

Land to the Rear of 3 New Road,
London N8 8TA
11 DECEMBER 2023

PLANNING STATEMENT

PLANNING STATEMENT

This statement is to accompany the application for the change of use of an existing office to 5 self-contained residential apartments.

This application is in response to dialogue with Haringey Council and their planning officer (Neil McClellan) regarding a previous application seeking 7 self-contained residential units (HGY/2022/1759).

Following feedback, the planning officer advised that the previous application be withdrawn, and a new application submitted reducing the number of residential units to 5 and retaining an element of office use on the ground floor.

Included with this application are all relevant details to form a full planning application. The information submitted with this application are as follows:

- 3NR PS01 Planning Statement
- 3NR DA01 Design and Access Statement
- 3NR L01 Location Plan
- 3NR B01 Block Plan
- 3NR S01 Existing Ground Floor Plan
- 3NR S02 Existing First and Second Floor Plan
- 3NR S03 Existing Northeast Elevation
- 3NR S04 Existing Southeast Elevation
- 3NR P01 Proposed Ground Floor Plan
- 3NR P02 Proposed First and Second Floor Plan
- 3NR P03 Proposed Northeast Elevation
- 3NR P04 Proposed Southeast Elevation
- 3NR R01 Energy Statement
- 3NR M01 Marketing Report January 2021
- 3NR M02 Marketing Report Updates February and March 2021
- 3NR M03 Marketing Report May 2022
- 3NR M04 Marketing Report Update May 2022
- 3NR M05 Marketing Report October 2023

We believe the submitted information will allow for the application to be validated and allow for approval of the proposed scheme.

We look forward to hearing from you in the near future.

Kind regards

Ricky Patel



77R Design

84 Sandringham Gardens
London N12 0PJ
T: 07870 213 588
E: ricky@77r.design