

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

Date: 21 July 2023

Our ref: 65184/01/BK/RW/26811650v3

Your ref: PP-12326993

Dear Philip

**Ashley House and Cannon Factory, Ashley Road, Tottenham Hale:
Application to Discharge Condition 28 (Construction Logistics Plan)
relating to Phase 1 (demolition only) of Planning Permission
HGY/2016/4165**

On behalf of our client Notting Hill Home Ownership (NHHO), please find enclosed an application for the partial discharge of Condition 28 (Construction Logistics Plan (CLP)) for Phase 1 (demolition only) of the planning permission at Ashley House, Cannon Factory (ref. HGY/2016/4165). The application has been submitted via Planning Portal under reference PP-12326993. The application comprises of a copy of the following supporting information:

- 1 Completed Application Form;
- 2 Site Location Plan (ref. 1824-JMP-02-XX-DR-A-0001, Rev A); and
- 3 Updated Detailed Construction Logistics Plan (Rev, Po1), prepared by WSP Parsons Brinckerhoff.

The requisite application fee of £116 (plus £64 flat rate service charge) has been paid via the Planning Portal.

As you are aware, NHHO is progressing delivery of the Ashley House, Cannon Factory (ref. HGY/2016/4165) and the scheme at Ashley Park (HGY/2019/0108) (Appeal ref. APP/Y5420/W/19/3232707) together on an integrated basis. This application relates to Condition 28 of the planning permission at Ashley House, Cannon Factory (HGY/2016/4165) for Phase 1 (demolition only), to enable the continuation of works on site via the implementation of Phase 1.

Ashley House/Cannon Factory Condition 28 (HGY/2016/4165)

Condition 28 of planning permission HGY/2016/4165 for redevelopment at the Ashley House, Cannon Factory site is set out below:

“No development shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:

- i Update to the Construction Logistics Plan prepared by WSP Parsons Brinkerhoff dated December 2016 to include phased development;
- ii *Monitoring and joint working arrangements across Ashley Road South Masterplan area;*
- iii *Site access and car parking arrangements;*
- iv *Delivery booking systems;*
- v *Construction phasing and agreed routes to/from the development replace lorry routeing;*
- vi *Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) Lo7.00 to 9.00 and 16.00 to 18.00 where possible);*
- vii *Construction works shall only proceed in accordance with the approved relevant CLP;*
- viii *Travel plans for staff/ personnel involved in construction.”*

The condition requires a CLP to be submitted for each phase of the development, detailing the construction arrangements, access arrangements and timings for each phase.

On 03 February 2023, Officers confirmed approval of details submitted to discharge Condition 28 of planning permission HGY/2016/4165 in relation to Phase 0 (demolition only) (ref. HGY/2023/0342). The decision notice is provided at Annex 1 of this letter. The Updated CLP (Rev, P01) submitted and approved under this application related to construction works at both the Ashley House/Cannon Factory site and the Ashley Park site. The CLP covered the demolition of all buildings on site. The assessment considered the vehicle activity at the site during all construction phases and set out an appropriate strategy to manage this.

It was agreed with Officers that the CLP condition could be discharged for demolition purposes at that time and that it would be submitted and discharged for construction purposes subsequently, at the relevant time and in discussion with Officers.

NHHO is now seeking to progress Phase 1 demolition works at the to the Cannon Factory building, which falls within Phase 1 of the Ashely House/Cannon Factory site. Therefore, this application seeks to discharge Condition 28 of planning permission HGY/2016/4165 in relation to Phase 1 demolition works only. It does not relate to any construction works. As noted above, the CLP will be discharged in relation to construction in due course.

The Updated CLP (Rev P01) is **unchanged from the document submitted and approved** under ref. HGY/2023/0342 for Phase 0 demolition works. It is submitted as a formality because Condition 28 is a phased condition and therefore to ensure that all pre-commencement conditions are discharged before the implementation of Phase 1, which comprises the commencement of demolition works at the Cannon Factory.

Conclusion

We trust you have sufficient information to validate and determine this application for the partial discharge of Condition 28 as soon as possible and we shall contact you shortly to confirm this.

In the meantime, if you have any further queries, please contact me or my colleague, Ben Kelway.

Yours sincerely



Georgia Crowley

Senior Planner

BA (Hons) MSc MRTPI

Annex 1: Decision Notice (Ref. HGY/2023/0342)

Georgia Crowley
The Minster Building,
21 Mincing Ln.
London
United Kingdom
EC3R 7AG

5 April 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2023/0342
Location Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ
Proposal Approval of details pursuant to Condition 28 (Updated Construction Logistics Plan) relating to Demolition Phase 0 only of Planning Permission HGY/2016/4165
Received 2 February 2023

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby GRANT their approval of this application received on the above date.

Title	Description	Date
Applicant commitment to continued discussion	22 March 2023	4 April 2023
Updated CLP	21/03/2023	4 April 2023
Updated CLP	21/03/2023	4 April 2023
Applicant commitment to no use of Burdock Rd for demolition		4 April 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

INFORMATIVE: The applicant is advised that this approval relates to Demolition Phase 0 only and further Construction Logistics Plan(s) (CLPs) are required to be submitted for approval under Condition 28 for all remaining phases prior to development taking place on that phase.