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05/04/2023

Dear Valerie,

Former Clarendon Road Gasworks, Wood Green, Haringey

Approval of details pursuant to Condition 51 –Partial Discharge (Secured by Design) attached to planning permission HGY/2017/3117 for Block D3 only.

This submission is made by St William Homes LLP ('St William') (the applicant) and contains details pursuant to condition 51 of planning permission HGY/2017/3117 relating to D3 building only.

Application Context

London Borough of Haringey granted planning permission for the redevelopment of the Site in April 2018 (Planning Application Ref: HGY/2009/0503). The approved description of development for the 2018 Planning Permission is as follows:

'Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.'

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This submission seeks to satisfy Part B of Condition 51 and complete the partial discharge of condition 51 of planning permission HGY/2017/3117 in order for the occupation of Block D3 to proceed.

Application Content

This application comprises:

- Application Form;
- Site Location Plan;
- Cover letter

Payment of the correct fee will be made via the Planning Portal website as is now required.

PRIOR TO ABOVE GROUND WORKS - Secured by Design

Part A

Prior to carrying out above ground works of the relevant phase details shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate that such phase (and buildings contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use of that phase, details shall be submitted and approved in writing to demonstrate that such phase (and buildings contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.

Part A of the planning Condition 31 received approval in October 2021, reference HGY/2021/2257. For the discharge of Part B, the Security by Design Officer will submit the Security By Design Certificate after a final inspection of the building.

Summary

I trust that this application contains sufficient information to allow Condition 51 be fully discharged and for the associated details to be approved. I would be grateful if you could confirm safe receipt at your earliest convenience and please do not hesitate to contact me should you have any queries regarding this application.

Yours sincerely,

Edward Friel

Senior Technical Manager

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