HGY/2024/0450
20 October 2026

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FOA: Valerie Okeiyi
London Borough of Haringey
5th floor
Alexandra House
Wood Green
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N22 7TR

Dear Valerie,

SUBMISSION OF DETAILS PURSUANT TO CONDITION 28 OF PLANNING PERMISSION REF: HGY/2024/0450 707-725 LORDSHIP LANE, WOOD GREEN, LONDON

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 28 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 description of development:

"Demolition of the existing building and redevelopment to provideaffordable 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."

Discharge of Condition 28

This application seeks to discharge Condition 28 which states:

"(a) The student accommodation hereby approved shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in all façades of the accommodation to which they relate have been submitted to and approved in writing by the Local Planning Authority.

(b) The above details shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' and meet the following noise levels;

- *Daytime Noise 7am – 11pm - Student rooms - 35dB(A) (LAeq,16hour).*
- *Daytime Noise 7am – 11pm - living/kitchen/dining areas (LKD) - 40dB(A) (LAeq,16hour).*
- *Night Time Noise 11pm -7am - Student rooms 30dB(A) (LAeq,8hour).*

With individual noise events not to exceed 45 dB LAmax (measured with F time weighting) more than 15 times in student rooms between 23:00hrs – 07:00hrs.

(c) The approved glazing specification and mechanical ventilation measures for the habitable rooms in all facades of the accommodation shall be installed and made operational prior to the occupation of any of the student accommodation as specified in part (a) of this condition and shall be maintained thereafter.

Reason: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation in accordance with Policies DM1 of the Development Management Development Plan Document 2017."

The submitted Planning Condition Report 28 – Acoustic Report, prepared by Apex, provides further details to discharge this condition.

Submission Documents

In addition to this covering letter, please find enclosed the following documentation:

- Completed Application Form, prepared by DP9 Limited; and,
- Planning Condition Report 28 – Acoustic Report, prepared by Apex.

The requisite application fee has been paid online via the Planning Portal under application ref. PP-15310987.

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 faithfully,

DP9 Ltd

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