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HARINGEY COUNCIL LONDON BOROUGH

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Level 6, River Park House,
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Our Ref: 1192
22nd May 2026

120 ARCHWAY ROAD, LONDON, N6 5BH
APPROVAL OF DETAILS RESERVED BY A CONDITION
PLANNING PORTAL REF. PP-14956824

Dear Benjamin Coffie,

We are pleased to confirm that we have submitted the above application for approval of details via the Planning Portal (ref. PP-14956824).

Full Planning Permission (ref. HGY/2024/2214) for “*demolition of the existing building to allow the erection of a new 4 storey building providing 5 one bedroom residential units (amended plans)*” was approved on 21st November 2025.

The permission was subject to a total of 18 conditions. This submission relates to Condition 18.

Condition 18

Condition 18 states the following:

“The development hereby permitted shall not be commenced until the following, in consultation with London Underground, has been submitted to and approved in writing by the local planning authority which:

- a) Identify and accommodate the location of existing London Underground (LU) structures and tunnels;*
- b) Provide details of change in building loads and assessment of associated ground movement impact on LU structures and tunnels due to demolition, construction, temporary works, cranes and other heavy vehicles and plant. The ground movement assessment report should describe predicted impacts and proposed measures to protect LU assets from direct or indirect damage;*
- c) Provide design details of structural works including any required piling or other substructure works;*
- d) Provide Method Statement and Risk Assessment for all permanent and temporary works;*
- e) Mitigate noise and vibration impact on the railway arising from construction activities – a noise & vibration impact assessment has to be submitted to the satisfaction of TfL engineers;*
- f) Mitigate the effects of noise and vibration arising from the adjoining railway operations within the structures and tunnels through design and during construction. No claims to be made against TfL or London Underground by the Local Authority purchasers, tenants, occupants or lessees of the development for any noise or vibration resulting from London Underground running, operating and maintaining the adjacent railway.*

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

Application Documentation:

Alongside this Covering Letter, we also submit the following documentation as part of this application for the approval of details reserved by Condition 18:

DRAWING REF.	AUTHOR
<i>Letter 1 from the London Underground Infrastructure Protection (Dated 21st May 2026)</i>	<i>London Underground</i>
<i>Letter 2 from the London Underground Infrastructure Protection (Dated 21st May 2026)</i>	
<i>Noise Impact Assessment Report (ref. 32358.NIA.01)</i>	<i>KP Acoustics</i>

We trust that the enclosed information is sufficient to validate and process this application, and that the submitted information is sufficient to discharge the requested details. However, please do not hesitate to contact me (jp@ntaplanning.co.uk) should you have any queries.

Yours faithfully,



JULIE COWAN PAPOUSKOVA

PLANNER

NTA PLANNING LLP