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By Email

London Borough of Haringey
Planning Service
6th Floor, River Park House
225 High Road
Wood Green
London
N22 8HQ

Our Reference WALN4/./EUROPE/73053598v1
SRA Number 420646

16 May 2023

Dear Sirs

Land off Brook Road and, Mayes Road, Wood Green, London, N22 (the "Site")

Application under s.191 of the Town and Country Planning Act 1990 for a certificate of lawfulness of development pursuant planning permission ref: HGY/2017/2886

We are instructed to act on behalf of Austringer Capital Limited (the "Applicant") in respect of the planning permission ref: HGY/2017/2886 (as amended by s.96A non-material amendment ref: HGY/2022/1076) (the "Planning Permission") for the redevelopment of the Site.

The Planning Permission was granted on 22 February 2021 for the demolition of existing building and erection of a 6-9 storey building providing 161 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail / office unit (Use Classes A1-A4 and B1), plus associated infrastructure and landscaping works. The Planning Permission was granted to subject to the following time limit condition:

Condition 1: "The development hereby authorised must be begun not later than the expiration of 2 years from the date of this permission, failing which permission shall be of no effect."

The Applicant's planning consultant, Luke Challenger, at Black Box Planning Limited applied for the discharge of pre-commencement conditions in September 2022 (planning portal ref: PP-11529258), and has been in correspondence with the London Borough of Haringey (the "Council") since 22 September 2022 (as evidenced in the attached emails).

We have enclosed photographs of the works, together with the letter from PSA design dated 16 February 2023, as evidence of implementation on 11 February 2023 pursuant to s56(4)(aa) of the Town and Country

Planning Act 1990. We have also attached Counsel's Opinion confirming that the Planning Permission was "lawfully begun on 11 February 2023" (please see paragraph 26 of Counsel's Opinion).

Accordingly, we are now applying for a certificate of lawfulness of development under s.191 of the Town and Country Planning Act 1990 to certify that the Planning Permission was lawfully implemented prior to the expiry of the Planning Permission.

In support of this application for a certificate of lawfulness of development we enclose the following documents:

- (a) Application Form
- (b) Site Location Plan
- (c) Counsel's Opinion
- (d) Planning Permission Decision Notice HGY/2017/2886
- (e) Section 96A Planning Permission Decision HGY/2022/1076
- (f) Details and photographs of works to Dig a 5 metre trench
- (g) Letter from PSA Design dated 16 February 2023 and technical drawing ref D4002-D-01 Rev
- (h) BlackBox Planning Tracker
- (i) Conditions 11, 13 to 17, 20, 42, 44 & 47 – Emails from Luke Challenger and Samule Uff 7.10.2022.
- (j) Condition 11 - Emails between Edward Pellow and Johnson Michael 12.09.2022
- (k) Conditions 11, 13, 15(b), 17, 44, 42(3) &(4) – Emails between Elisabeth Lucas and Samuel Uff 31.01.2023
- (l) Condition 14 Decision Notice
- (m) Condition 15 Comments from LBH Lead Officer – Pollution 1
- (n) Condition 15 Comments from LBH Lead Officer – Pollution 2
- (o) Condition 17 Decision Notice
- (p) Condition 20 Decision Notice
- (q) Condition 47 Decision Notice

Please use plan WGR-CAA-XX-XX-DR-A-0100 Rev P1 (in the above list, "(b) Site Location Plan") as the location plan because this plan has been produced by the architects and is the accurate site location plan. Please do not use the location plan produced by the planning portal because it does not include the whole of the land that is subject to this application.

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&
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We would be grateful if you could acknowledge receipt and send all correspondence to Nick Walker at nwalker@wfw.com

or Nick Walker at 15 Appold Street, London, EC2A 2HB.

Yours faithfully



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