

Valerie Okeiyi
Development Management
Planning, Regeneration and Economy
Haringey Council
River Park House
225 High Road
London
N22 8HQ

Valerie.Okeiyi@haringey.gov.uk

10/01/2022

Dear Valerie,

Former Clarendon Road Gasworks, Wood Green, Haringey

Submission of details pursuant to partial discharge of condition 55 of planning permission HGY/2017/3117.

This submission is made by St William Homes LLP ('St William') (the applicant) and contains details pursuant to conditions 55 of planning permission HGY/2017/3117 for blocks D1, D2, D3 & D4.

Application Context

London Borough of Haringey granted a 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 2017 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;

St William Homes LLP, Berkeley House, 15b St George Wharf, Vauxhall, London, SW8 2LE

Tel 020 3725 8980 www.stwilliam.co.uk

Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG. Registered in England and Wales Number OC396332

realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.'

This submission seeks to partially discharge condition 55 of planning permission HGY/2017/3117 for the occupation of Blocks D1-D4.

Application Content

This application comprises:

- Application Form;
- Site Location Plan;
- Cover letter
- Commercial and Workspace Strategy

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

Condition 55 — Commercial and Workspace Strategy

PRIOR TO Occupation – Commercial and Workspace Strategy

Prior to the occupation of each phase an Estate Management and Maintenance Plan for that Phase in which development would be located, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.

The Local Planning Authority is satisfied that the pre-occupation requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

In seeking to discharge this condition St William submit the attached typical maintenance schedule and the landscape management and maintenance schedule.

Summary

I trust that this application contains sufficient information to allow condition 55 to be partially discharged in relation to Blocks D1-D4.

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,

BEN EVANS

Assistant Technical Coordinator

Ben.Evans@stjames.co.uk