

Discharge of Conditions: Conditions no. 6 and 9

FOR

186 CREIGHTON AV, LONDON, N2 9BJ

September 2023
Issue: P00



INTRODUCTION

This document has been prepared to support the approval of details reserved by a condition concerning the approved full planning permission application (ref: HGY/2022/4164) for 186 Creighton Avenue.

The submitted information will be read in conjunction with the graphic and written documents to confirm the proposed materials or details.

CONDITIONS DETAILS

1. Condition no.6 – Garden shed (Refer to Appendix A)

Prior to the commencement of the development hereby approved, details of the foundations in connection with the outbuilding must be submitted to and approved by the local planning authority that minimise harm to tree roots of trees within adjoining sites. The foundations must take account of trees growing in proximity to the development and place piles through the roots to maintain an intact root system. Any beams across any the root protection area must be placed at a level that will not require excavations and root severance for their installation.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

The foundation system chosen for the outbuilding (garden shed) was designed to minimise harm to tree roots of trees within adjoining sites. The foundation chosen consists of a screw-piled system that considers the trees growing in close proximity to the development and allows for placing piles through the root protection area whilst maintaining the roots intact. A timber suspended system was adopted to materialise the ground level, and a minimum 150mm cavity void to ensure that any beams across any root protection area are placed at a higher level and do not require excavations or root severance for their installation.

The system was designed to safeguard the root systems of adjacent trees, which remain after the building works are completed and in the interests of visual amenity.

The foundation detail of the proposed outbuilding is proposed to be as shown on drawings **1456-SDS-00-00-DR-S-2100-T01** and **1456-SDS-00-00-DR-S-5001-T01**.



2. Condition no.9 – Green roof (Refer to Appendix B)

Notwithstanding the approved plans no development shall commence until details of the green roof hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

The green roof detail of the proposed single-storey rear extension is proposed to be as shown on detail drawing **AD-16_T01**.

The green roof will be a Bauder Green Roof Extensive Lightweight XF301 Sedum System. The proposed Sedum species are listed as part of the system. Please refer to **Appendix A**.

