



PARKSIDE MALVERN RESIDENTS ASSOCIATION

Alexandra Road, Hornsey Park Road, Malvern Road, Park Ridings, Ravenstone Road
and The Avenue, N8 - www.PMRA.co.uk

(Reply by email to parksidemalvernra@googlemail.com or by post c/o 5 Malvern Road, N8)

Head of Development Management and Planning Enforcement
Haringey Council
6th Floor, River Park House
225 High Road
Wood Green
London, N22 8HQ

Attn. of Samuel Uff

Our reference: consultation letter 2

21st December 2023

Dear Sir/Madam,

Re: Lawful Development Certificate to confirm compliance with Condition 1 (Commencement) of planning permission ref: HGY/2017/2886 (as amended by s.96A non-material amendment ref: HGY/2022/1076)

I write further to Parkside Malvern Residents Association's (PMRA) objection letter of 14th September 2023.

We repeat our objection to the application and wish to add two further objections and one correction to item 6 of our previous letter.

1. We believe that for the 'commencement' to be genuine, the consent of the freeholder and long leaseholder to undertake and lawfully complete the 'development' must have been obtained. This should be evidenced before the contention that development has commenced is considered in the round.
2. The council has previously taken the decision to include 157-159 Hornsey Park Road as part of the Wood Green Metropolitan Centre and designate it as site 'SA21: Clarendon Square Gateway' in the adopted 'Site Allocations Plan DPD'. The DPD directs that *'development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise coordinated development on the other land parcels within the allocation in line with Policy DM55.'* We now understand that planning officers have been in detailed discussions with developers on the adjoining site known as 157-159 Hornsey Park Road. The 'site wide masterplan' considered in 2017 at the time the HGY/2017/2886 was considered is out of date having regard to the proposals formulated with the developers of 157-159 Hornsey Park Road as well as other discussions relating to Bittern Place. In particular, the 'site wide' masterplan should consider the need and opportunity for the co-ordinated and integrated planning of the part of the site between Brook Road and Hornsey Park Road, particularly in relation to the acknowledged Climate Emergency and importance of protecting and enhancing the Blue Ribbon with the key objective of restoring the Moselle Brook as a live river to manage flood risk through natural means.

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With regard to the requested correction: please substitute the word 'can' for 'to' in the first sentence of item 6 so it reads "We believe that for the 'works' to be considered part of the development, all conditions pertaining to Condition 15 of the planning permission must be demonstrated to have been complied with."

Yours faithfully

Marcus Ballard

Building and Planning

For and on behalf of Parkside Malvern Residents Association

Cc Ryan Burton King and Adrian Punaks - PMRA