



Land to the rear of Fairport | N10 3BQ

DISCHARGE OF CONDITIONS REPORT

0.00 | Contents

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Client

Nicholas Eliades

Submission Date

February 2026

Agent

Crawford Partnership Architects

David Mullaly
dmullaly@crawfordpartnership.co.uk
0208 444 2070

Planning Authority

London Borough of Haringey

Relating to Parent Application HGY/2022/2178

Note: Not all drawings in this document are to scale

Location Plan



Condition 01 & 02

- Condition 01

The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
- Condition 02

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity

Statement of Compliance

The client recognises these conditions applied to this consent and agrees to comply with them.

The information contained within the following pages should be able to discharge the outstanding conditions such that works can commence on site thereafter.

Planning, Building Standards & Sustainability Service



Alexis Piponides
Crawford Partnership
The Studio
1a
Muswell Hill
London
N10 3TH

31 May 2024

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION

Case Reference
Location
Proposal

HGY/2022/2178
Rear Garage, Fairport, Fortis Green, London, N10 3BQ
Redevelopment of site consisting of existing garage outbuilding to the rear of the grounds of Fairport. Creating to create a one new three-storey family dwelling facing onto Fortismere Avenue with associated refuse storage and external space (AMENDED DESCRIPTION).

Received

10 May 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
TREE SURVEY REPORT - FAIRPORT 2022		24 August 2022
cil 05052022		24 August 2022
Fairport Package drawings		24 August 2022
22068_Fairport Fortis Green_Basement Impact Assessment_2022.05.19		24 August 2022
ApplicationForm		24 August 2022
ApplicationFormRedacted		24 August 2022
Z55630 Rear of Fairport, Fortis Green Daylighting Assessment_23-08-22MA	Daylighting Assessment	14 September 2022
Z55630 Fairport Energy Sustainability Statement 07-09-22mg	Energy Sustainability Statement	14 September 2022
220-A Ground Floor Plan		13 December 2022
100 Site Plan (block)		23 April 2024
Fairport - Design And Access Statement (003compressed)		23 April 2024
000 Location Plan		23 April 2024
(2021-374_02) Fairport - Drawings Package		23 April 2024



- Condition 03
- No above ground works shall take place until the following details of the buildings/ structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority:
- a.

particulars and samples of the materials to be used on the external faces of the buildings;
- b.

details of the elevations of the development (elevations, plans and cross sections at scale 1:20) as well as typical details of the fenestration and entrances;
- c.

details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- d.

details of the refuse bin enclosure;

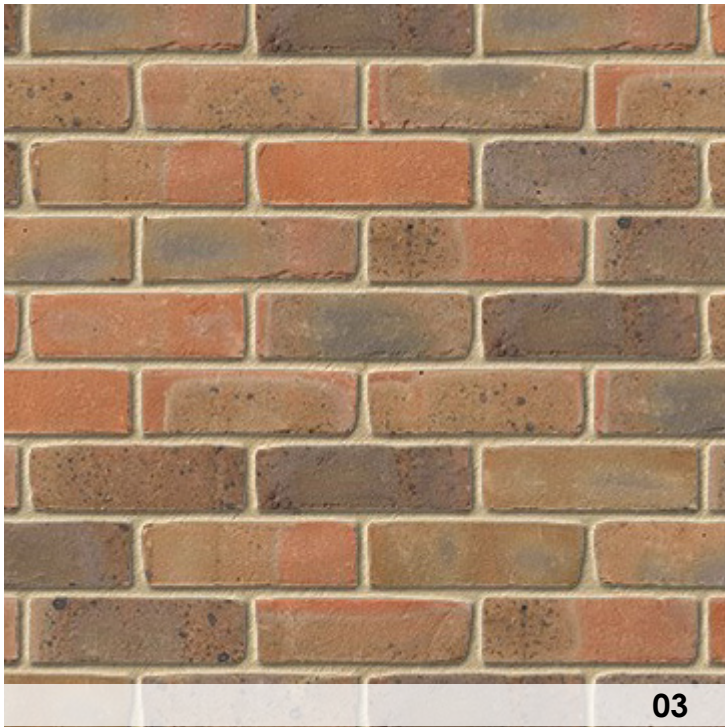
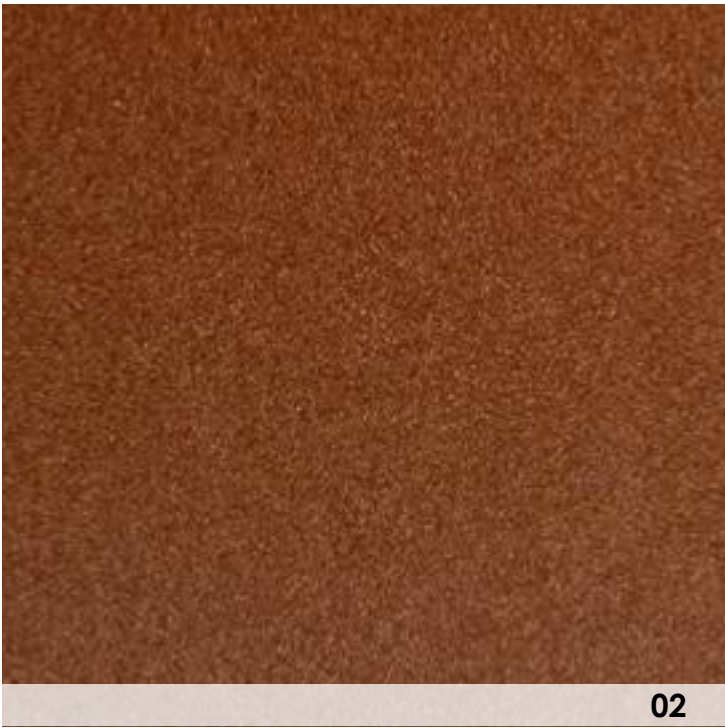
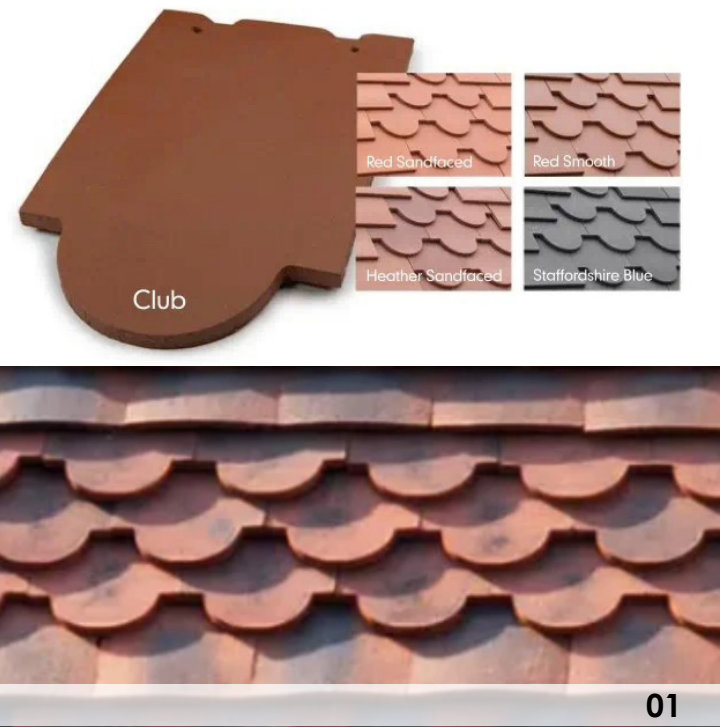
The development shall thereafter be carried out solely in accordance with the approved details.

