

By Portal

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26th June 2026

Dear Sir / Madam,

52 Elmfield Avenue, N8 8QG – Condition 7 Submission
Planning Portal Reference - PP-14945046

On behalf of our client, YMCA, London, City and North, we hereby submit an application for the discharge of Condition 7 (Car Free) of planning permission reference HGY/2024/2464, dated 7th January 2026.

Background

As you will be aware, planning permission HGY/2024/2464 was granted by the LBH for the following,

“Side, rear and roof extensions to the existing building (which contains one C3 flat and one C4 small HMO) along with change of use of the C3 dwelling to a C4 small HMO.”

The Proposed Submission

Condition 7 is as follows:

“No development shall take place until arrangements have been made to secure the development as "car free" in accordance with a detailed scheme or agreement which has been approved in writing by the local planning authority. The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on street parking permit to park a vehicle on the public highway in perpetuity. The approved scheme/ agreement shall be implemented prior to first occupation of the development hereby permitted.”

Attached to this letter is a Section 106 agreement between the applicant and the Council which will secure the development as car free. This will ensure that all future occupiers of

the approved development cannot apply for or obtain an on street parking permit to park a vehicle on the public highway in perpetuity.

The following documents have been submitted pursuant to the discharge of this condition:

- (1). Application form by CMA Planning;
- (2). Covering letter by CMA Planning (this document);
- (3). Section 106 Obligation
- (4). Application fee of £400 (which includes £91 service charge).

We trust that the enclosed is in order and look forward to receiving acknowledgement shortly that the application has been formally registered.

Yours faithfully

Tim Gaskell

Tim Gaskell
CMA Planning

Enc. as above