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Stantec

6 December 2023

Our ref: 35314/A3/VB/ac

BY PLANNING PORTAL
Ms V Okeiyi
Haringey Council
Place & Sustainability Directorate
Planning, Regeneration & Economy Service
6th Floor
River Park House
225 High Road
Wood Green
London
N22 8HQ

Dear Ms Okeiyi

THE CHOCOLATE FACTORY, WOOD GREEN, LONDON BOROUGH OF HARINGEY APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 15 HARD AND SOFT LANDSCAPING OF FULL PLANNING PERMISSION (LPA REF: HGY/2017/3020), PLANNING PORTAL REF: PP-12622437

We write on behalf of Workspace Management Limited ('the Applicant'), in respect of land at the Chocolate Factory, Clarendon Road, Wood Green (the Site).

Full planning permission was granted 15th February 2019 (LPA Ref HGY/2017/3020) and amended through S96A NMA approval dated 13th September 2021 (LPA Ref: HGY/2021/0624) for the following:

"Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks comprising commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), residential dwellings (Class C3) together with associated residential and commercial car parking, public realm works and access."

This application is made to secure the partial discharge of planning Condition 15 Hard/Soft Landscaping insofar as it relates to Block A the Chocolate Factory as attached to the above as follows:

15) Hard/soft landscaping

Prior to the commencement of works to the relevant part of the development, full details of both hard and soft landscape works for the public realm areas, 'Chocolate Yard', vacant space behind Block B, courtyard amenity space of Block E and roof top gardens of Block D and Block E shall be submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. These details shall include:

a) Proposed finished levels or contours;
b) Means of enclosure;
c) Car parking layouts;
d) Other vehicle and pedestrian access and circulation areas;
e) Hard surfacing materials;
f) Minor artefacts and structures (e.g., furniture, play equipment, refuse or other storage units, signs, lighting etc.);
g) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and
h) Measures to mitigate the impacts of wind within the development.

Soft landscape works shall include:

i) Planting plans;
j) Written specifications (including written specifications (including cultivation and other operations associated with plant and grass establishment);
k) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
l) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

m) Those existing trees to be retained;
n) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
o) Those new trees and shrubs to be planted together with a schedule of species;
p) Green/podium roof details including details on substrate depth;
q) Use of deep green roof substrate rather than Sedum mat roof unless justification is provide; and
r) Communal planting within courtyard and roof top gardens.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

The Submission

The application has been submitted electronically via the Planning Portal and is as follows:

- Completed application form;
- Drawing PL003 Redline Drawing
- Drawing RG-LD-20 Rev P3 General Arrangement
- Drawing RG-LD-21 Rev P1 Section
- Drawing RG-LD-22 Rev P1 Bench Detail
- Drawing RG-LD-23 Rev P3 Soft Landscape Detail
- Drawing RG-LD-24 Rev P1 Gates + Metalwork
- Drawing RG-LD-25 Rev P1 Hard Landscape Details
- Landscape Management Plan Rev A November 2023

We also submit the following for information/illustrative purposes only:

- Drawing 03-2 Rev H Public Realm Strategy
- Drawing P11-921 Rev P04 Landscape & S278 Land Phasing Plan - 01
- Drawing P11-922 Rev P05 Landscape & S278 Land Phasing Plan - 02
- Drawing P11-923 Rev P06 Landscape & S278 Land Phasing Plan - 03
- Drawing P11-924 Rev P05 Landscape & S278 Land Phasing Plan - 04
- Drawing P11-925 Rev P05 Landscape & S278 Land Phasing Plan - 05
- Drawing P11-926 Rev P06 Landscape & S278 Land Phasing Plan - 06
- Drawing P11-927 Rev P06 Landscape & S278 Land Phasing Plan - 07

Partial Discharge

Drawing PL003 Redline Drawing is submitted for the purposes of identification of the site to which the original planning permission relates. The conditional submission relates to the partial discharge of Condition 15 insofar as it relates to the land associated with Block A (Chocolate Factory) as shown edged red on Drawing RG-LD-20 General Arrangement. The proposal for Block F are temporary and marked yellow and will be the subject of a separate formal submission for the permanent landscaping pursuant to Condition 15.

The proposals for the hard and soft landscaping have been the subject of much discussion with LB Haringey as landowner to the south and with LB Haringey Highways Department in terms of both general engagement and that associated with the S278 works.

Specifically, a site wide public realm strategy has been developed and was the subject of engagement with LB Haringey as landowner between April – August 2022. Minor changes have since been made to it to reflect discussions with Highway Officers (Peter Watson), which sought reduced steps to the front of the Chocolate Factory, replaced with sloped landscaping and additional trees.

The aim of the site Wide Public Realm Strategy has been to enable the different parts of the site and landownerships to come forward separately and on a phased basis, whilst ensuring a consistent approach to landscaping so that it reads as a cohesive whole. It ensures the coordination of materials and levels across ownership boundaries. In certain locations the levels of a completed section of public realm will differ from existing surface levels at the boundary of the works. Where this situation occurs a temporary batter or ramp will be installed linking permanent completed work to yet to be completed works.

The proposals for Block A Chocolate Factory are also consistent with the proposed S278 works to Clarendon Road which have been agreed in principle with LB Haringey Highways.

To assist understanding a series of phasing plans have been prepared to show how the site (and landscaping) will come forward, together with the interface with the S278 works. These are submitted for illustrative purposes only. Phase 03 shows that the completed Block A Chocolate Factory will be serviced from the vehicular access from Western Road. A temporary footpath is shown to the south of Block F, with the final footpath being put in place on the completion of Block F, see Phase 06. As noted above, the landscaping for Block F is shown as temporary, permanent landscaping will be submitted at a later date.

The conditional application form requires the date when development was started. We have used the date of 6th December 2021 as per CIL Form 6 Commencement Notice for CIL Phase 0 site wide access and enabling works.

The submission is made on a site wide basis for partial discharge of Condition 15.

We look forward to confirmation of application validation.

Yours sincerely

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