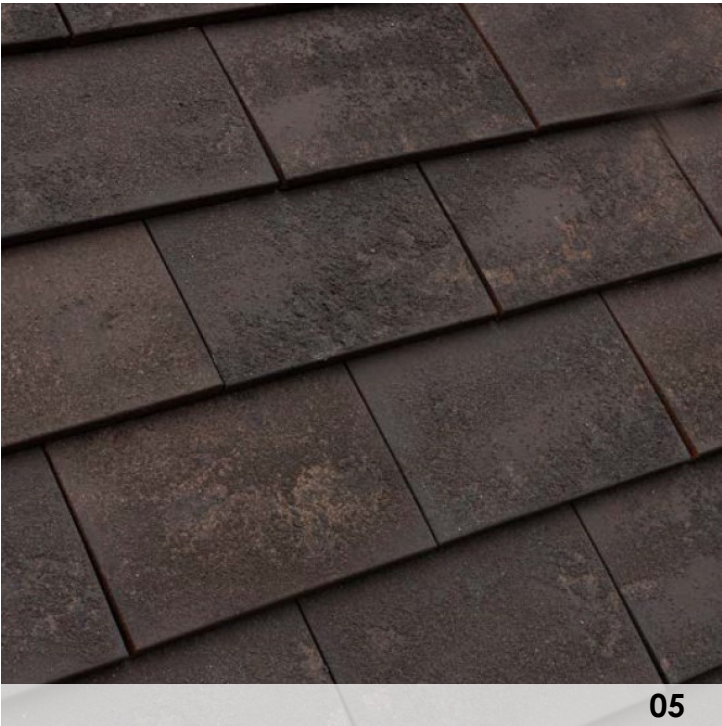
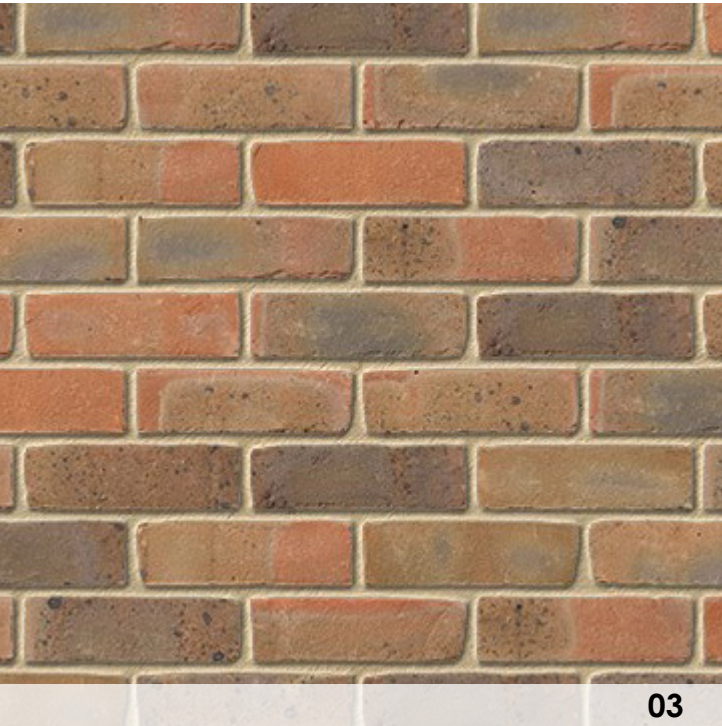
Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Fortis Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

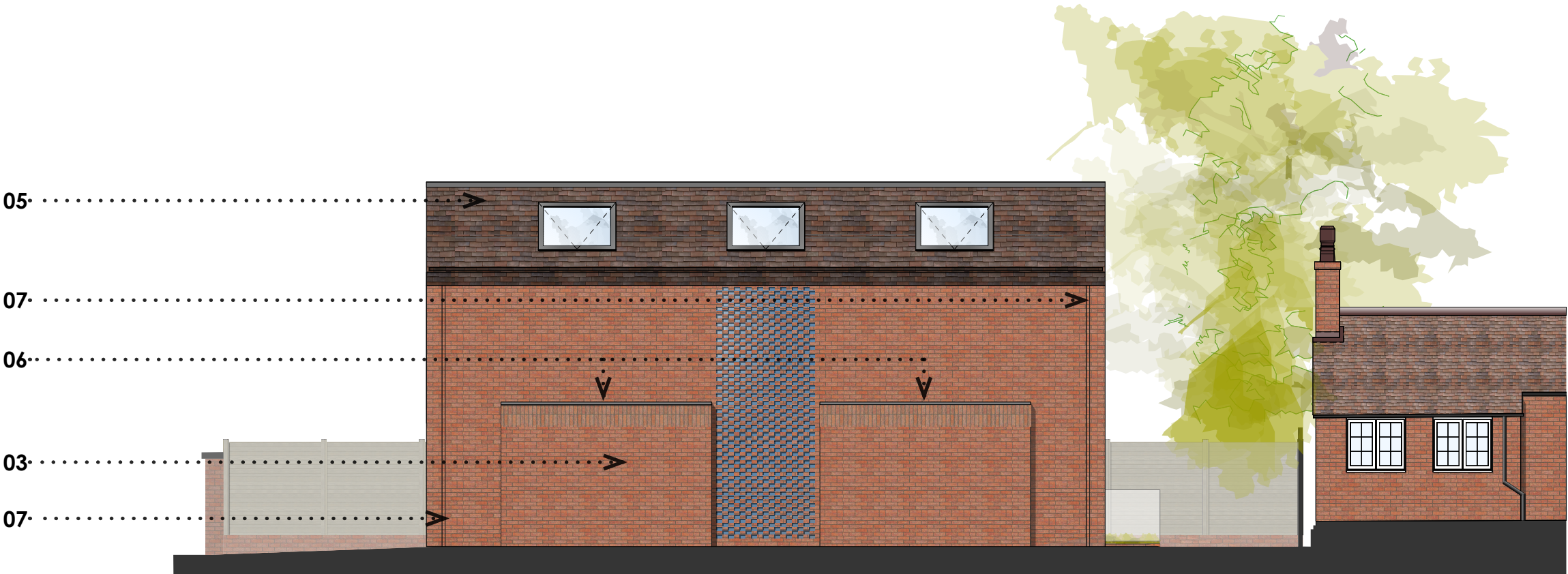
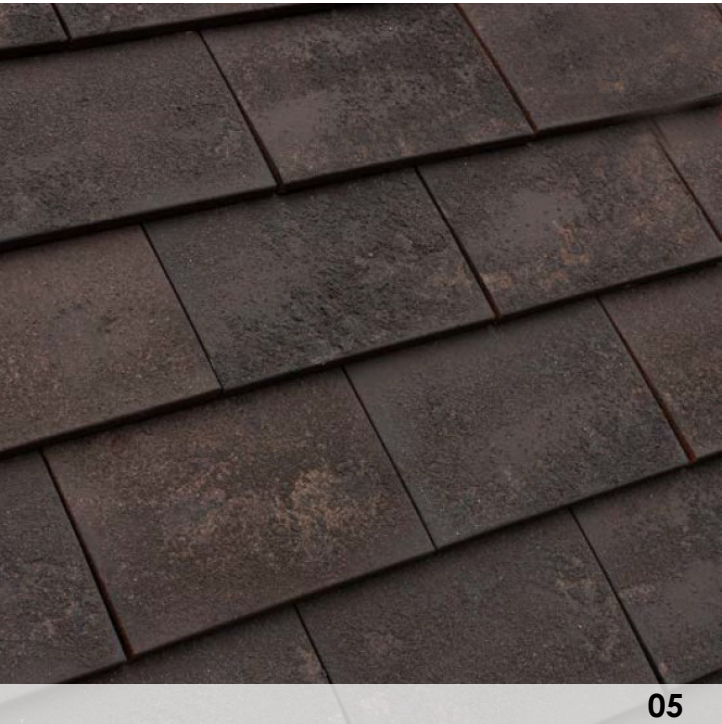
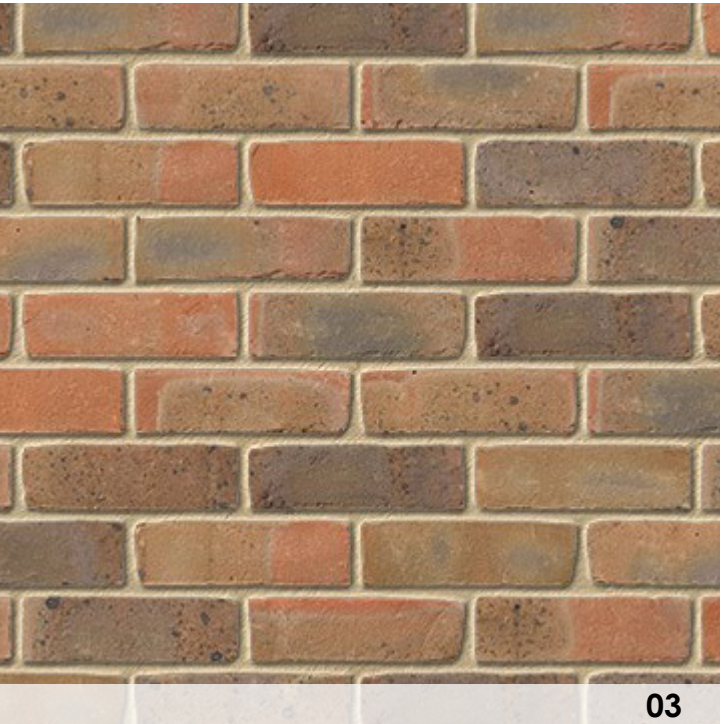
Materials Schedule

