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LB Haringey Council
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14.03.2023

Dear Sir/Madam,

WESTBURY COURT, 423-435 LORDSHIP LANE, WOOD GREEN, LONDON N22 5DH

On behalf of Ivorystone Investments Limited, please find enclosed the application to discharge Condition 7 in relation to Application Reference HGY/2017/3679: *“demolition of existing building and erection of part 1, part 5, part 6 and part 7 storey building comprising commercial uses (use class A1, A2, A3, A4, AS) at ground floor and 50 residential dwellings above, and provision of waste refuse storage, cycle parking, disabled car parking and amenity space”*, at 423-435 Lordship Lane, Wood Green, London N22 5DH.

As written in paragraph 6.7.14 of the Officer Report, *“The proposal would extend the built form in this area by a maximum 2.5m onto the public highway. The footway is relatively wide with a width of 5.2 to 9.6 metres, whilst the proposed works would result in the footways being reduced to a width of 4.2 to 7.1 metres. The Transportation team consider this approach acceptable.”* With respect for the surrounding area, the proposed plans satisfy the Council’s request to maintain an acceptable footpath width.

Following, paragraph 6.7.15 writes, *“It is understood that in the future some widening of the public highway in this area may be required in order to meet the long-term aspirations of the draft Wood Green Area Action Plan (WGAAP). Should this development be approved and the adjacent public roads be widened this could result in unacceptably narrow footways, and consequent reductions in safety to pedestrians.”*

Paragraph 6.7.16 continues, *“Nevertheless there is no guarantee at this stage that these highway widening works are to take place particularly as the WGAAP has not yet been formally adopted by the Council.”*

The WGAAP was first published for consultation in 2017 and underwent a second consultation in 2018, but has not progressed further. Through research, no details regarding highway improvements or carriageway widening at the proposed site’s junction were identified in the draft WGAAP. As such, this application presents Highway and Stopping-Up Plans based on the latest available information.

In light of the above, the application is supported by the following documents:

- This Covering Letter
- Application Form
- Location Plan (Kruszelnicki Leetch Architects)
- Revised Highways Plan (Markides Associates)
- Stopping-Up Plan (Markides Associates)

We look forward to receiving confirmation that the application has been registered.

Yours sincerely,

A handwritten signature in black ink, reading 'Shoshannah Stone', is displayed on a light grey rectangular background.

Shoshannah Stone BA MSc

Planner

Centro Planning Consultancy