

HGY/2024/0450  
19 February 2026

**FAO: Valerie Okeiyi**  
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Dear Valerie,

**707-725 LORDSHIP LANE, WOOD GREEN, LONDON N22 5JY**  
**SUBMISSION OF DETAILS PURSUANT TO CONDITION 29 OF PLANNING PERMISSION REF: HGY/2024/0450**

On behalf of our client, Atri7 2 Limited & Fusion Global Management LLP ("the Applicant"), we enclose with this letter an application for the approval of details reserved by Condition 29 of planning permission ref. HGY/2024/0450 relating to the redevelopment of 707-725 Lordship Lane.

Planning permission was granted on 6<sup>th</sup> December 2024 for the following development:

*"Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works."*

Condition 29 – Urban Greening Factor

Condition 29 states:

*"Prior to completion of the construction work in Phase 2b, an Urban Greening Factor calculation should be submitted to and approved by the Local Planning Authority demonstrating a target factor of 0.4 has been met through greening measures."*

An Urban Greening Factor calculation, prepared by Wardell Armstrong, has been submitted to discharge this condition and confirms that the target factor of 0.4 has been achieved.

**Submission Documents**

This application has been submitted and paid via the Planning Portal (ref. PP-14718477).

In addition to this covering letter, please find enclosed the following information:

- Completed and Signed Application Form (prepared by DP9)
- Urban Greening Factor Calculation (prepared by Wardell Armstrong)



We look forward to receiving confirmation that the condition can now be discharged. Should you have any queries or require any further information, please contact Tom Rogerson or Tim Holtham of this office.

Yours faithfully

DP9 Ltd.

**DP9 Ltd.**