



Officer Report

Application Number:	HGY/2026/0234
Application Type:	Approval of details reserved by a condition
Address:	Woodridings Court, Crescent Road, Wood Green, London, N22 7RX
Proposal:	Approval of details pursuant to condition 7 (Existing and proposed site levels) attached to planning permission HGY/2024/3339
Case Officer:	Valerie Okeiyi
Valid Date:	26/01/2026
Applicant:	mr Jack Goulde
Agent:	mr steven fitzwilliam

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Variation of Condition 2 (Approved plans, specifications and documents) of planning permission ref: HGY/2022/2354 (Redevelopment of the derelict undercroft car park behind Woodridings Court and provision of 33 new Council rent homes in four and five storey buildings. Provision of associated amenity space, cycle and wheelchair parking spaces, and enhancement of existing amenity space at the front of Woodridings Court, including new landscaping, refuse/recycling stores and play space). The Minor Material Amendments for which approval is sought comprise the following: - Internal and external alterations to the approved design - The creation of 4 no. additional flats.

2. CONSULTATION RESPONSE

Internal

Design comments

The submitted survey plans and proposed section is really good and useful. I would normally expect to see eaves, ridge and lift overrun parapet heights on this, but the wording of the condition implies those are not needed. Therefore I would be happy to say this condition is satisfied.

Officer comment: The survey plans are considered to adequately show land levels. The level of the site itself does not substantially vary and is essentially consistent with surrounding land levels. The condition was imposed so it could be gauged whether the development, once constructed, would impact on the amenity of surrounding residents or would result in a structure which would not be harmonious with the surrounding existing built form- it is considered that the land levels

would not result in a development that would impact materially on amenity or be out of character with the surrounding built form.

3. ANALYSIS/ASSESSMENT

Condition 7 (Existing and proposed site levels) reads:

No development shall proceed except for the provision of the new substation as required by condition 24, until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site in accordance with Policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017

Officers have reviewed the applicant's submitted existing and proposed site level details and is satisfied to recommend the discharge of Condition 7 (Existing and proposed site levels)

RECOMMENDATION

GRANT DISCHARGE CONDITION 7