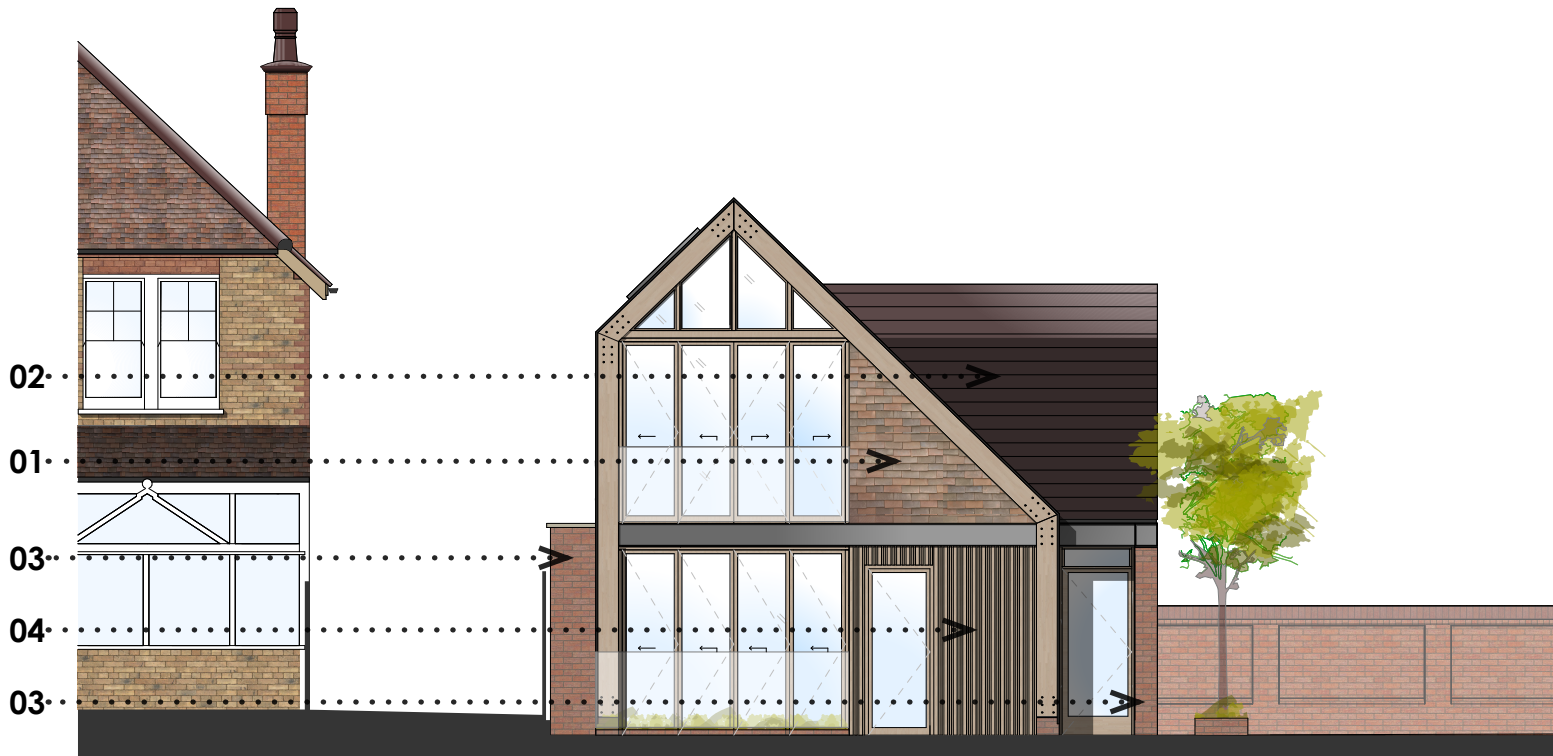
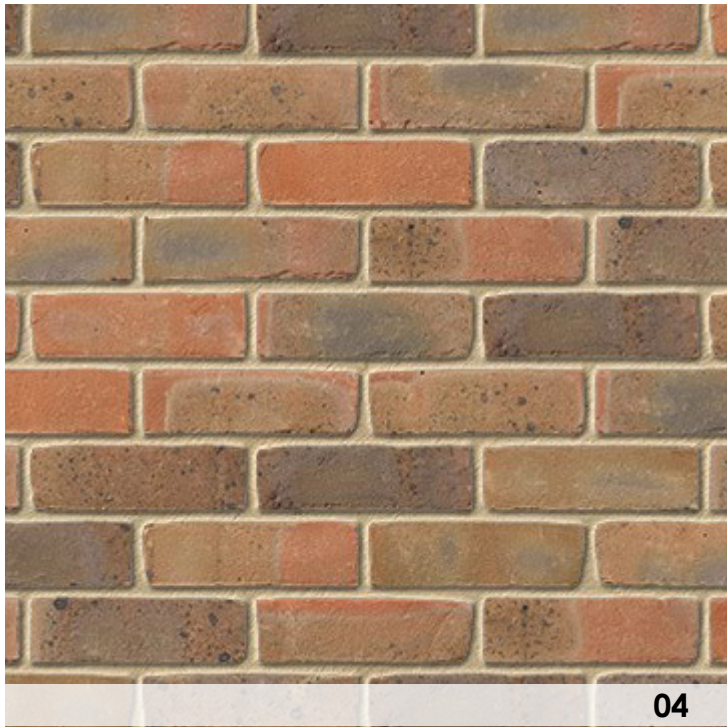
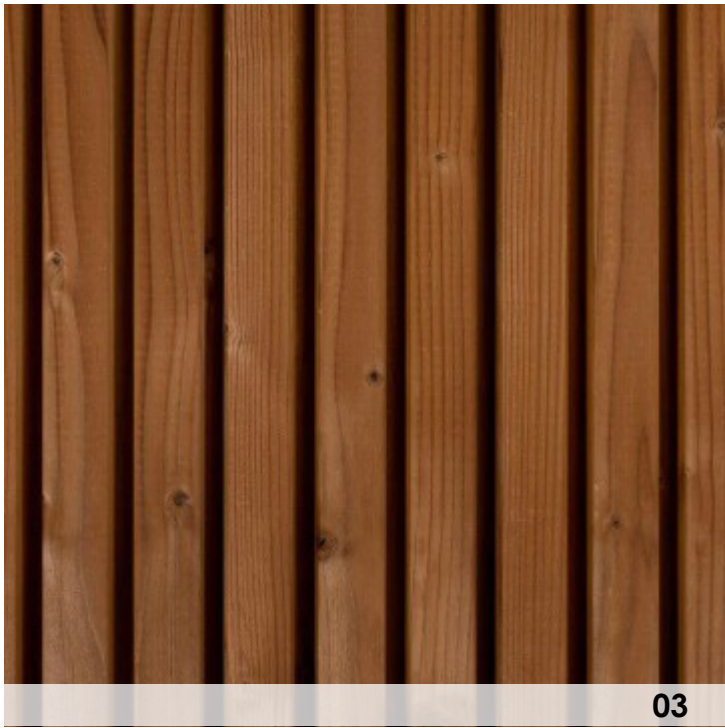
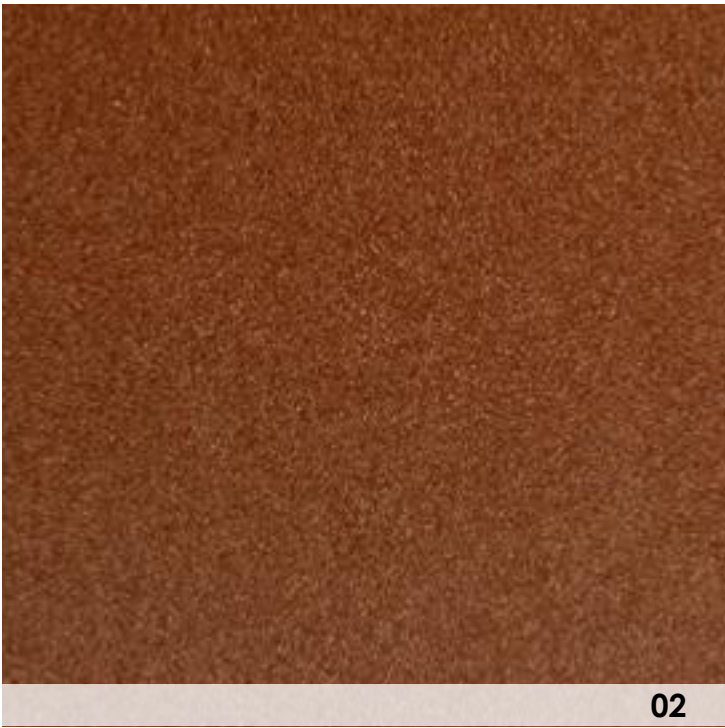
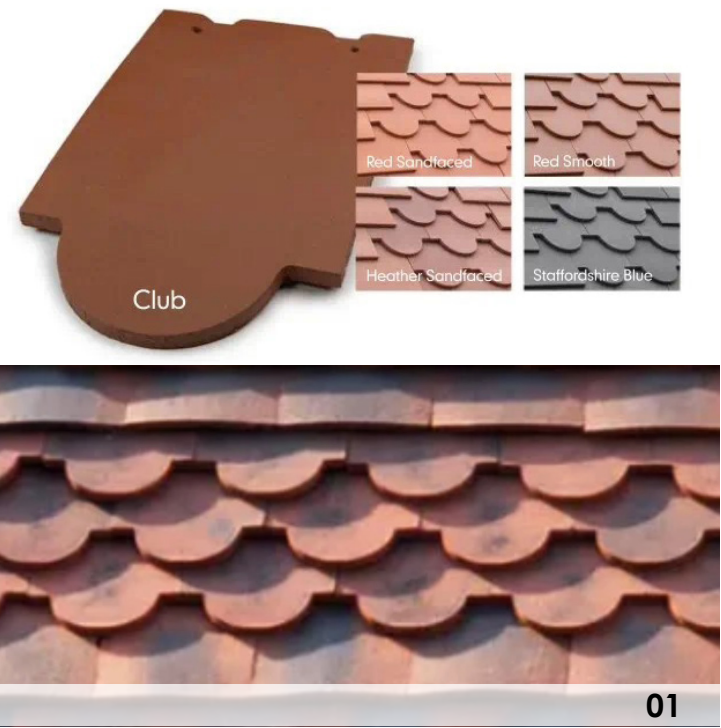
Number	Material	Brand	Product	Code
01	Facade Tiles	Marley	Acme Single Camber Heritage - Ashurst - Fine Sanded Finish	N/A
02	Metal Cladding	SSAB	Greencoat PLX Metallic Copper	RR979/SS0778
03	Masonry	lbstock	Bexhill Red	A4010A
04	Timber Cladding	Lunawood	Luna Triple 32x140	N/A
05	Roof Tiles	Marley	Acme Single Camber Heritage - Weathered - Fine Sanded Finish	N/A
06	Copings	Eurodec	50-75 Once Weathered Coping Stone 600x400mm - Buff	PT6040/1W/SS
07	Rainwater Goods	Alumasc	Rainwater Flushjoint Aluminium Downpipes - Jet Black Matt	N/A
08	Green Rooves	ZinCo	Biodiversity Green Roof	N/A
09	Balustrades	Origin Architectural	Glass Balustrade	N/A

