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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/2022/4230
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LJ
Proposal	Non-Material Amendment (NMA) to planning permission HGY/2016/4165 to enable changes to be made to Conditions 18, 19, 20, and 23 to allow for site demolition, site clearance, and proposed drainage works to be carried out prior to submission of details; The removal of the restrictions under Conditions 21 and 29 as they are no longer necessary; and a correction to the title of Condition 30 to reflect the wording of the main body of the Condition text.
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 18 of planning permission reference HGY/2016/4165 will now read:

18. PRE COMMENCEMENT - Confirmation of Site Levels

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

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

(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 19 of planning permission reference HGY/2016/4165 will now read:

19. PRE COMMENCEMENT – ACCESS DETAILS

Prior to the commencement of the development (except demolition works, site clearance, & initial drainage works) the following access details shall be submitted to and approved by the Local Planning Authority.

4. Detailed plans and drawings including such drawings to show method of construction, traffic calming measures, drainage, street lighting, kerb alignment, levels, areas of highway visibility and surface treatment.
5. A report and plans detailing layout including parking areas, servicing areas and plant areas; and
6. A report and plans detailing any necessary temporary layout and landscaping associated with boundary treatment and condition;

Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

(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 20 of planning permission reference HGY/2016/4165 will now read:

20. PRE COMMENCEMENT Drainage Strategy (Thames Water)

Development, excluding demolition, site clearance, initial drainage works, and site preparation works, shall not commence until a drainage strategy detailing any on and/or off-site drainage works, has been submitted in writing to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

(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 23 of planning permission reference HGY/2016/4165 will now read:

23. PRE-COMMENCEMENT – Water supply (Thames Water)

Prior to the commencement of development, excluding demolition, initial drainage works, and site clearance, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall not be commenced until the studies have been approved in writing by the local planning authority. The development shall not be brought into use until any necessary mitigation measures identified by the impact studies have been approved in writing by the local planning authority and carried out in full in accordance with the approved details.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with London Plan (2015) policies 5.14 'Water Quality and Wastewater Infrastructure' and 5.15 'Water Use and Supplies'.

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

(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 21 of planning permission reference HGY/2016/4165 will now read:

21. Archaeology (Written Scheme of Investigation)

In accordance with the Greater London Archaeological Advisory Service (GLAAS) letter, dated 5 January 2017, the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and no further assessment or requirements relating to archaeology are necessary.

Reason: To protect archaeological interests by providing an opportunity to investigate and record the site in accordance with London Plan (2015) policy 7.8 'Heritage Assets and Archaeology'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

The applicant is advised that Condition 29 of planning permission reference HGY/2016/4165 will now read:

29. Bus Stands

The location and arrangements for delivering the replacement of the bus stands on Ashley Road and Burdock Road have been agreed, in consultation with Transport for London. The bus stand on Ashley Road has been re-provided on Hale Road and the Burdock Road bus stand shall remain in place for operational use unless and until a TfL approved replacement bus stand has been delivered.

Reason: To secure and deliver appropriate public transport infrastructure and to accord with London Plan Policy 6.2 Providing public transport capacity.

The applicant is advised that Condition 30 of planning permission reference HGY/2016/4165 will now read:

PRIOR TO ANY PILING WORKS - Piling method statement (Thames Water)

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and

approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.