J GROUP

info@j-group.co.uk | 3a York Hill, Loughton, IG10 1RL | 0208 508 5570

John McRory MRTPI
Strategic Applications Team Manager, Development Management
Planning & Building Standards, London Borough of Haringey
Alexandra House, 10 Station Road, Wood Green, London N22 7TY

10th November 2026

By Planning Portal and email
FAO: Valerie Okeiyi, Principal Planner

Dear John,

Application: Approval of details reserved by conditions
Planning permission ref: HGY/2024/2279, as amended by HGY/2026/2053
Site: 25-27 Clarendon Road, Wood Green, London N8 0DD
Planning Portal ref: PP - 15358331

1. Introduction

This application is submitted jointly by J Group Ltd and HG Construction Ltd ("the Applicants") and seeks approval of the details reserved by the pre-commencement conditions set out in Section 3 below, attached to planning permission HGY/2024/2279.

Permission HGY/2024/2279 was granted by the London Borough of Haringey ("the Council") on 16th December 2025 for: "Demolition of existing buildings and delivery of a new co-living development and affordable workspace, alongside public realm improvements, soft and hard landscaping, cycle parking, servicing and delivery details and refuse and recycling provision."

The permission was subsequently amended under Section 96A of the Town and Country Planning Act 1990 by HGY/2026/2053, approved on 2nd October 2026, which substituted the approved drawings and amended Conditions 16 and 25. The details enclosed relate to the development as so amended.

2. Planning Performance Agreement

This submission is made under the Planning Performance Agreement ("PPA") between the Council and the Applicants for the discharge of nine pre-commencement conditions. The PPA refers to those conditions by different numbers from the decision notice dated 16th December 2025. For the avoidance of doubt, the table below cross-references the two. The decision notice numbering is used throughout this letter.

Condition	PPA reference	Decision notice
Levels	11	7
Contaminated land	12	10
Non-Road Mobile Machinery	13	12
Demolition and Construction Environmental Management Plans	14	13
Basement Impact Assessment	15	17
Piling method statement	16	20
Energy Statement	17	28

Condition	PPA reference	Decision notice
BREEAM	18	30
Biodiversity Net Gain	19	32

3. Conditions and supporting documents

The details submitted for each condition are listed below.

3.1 Condition 7, Levels

- **Match Landscape Architects, Ground Floor Levels Plan, 667-MTC-XX-00-DR-L-084-00101 Planning**: existing and proposed ground levels across the site and at its boundaries.
- **PRP Architects, Ground Floor Sections 1 and 2, CWG-PRP-ZZ-ZZ-DR-A-2150 & 2300**: sections through the building edge and site boundaries.
- **SES Ltd, 2D Topographic Survey, 13449-001 Rev 00**: existing site levels.

3.2 Condition 10, Contaminated land (parts a and b)

- **Jomas Associates Ltd, Desk Study and Preliminary Risk Assessment, P5956J3012/SEJ**: the preliminary risk assessment and conceptual site model referred to in the condition.
- **Jomas Associates Ltd, Geo-environmental and Geotechnical Ground Investigation Report, P5956J3012/RAY (August 2025)**: intrusive site investigation and risk assessment.
- **Dice Environmental, Factual Ground Investigation Report, CRH-DEL-XX-XX-RP-GE-0001 Rev P01 (June 2026)**: supplementary deep boreholes for foundation design.
- **HG Construction, P667 – Site Investigation Strategy and Verification Plan, Rev 0 10.11.26**: proposed remediation and verification approach.

Part (c), the verification report, will be submitted before first occupation.

3.3 Condition 12, Non-Road Mobile Machinery (part a)

- **Greater London Authority, NRMM register, confirmation of site registration (29th September 2026)**: registration of the site on the London NRMM register.
- **HG Construction, NRMM plant schedule and register export:** plant and machinery for the demolition phase, with engine power, emission stage and register details. – To be provided after appointment of demolition contractor but ahead of start on site

Part (b), the on-site inventory and records, is an ongoing requirement during the works.

3.4 Condition 13(a), Demolition Environmental Management Plan

- **HG Construction, Demolition Environmental Management Plan, SHEQ-036.1 Rev 02 29.10.26**: demolition methodology, logistics and environmental management measures for the demolition phase.
- **HG Construction – Clarendon Road Logistics Plan 20.09.26**; Logistics plans for both demolition and construction phases.
- **P667 – Clarendon Road – UXO Risk Assessment – 07.10.26;** desktop UXO assessment for the site.

Part (b), the Construction Environmental Management Plan, will be submitted separately before development other than demolition commences.

3.5 Condition 17, Basement Impact Assessment – J26309 – 25-27 Clarendon Road BIA Rep Rev 0 complete, which will assess the basement as amended by HGY/2026/2053.

3.6 Condition 28, Energy Statement

- **Cudd Bentley Consulting, Energy Statement, 667-CBC-XX-XX-RP-B-147-0001 Rev P01**: energy strategy and carbon emission calculations for the development.
- **Cudd Bentley Consulting, Roof Combined Layout, 667-CBC-ZZ-RF-DR-M-180-140001 Rev GW2-02**: layout of the photovoltaic array, air source heat pumps and associated roof plant.
- **Cudd Bentley Consulting, Proposed External Services Layout, 667-CBC-ZZ-ZZ-DR-M-180-196002 Rev GW2-02**: incoming services and the provision for a future district heat network connection.

3.7 Conditions to follow under the PPA

The details for the remaining two conditions covered by the PPA will be submitted separately:

- **Condition 20, Piling method statement**, to be prepared in consultation with Thames Water as the condition requires.
- **Condition 30, BREEAM**
- **Condition 32, Biodiversity Net Gain (part a)**

4. Application contents

This application comprises:

- This covering letter;
- The documents listed in Section 3; and
- The completed application form and fee, submitted via the Planning Portal under reference PP - 15358331.

5. Conclusion

We should be grateful if the Council would approve the details submitted pursuant to Conditions 7, 10, 12(a), 13(a), 17, 28, of planning permission HGY/2024/2279.

In line with the PPA, we would welcome a meeting with you and the relevant consultees during the determination period, and we will respond promptly to any request for clarification or further information.

I look forward to hearing from you.

Yours sincerely,

Michael Calder BSc(Hons) Dip TP MRTPI
Head of Land and Planning, J Group
For and on behalf of J Group Ltd and HG Construction Ltd
07584669386 | mike@j-group.co.uk

Cc: John Gulston, CEO, J Group; Noosh Ardestani, Design Manager, HG Construction; Neil Carter, HG Construction