Planning Service
6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ
E-mail: planningcustomercare@haringey.gov.uk
Website: www.haringey.gov.uk/planning-and-building-control
Tel: 020 8489 5504

Application for Planning Permission

Town and Country Planning 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

Former Cannon Factory site

Address Line 1

Ashley Road

Address Line 2

Address Line 3

Tottenham Hale

Town/city

London

Postcode

N17 9LZ

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

Easting (x)

534454

Northing (y)

189772

Description

Former Cannon Factory site.

Applicant Details

Name/Company

Title

First name

Surname

TH2026 LLP

Company Name

TH2026 LLP

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

Town/City

County

Country

UK

Postcode

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Amy

Surname

Jones

Company Name

Lichfields

Address

Address line 1

The Minster Building

Address line 2

21 Mincing Lane

Address line 3

Town/City

London

County

Country

GB

Postcode

EC3R 7AG

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

0.29

Unit

Hectares

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. View more information on the collection of this additional data and assistance with providing an accurate response.

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
Unregistered

Energy Performance Certificate Number

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

◯ Yes
⊘ No

Public/Private Ownership

What is the current ownership status of the site?

◯ Public
◯ Private
⊘ Mixed

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) hotel (Use Class C1); (iii) purpose-built student accommodation (Sui Generis); (iv) commercial floorspace (Use Classes Eg); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works.

Has the work or change of use already started?

◯ Yes
⊘ No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.
The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. View more information on the collection of this additional data and assistance with providing an accurate response.

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

⊘ Yes
◯ No

Do the proposals cover the whole existing building(s)?

⊘ Yes
◯ No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?
If the proposal does not include affordable housing, select 'No'.

◯ Yes
⊘ No

Details of building(s)

Does the proposal include any new building and/or an increase in height to an existing building?

- [x] Yes
- [ ] No

Please add details for each new separate building being proposed, and any existing building(s) if they are increasing in height

Building reference:
Block A (hotel building)

Maximum height (Metres):
49

Number of storeys:
11

Building reference:
Block B (PBSA/commercial building)

Maximum height (Metres):
98.5

Number of storeys:
27

Loss of garden land

Will the proposal result in the loss of any residential garden land?

- [ ] Yes
- [x] No

Projected cost of works

Please provide the estimated total cost of the proposal

Between £2m and £100m

Vacant Building Credit

Please note: This question is specific to applications within the Greater London area.
The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.
View more information on the collection of this additional data and assistance with providing an accurate response.

Does the proposed development qualify for the vacant building credit?

- [ ] Yes
- [x] No

Superseded consents

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.
View more information on the collection of this additional data and assistance with providing an accurate response.

Does this proposal supersede any existing consent(s)?

- [x] Yes
- [ ] No

Please add details of any superseded consent(s)

Local Planning Authority consent reference number:
HGY/2016/4165

Is the consent only being partially superseded:
Yes

Please provide details on what units are being superseded:
The proposed development relates only to the Cannon Factory element (northern site) of the previous extant consents.

Please provide details on which components are being superseded:
The proposed development relates only to the Cannon Factory element (northern site) of the previous extant consents.

Local Planning Authority consent reference number:
HGY/2018/2353

Is the consent only being partially superseded:
Yes

Please provide details on what units are being superseded:
The proposed development relates only to the Cannon Factory element (northern site) of the previous extant consents.

Please provide details on which components are being superseded:
The proposed development relates only to the Cannon Factory element (northern site) of the previous extant consents.

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. View more information on the collection of this additional data and assistance with providing an accurate response.

Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail:
Entire Development

When are the building works expected to commence?:
12/2027

When are the building works expected to be complete?:
04/2031

Scheme and Developer Information

Please note: This question is specific to applications within the Greater London area.
The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

Scheme Name

Does the scheme have a name?

- [x] Yes
- [ ] No

Please enter the scheme name

Cannon Factory

Developer Information

Has a lead developer been assigned?

- [ ] Yes
- [x] No

Existing Use

Please describe the current use of the site

Vacant brownfield land.

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

Former Cannon Factory site, former industrial. Demolition of the existing buildings took place in August 2023.

When did this use end (if known)?

