

Oskar Gregersen

From: Sean Moulton <sean.moulton@rapleys.com>
Sent: 02 May 2024 11:42
To: Oskar Gregersen
Cc: Daniel Wheelwright
Subject: RE: HGY/2024/0157 - Amendment to wording of landscaping condition

Hi Oskar

The NMA has been submitted via Planning Portal (PP-13032242). The submitted documents from the Variation has been carried over. The ground floor plan included in HGY/2024/0025 (approved 28th March 2024) has been included as the site plan for validation purposes only. This is the latest approved ground floor plan on the site.

Once you have received and validated this application, please let me know. We can then withdraw the current application if it is agreed that this NMA can be decided by Friday 3rd May 2024, as per our discussions yesterday and today.

Thanks
Sean

Sean Moulton
MPLAN MRTPI
Senior Planner
Planning
07879 472214

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From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Sent: Thursday, May 2, 2024 11:27 AM
To: Sean Moulton <sean.moulton@rapleys.com>
Cc: Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>
Subject: RE: HGY/2024/0157 - Amendment to wording of landscaping condition

Hi Sean,

I have spoken with some colleagues, and it appears the best course of action would be to withdraw that S73 app, and resubmit it as an NMA, without paying the fee.

Once you have done so I can quickly validate it and still get it out tomorrow.

Kind Regards,

Oskar Gregersen | Planning Officer
MSc Urban Design and City Planning
Placemaking and Housing| Haringey Council

River Park House 225 High Road | London | N22 8HQ
Email: oskar.gregersen@haringey.gov.uk
www.haringey.gov.uk

From: Sean Moulton <sean.moulton@rapleys.com>
Sent: Thursday, May 2, 2024 10:42 AM
To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>; Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>
Subject: RE: HGY/2024/0157 - Amendment to wording of landscaping condition

Hi Oskar

It doesn't allow me to change the application type – so did my best to describe it in the relevant fields instead.

Thanks
Sean

Sean Moulton
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From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Sent: Thursday, May 2, 2024 10:40 AM
To: Sean Moulton <sean.moulton@rapleys.com>; Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>
Subject: RE: HGY/2024/0157 - Amendment to wording of landscaping condition

Hello both,

The new application form has downloaded to our system but it is still for removal/variation of condition as opposed to an NMA. Is there function to change that on the portal?

Kind Regards,

Oskar Gregersen | Planning Officer

MSc Urban Design and City Planning

Placemaking and Housing| Haringey Council

River Park House 225 High Road | London | N22 8HQ
Email: oskar.gregersen@haringey.gov.uk
www.haringey.gov.uk

From: Sean Moulton <sean.moulton@rapleys.com>
Sent: Thursday, May 2, 2024 9:42 AM
To: Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>; Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Subject: RE: HGY/2024/0157 - Amendment to wording of landscaping condition

Hi Both

I've updated the Planning Portal as best as I can reflecting the contents of the email – this should be sent over to Haringey now. If anything further is required, please let me know.

Thanks
Sean

Sean Moulton
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Senior Planner
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From: Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>
Sent: Thursday, May 2, 2024 9:27 AM
To: Sean Moulton <sean.moulton@rapleys.com>
Subject: RE: HGY/2024/0157 - Amendment to wording of landscaping condition

Hi Sean – give it a whirl on pp and see if it can be done..

Thanks

Daniel Wheelwright
BA (Hons) MA MRTPI
Associate Partner
Planning
07980 871070

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From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Sent: Thursday, May 2, 2024 8:40 AM
To: Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>
Subject: RE: HGY/2024/0157 - Amendment to wording of landscaping condition

Hi Daniel,

Following your last email, I don't have a copy of the application form, however as far as I understand you can amend it on the planning portal.

Kind Regards,

Oskar Gregersen | Planning Officer

MSc Urban Design and City Planning

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Email: oskar.gregersen@haringey.gov.uk

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From: Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>

Sent: Wednesday, May 1, 2024 3:13 PM

To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>

Cc: Sean Moulton <sean.moulton@rapleys.com>

Subject: HGY/2024/0157 - Amendment to wording of landscaping condition

Good afternoon Oskar,

Further to your correspondence with Sean, I'm just responding on the amendments to the landscaping condition (no.4) for the application reference above. Firstly, thank you for the offer of converting the submission to an NMA – this is a very sensible approach which the client is happy with.

Secondly, in relation to the justification of proposing two planting seasons from agreement of details, I set this out below.