Condition 03 | External Materials









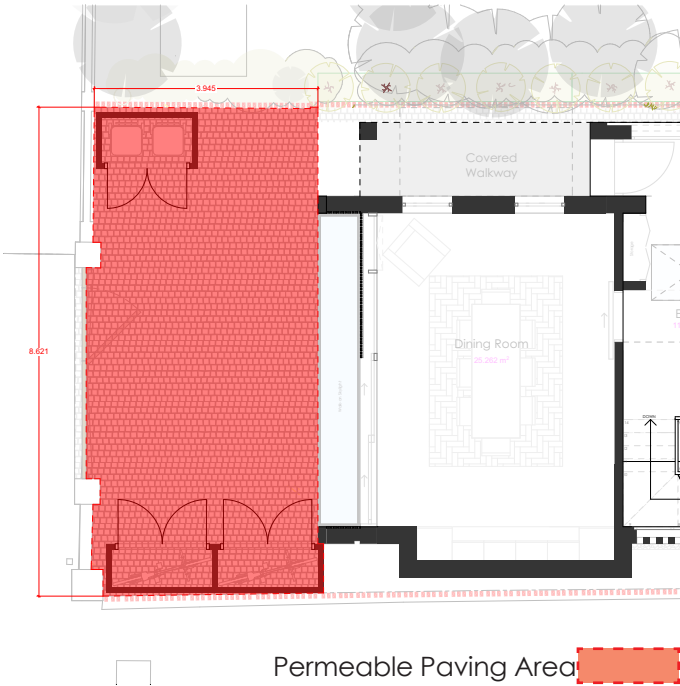
Condition 04 | Landscaping

Condition 04 Full details of both hard and soft landscaping works, details of boundary treatment and details of the refuse and recycle enclosure shall have been submitted to and approved in writing by the Local Planning Authority.

The approved detail shall thereafter be carried out and implemented in strict accordance with the approved details, including landscaping in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

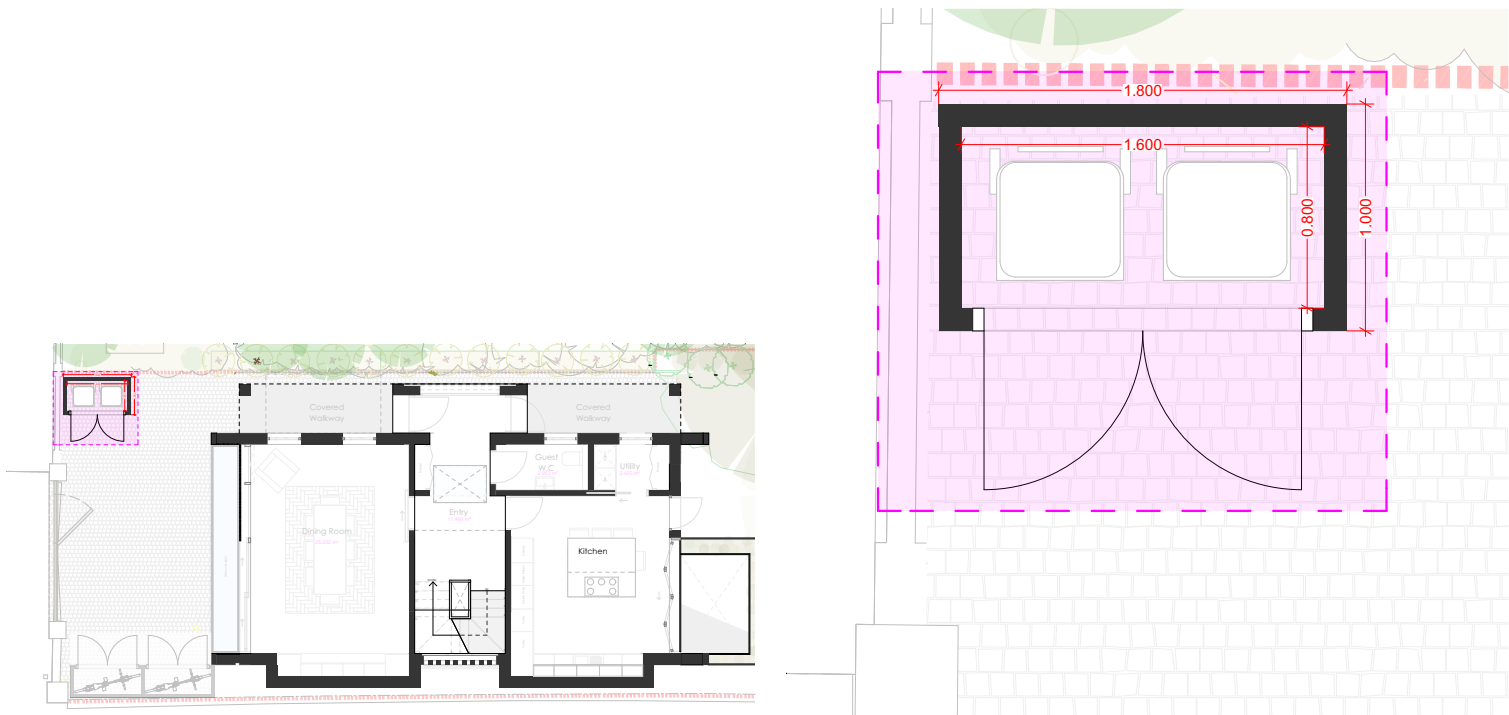
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Permeable Paving



