

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

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Address: Flats 64-79 Sycamore Gardens, 295, High Road, Tottenham, London, N15 4RQ
Original Planning Ref: HGY/50286

To whom it may concern,

We are writing to request a Certificate of Lawful Development for the proposed external façade Cladding replacement works at the above address. These works are essential to ensure the safety of residents, in line with the government's objective to replace combustible materials in external façades of buildings over 11 metres in height. Although the existing building does not exceed this height, it is our client's decision to replace it to ensure compliance with.

The building is an existing building and has previously been approved with full planning permission (HGY/50286) and is currently in use. However, the existing façade cladding partially utilises combustible materials such as metal composite panels and PIR insulation. These do not comply with current Building Regulations (Approved Document B, Volume 1), which prohibits the use of combustible materials in façade and mandates the installation of cavity barriers at the required positions in the façade of building.

Our proposal aims to remediate the building in a manner that maintains its exiting appearance and finish, by replacing the combustible materials with non-combustible alternatives that closely mirror the original design. This will ensure the building's compliance with Building Regulations without altering its aesthetics, colour, and no planned changes to access, parking, buildings footprint, or usage.

Considering the above, we kindly request that you consider granting a Certificate of Lawful Development for the proposed works, in reference to the original planning application. This would enable us to commence the essential safety improvements as soon as possible, safeguarding the wellbeing of the building's residents.

Thank you for your assistance with this matter, and we look forward to your favourable response and we emphasise the urgency on resolving this matter to allow commencement of the works.

Kind regards,

Jon Sacara, MSc

Head of Design & Quality

22nd December 2023