- The Client is seeking to submit the landscaping details shortly and understands as they want to ensure that the landscaping details are agreed prior to the substantive build of the new dwelling taken place (as mentioned the original house has now been demolished)
- The construction programme for the completion of the dwelling is 15 months in recognition of the complexity of the build.
- This means that potentially, the condition suggesting implementation within one planting season would be premature, conflicting with the building construction schedule. This is clearly not beneficial as it could mean installing landscaping elements at the wrong season of the year or worse, installed landscaping being damaged / destroyed by ongoing building works.
- The Client is investing in a substantial landscaping scheme with a contract value of circa £1m value (appreciating that the details need to be signed off as part of condition 4 of course) – it is in no one's interest for the installation/ longevity of the planting to be compromised.
- This landscaping scheme is an integral element to the dwelling and the Client is fully committed to its full installation – the concerns are simply around the building programme as outlined above.
- Hence the proposed change of wording to allow for the completion of the landscaping within two planting seasons from approval of details.
- It may be that there is alternative wording that achieves the same outcome – potentially this could be implementation within 18 months of the approval of details which should allow enough time.

Let Sean and myself know what your thoughts are and I'm sure we can reach a suitable compromise.

On that note, we are also happy to agree to an EoT until Friday for determination.

Kind regards

Daniel

Daniel Wheelwright
BA (Hons) MA MRTPI
Associate Partner
Planning

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From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>

Sent: Wednesday, March 27, 2024 9:07 AM

To: Sean Moulton <sean.moulton@rapleys.com>

Subject: RE: HGY/2024/0157 and HGY/2024/0025

Hi Sean,

As you're aware the NMA was amended to reflect the comments from conservation and design colleagues and is just a matter of being signed off.

As for the S73, I was made aware recently that we will have to make amendments to the existing S106 for the S73 to be issued, I have enquired with LBH Legal on the matter and am awaiting a response. If the wording on one planting season is acceptable then the LPA would not take any further issue with accepting the alteration to the condition, but we would like to ensure that the S106 is also maintained.

Kind Regards,

Oskar Gregersen | Planning Officer

MSc Urban Design and City Planning

Placemaking and Housing | Haringey Council

River Park House 225 High Road | London | N22 8HQ

Email: oskar.gregersen@haringey.gov.uk

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From: Sean Moulton <sean.moulton@rapleys.com>

Sent: Wednesday, March 27, 2024 8:26 AM

To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>

Cc: Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>

Subject: RE: HGY/2024/0157 and HGY/2024/0025

Hi Oskar

We are just awaiting feedback from the client regarding the condition wording of HGY/2024/0157. I assume if agreed then a decision notice can be issued?

Also, the NMA application (HGY/2024/0025) is due tomorrow – is this likely to be approved by then?

Thanks

Sean

Sean Moulton
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Senior Planner
Planning

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From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>

Sent: Monday, March 25, 2024 9:41 AM

To: Sean Moulton <sean.moulton@rapleys.com>

Subject: RE: HGY/2024/0157

Hi Sean,

My apologies, I made a mistake and didn't update the system properly when we last emailed. I have changed it now to reflect the proper 8-week period.

I understand this is frustrating, but would you please agree a further extension to tomorrow and I assure you a decision will be issued.

Kind Regards,

Oskar Gregersen | Planning Officer

MSc Urban Design and City Planning

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Email: oskar.gregersen@haringey.gov.uk

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From: Sean Moulton <sean.moulton@rapleys.com>

Sent: Monday, March 25, 2024 9:24 AM

To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>

Cc: Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>

Subject: RE: HGY/2024/0157

Hi Oskar

Hope you had a lovely weekend.

Please may I have an update on this application given the EoT was til 22nd March.

Thanks

Sean

Sean Moulton
MPLAN MRTPI
Senior Planner
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From: Sean Moulton <sean.moulton@rapleys.com>
Sent: Tuesday, March 19, 2024 3:06 PM
To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Subject: RE: HGY/2024/0157

Hi Oskar

Yes an EoT until 22 March is fine. Should the recommendation not be an approval, please let me know prior to a decision.

Thanks
Sean

Sean Moulton
MPLAN MRTPI
Senior Planner
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From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Sent: Tuesday, March 19, 2024 10:28 AM
To: Sean Moulton <sean.moulton@rapleys.com>
Subject: RE: HGY/2024/0157

Hi Sean,

I am not sure why our system is showing 19/04 as the due date as that is well beyond 8 weeks from submission. In that case would you allow an EoT to 22/03? I will do my best to get it out by then

Kind Regards,

Oskar Gregersen | Planning Officer

MSc Urban Design and City Planning

Placemaking and Housing| Haringey Council

River Park House 225 High Road | London | N22 8HQ

Email: oskar.gregersen@haringey.gov.uk

From: Sean Moulton <sean.moulton@rapleys.com>
Sent: Tuesday, March 19, 2024 10:01 AM
To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Subject: RE: HGY/2024/0157

Hi Oskar

Thanks for the update – I believe the due date was 15th so has now passed?

