



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Meehan

Company Name

Hill Group UK

Address

Address line 1

The Power House

Address line 2

Gunpowder Mill

Address line 3

Powdermill Lane

Town/City

Waltham Abbey

County

Essex

Country

United Kingdom

Postcode

EN9 1BN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

(1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces; (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

Reference number

HGY/2022/1833

Date of decision (date must be pre-application submission)

07/07/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Phase 1A Condition : 55 Landscaping (Phase 1A) for plot B1 & B2 only.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

27/02/2024

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
- ☐ No

If Yes, please indicate which part of the condition your application relates to

Plot B1 & B2 houses only.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

X026 St Anns - Condition 55 - B1 & B2 Submission Letter

Landscape Presentation 02.02.26 - Presentation for this submission.

N15301-A&S-XX-XX-RP-L-70020 (5) 33 - Section 3.10 'Ecology & Biodiversity' taken from page 33 of the Design & Access Statement Volume 2 as submitted during planning stage.

N15301-A&S-XX-XX-RP-L-70020 (5) 39 - Section 3.12 'Urban Greening Factor & Biodiversity Net Gain' taken from page 39 of the Design & Access Statement Volume 2 as submitted during planning stage.

To clear part (i):

- N15301-PLI-XX-XX-SH-L-00001 – 'Hardworks & Fittings Schedule'.
- N15301-PLI-XX-ZZ-DR-L-30201 – Detailed Hard Works Plan 01. Note that this document also includes a close extract of the plot B2 area.
- N15301-PLI-XX-ZZ-DR-L-30204 – Detailed Hard Works Plan 04. Note that this document also includes a close extract of the plot B1 area.
- N15301-PLI-XX-ZZ-DR-L-30211 – Detailed Interfaces Plan 01.
- N15301-PLI-XX-ZZ-DR-L-30214 – Detailed Interfaces Plan 04.

To clear part (iii):

N15301-PLI-XX-ZZ-DR-L-60232 – Typical Details – Sheet 2 Retaining Walls.

N15301-KCA-ZZ-ZZ-DR-A-55103 – Metalwork Details: Sheet 4 Plot A & B Patio Gate & Railing Fixing.

To clear part (v):

- N15301-KCA-ZZ-ZZ-DR-A-53400 – External Additional Details: Sheet 1 Plot A & B Bin Store Details.
- Bike Store Spec

To clear part (vi):

- N15301-RBE-ZZ-00-DR-E-06001 – Site External Duct Layout.
- N15301-DDS-ZZ-ZZ-DR-M-1051 – External Services Layout.

To clear part (vii):

- N15301-PLI-XX-ZZ-DR-L-30301 – Detailed Soft Works Plan 01. Note that this document also includes a close extract of the plot B2 area.
- N15301-PLI-XX-ZZ-DR-L-30304 – Detailed Soft Works Plan 04. Note that this document also includes a close extract of the plot B1 area.
- N15301-PLI-XX-XX-SH-L-00002 – Planting Schedule & Outline Specification.

To clear part (ix):

- N15301-PLI-XX-XX-SP-L-00001 – Landscape NBS Specification.

To clear part (xi):

- N15301-PLI-XX-XX-RP-L-00120 – Landscape Management and Maintenance Plan.

To clear part (xiii):

- N15301-PLI-XX-ZZ-DR-L-10111 – Parking Strategy Plan.

To clear part (xiv):

- o N15301-PLI-XX-ZZ-DR-L-00401. Note that this document also includes a close extract of the plot B2 area.
- o N15301-PLI-XX-ZZ-DR-L-00404. Note that this document also includes a close extract of the plot B1 area.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jomel Allen

Date

29/04/2026