

Place Making and Housing
5th Floor Alexandra House
10 Station Road
Wood Green
N22 7TR

rivingtonstreetstudio

02/02/2026

Attn: Valerie Okeiyi (cc Denise Lindsey / Kevin Tohill)
RSS1093 – SF Plng 01

Dear Denise,

1093 - Woodridings Court, N22 7RX (HGY/2024/3339) – PC28a rewording via NMA

We write regarding the recent Planning Submission (on behalf of LB Haringey) for the NMA as noted above, made via the planning portal Ref PP-14672609. We can confirm that we have made at the client request (LB Haringey), submission for a Non Material Amendment application to change the wording of planning condition 28 a) from -

28 (a) Prior to the commencement of development, an updated Biodiversity Net Gain Calculation demonstrating a net gain of 15.24% or above has been achieved, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council....

to –

28 (a) Prior to the commencement of above ground works, an updated Biodiversity Net Gain Calculation demonstrating a net gain of 15.24% or above has been achieved, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council.....

The change consists of retaining the detail and essence of the planning condition, though amending its timing so that it does not prevent “meaningful start on site”, and implementation of the planning approved scheme, required to be undertaken by 15/03/26.

Please can you confirm in writing that; i) this is letter is acceptable and ii) provision of a 5m trench as foundation works, 300mm wide by 500mm deep within the soft landscaping of the above site, will be (as suggested by Kevin Tohill) sufficient evidence for LB Haringey Planning to confirm the aforementioned as a “meaningful start on site”?

We trust that the above is acceptable.

Yours sincerely

Steven Fitzwilliam

Associate

steven.fitzwilliam@rssa.co.uk

DIRECTORS

DAVID TUCKER BA Dip Arch RIBA
RICHARD HOLLAND BA BArch RIBA
ÉIMEAR MURPHY BA Dip Arch RIBA

ASSOCIATE DIRECTOR

MARK STRELLEY-JONES BA BArch RIBA

ASSOCIATES

RICHARD TREW BSc Dip Arch RIBA
DOMINIC HEAD BA Dip Arch RIBA
STEVEN FITZWILLIAM BA Dip Arch RIBA