

12 December 2022

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned within a yellow rectangular background.

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Submitted Via Planning Portal (Ref: PP-11761315)

Dear Valerie,

67 LAWRENCE ROAD, TOTTENHAM, LONDON
SUBMISSION OF DETAILS PURSUANT TO CONDITION 8, (NOx Boiler Details) OF DECISION NOTICE
REF. HGY/2018/3655

I write on behalf of the applicant, Vabel London Limited, with respect to the full approval of details pursuant to Condition 8 of planning permission ref. HGY/2018/3655 granted by the London Borough of Haringey (LBH) on 23 December 2019.

By way of background, full planning permission (ref. no. HGY/2016/1212) for development at the 67 Lawrence Road was granted permission by LBH on 17 January 2018, subject to a number of planning conditions and a Section 106 agreement. The approved description of development pursuant to HGY/2016/1212 is as follows:

"Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and seven live work units on ground and first floor level, including 7 disabled parking spaces and associated works (Revised parking and landscaping arrangement)"

The above application was subject to an Non-Material Amendment (NMA), granted 19 December 2019 (ref. HGY/2019/3287) as follows:

"Non-material amendment following a grant of planning permission HGY/2016/1212 in order to amend the approved description of the development for: Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and 6 B1 commercial units on the ground floor with residential on first floor level, including 7 disabled parking spaces and associated works (Revised parking and landscaping arrangement)."

Planning permission ref. HGY/2016/1212 was also subject to a Section 73 Minor Material Amendment (MMA), granted 23 December 2019 (ref. HGY/2018/3655) (i.e. the Section 73 Application) as follows:

"Variation of Condition 2 of planning permission HGY/2016/1212 in order to substitute the drawing numbers".

This was subject to a number of planning conditions including those to be discharged as the subject of this application.

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In addition to the above, a NMA was submitted under ref. HGY/2020/2361 and granted 03 November 2020 to amend the trigger points of a number of conditions not relevant to this application. A further NMA was also submitted and subsequently decided on 24/10/2022 under ref. HGY/2021/2184 for a number of non-material design amendments, internal reconfiguration, revised unit mix and an additional 2 x one bedroom dwellings.

The Section 106 Agreement was also subject to a Deed of Variation application to amend the affordable housing mix as set out within the above NMA ref. HGY/2021/2184.

For reference, the conditions to which details are submitted as part of this application are set out below:

Condition 8 (NOx Boiler Details)

“Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh.

Reason: To protect local air quality”

Submission Details

The applicant seeks to fully discharge Condition 8 pursuant to the Section 73 application (Ref: HGY/2018/3655, dated 23 December 2019). Alongside this Covering Letter, we submit the following supporting documents:

- Stainless Steel Range of Condensing Boilers, dated May 2020.

The chosen model is “Sirius Three WH 130”. The technical specifications for this model is set out on page 11 of the above document, which demonstrates an achievement of 17 mg/kWh. We therefore consider that the requirements of the condition has been met. As such, we respectfully request that the condition be discharged accordingly.

A statutory application form has also been submitted with the documents presented above. The requisite application fee of £116 has been provided by the applicant under separate cover.

I trust that the application is in order and look forward to receiving confirmation that it has been validated. If you have any queries or require any further information, please do not hesitate to contact me at the above address.

Yours sincerely,



Richard Ketelle
Senior Planner

Cc: Vabel London Limited
Encl: As above