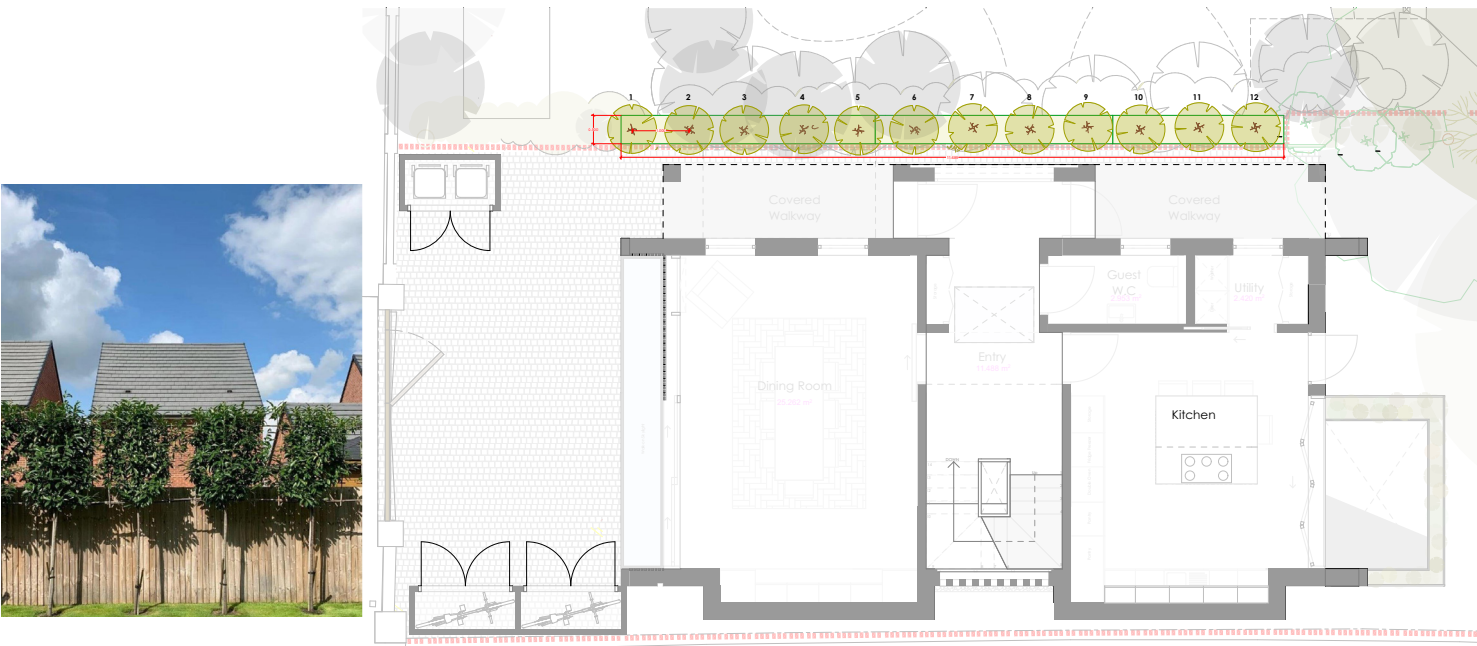
Refuse Store

The refuse store located in the front garden of the property will have capacity for 1x 240L Refuse bin + 1x 240L Dry Mixed Recycling Bin + 1x 25L Food Waste Bin.



Pleached Trees

Pleached trees used to screen the boundary with Fairport House, to the north of the property.



Condition 05

Prior to the commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located; Planning Officer Delegated Report
- ii) A section demonstrating substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iii) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native); and
- iv) Management and maintenance plan, including frequency of watering arrangements.

The approved living roofs shall be provided before the development is first occupied and shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

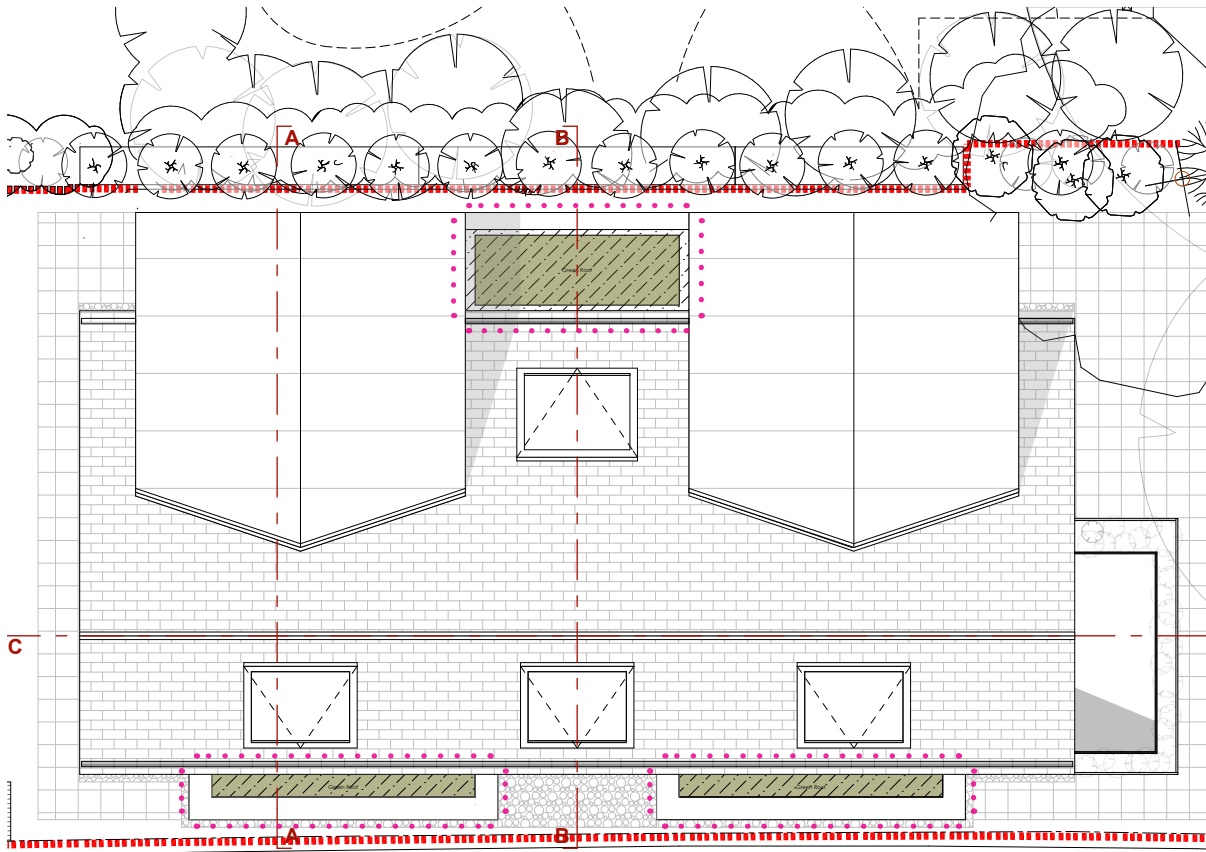
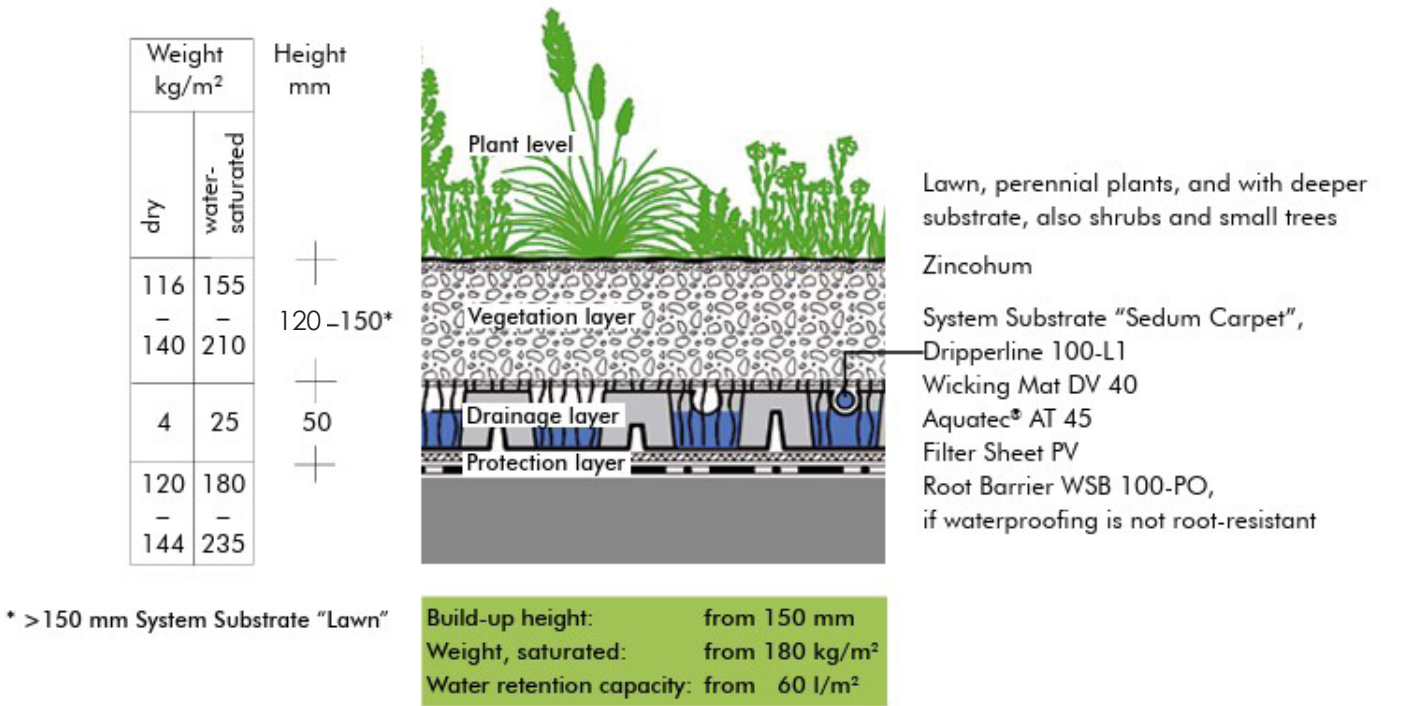
Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey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

