

Mr Neil Wells
Quod
21 Soho Square
London W1D 3QP

31 January 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

Case Reference	HGY/2023/2357
Location	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline,, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8 & N22
Proposal	Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings H1, H2 and H3, forming Phase 4, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.
Received	1 September 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as local planning authority hereby GRANT PERMISSION for the above development in accordance with the application dated above.

Title	Description	Date
6726_CGW_Phase 4_DAS_230831 Final section 1a		1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 5a		1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 8e		1 September 2023
6726-SRA-ZZ-09-DR-A-02106		1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 5c		1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 1b		1 September 2023
6726-SRA-ZZ-XX-DR-A-02300		1 September 2023
6726-SRA-ZZ-XX-DR-A-02302		1 September 2023
6726-SRA-ZZ-XX-DR-A-02303		1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 2a		1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 2b		1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 8f		1 September 2023
6726-SRA-ZZ-01-DR-A-02103		1 September 2023

6726_CGW_Phase 4_DAS_230831 Final section 2c	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 5f	1 September 2023
6726-SRA-ZZ-XX-DR-A-02108	1 September 2023
6726-SRA-ZZ-XX-DR-A-02110	1 September 2023
6726-SRA-ZZ-XX-DR-A-02112	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 2d	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 3b	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 4c	1 September 2023
6726-SRA-ZZ-XX-DR-A-02010	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 3a	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 4d	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 8a	1 September 2023
6726-SRA-H1-XX-DR-A-02204	1 September 2023
6726-SRA-XX-XX-DR-A-02205	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 4a	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 4b	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 5g	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 8d	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 5b	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 5e	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 8b	1 September 2023
6726-SRA-ZZ-10-DR-A-02107	1 September 2023
230831 CGW Phase 4 CIL - Form 1_Additional Information	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 5d	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 5h	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 7	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 10	1 September 2023
6726-SRA-ZZ-02-DR-A-02104	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 6	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 9a	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 8c	1 September 2023
6726-SRA-ZZ-XX-DR-A-02200	1 September 2023
6726_CGW_Phase 4_DAS_230831 Final section 9b	1 September 2023
6726-SRA-ZZ-00-DR-A-02102	1 September 2023
6726-SRA-ZZ-XX-DR-A-02202	1 September 2023
6726-SRA-ZZ-XX-DR-A-02203	1 September 2023
6726-SRA-ZZ-XX-DR-A-02301	1 September 2023
6726-SRA-ZZ-14-DR-A-02109	1 September 2023
6726-SRA-ZZ-17-DR-A-02111	1 September 2023
6726-SRA-ZZ-XX-DR-A-02305	1 September 2023
CGW_DPQ_Cultural_Strategy	1 September 2023
Clarendon Gasworks - Phase 4 RMA Planning Statement_Part4	1 September 2023
Sunlight and Daylight Assessment_Blocks H1-H3_Part2	1 September 2023
6726-SRA-ZZ-B1-DR-A-02100	1 September 2023
CGW Transport Statement_Part 1	1 September 2023
6726-SRA-ZZ-B1-DR-A-02101	1 September 2023

