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FAO: Samuel Uff
Planning Services
Level 6, River Park House
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29 October 2026

Dear Samuel,

573-575 Lordship Lane, Wood Green, N22 5LE
Section 96a Application re Application Ref HGY/2022/0011

On behalf of Arkay Windows Ltd, please find enclosed an application for Section 96a amendments to approved planning application reference HGY/2022/0011. The application was approved, with the following description of development, on 7 February 2024:

> *"Demolition of existing buildings and redevelopment of site to provide 17 affordable residential units (Use Class C3) with landscaping and other associated works."*

Background

Planning permission HGY/2022/0011 was granted on 7 February 2024 for the demolition of the existing buildings and redevelopment of the site to provide 17 affordable residential units, together with landscaping and associated works.

Following a review of the conditions attached to the permission, it has been identified that a number of conditions currently require details to be submitted and approved prior to commencement of development. The Applicant is seeking to amend the timing of these requirements so that the relevant details are instead approved prior to the commencement of above-ground works. The proposed amendments relate solely to the trigger points for Conditions 17, 25, 26a and 27a and do not alter the substantive requirements of those conditions or the approved development.

Sphere25 LLP is a limited liability partnership registered in England with no. OC423461 whose registered office is C/O Green & Purple Limited Margett Street, Cottenham, Cambridgeshire, CB24 8QY.
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Proposal

The proposed description of development is:

> *"Non-Material amendment to planning permission (HGY/2022/0011) to amend the wording of Conditions 17 (Petrol Station Noise Insulation), 25 (Overheating Assessment and Mitigation), 26a (Living Roof Details), and 27a (Ecological Protection and Enhancements)"*

Proposed condition amendments are:

Condition 17 'Petrol Station Noise Insulation'

> *"Prior to the commencement of ~~the development hereby approved~~* ***above ground works,*** *details of a scheme of sound insulation to the walls of the flats on the northern side of the development to protect their occupants from noise associated with the adjacent petrol station shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented and retained as such thereafter."*

Condition 25 'Overheating Assessment and Mitigation'

> *"Prior to the commencement of ~~development~~* ***above ground works****, an overheating model and report shall be submitted to and approved by the Local Planning Authority. The model will assess the overheating risk in line with CIBSE TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) and demonstrate how the overheating risks have been mitigated and removed through design solutions. These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained thereafter for the lifetime of the development. Air conditioning will not be supported unless exceptional justification is given. The report will include:*
>
> - *Details of the design measures incorporated within the scheme following the Cooling Hierarchy to show compliance with mandatory DSY1 2020s weather file and more extreme weather files where feasible within the proposed construction, to ensure adaptation to higher temperatures is addressed, the spaces do not overheat, and the use of active cooling is avoided, including details of the feasibility of prioritising passive cooling and ventilation measures;*
> - *Details of the modelled pipework heat losses;*
> - *Details of security measures to the accessible habitable rooms relying on night-time ventilation demonstrating compliance with Building Regulations Part O;*
> - *Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.*
> - *A retrofit plan to mitigate the future risks of overheating by setting out how the future mitigation measures are shown to help pass future weather files and confirming that the retrofit measures can be integrated within the design (e.g., if there is space for*

pipework to allow the retrofitting of cooling and ventilation equipment) and include any replacement/repair cycles and the annual running costs for the occupiers;

- *Annotated floorplans showing which dwellings have been modelled."*

Condition 26a 'Living Roof Details'

*"Prior to the commencement ~~of development~~ **above ground works**, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:*

i. A roof plan identifying where the living roofs will be located;

ii. A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm;

*~~ii~~**iii**. Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate*

*~~iii~~**iv**. Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m2 of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m2, rope coils, pebble mounds of water trays;*

*~~iv~~**v**. Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m2) and density of plug plants planted (minimum 20/m2 with roof ball of plugs 25m3) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);*

*~~v~~**vi**. Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and*

*~~vi~~**vii**. Management and maintenance plan, including frequency of watering arrangements."*

Condition 27a 'Ecological Protection and Enhancements'

*"Prior to the commencement of ~~development~~ **above ground works**, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats."*

We trust that the enclosed application documents provide a clear and comprehensive basis for consideration of the proposed amendments. We look forward to receiving confirmation that the application has been approved in due course.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely,



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