



GERALDEVE
A NEWMARK COMPANY

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldve.com

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

Ref: NTH/CHMC/SP2

3 October 2023

Non-material amendment - HGY/2018/3205
Former Newstead Nursing Home, Denewood Road, London, N6 4AL

We write on behalf of our client, ACO DEVELOPMENTS LTD, to submit an application under Section 96a of the Town and Country Planning Act (1990) to amend planning permission HGY/2018/3205 permitted at the former Newstead Nursing Home, Denewood Road, London, N6 4AL.

Background

On 12 February 2021 planning permission (HGY/2018/3205) was granted for the:

“Demolition of existing building and erection of three buildings between two and three storeys in heights to provide 13 residential dwellings, private and communal amenity space and other associated development”.

As part of planning permission HGY/2018/3205, 4 conditions were included on the permission which were required to be discharged prior to demolition works taking place. The conditions are outlined below, along with the date of their discharge:

Condition number	Condition requirements	Date of discharge	Reference
7	Existing and proposed levels on the site	18/05/2022	HGY/2022/0817
17	Detailed construction management plan	07/01/2022	HGY/2021/2923
18	Construction Method Statement/Construction Logistics Plan	30/11/2021	HGY/2021/2922
15	Demolition Environmental Management Plan / Construction Environmental Management Plan	30/11/2021	HGY/2021/2934

In addition to these conditions, a suite of other conditions have also been discharged:

Condition number	Condition requirements	Date of discharge	Reference
Prior to any works (save for demolition)			
16	Detailed basement design	01/07/2022	HGY/2022/0725
Prior to commencement (other than investigative and demolition works)			
12	Basement Impact Assessment	26/8/2022	HGY/2022/1455
Prior to Piling			
11	Piling method statement	03/08/2022	HGY/2022/1524

The Proposals

We understand that the previous existing building has been demolished. Our client would like to confirm that the permission has been implemented for the avoidance of any doubt and is proposing to undertake an element of foundation works in order to do this.

As discussed with officers on 22 September 2023, it is therefore proposed to amend 3 conditions which are currently worded as requiring discharge prior to construction works commencing. These are outlined as follows below:

Condition 3

Condition 3 of planning permission HGY/2018/3205 currently states:

“Prior to the commencement of works (other than investigative and demolition works) details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. Samples of brickworks, detailing changes in materials, especially around timber boarding, roof eaves and windows, valley gutters and downpipes, windows, roof cladding, glazing, balustrade, should be provided. A schedule of the exact product references for other materials. The development shall thereafter be completed in accordance with the approved details”.

It is proposed to reword condition 3 so that it states:

“Prior to the commencement of works (other than investigative, ~~and~~ demolition works and the foundations) details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. Samples of brickworks, detailing changes in materials, especially around timber boarding, roof eaves and windows, valley gutters and downpipes, windows, roof cladding, glazing, balustrade, should be provided. A schedule of the exact product references for other materials. The development shall thereafter be completed in accordance with the approved details”.

Condition 5

We note that there is currently an application pending in respect of the discharge of condition 5 (HGY/2022/1866).

Condition 5 of planning permission HGY/2018/3205 currently states:

“Prior to the commencement of the development hereby approved (excluding investigative and demolition works) full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;*
- b) Means of enclosure;*
- c) Hard surfacing materials;*
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and*
- e) 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:

- f) Planting plans;*
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);*
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and*
- i) Implementation and management programmes.*
- j) Full details of how the tree planting integrates with the basement*

The soft landscaping scheme shall include detailed drawings of:

- k) Any new trees and shrubs to be planted together with a schedule of species.*

The 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”.

It is proposed to reword condition 5 so that it states:

“Prior to the commencement of the development hereby approved (excluding investigative, ~~and demolition works and the foundations~~) full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;*
- b) Means of enclosure;*
- c) Hard surfacing materials;*
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and*
- e) 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:

- f) Planting plans;*

- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);*
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and*
- i) Implementation and management programmes.*
- j) Full details of how the tree planting integrates with the basement*

The soft landscaping scheme shall include detailed drawings of:

- k) Any new trees and shrubs to be planted together with a schedule of species.*

The 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”.

