

26 January 2022

savills

Planning Service
London Borough of Haringey
6th Floor, River Park House
225 High Road
Wood Green
London
N22 8HQ

Joe Oakden
E: joseph.oakden@savills.com
DL: +44 (0) 7977 030125

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Sir/Madam,

26-28 BROWNLOW ROAD, LONDON, N11 2DE
APPLICATION TO DISCHARGE CONDITION 16 OF PLANNING PERMISSION REF: HGY/2020/1615

On behalf of the applicant, Abbeytown Ltd, Savills have been instructed to prepare and submit an application for the discharge of condition 16 pursuant to planning permission HGY/2020/1615 relating to 26-28 Brownlow Road, London, N11 2DE.

Planning permission was granted on the 14th January 2022 for the following development at the above named site:

"Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 1 parking space, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear".

This application seeks to discharge condition 16 attached to the planning permission. In support of this discharge of condition application, please find enclosed the following information:

- This Planning Covering Letter;
- Approved Planning Decision Notice (containing the condition which is sought to be discharged);
- Completed application form;
- Full set of hard and soft landscaping plans, prepared by PJC Consultancy;
- Soft Landscape Maintenance and Management Plan, prepared by PJC Consultancy.

The relevant application fee (£116 + VAT) will be paid under separate cover by our Client.

Condition 16 states the following:

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Landscaping

No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure including gates and boundary treatments; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc, nesting boxes etc); proposed and existing functional services above and below ground (eg. Drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

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Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an 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.

In pursuant of Condition 16, a full set of soft and hard landscaping plans, prepared by PJC Consulting is submitted. These plans fully details the proposed planting and include the proposed finish levels and contour means of enclosure including gates and boundary treatments; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc, nesting boxes etc); proposed and existing functional services above and below ground. These plans are supported by a Soft Landscape Maintenance and Management Plan which details how the measures to be included will be managed in the long-term. In our view, the plan addresses all of the requirements outlined within condition 16.

I trust the enclosed information is sufficient to discharge condition 16 relating to planning permission HGY/2020/1615 relating to 26-28 Brownlow Road, London, N11 2DE. Should you require any further information, please do not hesitate to contact me at any time on the details at the head of this letter.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Joe Oakden", written over a light blue rectangular background.

Joe Oakden MPLAN MRTPI
Savills (UK) Ltd