01/08/2023

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- [ ] Yes
- [x] No

Land where contamination is suspected for all or part of the site

- [x] Yes
- [ ] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area.
The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.
View more information on the collection of this additional data and assistance with providing an accurate response.

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Use Class:
C1 - Hotels and halls of residence

Existing gross internal floor area (square metres):
0

Gross internal floor area lost (including by change of use) (square metres):
0

Gross internal floor area gained (including change of use) (square metres):
5770

Use Class:
SG - Sui Generis

Existing gross internal floor area (square metres):
0

Gross internal floor area lost (including by change of use) (square metres):
0

Gross internal floor area gained (including change of use) (square metres):
16781

Use Class:
OTHER

Other (Please specify):
Commercial class E(g)

Existing gross internal floor area (square metres):
0

Gross internal floor area lost (including by change of use) (square metres):
0

Gross internal floor area gained (including change of use) (square metres):
703

Total	Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
	0	0	23254

Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Other

Other (please specify):
Please refer to DAS for details.

Existing materials and finishes:

Proposed materials and finishes:
Please refer to DAS for details.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to DAS for details.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Pedestrian access from Burdock Road and Ashley Road, shown on drawings.

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide the number of existing and proposed parking spaces.

Vehicle Type: Disabled persons parking **Existing number of spaces:** 0 **Total proposed (including spaces retained):** 2 **Difference in spaces:** 2
Vehicle Type: Cycle spaces **Existing number of spaces:** 0 **Total proposed (including spaces retained):** 328 **Difference in spaces:** 328

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Electric vehicle charging points

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

- [ ] Yes
- [x] No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [ ] Yes
- [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☑ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

⊘ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
◯ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
⊘ Yes, on land adjacent to or near the proposed development
◯ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- [x] Yes
- [ ] No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.65

Please provide the date the onsite pre-development biodiversity value was calculated

25/08/2023

This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

The baseline also has to account for habitat degradation, because the site was cleared under an extant planning permission after 25 August 2023.
Baseline value is 0.65 habitat units, consisting primarily of the trees cleared after August 2023. There are no hedgerow or watercourse units. The baseline reflects the habitats present before the on-site trees were cleared in 25/08/2023 and consists primarily of the five lime trees that were present in the northwestern corner. The site was cleared under an extant planning permission (HGY/2016/4165 and HGY/2018/2353) after 25 August 2023, so the habitat degradation rules apply. Where onsite habitat has been degraded, the pre-development value is the value immediately before the degrading activities, not the current value. 25/08/2023 is the date the degradation rules start for activities carried out under a planning permission. The pre-clearance habitats included five pollarded lime trees, with a value of 0.65 habitat units, so that is the baseline. The cleared site is worth only 0.12 units, which is not used.

When was the version of the biodiversity metric used published?

03/07/2025

This should be the date listed as the publication date for the version of the metric tool you have used. This can be found on the initial view or the 'Version history' tab of the metric tool spreadsheet.

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:
Biodiversity metric calculation

Document name/reference:
Cannon Factory - Statutory Metric_1

Document/Plan:
Onsite habitats existing on the date of the application for planning permission

Document name/reference:
Cannon Factory - Ecological Appraisal_1 (TEC0913)

You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- [x] Yes
- [ ] No

Please provide the pre-development value of the onsite habitat before these activities were carried out

0.65

Please provide the date the pre-development biodiversity value was calculated?

25/08/2023

Please provide supporting evidence

The five lime trees were felled and the site was cleared after 25 August 2023 under an extant planning permission, and aerial photography confirms clearance was complete by April 2024.

Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- [ ] Yes
- [x] No

Open and Protected Space

Please note: This question is specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

◯ Yes
⊘ No

Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

◯ Yes
⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

Water management

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. View more information on the collection of this additional data and assistance with providing an accurate response.

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

99	percent

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

⊘ Yes
◯ No

Please state the expected internal residential water usage of the proposal

97.00	litres per person per day

Does the proposal include the harvesting of rainfall?

⊘ Yes
◯ No

Does the proposal include re-use of grey water?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential Units

Please notes: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

◯ Yes
⊘ No

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

⊘ Yes
◯ No

Please provide details for each separate type and specification of residential unit being provided.

