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Submitted via Planning Portal: PP-12268708

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Dear Valerie,

**67 LAWRENCE ROAD, TOTTENHAM, LONDON, N15 4EY
SUBMISSION OF DETAILS PURSUANT TO CONDITION 21 (SERVICE AND DELIVERY PLAN);
CONDITION 28 (CYCLE STORAGE); CONDITION 30 (CENTRAL DISH/AERIAL SYSTEM); CONDITION 31
(PRIVACY SCREEN); AND CONDITION 33 (IMPLEMENTATION OF 45-63 LAWRENCE ROAD) OF
DECISION NOTICES REF. HGY/2018/3655**

I write on behalf of the applicant, Vabel Lawrence Limited ("the Applicant"), with respect of the full approval of details pursuant to Conditions 21, 28, 30, 31 and 33 of planning permission ref. HGY/2018/3655 granted by the London Borough of Haringey (LBH) on 23 December 2019.

By way of background, full planning permission (Ref. HGY/2016/1212) for development at the 67 Lawrence Road was granted permission by LBH on 17 January 2018, subject to a number of planning conditions and a Section 106 agreement. The approved description of development pursuant to HGY/2016/1212 is as follows:

"Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and seven live work units on ground and first floor level, including 7 disabled parking spaces and associated works (Revised parking and landscaping arrangement)"

The above application was subject to a Non-Material Amendment (NMA), granted 19 December 2019 (ref. HGY/2019/3287) as follows:

"Non-material amendment following a grant of planning permission HGY/2016/1212 in order to amend the approved description of development for: Demolition of existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and 6 B1 commercial units on the ground floor with residential on first floor level, including 7 disabled parking spaces and associated works (Revised parking and landscaping arrangement)."

Planning permission ref. HGY/2016/1212 was also subject to a Section 73 Minor Material Amendment (MMA), granted 23 December 2019 (ref. HGY/2018/3655) (i.e. the Section 73 Application) as follows:

"Variation of Condition 2 of planning permission HGY/2016/1212 in order to substitute the drawing numbers".

This was subject to a number of planning conditions including those to be discharged as the subject of this application.



In addition to the above, a NMA was submitted under ref. HGY/2020/2361 and granted 03 November 2020 to amend the trigger points of a number of conditions pursuant to the Section 73 Application (ref. HGY/2018/3655) in order to enable works to start on site prior to the expiry of planning permission as follows (Conditions in bold represent the conditions relevant to this application):

*“Application for Non-Material Amendment to planning application ref: HGY/2018/3655 dated 23/12/2019. Non Material Amendment(s) Sought: To amend the trigger points of condition no.3 (External Materials), no. 4 (Boundary Treatment), no. 5 (Levels), no. 6 (Hard and Soft Landscaping), no. 7 (Planting Schedule), no. 15 (Energy), no. 16 (Boilers) 17 (Overheating), 18 (Sustainability), 19 (Living Roof), 27 (Drainage Strategy), 29 (Secured by Design), **33 (45-63 Lawrence Road)**, 34 (Residents Steering Group) and 35 (Electric Vehicle Charging).”*

A further NMA was also submitted and subsequently approved on 24 October 2022 under ref. HGY/2021/2184. The description is as follows:

“Application for Non-Material Amendment to planning application ref: HGY/2018/3655 dated 23/12/2019. AMENDMENTS namely: minor design amendments to front and rear façade, internal reconfiguration, revised unit mix and additional 2 x one bedroom dwellings”.

The Section 106 Agreement pursuant to the Section 73 application is also subject to a Deed of Variation application to amend the affordable housing mix as set out within the above NMA ref. HGY/2021/2184. This was also approved on 24 October 2022.

For reference, the conditions to which details are submitted for as part of this application is detailed below:

Condition 21 – Service and Delivery Plan

By way of background, the planning condition relating to the Service and Delivery Plan attached to the Section 73 application is as follows:

“21. The applicant/operator is required to submit a Service and Delivery Plan (SDP) for the local authority's approval prior to occupancy of the proposed development. The Plans should provide details on how servicing and deliveries will take place. It is also requested that servicing and deliveries should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce traffic and congestion on the transportation and highways network”

Please find schedule below including details of documents relevant to satisfy this condition.

Condition 28 – Cycle Storage

By way of background, the planning condition relating to the cycle storage attached to the Section 73 application is as follows:

“28. Before the first occupation of the development hereby permitted, details of the cycle parking stands method of security and access to cycle parking facility to be submitted to and approved in writing by, the Local Planning Authority

Reason: To encourage sustainable modes of travel”

Please find schedule below including details of documents relevant to satisfy this condition.

Condition 30 – Central Dish/Aerial System

By way of background, the planning condition relating to the central dish/aerial system attached to the Section 73 application is as follows:

“30. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood”

Please find schedule below including details of documents relevant to satisfy this condition.