Statement of Compliance

The applicant confirms that full details of the proposed landscaping, boundary treatments, and refuse and recycling enclosure will be submitted to the Local Planning Authority for written approval prior to commencement of the relevant works. The proposed biodiverse green roof will comprise an extensive substrate with a minimum depth of 120mm. It will include a combination of native wildflowers and herbs selected from species: Bird's-foot Trefoil, Oxeye Daisy, Selfheal, Common Knapweed, Yarrow, Red Campion, Wild Marjoram and Common Thyme. The roof will not rely solely on sedum species and will be maintained through periodic vegetation and drainage inspections, with annual cut-back and replacement planting undertaken where necessary.

All approved elements will be implemented in strict accordance with the approved details. Landscaping will be installed in the first planting and seeding season following either occupation of the dwelling or completion of development, whichever occurs first. Any trees or plants that die, are removed, or become damaged or diseased within five years of completion will be replaced during the next planting season with specimens of similar size and species.

Following implementation, the landscaping scheme will be retained and maintained to the satisfaction of the Local Planning Authority, thereby ensuring appropriate visual amenity and compliance with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policy DM1 of the Development Management DPD 2017.



Condition 06

Notwithstanding the Arboricultural Impact Assessment submitted prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of protection measures and techniques to be adopted for the protection of trees from damage during the course of any activity related to the development, including foundation design, shall be submitted to the Local Planning Authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) and thereafter implemented accordingly.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Statement of Compliance

Prior to commencement of development, the applicant will submit for the Local Planning Authority's written approval an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), prepared in accordance with BS 5837:2012 and having regard to the previously submitted Arboricultural Impact Assessment. The AMS and TPP will define the specification, positioning, and installation of all protective measures to safeguard retained trees during demolition, construction, and associated site activities. This will include, where relevant, protective fencing, ground protection, root protection areas, foundation design, service routing, and access arrangements.

Upon written approval by the Local Planning Authority, the AMS and TPP will be implemented in full for the duration of the development works, and no variation will take place without prior written agreement. This procedure ensures the health, safety, and retention of on-site trees consistent with Policy G7 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017), and Policy DM1 of the Development Management DPD (2017).



RW Tree & Land



Tree Protection Plan & Arboricultural
Method Statement

Site address: Fairport, Fortis Green, Muswell Hill, London N10 3BQ

Date:12th February 2026

Tel: 07860 445380
Email: richard@wassells.co.uk
HQ: Mendlesham, Suffolk & Islington, London

Condition 07 | Cycle Parking

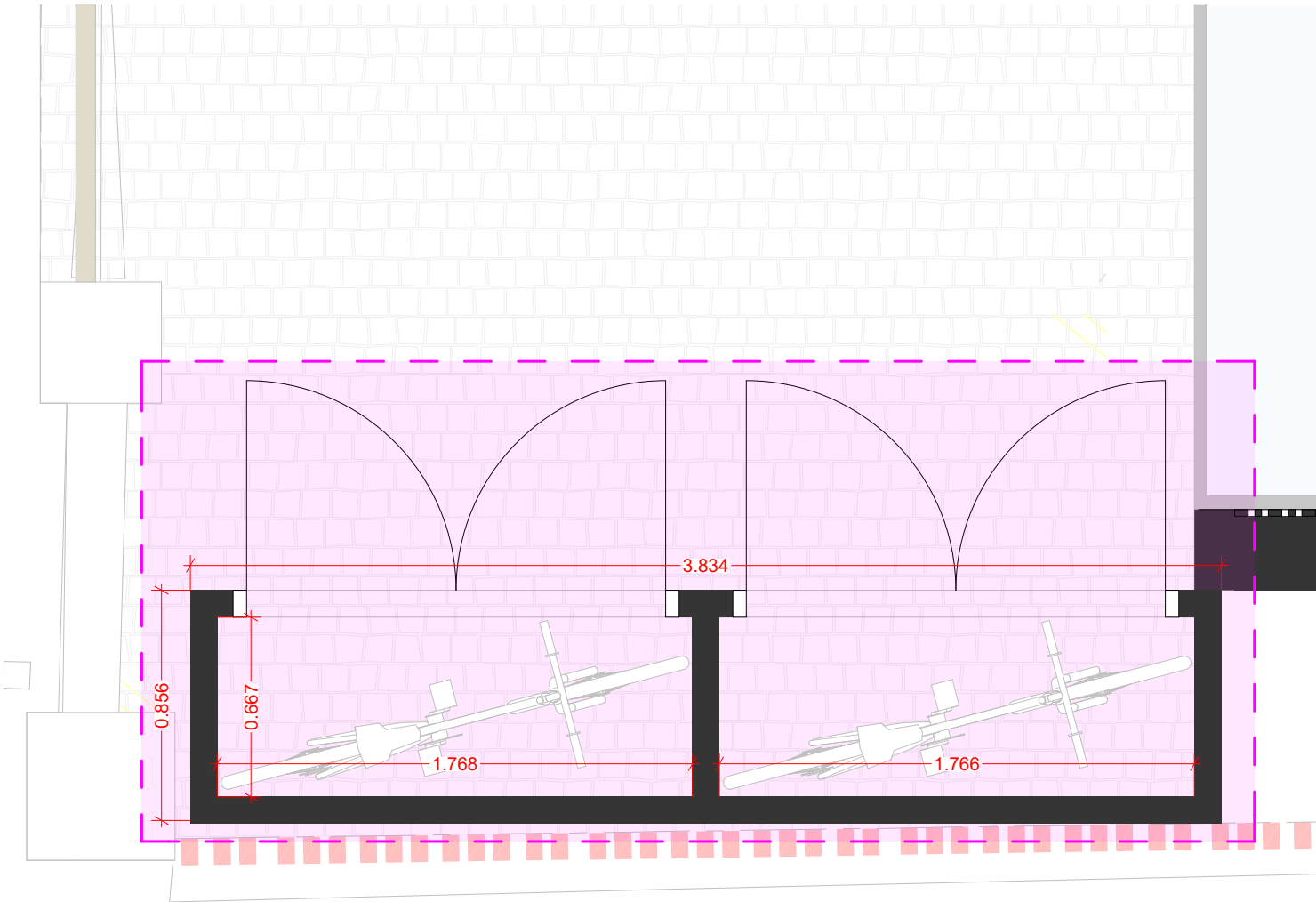
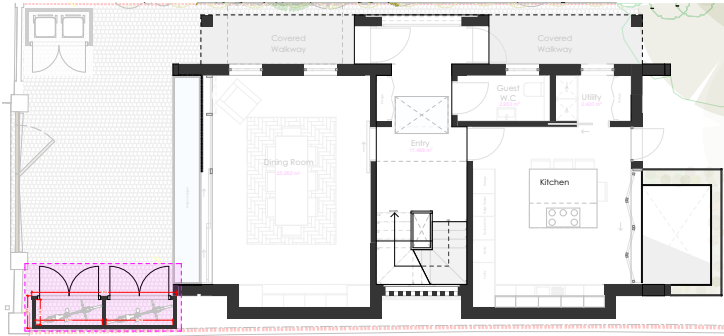
Condition 07 The applicant will be required to provide a minimum total of 2 x long-stay cycle parking spaces in line with the London Plan (2021) standards and the London Cycle Design Standards.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycle Design Standards.