Thanks
Sean

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From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Sent: Tuesday, March 19, 2024 9:58 AM
To: Sean Moulton <sean.moulton@rapleys.com>
Subject: RE: HGY/2024/0157

Hi Sean,

I have been working through my caseload in an attempt to get to the application, I currently have 12 applications ahead of the Variation of Condition. I have also been in conversation with my manager about how to proceed with the application.

I am taking a half day today to go to a wake however I will work toward getting an decision out prior to the due date

Kind Regards,

Oskar Gregersen | Planning Officer

MSc Urban Design and City Planning

Placemaking and Housing| Haringey Council

River Park House 225 High Road | London | N22 8HQ

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From: Sean Moulton <sean.moulton@rapleys.com>
Sent: Tuesday, March 19, 2024 9:46 AM

To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Subject: HGY/2024/0157

Hi Oskar

This variation of the landscaping condition has now elapsed. Please can I have an update on this application.

Thanks
Sean

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From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Sent: Friday, March 15, 2024 9:16 AM
To: Sean Moulton <sean.moulton@rapleys.com>
Subject: RE: Decision Notice - HGY/2024/0025

Hi Sean,

I haven't heard back from them about the amendments made, I will follow up today. I am not sure if we will get an answer on the boundary wall, I would try the Planning Advice Service.

Kind Regards,

Oskar Gregersen | Planning Officer

MSc Urban Design and City Planning

Placemaking and Housing | Haringey Council

River Park House 225 High Road | London | N22 8HQ
Email: oskar.gregersen@haringey.gov.uk
www.haringey.gov.uk

From: Sean Moulton <sean.moulton@rapleys.com>
Sent: Wednesday, March 13, 2024 4:22 PM
To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Cc: Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>
Subject: RE: Decision Notice - HGY/2024/0025

Hi Oskar

Hope you're having a good week.

Have your Conservation colleagues said anything about the amendments now components were amended accordingly?

Did you hear anything back around the boundary wall (HGY/2023/2890) proposal we sent a few weeks ago for discussion?

Thanks
Sean

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From: Sean Moulton <sean.moulton@rapleys.com>
Sent: Friday, February 23, 2024 2:44 PM
To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Cc: Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>
Subject: RE: Decision Notice - HGY/2023/2890

Hi Oskar – yes that's correct. Any guidance would be very helpful.

Thanks
Sean

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From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Sent: Friday, February 23, 2024 2:42 PM
To: Sean Moulton <sean.moulton@rapleys.com>
Subject: RE: Decision Notice - HGY/2023/2890

Hi Sean,

So just to be clear, that the intention is to create a second wall, 2m in height, behind the existing wall with a green barrier between them?

I can go to conservation however without drawings I can't guarantee that you would be able to get a proper answer. I would recommend that you go to the [Planning Advice Service](#).

Kind Regards,

Oskar Gregersen | Planning Officer

MSc Urban Design and City Planning

Placemaking and Housing | Haringey Council

River Park House 225 High Road | London | N22 8HQ

Email: oskar.gregersen@haringey.gov.uk

www.haringey.gov.uk

From: Sean Moulton <sean.moulton@rapleys.com>

Sent: Friday, February 23, 2024 2:32 PM

To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>

Cc: Daniel Wheelwright <Daniel.Wheelwright@rapleys.com>

Subject: FW: Decision Notice - HGY/2023/2890

Hi Oskar

Hope you are well.

Following the refusal of the boundary wall application at 42 Hampstead Lane in December, we are looking at an alternative application. We are considering erecting a 2m wall behind the existing boundary wall with a landscape buffer in between (say circa 0.5m) which completely conceals the 2m wall (when viewed from the front). Although plans are not drawn up yet, would you be able to run this past your Conservation Officer to determine if this is something the Council could support?

Have a great weekend!

Sean

Sean Moulton

MPLAN MRTPI

Senior Planner

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From: Haringey Planning Services <planning@haringey.gov.uk>

Sent: Thursday, December 21, 2023 2:09 PM

To: Sean Moulton <sean.moulton@rapleys.com>

Subject: Decision Notice - HGY/2023/2890



Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2015

Application No: HGY/2023/2890

Proposal: Erection of a boundary wall following demolition of an existing boundary wall

Site Address: Oakleigh, 42 Hampstead Lane, Hornsey, London, N6 4LL

Dear Sir/Madam,

I am writing to inform you that the Council has made a decision on the planning application for the above proposal.

Please see the attached officer's report and decision notice for your records.

Feedback Survey

We are constantly seeking to improve and refine our service. We welcome feedback on the service we have provided and would be grateful if you can complete [a short survey](#).

Thank you,

Head of Development Management and Planning Enforcement

Planning Service

[ref:a0i8d000005eG3WAAU;b52c6f095c71e4d1c312bae3c90628cb:ref]

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