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2 October 2026

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND)
ORDER 2010**

Case Reference	HGY/2026/2053
Location	Unit 1, 25-27 Clarendon Road Off Hornsey Park Road, Wood Green, London, N8 0DD
Proposal	Non-Material amendment to planning permission (HGY/2024/2279) to amend condition 2 (Approved plans), condition 16 (cycle parking) and conditions 25 (Accessible studio provision)
Received	20 July 2026

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, APPROVE your application as a non-material amendment.

Title	Description	Date
CWG-PRP-ZZ-ZZ-DR-A-2201 D.		20 July 2026
CWG-PRP-ZZ-08-DR-A-2108 B.		20 July 2026
CWG-PRP-ZZ-09-DR-A-2109 B.		20 July 2026
CWG-PRP-ZZ-00-DR-A-2100 C.		20 July 2026
CWG-PRP-ZZ-ZZ-DR-A-2004 B.		20 July 2026
CWG-PRP-ZZ-01-DR-A-2101 B.		20 July 2026
CWG-PRP-ZZ-ZZ-DR-A-2250 B red.		20 July 2026
CWG-PRP-ZZ-00-DR-A-210B C.		20 July 2026
CWG-PRP-ZZ-ZZ-DR-A-2150 B.		20 July 2026
CWG-PRP-ZZ-05-DR-A-2105 B		20 July 2026
Site Plan.		20 July 2026
CWG-PRP-ZZ-ZZ-DR-A-2005 B.		20 July 2026
Clarendon_Road_NMA_Covering_Statement.		20 July 2026
CWG-PRP-ZZ-ZZ-DR-A-2300 B.		20 July 2026
Location Plan.pdf		20 July 2026
CWG-PRP-ZZ-00-DR-A-2100 D		11 September 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Informatives:

Conditions 2 (Approved Plans) of planning permission reference HGY/2024/2279 will now read:

The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Drawings

CWG-PRP-ZZ-ZZ-DR-A-2000 – Site Location Plan
CWG-PRP-ZZ-ZZ-DR-A-2001 – Site Location Plan
CWG-PRP-ZZ-ZZ-DR-A-2002 – Demolition Plan
CWG-PRP-ZZ-ZZ-DR-A-2003 – Existing Site Plan
CWG-PRP-ZZ-ZZ-DR-A-2200 – Existing Elevations
CWG-PRP-ZZ-ZZ-DR-A-2004 Rev B – Proposed Block Plan
CWG-PRP-ZZ-ZZ-DR-A-2005 Rev B – Proposed Site Plan
CWG-PRP-ZZ-00-M3-A-210B Rev C – Basement Floor Plan
CWG-PRP-ZZ-00-DR-A-2100 Rev D – Ground Floor Plan
CWG-PRP-ZZ-01-DR-A-2101 Rev B – Level 1 Floor Plan
CWG-PRP-ZZ-05-DR-A-2105 Rev B – Typical Floor Plan (Levels 02–07)
CWG-PRP-ZZ-08-DR-A-2108 Rev B – Level 8 Floor Plan
CWG-PRP-ZZ-09-DR-A-2109 Rev B – Roof Plan
CWG-PRP-ZZ-ZZ-DR-A-2150 Rev B – Sections
CWG-PRP-ZZ-ZZ-DR-A-2201 Rev D – Proposed Elevations
CWG-PRP-ZZ-ZZ-DR-A-2250 Rev B – Elevations Bay Study
CWG-PRP-ZZ-ZZ-DR-A-2251 Rev C – Elevation Bay Study Middle
CWG-PRP-ZZ-ZZ-DR-A-2252 Rev C – Elevation Bay Study Top
CWG-PRP-ZZ-ZZ-DR-A-2300 Rev B – Section

Documents

Air Quality Assessment prepared by Gem Air Quality Ltd; Archaeology Report by RPS Consulting Services Ltd; Bat Survey prepared by Whittingham Ecology; Biodiversity Net Gain Report prepared by Whittingham Ecology; Co living Demand Study prepared by Jo Winchester FRICS; Commercial Strategy prepared by And London; Outline Construction Logistics Plan prepared by RGP; Desk Study/Preliminary Risk Assessment Report prepared by JOMAS ASSOCIATES LTD; Design and Access Statement prepared by PRP; Daylight and Sunlight Report prepared by Schofield; Delivery and Servicing Management Plan prepared by RGP; Ecology Report prepared by Whittingham Ecology; Energy and Sustainability Statement prepared by Integration Consulting Limited; Fire Statement prepared by Mu Studio (UK) Ltd; Financial Viability Assessment prepared by Quod; Flood Risk Assessment prepared by Ardent Consulting Engineers; Gateway 1 Fire Statement prepared by Mu Studio (UK) Ltd; Health Impact Assessment by prepared by Brookdale Consulting; Landscape Strategy prepared by Match Landscape Architects; Planning Stage Noise Assessment prepared by J-Group; Planning Statement prepared by Q Square; Overheating Report prepared by Integration

Consulting Limited; Statement of Community Involvement prepared by Four;
Townscape Assessment prepared by Cogent Heritage; Transport Assessment prepared
by RGP; Travel Plan prepared by RGP; Aboricultural Survey, Impact Assessment and
Method Statement prepared by Marcus Foster Aboricultural Design and Consultancy;
Utilities Assessment prepared by Ardent Consulting Engineers; Planning Stage
Vibration Assessment prepared by RBA Acoustics and Waste Management Plan
prepared by RGP, Cover letter prepared by J Group dated 3rd July 2026

Conditions 16 (Cycle parking) of planning permission reference HGY/2024/2279 will
now read:

Prior to the commencement of above ground works plans showing accessible;
sheltered, and secure cycle parking for 139 long-stay cycle parking spaces for residents
and commercial 3 long-stay and 1 short-stay spaces for the commercial unit for
approval shall be submitted to and approved in writing by the Local Planning authority.
The quantity must be in line with the London Plan Guidance Support for Housebuilding
2026 and the design must be in line with the London Cycle Design Standard. The
development shall be carried out in accordance with the approved details and retained
thereafter

Reason: To ensure adequate bicycle parking is proposed and to encourage the use of
sustainable modes for transportation in line with London Plan Policy T5 and the London
Cycle Design Standards (LCDS)

Conditions 25 (Accessible Studio) of planning permission reference HGY/2024/2279 will
now read:

The 27 sqm (minimum) accessible studios hereby approved shall be built to Part M4(1)
of current building regulations and retained thereafter unless otherwise approved in
writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for
the provision for accessible and adaptable dwellings in accordance with Local Plan
2017 Policy SP2 and London Plan Policy D5.