2 Proposed Cycle Storage Spaces

The proposal houses a total of 2 cycle storage spaces in a locked cycle store in the front garden of the property. Location and dimensions illustrated right:

The enclosure will comprise a timber-framed structure with timber-clad elevations and a waterproof roof covering, providing a durable and visually appropriate form of weather-protected storage.



Condition 08

Prior to the commencement of development, a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Officer Delegated Report Planning Authority. The document shall follow the best practice guidelines as set out in the Construction Logistics and Community Safety (CLOCS) standard requirements and CLOCS and Transport for London's Construction Logistics Planning (CLP) Guidance (2021).

The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a. The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
- b. The estimated peak number and type of vehicles per day and week;
- c. Estimates for the number and type of parking suspensions that will be required; and
- d. Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to maintain traffic safety.

Statement of Compliance

Prior to commencement of development, the applicant will submit for the Local Planning Authority's written approval an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), prepared in accordance with BS 5837:2012 and having regard to the previously submitted Arboricultural Impact Assessment. The AMS and TPP will define the specification, positioning, and installation of all protective measures to safeguard retained trees during demolition, construction, and associated site activities. This will include, where relevant, protective fencing, ground protection, root protection areas, foundation design, service routing, and access arrangements.

Upon written approval by the Local Planning Authority, the AMS and TPP will be implemented in full for the duration of the development works, and no variation will take place without prior written agreement. This procedure ensures the health, safety, and retention of on-site trees consistent with Policy G7 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017), and Policy DM1 of the Development Management DPD (2017).



Ath Alpha Investments
Fairport, Fortis Green, N103BQ

Jan 2026

Construction Management Plan

Relating To

The Annexe, Fairport, Fortis Green, London N103BQ

Introduction

The purpose of this document is to set out the relevant and necessary considerations to the issues arising from the planning and construction of the works at The Annexe, Fairport, Fortis Green, London N103BQ ("the Property") as more particularly set out in the Drawings and Specifications submitted by the Crawford Partnership (Architects).

This Plan seeks to broadly describe the works that are proposed to be undertaken to the Property, the exact details of which are subject to the final Specifications to be provided (and which may be subject to change as the Works progress).

This Plan also describes the programme, systems and procedures that are intended to be implemented whilst controlling the construction operations on site at the Property, with the intention of ensuring the smooth and expeditious progress of the project in the safest and most efficient manner reasonably attainable in the applicable circumstances and having due regard to the necessity to minimise adverse impact on the local environment and any surrounding amenities etc.

Particular consideration will also have to be given to all applicable Building Regulations and Health and Safety Measures. Compliance will be necessary even if this causes an increase in the cost of the works and an extension of time for the Works to be carried out to completion.

This **Construction Management Plan (CMP)** has been prepared with the objective of providing guidance on measures; methods and procedures considered necessary to be adhered to during the building works at the Property and having special regard to ensuring the safe and effective management of pedestrians outside the Property.

Condition 09 An updated energy report shall be submitted to and approved in writing by the Local Planning Authority prior to the superstructure works commencing on site showing no less than a 77.6% percentage improvement in carbon emissions over 2021 Building Regulations Part L are still to be achieved, including the following details:

- Location, specification and efficiency of the proposed ASHP unit;
- Details of the PV arrays to be installed in the form of a roof plan showing the number, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp).

The development shall thereafter be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.
Within six months of first occupation, evidence that the PV array and ASHP installation has been installed correctly shall be submitted to and approved by the Local Planning Authority, namely a Microgeneration Certification Scheme certificate.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

Statement of Compliance

The applicant agrees to build the project in line with the energy statement previously submitted and referenced above.

Adjacent is a preview of the executive summary.



Energy & Sustainability Statement
Ref: Z55630.1

New Build House @ Rear of Fairport
171 Fortis Green
London
N10 3BG

On behalf of

Nicholas Eliades
Ath Alpha Investments Ltd.



Energy Counsel
Viridor House
No.3 Bolholt Terrace
Bury/Gtr Manchester
BL8 1PP
Tel: +44 (0)161-762 1055
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Matthew.Gibson@energycounsel.co.uk
www.energycounsel.co.uk

Condition 10 | Carbon Offsetting

Condition 10 Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £1,393.65 to fund offsetting the remaining carbon emissions from this development.

Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.

Statement of Compliance

Prior to the occupation of the approved dwelling, the applicant will complete and submit a Unilateral Undertaking (or equivalent legally binding mechanism) to the Local Planning Authority securing the required carbon offset payment of £1,393.65. This mechanism will be executed and submitted in accordance with the stipulated condition, ensuring the contribution is secured prior to occupation.

This financial contribution will be used to offset the residual regulated carbon emissions associated with the development, supporting borough-wide climate objectives and compliance with Local Plan Policies SP4 and DM21 relating to zero carbon development and climate change mitigation.

The applicant confirms full intent to comply with the condition as stated.

Condition 11

The noise level from the operation of the air source heat pump(s) thereafter approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump(s) result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Air Source Heat Pumps

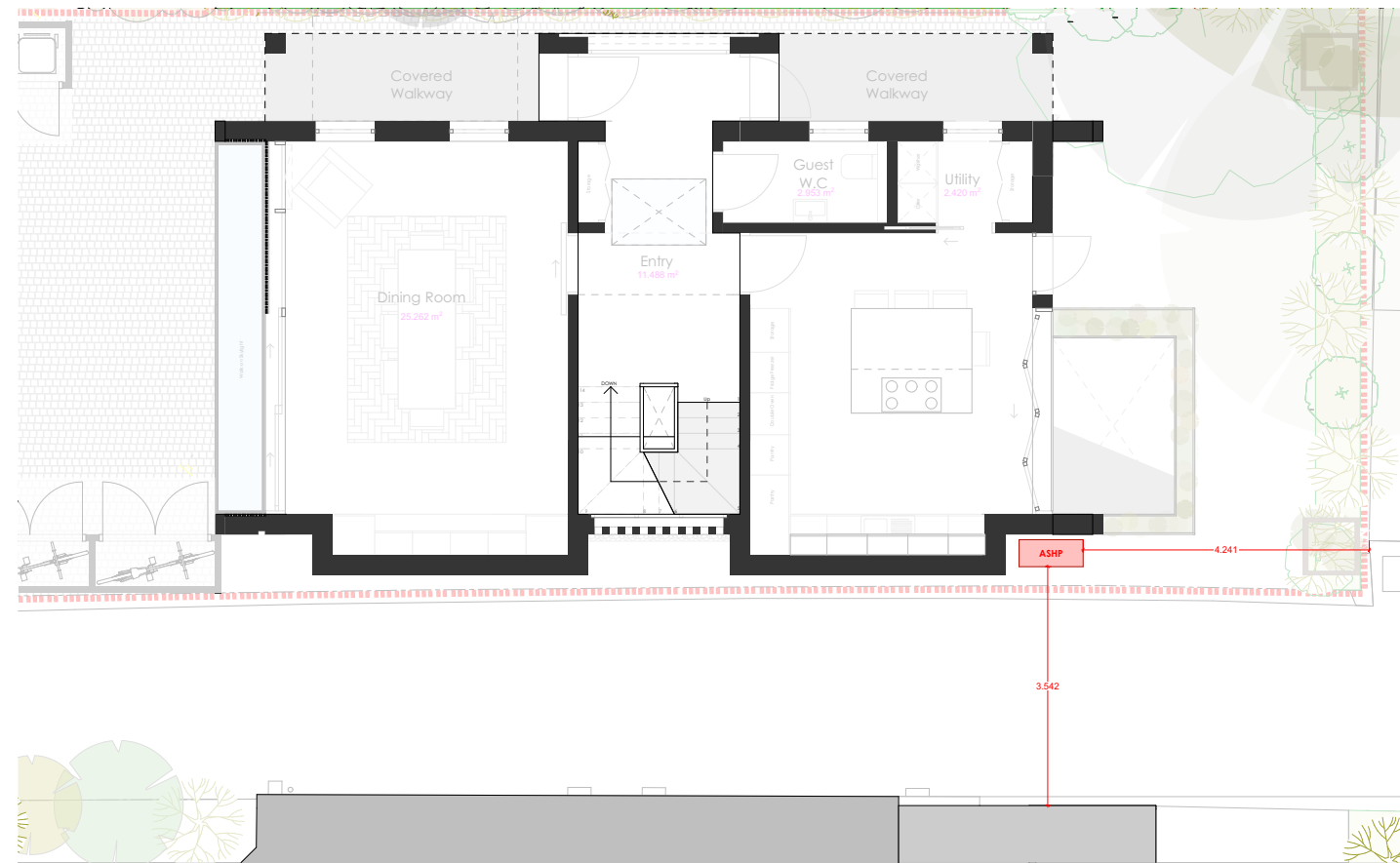
Air source heat pumps will be used as an energy saving alternative to gas or electric boilers. These will supply hot water to the occupants and power their under floor heating. Note: Refer to Condition 09 | energy statement for info on ASHP's

