

APPLICATION FOR THE DISCHARGE OF PLANNING CONDITIONS at

Address: 47 Woodland Gardens, N10

Our Ref: Wood/22/DC/01

Council Ref: HGY/2021/3385

Date: 10 April 2022

Proposal: *Various works including those already approved under extant planning permission reference HGY/2020/1234 summarised as; Excavation of existing lower ground floor level to provide standard floor-to-ceiling height with associated erection of single storey rear extensions and extension of footprint below existing front driveway; Enlargement of existing front lightwells with new window openings (with associated metal railing above larger lightwell); Alterations to and insertion of windows and doors on front, side and rear elevations, including reinstatement of front oriel window and insertion of obscure glazed side oriel window at first floor; Associated minor alterations to rear land levels including area covered by rear garden patio.*

Approval of Details – Additional Note

Discharge of conditions pursuant to conditions 7 & 9 of permission HGY/2021/3385 at 47 Woodland Gardens London N10

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Response: Agreed

2. The approved plans comprise drawing nos; Wood/20/P/01; Wood/21/P/02 (Existing Floor Plans); Wood/21/P/03; Wood/21/P/02 (Proposed Floor Plans); Wood/21/P/05; Planning Statement dated 10/10/21; 'AMA Consulting Engineers' Supporting Letter dated 4th October 2021; M20078/LS (Structural Engineer's Suggested Basement Structural Statement (DMS) Produced in Support of an Application for Planning, November 2021; 'JOMAS' Ground Investigation & Basement Impact Assessment, dated 25/01/2022; Arboricultural Impact Assessment On Rear Lime tree & Proposed Rear, dated 20/01/2022. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Response: Agreed

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Response: Agreed

4. No part of any structure hereby granted shall be used as a roof terrace or balcony.

Response: Agreed

5. Before the completion of the works hereby approved the first floor side window and shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.

Response: Agreed

6. Before completion of the works hereby approved, the additional upper ground floor side window shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Response: Agreed

7. Notwithstanding the information submitted with the application no development shall take place until a final/ detailed Method Statement for the construction of the development and a detailed plan for structural monitoring (including the pre-construction structural conditions of the application property and adjoining properties), have been submitted to and approved in writing by the local planning authority.

The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 throughout the building and that of either neighbouring buildings which are within the zone of influence. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Response: Please see attached reports:

1. Underpinning Method Statement re: 224163 dated 19 Oct 2022:

Prepared by Christopher Kendall (MA CEng FStructE MICE Chartered Structural Engineer Chartered Civil Engineer);

2. Geotechnical ground investigation & Basement impact assessment report

Prepared by: JOMAS ASSOCIATES LTD, Senior Geo-environmental Engineer

3. Structural engineering design and calculations

Prepared by Christos Christou BEng CEng MStructE, AMA Consulting Engineers

(to follow shortly)

8. No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition.

Response: Please see attached letter from 'AMA Consulting Engineers', re: 21069, confirming the above.

9. No above ground development shall commence until a scheme for the treatment of the surroundings of the front of the proposed development comprising hard and soft landscaping measures, including the timescale for the planting of shrubs and appropriate hard landscaping and boundary treatment, including details of the lightwell railings, similar to or consistent with those details approved in planning permission HGY/2020/1234, has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Response: As approved re: HGY/2022/1191