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Dear Sir/Madam

Application for Discharge of Condition at Parma House, Clarendon Road, N22 6UL

On behalf of our client, we are pleased to submit (via the Planning Portal, reference PP- 15057242) an application for the discharge of Condition 8 and 9 of prior approval permission granted on 8 October 2024 under planning ref: HGY/2024/2256 for:

Application to determine if prior approval is required for the change of use of the existing building from commercial use (Class E Use) to residential use (Class C3 Use) to provide 52 flats. Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application fee of £400 has been paid via the Planning Portal's online payment system.

Condition 8 states:

Prior to the occupation and any demolition/construction work on the existing building, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. Where there is a need for any asbestos removal on the site, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

An asbestos survey has been carried out to ensure the building is safe for future occupants. The Asbestos Survey Report has been issued confirming the presence and location of asbestos and submitted for confirmation. The materials containing asbestos have been removed from site and a Waste Certificate Notice issued (Biffa). There is no further remediation is required.

Condition 9 states:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

As this is a change of use application for conversion from commercial use to residential use there are no works that would require further excavation into the ground floor slab. There has been no contamination found to be present at the site. Therefore this condition can also be cleared at the same time.

We look forward to receiving your confirmation that the information submitted has been received. If you require any additional information then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Chris Frost', with a stylized flourish above the name.

Chris Frost – MRTPI
Director