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Planning Statement

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1. Introduction and Purpose of Statement

1.1 This Planning Statement accompanies resubmitted applications relating to Palm Court and Lionel House, both on Palmerston Road, Wood Green.

1.2 The purpose of this statement is to confirm that:

- Prior Approval was previously required and approved for both buildings under Class A, Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):
 - Palm Court (reference HGY/2022/4453), dated 12 June 2023
 - Lionel House (reference HGY/2022/4426), dated 12 June 2023
- The applicant is now reapplying because the approved development could not be implemented within the necessary timeframe/programme, and the applicant requires a renewed approval position to enable delivery.
- The resubmissions are made on the basis that the development proposals are identical to those previously approved, using exactly the same drawings and the same scheme parameters, with no changes whatsoever to the design, layout, massing or appearance.

1.3 In addition, and for completeness, the resubmission package now includes the technical/details information that would have been required to be discharged under the pre-commencement conditions attached to the earlier approvals (materials/detailing, refuse storage, cycle parking and a construction management plan/method statement).

1.4 Importantly, these details are being submitted at this stage specifically so that Conditions 2, 3, 4 and 5 do not need to be re-imposed as dischargeable (pre-commencement / pre-above-grade) conditions. As the required details are now provided with the application, it is requested that these matters are secured, if necessary, by compliance conditions (i.e. requiring the development to be carried out in accordance with the submitted details), rather than conditions requiring separate discharge.



2. The Previously Approved Development

2.1 Lionel House (HGY/2022/4426)

2.1.1 Prior Approval was required and approved for:

- Erection of one additional floor to provide 3 self-contained flats (3 x 1B1P) with balconies above the existing block of flats at Lionel House.

2.1.2 The approval was subject to conditions, including the standard commencement condition and conditions requiring approval of materials/details, refuse, cycle parking and a method of construction statement.

2.2 Palm Court (HGY/2022/4453)

2.2.1 Prior Approval was required and approved for:

- Erection of one additional floor to provide 4 self-contained flats (4 x 1B1P) with balconies above the existing block of flats at Palm Court.

2.2.2 The approval also listed the previously approved drawing set for Palm Court.

2.2.3 The approval was subject to conditions, including the standard commencement condition and conditions requiring approval of materials/details, refuse, cycle parking and a method of construction statement.

3. Nature of the Resubmission

3.1 The resubmitted proposals for both Palm Court and Lionel House are an exact re-submission of the previously approved schemes, with the following key points confirmed:



- No amendments have been made to the approved plans or the approved development parameters.
- No changes have been made to massing, height, elevational treatment, windows/doors, balconies, roof form, layout, or any other aspect of external appearance.
- The proposals remain within the scope of development previously assessed and found acceptable under the relevant provisions of Class A, Part 20.

3.2 Accordingly, the resubmission does not introduce any new planning impacts beyond those already assessed when prior approval was previously granted for each building.

4. Conditions and Supporting Details Provided with the Resubmission

4.1 The earlier approvals included a suite of conditions. The conditions that required details to be submitted/approved prior to (or prior to above-grade works) were consistent across both schemes and included:

- Condition 2: Detailed drawings/sections and confirmation of detailed design and materials (including elevational treatment, parapet detailing, windows and doors at 1:10, balustrading, bronze effect metal cladding sample panels, and details of cycle/refuse enclosures and plant room, plus a full schedule of product references).
- Condition 3: Detailed scheme for refuse and waste storage and recycling facilities.
- Condition 4: Details of secure and covered cycle parking facilities (minimum 3 spaces referenced), with implementation prior to occupation.
- Condition 5: Method of Construction Statement (sometimes referred to as a Construction Management Plan), including parking/management of vehicles, loading/unloading, storage of materials, programme of works/traffic management, boundary hoarding, and wheel washing facilities.

4.2 While these conditions would ordinarily be dealt with via discharge of condition submissions prior to commencement, the resubmitted applications are supported by the relevant details to demonstrate, clearly and comprehensively, that the scheme remains deliverable and capable of being implemented fully in accordance with the requirements of the earlier permissions.



4.3 In summary:

- Materials / detailed design information has been prepared and provided (Adara).
- Refuse storage details have been prepared and provided (Adara).
- Cycle parking details have been prepared and provided (Adara).
- A Method of Construction Statement / Construction Management Plan has been prepared and provided (Liongate), and this document assesses the construction approach in a coordinated way across both sites.

4.4 Given that the details required by Conditions 2–5 are now submitted as part of this application, it is respectfully requested that these are not re-attached as dischargeable conditions. If the Local Planning Authority considers conditions necessary, it is requested that Conditions 2–5 are secured as compliance conditions only (i.e. requiring the development to be carried out in accordance with the submitted materials/detailing, refuse storage, cycle parking, and construction management details), rather than requiring subsequent applications for discharge.

5. Planning Balance and Conclusion

5.1 Prior Approval for both developments has already been granted by the Local Planning Authority on the basis of the submitted scheme details:

- Palm Court (reference HGY/2022/4453, decision dated 12 June 2023).
- Lionel House (reference HGY/2022/4426, decision dated 12 June 2023).

5.2 The current applications are identical resubmissions. No aspect of the approved design has changed, and the resubmission therefore raises no new or additional planning impacts beyond those previously assessed and accepted.

5.3 Furthermore, the submission is strengthened by the inclusion of the detailed information aligned with the key pre-commencement conditions (materials/detailing, refuse, cycle parking, and method of construction), demonstrating that the approved development remains implementable and that the requirements of the conditions can be met.



5.4 For these reasons, the applicant respectfully requests that Prior Approval be granted again for both schemes, on the basis of the unchanged proposals and the supporting details provided.

5.5 In addition, and to avoid unnecessary duplication of process, the applicant respectfully requests that the matters previously secured by Conditions 2, 3, 4 and 5 are not imposed as dischargeable conditions on the resubmitted approvals. As the full details for these matters are now provided with the applications, it is requested that they are secured (if required) by compliance conditions only.

