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29.06.23

Dear Sir/Madam,

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

On behalf of Ivorystone Investments Ltd, we hereby submit an application, under s.191(1) of the Town & Country Planning Act 1990 ('the Act') for a certificate of lawfulness for existing development. The relevant lawful works are those carried out pursuant to planning permission HGY/2017/3679 (as amended by HGY/2023/0829), dated 29th June 2020 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.

That planning permission was/is subject to planning conditions. The developer also entered into a s.106 agreement to meet certain planning obligations.

As stated in Condition 1 of the planning consent, the relevant implementation time period is three years from the date of the grant of planning permission (in this case by the end of 29th June 2023). The planning permission was implemented via the removal of the external timber cladding to rear of the building.

All of the relevant 'pre-demolition conditions have been discharged. And for the avoidance of any doubt, the definition of commencement of development within the s106 Agreement carves out demolition works. Hence, none of the obligations are triggered. In any event, it is not material to the determination as to whether the permission was lawfully implemented.

As seen in Appendix 1 and 2, images of the demolition works prove the implementation of the planning permission was completed prior to the end of 29th June 2023.

In accordance with the above statute and guidance, the following is provided in support of this application:

- Application Form
- Site Location Plan
- This Letter (including appended photographs)

Yours faithfully,



Shoshannah Stone BA MSc
Planner
Centro Planning Consultancy