



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 20, Class A

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Redington Capital Ltd

Address

Address line 1

C/O Planning Agent - Tim Williams

Address line 2

Firstplan

Address line 3

Broadwall House, 21 Broadwall

Town/City

London

County

Country

Postcode

SE1 9PL

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

- ☐ Yes
- ☒ No

Above ground level, is the current building less than 3 storeys in height?

- ☐ Yes
- ☒ No

Was the current building constructed between 1 July 1948 and 5 March 2018?

- ☒ Yes
- ☐ No

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

- ☐ Yes
- ☒ No

The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

- ☒ Yes
☐ No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

- ☐ Yes
☒ No

Would the proposed extended building's:

- height exceed 30 metres (as measured from ground level to the highest part of the roof, not including plant); or
- roof be more than 7 metres higher than the highest part of the existing roof (not including plant, in each case)

- ☐ Yes
☒ No

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse)?

- ☒ Yes
☐ No

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard](#)?

- ☒ Yes
☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

- ☒ Yes
☐ No

Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services

- ☐ Yes
☒ No

Will any works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses include:

- Installation of plant where none currently exists; or
- Increasing the height of any installed plant (i.e. as measured before and after from the lowest surface of the roof on the principal part of the building)

- ☐ Yes
☒ No

Will any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend

- ☐ Yes
☒ No

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

- ☐ Yes
☒ No

Fire Safety

Where the building (existing or as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

The Existing Building

Is the existing building 18 metres or more in height (as measured from ground level to the highest part of the roof)

- ☐ Yes
- ☒ No

The Proposed Development

Would the proposed development result in a building that contains one or more dwellinghouse, and is:

- 18 metres or more in height (as measured from ground level to the highest part of the roof); and/or
- Contains 7 or more stories

- ☒ Yes
- ☐ No

Any proposed building that meets or exceeds these limits will require additional information to be supplied in regard to the fire safety impacts on the intended occupants of the building.

Please provide details of the fire safety impacts on the intended occupants of the building.

Please refer to accompanying Outline Fire Strategy Report, prepared by Ashton Fire.

For such proposals, a 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development should also accompany the application. This can be uploaded in the supporting document section.

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Erection of roof extension over detached central block of flats to provide 2 new residential flats in accordance with the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) - Schedule 2, Part 20, Class A.

Please describe the effects of the proposed development on the external appearance of the building

See Planning Statement for full details.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

See Planning Statement for full details.

What will be the net increase in dwellinghouses?

2

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated

See Planning Statement for full details.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

See Planning Statement for full details.

Please provide details of any contamination risks and how these will be mitigated

See Planning Statement for full details.

Please provide details of any flooding risks and how these will be mitigated.

See Planning Statement for full details.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of on the amenity of the existing building and neighbouring premises including, but not limited to, overlooking, privacy and the loss of light and how these will be mitigated:

See Planning Statement for full details.

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

See Planning Statement for full details.

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name:

See Appendix A "Schedule of Existing Addresses" attached to Cover Letter.

Number:

Suffix:

Address line 1:

See Appendix A "Schedule of Existing Addresses" attached to Cover Letter.

Address Line 2:

Town/City:

Postcode:

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
Unregistered

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☐ Yes
☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Disabled persons parking

Existing number of spaces:

2

Total proposed (including spaces retained):

2

Difference in spaces:

0

Vehicle Type:

Cars

Existing number of spaces:

27

Total proposed (including spaces retained):

27

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

99

Total proposed (including spaces retained):

99

Difference in spaces:

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Electric vehicle charging points

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

☒ Yes

☐ No

Please add details of the charging points:

Charging point type:

Slow charging points (under 7 kw)

Active charging points:

5

Passive charging points:

0

Total charging points

Active

Passive

5

0

Superseded consents

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal supersede any existing consent(s)?

☐ Yes

☒ No

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

02/2023



When are the building works expected to be complete?

12/2023



Scheme and Developer Information

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Scheme Name

Does the scheme have a name?

☐ Yes

☒ No

Developer Information

Has a lead developer been assigned?

☒ Yes

☐ No

Please enter the company name

Redington Capital Ltd

Is the lead developer a registered company in the UK?

- ☒ Yes
☐ Registered in another country
☐ No

Please provide registered company number (at Companies House)

08641871

Residential Units

Please note: This question contains additional requirements specific to applications within Greater London.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

- ☒ Yes
☐ No

Please provide details for each separate type and specification of residential unit being provided.

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for rent

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

2

GIA (gross internal floor area) per unit:

180.5 square metres

Habitable rooms per unit:

3

Bedrooms per unit:

2

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Please add details for every unit of communal space to be added

Totals

Total number of residential units proposed

2

Total residential GIA (Gross Internal Floor Area) gained

361

square metres

Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area.

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. [View further information on Use Classes](#). Multiple 'Other' options can be added to cover each individual use.

Use Class:

C3 - Dwellinghouses

Existing gross internal floor area (square metres):

1092

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

361

Total Existing gross internal
floorspace (square metres)

1092

Gross internal floor area lost (including by
change of use) (square metres)

0

Gross internal floor area gained (including
change of use) (square metres)

361

Waste and recycling provision

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

☒ Yes

☐ No

Environmental Impacts

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The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Community energy

Will the proposal provide any on-site community-owned energy generation?

☐ Yes

☒ No

Heat pumps

Will the proposal provide any heat pumps?

☐ Yes

☒ No

Solar energy

Does the proposal include solar energy of any kind?

☐ Yes

☒ No

Passive cooling units

Number of proposed residential units with passive cooling

2

Emissions

NOx total annual emissions (Kilograms)

0.23

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

☐ Yes

☒ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

Utilities

Please note: This question contains additional requirements specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed?

- ☐ Yes
☒ No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Prior Approval: New flats on top of detached blocks of flats as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tim Williams

Date

30/11/2022