Residential Unit Type:
Student Accommodation

Tenure:
Market for rent

Who will be the provider of the proposed unit(s)?:
Private

Development type:
New Build

Number of units, of this specification, to be added:
222

GIA (gross internal floor area) per unit:
13.6 square metres

Habitable rooms per unit:
1

Bedrooms per unit:
1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:
No

Providing sheltered accomodation?:
No

Providing specialist older persons housing?:
No

On garden land?:
No

Residential Unit Type:
Student Accommodation

Tenure:
Market for rent

Who will be the provider of the proposed unit(s)?:
Private

Development type:
New Build

Number of units, of this specification, to be added:
24

GIA (gross internal floor area) per unit:
21.5 square metres

Habitable rooms per unit:
1

Bedrooms per unit:
1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:
Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:
No

Providing sheltered accomodation?:
No

Providing specialist older persons housing?:
No

On garden land?:
No

Residential Unit Type:
Student Accommodation

Tenure:
Market for rent

Who will be the provider of the proposed unit(s)?:
Private

Development type:
New Build

Number of units, of this specification, to be added:
209

GIA (gross internal floor area) per unit:
19.5 square metres

Habitable rooms per unit:
1

Bedrooms per unit:
1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:
No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:
No

Providing sheltered accomodation?:
No

Providing specialist older persons housing?:
No

On garden land?:
No

Residential Unit Type:
Student Accommodation

Tenure:
Market for rent

Who will be the provider of the proposed unit(s)?:
Private

Development type:
New Build

Number of units, of this specification, to be added:
23

GIA (gross internal floor area) per unit:
27.8 square metres

Habitable rooms per unit:
1

Bedrooms per unit:
1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:
Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:
No

Providing sheltered accomodation?:
No

Providing specialist older persons housing?:
No

On garden land?:
No

Communal space to be gained

Please add details for every unit of communal space to be added

Number of units, of this specification, to be added:
1

GIA (gross internal floor area) per unit:
545.48 square metres

Number of units, of this specification, to be added:
1

GIA (gross internal floor area) per unit:
1225.5 square metres

Totals

Total number of residential units proposed

478

Total residential GIA (Gross Internal Floor Area) lost

square metres

Total residential GIA (Gross Internal Floor Area) gained

8250.1 square metres

Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

- [x] Yes
- [ ] No

How much site area will these residential uses take up?

1930.00

Unit

Square metres

Non-Permanent Dwellings

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

◯ Yes
⊘ No

Other Residential Accommodation

Please note: This question contains additional requirements specific to applications within the Greater London area.
The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.
View more information on the collection of this additional data and assistance with providing an accurate response.

Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

◯ Yes
⊘ No

Community Infrastructure Levy

Your development may be liable for a charge under the Community Infrastructure Levy if it involves new or additional gross internal area for residential and non-residential buildings, including extensions or a new dwelling. If your scheme is liable, this charge is payable after development begins.

Information on the CIL charges can be found on the local authority website. In London both Mayoral and local borough CIL charges may be applicable.

Your answers below, and in the application, will enable the local authority to establish if your development is liable for a charge and to calculate it accurately.

Further information on CIL, and what to do if you are liable can be found on the Planning Portal.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Liability for CIL

Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

⊘ Yes
◯ No

Note: Answer No if either:

- the new or additional internal area only relates to a building into which people do not normally go or only go into intermittently for the purposes of inspecting or maintaining fixed plant or machinery; or
- the new or additional internal area solely relates to an internal/mezzanine floor and no other works or change of use are proposed.

Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

◯ Yes
⊘ No

If liable for CIL, a Commencement (of development) Notice (CIL Form 6) must also be received by the collecting authority prior to the commencement of the development. Otherwise a surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred.

All additional CIL forms can be downloaded from the Planning Portal website.

Proposed New Gross Internal Area

Does the application involve new residential development?

◯ Yes
⊘ No

Note: Residential development includes new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use. In flatted developments, this includes communal entrances, landings, etc and any related internal parking.

Does the application involve new non-residential development?

