



Southgate Office Village, Block E, 286A Chase Road, London N14 6HF

T 020 8886 5100

E g@glaad.co.uk

Mr. Ben Coffie
Haringey Council
Planning Department,
5th Floor Alexandra House,
10 Station Road Wood Green,
London, N22 7TR

1st December 2023

Dear Ben,

**RE: Non-Material Amendment application ref. HGY/2023/3106 for Rutland House,
40 Colney Hatch Lane, London N10 1DU**
(Our ref. 1712-2)

Further to your email today, we confirm our correspondence with Mr. Matthew Gunning for the demolition of the carport, in order to implement planning approval reference HGY/2020/2356, as per our online application. As agreed with Mr. Gunning, this can be achieved by revising the following planning conditions shown in red, as per our Non-Material Amendment application ref. HGY/2023/3106:-

Conditions from planning approval reference HGY/2020/2356

3. **Other than demolition and** prior to the commencement of above ground works samples and a schedule of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

4. **Other than demolition and** prior to the commencement of above ground works fully annotated elevations and sections (at a scale of 1:5, 1:10 or 1:20 where appropriate) shall be submitted to and approved in writing by the Local Planning Authority showing the following:

- I Front doors,
- II Windows,
- III. Window sills & headers,
- IV. Balcony railings,
- V. Brick banding and detailing,
- VI. Parapet details,
- VII. Recessed top floor,
- VIII. Front wall and railings,

with such detail and works implemented in accordance with the approved drawings and thereafter retained.

6. Notwithstanding the approved plans and before ~~completion the development hereby permitted commence~~, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable shall be submitted to and approved in writing by the Local Planning Authority and shall be provided on site in accordance with the approved details before the building is occupied.

9. ~~Other than demolition and~~ before any above ground development commences details of the 'green roof' shall be submitted to, and approved in writing by, the Local Planning Authority. Details shall include species, planting density, substrate and a section at a scale of 1:20 showing that adequate depth is available in terms of the construction and long term viability of the sedum roof and a programme for a scheme of maintenance have been submitted to and approved in writing by the local planning authority. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

12. ~~Other than demolition~~, no development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

If you have any further queries, please not hesitate to contact us.
Yours sincerely,



George Athanasi RIBA

cc. Ms. Rebecca Hatjiosif - Client
Mr. Andreas Orthodoxou - Client
Mr. Matthew Gunning - Team Leader, Development Management, Haringey Council.