

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

21 November 2025

Dear Kwaku Bossman-Gyamera,

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

Re: Discharge of conditions at 718-722 Seven Sisters Road, Tottenham London.
Conditions 7 and 10 Pursuant to Planning Permission reference: HGY/2024/1107

I act on behalf of my client to submit full details as required by conditions imposed on the above decision granted permission on 9th July 2024 for:

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.

This submission considers Condition 7 (asbestos), Condition 10 (details of preventing future occupants applying for Council parking permits). This application has been submitted on the Planning Portal under reference: PP-14496748.

Condition 7 states:

Prior to the occupation and any demolition/construction work on the existing building, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. Where there is a need for any asbestos removal on the site, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

An Asbestos Refurbishment Survey Report has been commissioned and completed by AMK Asbestos Consultancy and identified a very limited number of locations where asbestos could be present. These were primarily in the bitumen adhesive used in metal sink construction and an old cement flue pipe. A total of five instances were identified. These were tested and discussed with the applicant as to future plans for the building. Given the entire strip out was required for the change of use all asbestos containing materials were allocated for removal in accordance with the recommendations in their verification report. The Survey Report is submitted as part of this submission.

All items have been removed prior to demolition works and a signed Asbestos Consignment Note issued under the Hazardous Waste Regulations 2005 has been issued confirming all materials have been disposed of in line with the regulations. No further action is necessary.

Condition 10 states:

Within 3 months of commencement of the development hereby approved and prior occupation of any of the hereby approved homes, details of a scheme for securing the development as "car free" shall be submitted to the LPA for approval. The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on street parking permit to park a vehicle on the public highway in perpetuity. The approved scheme/ agreement shall be implemented prior to first occupation of the development hereby permitted. Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policy DM32 of The Development Management DPD 2017 and Policy T6 of the London Plan 2021.

Discussions with one of Haringey's Planning Case Officer's, has confirm how this condition should be best dealt with and advised that a s106 legal agreement is likely to be required. However, there is no publicly available template for such an agreement, so it would need to be either drafted by the council's legal department or by the applicant's lawyers.

The applicant agrees to pay the Council's reasonable legal costs for the review of this agreement and final sealing.

In order to advance this would it make sense to make an application to clear the condition, setting out the proposed Heads of Terms and our client's undertaking to pay the Council's reasonable fees to review the required s106. This agreement would be in the form of a Unilateral Undertaking.

The Heads of Terms are expected to be the following:

- Details of a scheme for securing the development as "car free"
- Prevent all future occupiers of the development from applying for or obtaining an on-street parking permit to park a vehicle on the public highway.

Once registered and the Case Officer assigned we will provide the legal undertaking through our solicitor for the initial drafting or review of the UU.

Tim Sharp
Gowling WLG
tim.sharp@gowlingwlg.com
020 7759 6680

I trust you find the enclosed in order; should you wish to discuss this or require further information please do not hesitate to contact me on 07887 994088 or stephenmbirrell@gmail.com and I would be happy to talk you through the proposals and answer any questions you may have.

Yours sincerely

A handwritten signature in blue ink, reading 'S Birrell'. The signature is written in a cursive style with a large 'S' and a stylized 'B'.

Stephen Birrell MRTPI
Town Planning Consultant

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