

CONDITIONS SCHEDULE / COVER NOTE

Land to the Rear of Fairport, Fortis Green, London N10 3BQ

Parent Permission: HGY/2022/2178

Application: Discharge of Planning Conditions (HGY/2026/0586)

Applicant: Ath Alpha Investments Ltd. / Nicholas Eliades

Agent: Crawford Partnership Architects

1. Purpose of this Cover Note

This note is submitted to clarify **exactly which conditions** attached to planning permission **HGY/2022/2178** are being addressed through the current **Discharge of Conditions application (HGY/2026/0586)**, and to distinguish these from conditions that are “**statements of compliance**” and/or are **triggered at a later stage** (e.g., pre-occupation), and therefore are **not sought for formal discharge at this time**.

All submitted supporting documents and drawings should be read in conjunction with this schedule.

2. Conditions Schedule

Condition No.	Condition Topic (summary)	Status in this Application (HGY/2026/0586)	Notes / Trigger
01	Time limit for commencement	NOT FOR DISCHARGE NOW	Statement of compliance; complied with by commencing within the statutory period.
02	Development in accordance with approved plans	NOT FOR DISCHARGE NOW	Statement of compliance; scheme built in accordance with approved plans (as may be amended by any subsequent approvals).
03	External materials / elevations / fenestration details / pipes & vents / refuse enclosure	DISCHARGE NOW	Approval required prior to above-ground works; details provided within the submission pack.
04	Hard & soft landscaping / boundary treatment / refuse & recycling enclosure	DISCHARGE NOW	Details provided for approval; to be implemented/maintained in accordance with the condition.
05	Living roof / green roof specification	DISCHARGE NOW	Details provided (roof build-up/species/maintenance), for approval prior to commencement (as required).

Condition No.	Condition Topic (summary)	Status in this Application (HGY/2026/0586)	Notes / Trigger
06	Arboricultural Method Statement (AMS) & Tree Protection Plan (TPP)	DISCHARGE NOW	Details provided for approval prior to commencement.
07	Cycle parking provision	DISCHARGE NOW	Details provided to confirm provision of long-stay cycle spaces as required.
08	Construction Management / Logistics Plan (incl. CLOCS or equivalent as required by the condition)	DISCHARGE NOW	Details provided for approval prior to commencement.
09	Updated Energy Statement / SAP demonstrating required improvement + PV/ASHP details	DISCHARGE NOW	Details provided for approval prior to superstructure (as required).
10	Carbon offset contribution	NOT FOR DISCHARGE NOW	Typically, a pre-occupation requirement / financial contribution; will be addressed at the appropriate stage.
11	Plant / equipment (incl. ASHP) noise / specification and siting	DISCHARGE NOW	Details submitted to demonstrate compliance and secure approval prior to installation/use (as required).
12	Dwelling standards (M4(2) accessible/adaptable)	NOT FOR DISCHARGE NOW	Statement of compliance; delivered through Building Regulations and verified at completion.
13	Contamination (unexpected contamination procedure)	NOT FOR DISCHARGE NOW	Triggered only if contamination is encountered; procedure will be followed if required.
14	Restriction on PD alterations / specified works	NOT FOR DISCHARGE NOW	Ongoing restriction / compliance condition.
15	No roof terrace use of green roofs	NOT FOR DISCHARGE NOW	Ongoing restriction / compliance condition.
16	Restriction on PD alterations / specified works	NOT FOR DISCHARGE NOW	Ongoing restriction / compliance condition.

3. Summary

Accordingly, this application seeks formal discharge/approval of Conditions **03, 04, 05, 06, 07, 08, 09 and 11.**

Conditions **01, 02, 10, 12, 13, 14, 15 and 16** are **not sought for discharge at this stage**, as they are either **statements of compliance, later-stage triggers, or ongoing restrictions**.

Submitted by:

Crawford Partnership Architects (Agent)

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On behalf of Nicholas Eliades / Ath Alpha Investments Ltd.

Date: 07.04.26