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London Borough of Haringey
Planning Service
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23rd January 2023

Dear Planning Services,

WOLVES LANE CENTRE, WOLVES LANE NURSERY, WOLVES LANE N17
PLANNING PERMISSION REFERENCE HGY/2021/1474
APPLICATION FOR MINOR MATERIAL AMENDMENTS (REF: PP-11884284)

On 15 December 2022, planning permission was granted for works at the above site comprising *'Demolition of existing classroom, 3 x office cabins, barn (packing shed) and polytunnels to allow the erection of four replacement community buildings (2 x single storey, 1 x part 1, part 2 storey), comprising new teaching, meeting and learning spaces, together with associated landscaping (working yard, events yard and new planting), entrance canopy fronting Wolves Lane and on-site cycle parking and car parking (4no.) for staff'* (Planning permission reference HGY/2021/1474).

Prior to the commencement of works, the applicants seek to make a number of very minor alterations to the approved development, which we consider amount to 'Minor Material Amendments'.

The project architects have prepared a helpful 'Minor Material Amendment Report' (MMAR), which sets out the proposed minor amendments. We provide a summary below.

1. Under the extant consent, it was sought to implement the development in a single phase. Under this MMA, it is sought to implement the development in a series of phases (phases A-E). See page 5 of the enclosed MMAR.

Phases A, B, and C: Improved replacement facilities for existing not fit for purpose spaces. All phases include sufficient landscaping to allow for off-grid drainage from the buildings proposed during the phase.

Phase A: Indoor and outdoor gathering spaces for members and the public (Indoor gathering currently taking place mainly in the existing uninsulated glasshouses)

Phase B: Replacement building for existing Classroom, offices and member's amenities and a dedicated work yard with better separation from the publicly accessible spaces.

Phase C: Replacement building for existing barn and workshop with less energy intense cold store. (The existing barn has asbestos in the roof)

Phases D & E: Up-scaling of operations and improved site signage.

Phase D: Building D including additional classrooms, offices, storage and other amenity spaces as per the original planning application.

Phase E: Improved main visitor's entrance, improved site signage, and access route.

2. It is sought to remove the approved loggia next to building D, to allow for the retention of the existing water tank for rainwater harvesting. There are no further changes to the roof plan or first floor plan of the development.
3. Building A is sought to be shifted west by 1m to reduce impact of the embankment on its foundations.
4. A gate for cars and pedestrians is added to the north of building B to define a safe line between the public access and user's only areas.
5. The location of car parking bays is slightly adjusted to allow for a more central location of the composting area between existing and proposed buildings.
6. Bicycle parking is re-located into the existing greenhouse for secure and covered parking.
7. Landscape features are upgraded to contribute to rainwater harvesting, water cleaning and on-site water filtration as much as possible. Landscape arrangement is updated to reflect updated desire lines informed by additional engagement with stakeholders during landscape design development.

In light of the above, it is sought to alter planning condition 2, **from;**

The approved plans comprise drawing nos

(WL_EX_00, WL_EX_01, WL_EX_02, WL_EX_03, WL_EX_04, WL_EX_05, WL_EX_06, WL_PL_0, WL_PL_01, WL_PL_02, WL_PL_03, WL_PL_04, WL_PL_05, WL_PL_06, WL_PL_07, WL_PL_08, WL_PL_09, WL_PL_10, WL_PL_11, WL_PL_12, WL_PL_13, WL_PL_14, WL_PL_15, WL_PL_16,

to;

The approved plans comprise drawing nos

*(WL_EX_00, WL_EX_01, WL_EX_02, WL_EX_03, WL_EX_04, WL_EX_05, WL_EX_06, WL_PL_0, **WL_PL_01 Rev 02, WL_PL_02 Rev 02, WL_PL_03 Rev 02, WL_PL_04 Rev 02,** WL_PL_05, WL_PL_06, WL_PL_07, WL_PL_08, WL_PL_09, WL_PL_10, WL_PL_11, WL_PL_12, WL_PL_13, WL_PL_14, WL_PL_15, WL_PL_16, **WL_PL_17 Rev 01***

It is also sought to amend the wording of conditions 3, 4 (part), 6, 11 and 12b, in order to allow for the proposed phasing of works, as illustrated on drawing WL_PL_17 Rev 01.

We trust that the above and enclosed is sufficient for officers to validate, assess and approve the proposed amendments, however, should you have any questions or require anything further please do let us know.

Yours Sincerely,



MANDIP SINGH SAHOTA

Managing Partner
NTA PLANNING LLP