⊘ Yes
◯ No

Please provide details of the changes to gross internal area

Market housing (if known)	**Social Housing, including shared ownership housing (if known)**	**Total residential**	**Total non-residential**
Existing gross internal area (square metres) (a)	Existing gross internal area (square metres) (a)	Existing gross internal area (square metres) (a)	Existing gross internal area (square metres) (a)
0	0	0	0
Gross internal area to be lost by change of use or demolition (square metres) (b)	Gross internal area to be lost by change of use or demolition (square metres) (b)	Gross internal area to be lost by change of use or demolition (square metres) (b)	Gross internal area to be lost by change of use or demolition (square metres) (b)
0	0	0	0
Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres) (c)	Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres) (c)	Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres) (c)	Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres) (c)
0	0	0	23254
Net additional gross internal area following development (square metres) (c - b = d)	Net additional gross internal area following development (square metres) (c - b = d)	Net additional gross internal area following development (square metres) (c - b = d)	Net additional gross internal area following development (square metres) (c - b = d)
0	0	0	23254

Grand Total	Existing gross internal area (square metres) (a)	Gross internal area to be lost by change of use or demolition (square metres) (b)	Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres) (c)	Net additional gross internal area following development (square metres) (c - b = d)
	0	0	23254	23254

Existing Buildings

Are there any existing buildings on the site that will be retained, demolished or partially demolished as part of the development proposed?

◯ Yes
⊘ No

Exemption or Relief

Any exemption or relief must be claimed for and granted by the collecting authority prior to the commencement of the development, otherwise the full charge will be payable.

All additional CIL forms can be downloaded from the Planning Portal website.

Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

◯ Yes
⊘ No

Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

◯ Yes
⊘ No

Do you wish to claim a self-build exemption for a whole new home?

◯ Yes
⊘ No

Do you wish to claim an exemption for a residential annex?

◯ Yes
⊘ No

Do you wish to claim an exemption for a residential extension?

◯ Yes
⊘ No

Waste and recycling provision

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

⊘ Yes
◯ No

Utilites

Please note: This question contains additional requirements specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.

View more information on the collection of this additional data and assistance with providing an accurate response.

Water and gas connections

Number of new water connections required

1

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed?

- [x] Yes
- [ ] No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

2

Mobile networks

Has consultation with mobile network operators been carried out?

- [ ] Yes
- [x] No

Environmental Impacts

Please note: This question is specific to applications within the Greater London area.
The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. View more information on the collection of this additional data and assistance with providing an accurate response.

Community energy

Will the proposal provide any on-site community-owned energy generation?

- [x] Yes
- [ ] No

Total Installed Capacity (Megawatts)

0.01

Heat pumps

Will the proposal provide any heat pumps?

- [x] Yes
- [ ] No

Total Installed Capacity (Megawatts)

0.55

Solar energy

Does the proposal include solar energy of any kind?

- [x] Yes
- [ ] No

Total Installed Capacity (Megawatts)

0.01

Passive cooling units

Number of proposed residential units with passive cooling

478

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

- [x] Yes
- [ ] No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

563.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.35

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- [x] Yes
- [ ] No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

71.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
C1 - Hotels

Unknown:
Yes

Use Class:
Other (Please specify)

Other (Please specify):
E(g)

Unknown:
Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [ ] Yes
- [x] No

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

11/11/2025

Details of the pre-application advice received

PPA engagement process.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

◯ Yes
⊘ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Mayor's Parlour, George Meehan House

Number:
294

Suffix:

Address line 1:
High Road

Address Line 2:
Wood Green

Town/City:
London

Postcode:
N22 8JZ

Date notice served (DD/MM/YYYY):
30/10/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Office 18 The Renewal Trust Business Centre

Number:
3

Suffix:

Address line 1:
Hawksworth Street

Address Line 2:

Town/City:
Nottingham

Postcode:
NG7 2EG

Date notice served (DD/MM/YYYY):
30/10/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Newington House

Number:
237

Suffix:

Address line 1:
Southwark Bridge Road

Address Line 2:

Town/City:
London

Postcode:
SE1 6NP

Date notice served (DD/MM/YYYY):
30/10/2026

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Amy

Surname

Jones

Declaration Date

30/10/2026

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Amy Jones

Date

30/10/2026