

20 July 2023



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Submitted via Planning Portal: PP-12325170

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Dear Valerie,

**67 LAWRENCE ROAD, TOTTENHAM, LONDON, N15 4EY
SUBMISSION OF DETAILS PURSUANT TO CONDITION 6 (HARD AND SOFT LANDSCAPING) AND
CONDITION 7 (PLANTING SCHEDULE) 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 Condition 6 and Condition 7 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):

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*“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 are detailed below:

Condition 6 – Hard and Soft Landscaping

By way of background, the planning condition relating to hard and soft landscaping attached to the Section 73 application was as follows:

“6. No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 'Delivering High Quality Design' of the Development Management DPD”

The planning condition relating to hard and soft landscaping attached to the subsequent NMA ref. HGY/2020/2361 and granted on 03 November 2020 retained its number, but amended the trigger as underlined below:

“Condition 6 (hard and soft landscaping) Prior to completion or earlier, full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or

contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter"

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

Condition 7 – Planting Schedule

By way of background, the planning condition relating to the planting schedule attached to the Section 73 application was as follows:

"7. The schedule of species of those new trees and shrubs to be planted shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development, excluding demolition. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the approved development. Any trees or plants, either existing or proposed, which, within a period of five years of occupation of the approved development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and"

The planning condition relating to the planting schedule 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 7 (planting schedule) The schedule of species of those new trees and shrubs to be planted shall be submitted to, and approved in writing by, the Local Planning Authority prior to completion or earlier. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the approved development. Any trees or plants, either existing or proposed, which, within a period of five years of occupation of the approved development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme shall be implemented in accordance with the approved details and retained thereafter"

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

Submission Details

The Applicant seeks to **fully discharge Condition 6 (Hard and Soft Landscaping) and Condition 7 (Planting Schedule)** 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
6	Landscape Proposals Drawing No: LR2-LEA-00-00-DR-L-1000 Rev P08	Livingston Eyre Associates	17 July 2023
	Planting Plan Courtyard Drawing No: LR2-LEA-00-00-DR-L-2002 Rev P01	Livingston Eyre Associates	16 June 2023
	Planting Plan Block B Gardens Drawing No: LR2-LEA-00-00-DR-L-2003 Rev P01	Livingston Eyre Associates	16 June 2023
	Parking Arrangement Drawing No: LR2-LEA-00-00-DR-L-3004 Rev P01	Livingston Eyre Associates	20 June 2023
	Hard Landscaping & Furniture Drawing No: SH_A_8000	Vabel	18 July 2023
	Levels & Drainage Drawing No: LR2-LEA-00-00-DR-L-1001 Rev P03	Livingston Eyre Associates	13 January 2023
	Boundary Treatment Drawing No: LR2-LEA-00-00-DR-L-1002 Rev P01	Livingston Eyre Associates	22 June 2023
	Planting Plan Drawing No: LR2-LEA-00-00-DR-L-2001 Rev P01	Livingston Eyre Associates	17 March 2023
	Topsoil and Soil Ameliorants No: LR2-LEA-00-00-SP-L-0Q28 Rev P02	Livingston Eyre Associates	21 April 2023
	Seeding / Turfing NO: LR2-LEA-00-00-SP-L-0Q30 Rev P01	Livingston Eyre Associates	19 April 2023
	External Planting No: LR2-LEA-00-00-SP-L-0Q31 Rev P01	Livingston Eyre Associates	21 April 2023
	Combined Services Drawing Drawing No: UR2022-142-CSD Rev D	Utility Results	06 May 2022
7	Landscape Proposals Reference: LR2-LEA-00-00-DR-L-1000 Rev _08	Livingston Eyre Associates	17 July 2023
	Planting Plan Courtyard Drawing No: LR2-LEA-00-00-DR-L-2002 Rev P01	Livingston Eyre Associates	16 June 2023
	Planting Plan Block B Gardens Drawing No: LR2-LEA-00-00-DR-L-2003 Rev P01	Livingston Eyre Associates	16 June 2023
	Planting Plan Drawing No: LR2-LEA-00-00-DR-L-2001 Rev P01	Livingston Eyre Associates	17 March 2023



A statutory application form has also been submitted with the documents presented above. The requisite application fee 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