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3 March 2023

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND)
ORDER 2010**

Case Reference	HGY/2022/4229
Location	Ashley House, Ashley Road, London, N17 9LJ
Proposal	Non-Material Amendment (NMA) to planning permission HGY/2019/0108 (Allowed on Appeal APP/Y5420/W/19/3232707) to enable changes to be made to Conditions 12, 14, and 15 to allow for site demolition, site clearance, and proposed drainage works to be carried out prior to submission of details.
Received	25 November 2022

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, APPROVE your application as a non-material amendment.

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

The applicant is advised that Condition 12 of planning permission reference HGY/2019/0108 (Allowed on Appeal APP/Y5420/W/19/3232707) will now read:

Prior to the commencement of the development (except demolition, site clearance, & initial drainage works) details of all existing and proposed levels on the site in relation to the adjoining properties shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be in full accordance with the agreed levels details.

(The initial drainage works shall constitute those indicated on drawing numbers ASP-WSL-XX-XX-DR-D-92001 Rev T02; AH-WSL-XX-XX-DR-D-92002 Rev T01; and AH-WSL-XX-XX-DR-D-92001 Rev T02 or as otherwise agreed in writing with the local planning authority)

The applicant is advised that Condition 15 of planning permission reference HGY/2019/0108 (Allowed on Appeal APP/Y5420/W/19/3232707) will now read:

Prior to any above ground works (excluding demolition, site clearance, & initial drainage works) a revised Overheating Report shall be submitted to and approved in writing by the Local Planning Authority. Details in the report shall include, but not be limited to:

- The location and units modelled
- Occupancy levels in the units
- Impact of future weather files and how this will be risk mitigated.

The development shall be carried out in accordance with the details approved and maintained as such thereafter.

(The initial drainage works shall constitute those indicated on drawing numbers ASP-WSL-XX-XX-DR-D-92001 Rev T02; AH-WSL-XX-XX-DR-D-92002 Rev T01; and AH-WSL-XX-XX-DR-D-92001 Rev T02 or as otherwise agreed in writing with the local planning authority)

The applicant is advised that Condition 14 of planning permission reference HGY/2019/0108 (Allowed on Appeal APP/Y5420/W/19/3232707) will now read:

Evidence that the commercial unit at the development hereby approved is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level "Very good" shall be submitted to and approved in writing by the Local Planning Authority prior to above ground works (excluding demolition, site clearance, & initial drainage works) and a final certificate shall be submitted for approval to the Local Planning Authority within 6 months of the occupation of the development.

(The initial drainage works shall constitute those indicated on drawing numbers ASP-WSL-XX-XX-DR-D-92001 Rev T02; AH-WSL-XX-XX-DR-D-92002 Rev T01; and AH-WSL-XX-XX-DR-D-92001 Rev T02 or as otherwise agreed in writing with the local planning authority)