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PARTNERSHIP
CHARTERED ARCHITECTS

OUR REF: GIE/planning01 /AS

Date 02/12/2022

Dear Mr. Smith

Subject: HGY/2022/4161 - 255, Lordship Lane, Tottenham, London, N17 6AA

Proposal for:

VARIATION OF CONDITION 17 ATTACHED TO PLANNING PERMISSION HGY/2017/1097 SO THAT THE WORDING OF CONDITION 17 IS VARIED SLIGHTLY AND THE REQUIREMENT FOR THE SHUTTER STRATEGY IS REMOVED.

I am writing to provide additional photographs to support the above application and explain why the change to condition 17 has been requested.

The condition requires that a shutter strategy shall be submitted but the applicant does not intend to install any internal shutters to the basement windows.

As Figures 1 and 2, looking into the side lightwells, show the basement windows are naturally secure and inaccessible from the pavement due to the depth and width of the lightwells as well as the physical barrier provided by the concrete upstand and metal railing along the pavement. The images also demonstrate that the basement windowheads are nearly below the upstand level restricting access from the pavement even more.



Fig 1

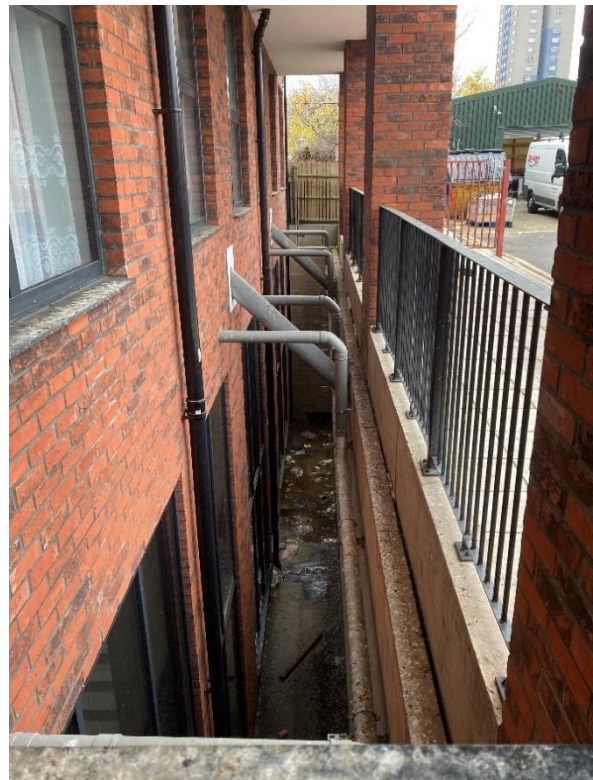


Fig 2

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Fig 3



Fig 4

Figures 3 and 4 provide views from the pavement looking at the side façade and showing that the concrete upstand is approximately 150mm and the metal railing is at least 1.10m. Also, the residential windows, facing the pavement, provide natural surveillance and minimising the risk of intrusion to the basement via the lightwells.

As such, we trust you agree that the basement windows are already secure because of the configuration of the building and the physical barrier between them and the pavement hence no internal shutters will be needed to prevent breaking into the building.

We hope that our application to vary condition 17 will meet your approval and would be more than happy to answer your questions and/or provide further information.

Yours sincerely

Amir Shahkamrani
(for and on behalf of BB Partnership Limited)