Condition 19

Condition 19 of planning permission HGY/2018/3205 currently states:

“(a) Prior to the commencement of construction works, a revised Energy Strategy must be submitted with Design Stage SAP worksheets. This strategy will demonstrate how it will aim for a zero-carbon development, increasing its carbon emission savings on site from 30.6% to a minimum 35% over 2013 Building Regulations Part L with SAP10 carbon factors. A revised calculation of the carbon offset contribution will also be provided. This shall be prepared on the basis of improving the Energy Statement (dated January 2020), Overheating Assessment (dated 2 July 2020) and Sustainability Statement (dated January 2020), all prepared by XCO2.

(b) Prior to construction, details of the proposed ventilation and solar PV systems shall be submitted to the Local Planning Authority. This must include:

- efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting;*
- evidence that the PV arrays comply with other relevant issues as outlined in the Microgeneration Certification Scheme Certification Requirements;*
- roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.*

(c) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained and cleaned at least annually following installation.

(d) Prior to occupation, details of the overheating mitigation for apartment 8, bedroom 1, proposed internal blinds and confirmation of who will own the overheating risk must be submitted for approval. The development must be built in accordance with the approved overheating measures for all dwellings facing east, west or south:

- Openable windows by 70 degrees or more;*
- Fixed internal blinds with white backing;*
- Window g-values of 0.67 or better;*
- Hot water pipes insulated to high standards.*

(e) Within 6 months of occupation, evidence must be submitted that the scheme has been registered onto the GLA's energy monitoring portal and has submitted energy use and generation information”.

It is proposed to reword condition 19 so that it states:

*“(a) Prior to the commencement of construction works **(excluding the foundations)**, a revised Energy Strategy must be submitted with Design Stage SAP worksheets. This strategy will demonstrate how it will aim for a zero-carbon development, increasing its carbon emission savings on site from 30.6% to a minimum 35% over 2013 Building Regulations Part L with SAP10 carbon factors. A revised calculation of the carbon offset contribution will also be provided. This shall be prepared on the basis of improving the Energy Statement (dated January 2020), Overheating Assessment (dated 2 July 2020) and Sustainability Statement (dated January 2020), all prepared by XCO2.*

*(b) Prior to construction **(excluding the foundations)**, details of the proposed ventilation and solar PV systems shall be submitted to the Local Planning Authority. This must include:*

- *efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting;*
- *evidence that the PV arrays comply with other relevant issues as outlined in the Microgeneration Certification Scheme Certification Requirements;*
- *roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.*

(c) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained and cleaned at least annually following installation.

(d) Prior to occupation, details of the overheating mitigation for apartment 8, bedroom 1, proposed internal blinds and confirmation of who will own the overheating risk must be submitted for approval. The development must be built in accordance with the approved overheating measures for all dwellings facing east, west or south:

- *Openable windows by 70 degrees or more;*
- *Fixed internal blinds with white backing;*
- *Window g-values of 0.67 or better;*
- *Hot water pipes insulated to high standards.*

(e) Within 6 months of occupation, evidence must be submitted that the scheme has been registered onto the GLA's energy monitoring portal and has submitted energy use and generation information”.

Assessment

Given at this stage only a discrete suite of works are proposed ahead of the wider works being progressed, it is considered that the intention of the conditions would still be fulfilled and would still allow the Council to review and approve the details for the main development.

The conditions would still require compliance and formal discharge prior to the commencement of the main works. As agreed with officers on a call on 22 September 2023.

Pre-application documents

In line with validation requirements, the following documents, along with this cover letter, have been submitted via Planning Portal (PP-12495822):

- Completed application form;
- Site location plan.

Should you have any questions in the meantime, please do not hesitate to contact Charlotte McManus (0207 333 6338) of this office.

Yours faithfully



Gerald Eve LLP