

Philip Elliott
Planning Department
London Borough of Haringey
River Park House
Wood Green
London
N22 8HQ

Date: 18 August 2023

Our ref: 65184/01/BK/GCr/26914531v1

Dear Phil

Ashley House and Cannon Factory – Non Material Amendments to Outline Planning Permission HGY/2016/4165 and RM Permission HGY/2018/2353 in relation to Condition 28

On behalf of our client Notting Hill Home Ownership (NHHO), please find enclosed a Section 96a application for non-material amendments (NMA) to the above planning permission at the Ashley House and Cannon Factory site at Ashley Road, Tottenham Hale London N17. The relevant parent permission is as follows:

Outline Planning Permission ref. HGY/2016/4165:

“Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.”

The purpose of this S96a application is to amend the wording of Condition 28 to facilitate partial discharge of this condition, which may include separate submissions for demolition and/or construction works within a phase where these require different programmes of work within a phase.

Proposed amendment

The current condition wording is as follows:

PRE COMMENCEMENT - Updated Construction Logistics Plan

*“No development shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase (**including separate submissions for demolition and construction works where this applies**) has been submitted to and approved in writing by the Local Planning Authority.*

- 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.”*

We propose that the wording is amended as shown bold and underlined in brackets:

PRE COMMENCEMENT - Updated Construction Logistics Plan

*“No development shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase (**including which may include separate submissions for demolition and/or construction works, where appropriate**) has been submitted to and approved in writing by the Local Planning Authority.*

- 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.”*

This amend would enable partial approval of details required by this condition for demolition only and/or construction only within a phase, where there are separate the demolition and construction programmes in that phase.

There is no change to the details required within the CLP as set out in the remainder of the condition which is retained as approved, demonstrating the non-material nature of the change.

Furthermore, the reasons for condition 28 (below) would be continued to be addressed:

“To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network”.

The proposed amend has been discussed with London Borough of Haringey and we have sought agreement on the wording set out above prior to this NMA submission.

Summary

On the basis that the nature of the proposed amendments are non-material in nature and facilitate the timely delivery and commencement of the development, while ensuring that the reasons for condition 28 are addressed and potential impacts are mitigated:

We respectfully submit that the proposed amendments are acceptable having regard to relevant policy and other material considerations.

We look forward to receiving your confirmation. Please contact me or my colleagues Ben Kelway or Jennie Baker if you have any queries.

Yours sincerely



Georgia Crowley
Senior Planner
BA (Hons) MSc MRTPI