

1925/04-240805

22 August 2024



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Planning, Regeneration & Economy
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Dear Sir/Madam

Application for Planning Permission at Parma House, Clarendon Road, N22 6UL

On behalf of our client, we are pleased to submit (via the Planning Portal, reference (PP-13281900)) a Planning Application for:

‘Construction of a rooftop extension to provide 8 additional flats’

The application fee of £4,694 has been paid via the Planning Portal’s online payment system.

In accordance with the Council’s local validation requirements, the application comprises the following:

This submission comprises the following:

- *Application Forms*
- *Certificates of Ownership*
- *CIL Forms*
- *Covering Letter*
- *Site Location Plan (052 – 0001-P1)*
- *Existing and Proposed drawings*
 - *Existing (DR_A_ 1501, 1502, 1503, 1504, DR-A-1710, 1711, 1712, 1713, 1714, 1715)*
 - *Proposed (052-BL-PA-1501_P1, 1502-P2, 1505_P1, 1507_P1, 1508_P1; DR-A-1710_P1, 1711_P1, 1712_P1, 1713_P1, 1714_P1, 1715_P1, 1716_P1; DR-A-1620_P1)*
- *Design and Access Statement (including Development/Design Charter Response)*
- *Planning Statement*
- *Site Photographs Affidavit*
- *Energy & Sustainability Strategy (incl. Overheating Strategy and Sustainable Design & Construction Checklist)*
- *Transport Statement*
- *Daylight & Sunlight Report*
- *Acoustic Report*

In terms of Biodiversity Net Gain requirements the proposal constitutes development below the *de minimis* threshold which does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority onsite habitat (such as modified grassland) or 5m for non-priority onsite linear habitats (such as native hedgerows). A Biodiversity Net Gain assessment is not therefore required in support of this application.

The Design and Access Statement sets out the proposed fire safety strategy for the site. As a result of the proposal the building would extend to ground plus four upper floors and the building's height, measured from fire service access level to the highest occupied floor, would be 15.87m. A Gateway One Fire Statement is therefore not required to be submitted in support of this application.

For the reasons detailed in the Planning Statement and the accompanying supporting documents we consider that the relevant policies in the Development Plan are fully satisfied.

We look forward to receiving your confirmation that the information submitted has been received. If you require any additional information then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Chris Frost', is positioned above the printed name and title.

Chris Frost – MRTPI
Director