CGW Transport Statement_Part 2	1 September 2023
6726-SRA-ZZ-RF-DR-A-02115	1 September 2023
6726-SRA-ZZ-XX-DR-A-02105	1 September 2023
6726-SRA-ZZ-XX-DR-A-02201	1 September 2023
6726-SRA-ZZ-XX-DR-A-02113	1 September 2023
6726-SRA-ZZ-XX-DR-A-02114	1 September 2023
6726-SRA-ZZ-XX-DR-A-02304	1 September 2023
230831 Clarendon Gasworks Phase 4 RMA Cover Letter	1 September 2023
EIA Further Information Report_H Blocks_Part1	1 September 2023
MRG-198-SWC-GA-02-001	1 September 2023
Clarendon Gasworks - Phase 4 Accommodation Schedule	1 September 2023
Clarendon Phase 4 - Stage 2 Fire Strategy Rev 1	1 September 2023
Clarendon Gasworks - Phase 4 RMA Planning Statement_Part1	1 September 2023
Clarendon Phase 4 - Gateway One Fire Statement	1 September 2023
Clarendon Phase 4 - QDR Rev 2	1 September 2023
Clarendon Gasworks - Phase 4 RMA Planning Statement_Part2	1 September 2023
EIA Further Information Report_H Blocks_Part4	1 September 2023
MRG-198-SWC-GA-00-001	1 September 2023
Clarendon Gasworks - Phase 4 RMA Planning Statement_Part3	1 September 2023
Clarendon Gasworks - Phase 4 RMA Planning Statement_Part5	1 September 2023
Sunlight and Daylight Assessment_Blocks H1-H3_Part5	1 September 2023
Sunlight and Daylight Assessment_Blocks H1-H3_Part6	1 September 2023
Sunlight and Daylight Assessment_Blocks H1-H3_Part7	1 September 2023
Clarendon Gasworks - Phase 4 RMA Planning Statement_Part6	1 September 2023
Clarendon Gasworks - Phase 4 RMA Planning Statement_Part7	1 September 2023
MRG-198-SWC-GS-00-002	1 September 2023
EIA Further Information Report_H Blocks_Part2	1 September 2023
EIA Further Information Report_H Blocks_Part3	1 September 2023
MRG-198-SWC-GA-10-001	1 September 2023
MRG-198-SWC-GA-RF-001	1 September 2023
MRG-198-SWC-GA-14-001	1 September 2023
MRG-198-SWC-GS-00-003	1 September 2023
MRG-198-SWC-GS-00-001	1 September 2023
MRG-198-SWC-GS-XX-001	1 September 2023
Sunlight and Daylight Assessment_Blocks H1-H3_Part1	1 September 2023
Sunlight and Daylight Assessment_Blocks H1-H3_Part3	1 September 2023
Sunlight and Daylight Assessment_Blocks H1-H3_Part4	1 September 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (5)

1. Compliance: Development in accordance with approved drawings and documents (LBH Development Management).

The approved plans comprise drawing numbers and documents as attached in Appendix 1.

2. Prior to occupation: Landscaping

Prior to occupation of the residential areas, details of the hard and soft landscaping provision contained within the private amenity areas, in accordance with the Design and Access Statement, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

3. Prior to superstructure works: Design Details

Detailed drawings showing the eills, parapets, roof plant arrangement, and screening (if required for acoustic purposes), reveals, corners and soffits of the proposed buildings shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced on that phase. Thereafter only such approved details shall be implemented.

Reason: To ensure the satisfactory development of the site.

4. Compliance: Landscaping - Replacement of Trees and Plants (LBH Development Management)

Any tree or plant on the development (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

Reason: To protect the amenity of the locality.

5. Prior to superstructure works: Revised Wind Assessment

Prior to the commencement of superstructure works for the development hereby approved a supplemental wind assessment shall be carried out by the applicants' wind consultants to assess communal elevated amenity space and an appropriate range of balconies to be agreed with the LPA. In the event that the report indicates the prevailing wind conditions would not provide comfort levels generally suitable for the intended use then modifications to the landscaping in this scheme shall be made to provide suitably comfortable wind levels. All details shall be submitted to and

approved by the Council and thereafter implemented in accordance with the approved scheme.
Reason: To ensure public safety and amenity of the public realm within and around the development

Informatives

Original Planning Permission

The original planning permission HGY/2017/3117 still stands and all its conditions and informatives still apply, in particular materials, landscaping, bio-diversity play space, lighting, wheelchair units and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

Working with the applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

Designing out crime – certified products (Metropolitan Police)

INFORMATIVE: In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Naming of new development (LBH Transportation) INFORMATIVE:

The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (020 8489 5573) to arrange for the allocation of a suitable address.

Party Wall Act (LBH Development Management)

INFORMATIVE: The applicant's attention is drawn to the Party Wall Act 1996, which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

Sprinkler installation (London Fire Brigade)

INFORMATIVE: The authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs to businesses and housing providers and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

Community Infrastructure Levy

CIL will be collected by Haringey after/should the scheme is/be implemented and could be subject to relief, surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL index.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.