

TAH/KFW/AWH/DP5594

31st January 2023

FAO: Philip Elliott

London Borough of Haringey
River Park House
225 High Road
London
N22 8HQ

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Philip,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PART-DISCHARGE OF CONDITION 8 PURSUANT TO APPLICATION REFERENCE:

REF: HGY/2021/3175

HIGH ROAD WEST, LONDON N17

We write on behalf of our client, Lendlease (High Road West) Limited, in respect of the above for which we are seeking approval for the partial discharge of Condition 8 pursuant to planning application reference HGY/2021/3175 which was granted planning permission on the 31st of August 2022 and subsequent non-material amendment to alter the description of development (ref. HGY/2022/3856) which was approved by the London Borough of Haringey on the 25th of November 2022 which can be read below.

Planning Permission Ref: HGY/2021/3175 was granted on the 31st of August for the following:

“Hybrid Planning application seeking permission for 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works (EIA development).”

Condition 8 states the following:

“No development shall take place in a Phase of the development abutting the railway until written confirmation has been submitted to the Council which confirms that for the relevant Phase of the development covering demolition, substructure and superstructure and all temporary works have been agreed in writing by RfL which covers the following details:

- *provide details on all structures.*
- *provide details on the use of plant.*

- *accommodate the location of the existing RfL Assets / Infrastructure.*
- *accommodate RfL Operational and Maintenance requirements.*
- *accommodate ground movement arising from the construction thereof.*
- *mitigate the effects of noise, vibration & distractions arising from the adjoining operations to the RfL Infrastructure & Operations.*
- *No maintenance regime for the proposed development elevations facing the railway should be permitted which compromises the safe, efficient and economic operation of the railway.*
- *For all new developments adjacent to operational lines RfL accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.*
- *Any additional fencing required on the railway boundary, for example for screening purposes, must be independent of RfL's fencing and allow room for maintenance of both fences.*
- *All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of two metres from the railway boundary. The use of soakaways is not favoured by RfL and therefore is unacceptable as they could have a detrimental effect on RfL land. The drainage system should be designed to take this into account.*

The relevant Phase of the development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development relevant to RfL hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of a building within the relevant Phase hereby permitted is occupied."

Following the grant of planning permission Reg: HGY/2021/3175, Lendlease have continued engagement with Rail for London ('RfL') regarding the proposed construction works for Plot A. As part of these on-going discussions, Lendlease have been in receipt of correspondence confirming that RfL are content for works relating to the installation of a water main to be carried out. On this basis, it is proposed that Condition 8 is part-discharged pursuant to these works being carried out. These works specifically relate to the installation of a water main on the south west corner of Plot A. All other works, as set out in the condition text above will require a further part-discharge of Condition 8 accordingly.

As part of this submission, the following information has been submitted online via the Planning Portal (Ref: PP-11496563):

- Completed Application Form, prepared by DP9 Limited;
- Covering Letter prepared by DP9 Limited;
- Correspondence confirming the acceptability of the proposed scope of works in relation to the digging of trenches and laying of pipework associated with the proposed development;
- Existing Site Location Plans indicating the location of the proposed water main installation;

- A payment of £116 made online via the Planning Portal.

We trust that the details submitted are sufficient to satisfy the partial discharge of condition 8. Please note that a further submission will be made in due course submitting details through to the London Borough of Haringey for other works in relation to the condition text as above. If you require any further information, or have any queries, please do not hesitate to contact Katharine Woods or Tom Horne of this office.

Yours sincerely,

A handwritten signature in black ink that reads "DP9 Ltd." with a small flourish at the end.

DP9 Ltd

Enc.