



020 7686 2835



info@cadoostudios.com



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COVER LETTER

DESCRIPTION:

Discharge of Condition 12

PREPARED FOR:

Bilal Ustun
Langford, Maryland Road
Haringey,
London,
N22 5AR

REF: 26.003

PREPARED BY: Irfan Kaya

1 Discharge of Condition 12

1.1 The proposed drawings are in-line with condition 12 from the full planning application with reference number HGY/2025/1829.

1.2 Condition 12a - Means of enclosure are shown in the drawings 220, 221, 240 & 262.

1.3 Condition 12b - Hard Landscaping surfacing materials are shown in the drawing 262 & the brochure 550 & 551.

- Permeable Paving Tiles - 'Lava Grey' Ceramic paver tiles from brochure 550, &
- Balcony Tiling - 'Bavaria' Primo tiles from brochure 551.

1.4 Condition 12c - Planting plans are shown in the drawing 262, indicating the existing Grass yard & proposed trees and grass yards.

1.5 Condition 12d - Cultivation Specifications are as follows:

- the chosen grass species are to be 'Perennial Ryegrass' for its shade-tolerant and hard-wearing features.
- the private garden space is to be maintained by the tenant.
- as for the communal yard and trees the landlord will be obligated to employ a property management company or contractor for maintenance.
- maintenance and cultivation of the yard includes;
 - lawn mowing when overgrowth starts to develop during the spring and autumn seasons,
 - regular mowing is required during summer to avoid sun damage,
 - overseeding during autumn to repair patchy areas and
 - avoid mowing the grass too low at winter time.
- Maintenance and cultivation of the trees include;
 - watering may be required during severe dry spells
 - raking of leaves during the late autumn season when leaves tend to pile up and
 - pruning of branches every 3 to 5 years during the late summer to allow for enough time to heal before the winter season arrives.

1.6 Condition 12e - Schedule of plants are as follows:

- the proposed four trees are to be Norway Maple trees (*Acer Platanoides*),
- the grass yards are to be Perennial Ryegrass, &
- the bushes within the proposed low wall planters are to be Star Jasmine '*Trachelospermum jasminoides*'.