration with the Council’s Highways Maintenance team and submitted to and approved in writing the Local Planning Authority.

(c) The applicant shall ensure that any damages caused by the construction works and highlighted by the before-and-after surveys are addressed and the condition of the public highway is reinstated to the satisfaction of the Council’s Highways Maintenance team in accordance with an associated Highway Agreement.

REASON: To ensure the construction works do not result in the deterioration of the condition of the public highway.”

In light of the above, the following has been submitted online via the Planning Portal to support this application (ref. PP-11518505):

- Completed Application Form;
- Covering Letter prepared by DP9 Ltd;
- Site Location Plan prepared by PTE Architects
- Existing Public Highway Survey prepared by Morgan Sindall; and
- A payment of £116 made online via the Planning Portal.

Please note that the information submitted solely relates to the first paragraph of the above condition text. Information to discharge Parts (b) and (c) will be submitted at a later date. The latter two parts of the condition involve the submission of details within one month of completion of works as well as any damage to the existing highways caused from the construction works, highlighted and addressed.

We trust that the details submitted are sufficient to satisfy the partial discharge of condition 24. However, if you require any further information, or have any queries, please do not hesitate to contact Archie Halls or Tom Horne of this office.

Yours sincerely,

A handwritten signature in black ink that reads "DP9 Ltd." with a stylized flourish at the end.

DP9 Ltd
Enc.