Condition 31 – Privacy Screen

By way of background, the planning condition relating to the privacy screen attached to the Section 73 application is as follows:

“31. A detailed plan showing a 1.8 metre high privacy screen along the side of the balcony on the 7th floor of no. 67 Lawrence Road facing no. 69 Lawrence Road shall be submitted to and approved in writing by the Planning Authority prior to the occupation of the property. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONY AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the site if it was to come forward for development and to comply with Policy SP11 of the Haringey Local Plan 2013 and DM Policy (2017) DM1 'Delivering High Quality Design”

A green roof has been provided in this area, as consented. Given the technical requirements for its installation and future maintenance, this is not accessible to residents and mitigates any overlooking concerns. The sole window on this façade is also obscured.

Please find schedule below including details of documents relevant to satisfy this condition.

Condition 33 – Implementation of 45-63 Lawrence Road

By way of background, the planning condition relating to the implementation of 45-63 Lawrence Road attached to the Section 73 application was as follows:

“33. Prior to occupation, confirmation in writing and full details that the adjoining proposal at 45-63 Lawrence Road (application reference number HGY/2016/1213) will be implemented and built out as detailed in the approved drawings. In the event that the adjoining application at 45-63 Lawrence Road is not implemented, full details the proposals shall be submitted to and approved by the local planning authority. The full details of these proposals must include the following: a) Updated floorplans detailing the revised layouts as a result of the adjoining application not built. b) Full details of the of the external elevations facing the adjoining site c) Full details and samples of the external materials The development must be completed fully in accordance with the above approved drawings.

Reason: In order to protect the visual amenities of the neighbourhood”

The planning condition relating to the implementation of 45-63 Lawrence Road attached to the subsequent NMA ref. HGY/2020/2361 and granted 03 November 2020 retained its number, but amended the trigger point as underlined below:

“Condition 33 (45-63 Lawrence Road) Prior to occupation, confirmation in writing and full details that the adjoining proposal at 45-63 Lawrence Road (application reference number HGY/2016/1213 or HGY/2018/3654) will be implemented and built out as detailed in the approved drawings. In the event that the adjoining application at 45-63 Lawrence Road is not implemented, full details the proposals shall be submitted to and approved by the local planning authority. The full details of these proposals must include the following:

- a) Updated floorplans detailing the revised layouts as a result of the adjoining application not built.*
- b) Full details of the of the external elevations facing the adjoining site*
- c) Full details and samples of the external materials.”*

Please find schedule below including details of documents relevant to satisfy this condition.

Submission Details

The Applicant seeks to **fully discharge Condition 21 (Service and Delivery Plan), Condition 28 (Cycle Storage), Condition 30 (Central Dish/Aerial System), Condition 31 (Privacy Screen) and Condition 33 (Implementation of 45-63 Lawrence Road)** pursuant to the Section 73 application (Ref. HGY/2018/3655, dated 23 December 2019). The schedule below includes all documents required to the discharge of the relevant conditions. Alongside this Covering Letter we submit the following supporting documents:

Relevant Condition	Document	Author	Date
21	Servicing and Delivery Plan Reference: 23210-MA-XX-XX-RP-D-SDP01B	Markides Associates	28 June 2023
28	Sheffield Stand Specification Sheet	Cycle Pods	-
	Double Decker Specification Sheet	Cycle Pods	-
	Cycle Store Access & Security	Innertec	16 February 2023
	Cycle Stair Channel Specification Sheet	Cycle Pods	-
	Bike Wall Hanger Specification Sheet	Cycle Pods	-
30	Landlords Combined M&E Services Roof Drawing No: 1627RLR-MET-AA-R6-DR-M-9004 Rev S4-P04	Method Consulting	22 September 2021
	Landlords Combined M&E Services Roof Block B Drawing No: 1627RLR-MET-BB-R4-DR-M-9005 Rev S1-P02	Method Consulting	23 September 2021
	Non Penetrating Roof Mount Heavy Duty Drawing	-	-
	TRIAX Aerials & Mast Electronics	TRIAX	-
	TRIAX Dish	TRIAX	-
	TRIAX Masthead Combiner	TRIAX	-
31	Sixth Floor – Block Plan Block A Drawing No: LR2_VAB_AA_00_DR_A_0727 Rev IN01	Vabel	29 March 2023
33	Vabel Confirmation Letter	Vabel	12 June 2023



A statutory application form has also been submitted with the documents presented above. The requisite application fee of £116 has been provided by the Applicant under separate cover. We therefore consider that the relevant requirements of the conditions have been met and respectfully request that the conditions be discharged.

I trust that the application is in order and look forward to receiving confirmation that it has been validated. In the meantime, please feel free to contact myself or my colleague Lucy Slater (07773 133022 or lucinda.slater@savills.com) if you have any queries or would like to discuss further.

Yours sincerely

A handwritten signature in dark ink, appearing to read "R. Ketelle".

Richard Ketelle
Senior Planner

CC Vabel Lawrence Limited
Enc. As Above