

27 March 2025

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Dear Valerie,

707-725 LORDSHIP LANE, WOOD GREEN, LONDON
SUBMISSION OF DETAILS PURSUANT TO CONDITION 4 (SAMPLES) 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 4 (Samples) of planning permission ref. HGY/2024/0450 relating to the redevelopment of 707-725 Lordship Lane.

Background

Planning permission was granted on 6th 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."

This submission relates to samples pursuant to Condition 4 of the planning permission, which states:

"4. Prior to the commencement of Phase 2b of the Development detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a. Detailed elevational treatment;*
- b. Detailing of roof and parapet treatment;*
- c. Details of windows, which shall include a recess of at least 115mm and obscuring of the flank windows;*
- d. Details of entrances, which shall include a recess of at least 115mm;*
- e. Details and locations of rain water pipes; and*
- f. Details of key junctions including cills, jambs and heads of windows, balconies and roof parapet*

shall be submitted to and approved in writing by the Local Planning Authority. Samples of cladding, windows, roof, glazing, should also be provided. The development shall thereafter be carried out solely in accordance with the approved details (or such alternative details the Local Planning Authority may approve)."

A separate planning application has been submitted to satisfy parts a to f under application ref. HGY/2025/2990.

This application is accompanied by an External Materials Sample Document (ref 21820-8010-C02)



prepared by C&W architects to inform a site visit by the Design Officer to review the samples in due course.

Submission Documents

Alongside this Covering Letter, this application is accompanied by the following documents:

- Completed Application Form, prepared by DP9 Ltd; and,
- External Materials Sample Document (ref 21820-8010-C02)

The application has been submitted via the Planning Portal and the requisite application fee has been paid.

We trust that the enclosed submission provides sufficient information for the Council to validate this application. If you require any further information, please do not hesitate to contact Tom Rogerson or Tim Holtham of this office.

Yours sincerely,

DP9 Ltd