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28 June 2023

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

Case Reference HGY/2023/0829
Location 423-435, Lordship Lane, London, N22 5DH
Proposal Non-Material Amendment to reword the conditions. The rewording of the conditions 4, 5 and 7 to separate a schedule of works from all other demolition and construction requirements. Planning application HGY/2017/3679 for: 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, A5) at ground floor and 50 residential dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space, at 423-435 Lordship Lane, Wood Green, London N22 SDH. Planning permission was granted on appeal on 29th June 2020 (PINS ref: APP/Y5420/W/19/3223654).
Received 24 March 2023

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.

Title	Description	Date
Planning Statement (and Appendices) - March 2023		24 March 2023
Site Location Plan		24 March 2023
Covering Letter dated 23.03.2023		24 March 2023
Phasing Schedule - 23rd June 2023		28 June 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement

HGY/2023/0829

1 of 4

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Informatives:

INFORMATIVE

All works outside of Phase 1 required for conditions 4, 5 and 7 will require a full assessment and shall be submitted to and approved in writing by the Local Planning Authority.

INFORMATIVE:

For the avoidance of doubt, condition 4 of planning permission reference HGY/2017/3679 dated 29 June 2020 shall now read:

No development shall take place, including any works of demolition, excluding the works outlined in Phase 1a, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include details of:

- a) the parking of vehicles of site operatives and visitors;
- b) construction logistics covering delivery, loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding;
- e) a Tree Protection Plan for retained trees
- f) wheel washing facilities;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

INFORMATIVE:

For the avoidance of doubt, condition 5 of planning permission reference HGY/2017/3679 dated 29 June 2020 shall now read:

No development shall take place excluding the works outlined in Phase 1a, until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Control of Dust and Emissions Supplementary Planning Guidance document (July 2014) and shall include a Dust Risk Assessment. The development shall be carried out in full accordance with the approved AQDMP.

INFORMATIVE:

For the avoidance of doubt, condition 7 of planning permission reference HGY/2017/3679 dated 29 June 2020 shall now read:

Notwithstanding the plans hereby approved, no development excluding the works

outlined in Phase 1a shall take place until revised highway plans, including details of the stopping-up of the footway, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved highway plans prior to its first occupation. it would have been otherwise necessary to refuse the whole permission.

INFORMATIVE:

For the avoidance of doubt, the following new condition is added to planning permission reference HGY/2017/3679 dated 29 June 2020:

New Condition 36 - Phasing

The development hereby approved shall be carried out in Phases in accordance with the approved Phasing Schedule, dated June 2023, unless an alternative phasing schedule is submitted to and approved in writing by the Local Planning Authority pursuant to this condition.

Reason: To assist with the identification of each chargeable phase for the purposes of the Community Infrastructure Levy payable in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).'