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OWNER/OCCUPIER
UNIT C, ROWAN APARTMENTS
SEVEN SISTERS ROAD
LONDON
N4 1FS



Planning Service
Hackney Council
1 Hillman Street
London E8 1DY
planning@hackney.gov.uk

17 January 2025

Application Reference: 2024/2817

Dear Resident

Town and Country Planning (Development Management Procedure)(England) Order 2015. Town and Country Planning Act 1990 (as amended) and Planning (Listed Building and Conservation Areas) Act 1990 (as amended). Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Site Address: Site known as Phases 5-8 (inclusive) at Woodberry Down within the London N4 postcode area bounded by (but not including all sites within) Green Lanes and Finsbury Park to the west, the Stoke Newington Reservoirs to the south, and the New River to the north and east.

Development Description: Outline planning application (all matters reserved with the exception of access) for the redevelopment and master planning of a residential-led development of Phases 5-8 (inclusive) of the Woodberry Down Estate for up to 3,083 homes (C3 Use Class), up to 950m² Non Residential Uses (F2 'Local Community Use' Use Class) and up to 300m² Energy Centre (Sui Generis), This is to also include associated landscaping, open space, play provision, public realm and servicing.

(THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT)

The Council has received a planning application for the above development and is undertaking community consultation as part of the planning assessment process.

The process of community consultation allows neighbouring occupiers and others the opportunity to look at a proposed development, consider the likely impacts it may have on them and provide comments before a decision is made. Details of the proposal may be viewed on our website at hackney.gov.uk/planning-searches.

In addition, a printed copy of the full application, including Environmental Statement (ES) can be viewed at Ground Floor Reception Area, Hackney Service Centre, 1 Hillman Street, London, E8 1DY between Monday and Friday (excluding Bank Holidays), and 9am-4pm. The Primary Control documents can be viewed at the Woodberry Down Library, Redmond Community Centre, Kayani Ave, London, N4 2GU, Mondays 10am-1pm, Wednesdays and Fridays 2-6pm, and Thursdays 10am-12pm and 1-5pm

Copies of the Non-Technical Summary (NTS), the full ES and other associated documents are available (subject to availability) to purchase as either hard or digital copies from Temple Group Ltd,

The Clove Building, 4 Maguire Street, London, SE1 2NQ. Further details, including pricing, are available on request with the full ES estimated to cost circa £900 and the NTS circa £30.

The attached sheet (Commenting on a Planning Application) provides general information on how you can participate in the consideration of this application.

Your comments must be made in writing and can be submitted online at **hackney.gov.uk/planning-searches**.

You have 30 days from the date of this letter to comment on the application, after which a decision may be made. Any person may submit comments, which may be objections, expressions of support, or observations about the planning application.

All comments received will be placed on the planning application file, which may be available for public viewing. Please note that only the organiser of a petition will receive an acknowledgement letter. I regret that I am unable to respond directly to the comments received. Relevant planning comments will be addressed in my report, which will be available to view online once the application has been determined.

If you wish to discuss this matter or be advised if the application will be reported to the Planning Sub-Committee and the likely committee date, please contact me at the details provided below.

Yours faithfully,

James Bellis
020 8356 4757

james.bellis@hackney.gov.uk

For and on behalf of the Assistant Director of Planning and Building Control,
Climate, Homes, and Economy

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