Specification of the Air Source Heat Pumps

Mitsubishi 8.5kW Ecodan Monobloc Air Source Heat Pumps have been chosen in line with the energy calculations detailed in Condition 09. ASHP sound pressure with low power mode is 42dB. Adjacent is the data sheet.

Location of the Air Source Heat Pump

Illustrated below:



Heating



■ PUIHZ-W50VHA2(-BS)



■ PUIHZ-W85VHA2(-BS)



■ PUIHZ-(H)W112-140VHA(2)/YHA2(-BS)

Product Information
PUIHZ-(H)W Outdoor Units

Making a
World of
Difference

Ecodan Monobloc Air Source Heat Pumps

Our range of Ecodan monobloc air source heat pumps includes 5, 8.5, 11.2 and 14kW sizes.

Now with the ability to cascade up to six units of the same output, Ecodan monobloc systems offer a capacity range from 5 through to 84kW. Designed to suit a wide number of applications, these models offer a viable solution for the varying requirements that domestic and small commercial applications demand.

Key Features

- Self-contained unit, only requiring water and electric connections
- No need for gas supply, flues or ventilation
- Single phase power supply with a low starting current (3 phase available for 14kW)
- Low maintenance and quiet to run
- Operates with outside temperatures as low as -20°C
- Multiple unit connection
- Hybrid function, for use with conventional boilers
- Optional 2-zone energy efficient space heating control
- Available as a standalone, packaged or semi packaged system
- Cascade function for multiple unit control
- Energy monitoring as standard
- Coastal protection models available (-BS)

Application Examples

- The vast majority of UK homes
- Small Retail Outlets
- Dental / Doctor's Surgeries
- Public Sector / Commercial Buildings



OUTDOOR UNIT		PUIHZ-W50VHA2(-BS)	PUIHZ-W85VHA2(-BS)	PUIHZ-W112VHA(-BS)	PUIHZ-HW140VHA2(-BS)	PUIHZ-HW140YHA2(-BS)
HEAT PUMP SPACE HEATER - 55°C	ErP Rating	A++	A++	A++	A++	A++
	η _s	127%	128%	125%	126%	126%
	SCOP	3.25	3.27	3.20	3.22	3.22
HEAT PUMP SPACE HEATER - 35°C	ErP Rating	A++	A++	A++	A++	A++
	η _s	162%	162%	164%	157%	157%
	SCOP	4.12	4.12	4.18	3.99	3.99
HEAT PUMP COMBINATION HEATER - Large Profile ¹	ErP Rating	A	A	A	A	A
	η _{wh}	99%	97%	100%	96%	96%
	Capacity (kW)	4.8	8.3	11.0	14.0	14.0
HEATING ² (A-3/W35)	Power Input (kW)	1.63	2.96	3.65	4.81	4.81
	COP	2.95	2.80	3.01	2.91	2.91
OPERATING AMBIENT TEMPERATURE (°C DB)		-15 ~ +35°C	-20 ~ +35°C	-20 ~ +35°C	-25 ~ +35°C	-25 ~ +35°C
SOUND PRESSURE LEVEL AT 1M (dBA) ^{3,4}		45	48	53	53	53
LOW NOISE MODE (dBA) ³		40	42	46	46	46
WATER DATA	Pipework Size (mm)	22	22	28	28	28
	Flow Rate (l/min)	14.3	25.8	32.1	40.1	40.1
	Water Pressure Drop (kPa)	12	13.5	6.3	9	9
	Width	950	950	1020	1020	1020
DIMENSIONS (mm) ⁷	Depth	330+30 ⁵	330+30 ⁵	330+30 ⁵	330+30 ⁵	330+30 ⁵
	Height	740	943	1350	1350	1350
	WEIGHT (kg)	64	77	133	134	148
ELECTRICAL DATA	Electrical Supply	220-240v, 50Hz	220-240v, 50Hz	220-240v, 50Hz	220-240v, 50Hz	380-415v, 50Hz
	Phase	Single	Single	Single	Single	3
	Nominal Running Current [MAX] (A)	5.4 [13]	10.3 [23]	11.2 [29.5]	14.9 [35]	5.1 [13]
	Fuse Rating - MCB Sizes (A) ⁶	16	25	32	40	16

¹ Combination with EHPT20X-MHCW Cylinder.
² Under normal heating conditions at outdoor temp: -3°CDB / -4°CWB, outlet water temp 35°C, inlet water temp 30°C.
³ Under normal heating conditions at outdoor temp: 7°CDB / 6°CWB, outlet water temp 35°C, inlet water temp 30°C as tested to BS EN14511.
⁴ Sound power level of the PUIHZ-W50VHA2 is 61dBA, PUIHZ-W85VHA2 is 62.5dBA, PUIHZ-W112VHA is 65dBA, PUIHZ-HW140VHA2 is 65.5dBA, PUIHZ-HW140YHA2 is 67.5dBA. Tested to BS EN12102.
⁵ Grille.
⁶ MCB Sizes BS EN60898-2 & BS EN60947-2.
⁷ Flow Temperature Controller (FTC) for standalone systems PAC-IP62B-E Dimensions WxDxH (mm) - 520x150x450
η_s is the seasonal space heating energy efficiency (SSHEE) η_{wh} is the water heating energy efficiency

Condition 12, 13, 14, 15, 16

Condition 12

The residential unit hereby approved shall be designed to meet Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings.

Statement of Compliance

The applicant confirms that the approved residential unit will be designed and constructed to comply with Part M4(2) of the Building Regulations 2015 ('accessible and adaptable dwellings'), formerly known as the Lifetime Homes Standard. This includes the provision of internal layouts, door widths, sanitary facilities, and circulation spaces that enable adaptability to the changing needs of occupants over time.

Should any deviation from Part M4(2) standards be proposed, this will only occur following written agreement with the Local Planning Authority. The design and construction will ensure that the development meets the Council's requirements for accessible and adaptable dwellings, thereby providing suitable accommodation for a range of occupant needs and supporting long-term accessibility.

Condition 13

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.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site.

Statement of Compliance

The applicant confirms that all construction activities will be undertaken in accordance with the agreed condition relating to unexpected contamination. In the event that contamination not previously identified is encountered during the course of development, works will cease in the affected area and the Local Planning Authority will be notified without delay. No further development will proceed within that area until a remediation strategy has been prepared by a suitably qualified environmental specialist and submitted to the Local Planning Authority for written approval.

The remediation strategy will specify the nature and extent of the contamination, outline the proposed remedial measures, and identify validation and monitoring procedures to demonstrate effective implementation. Development will only recommence once written approval has been issued by the Local Planning Authority. All remediation works will be carried out as approved, ensuring the completed development is not exposed to unacceptable contamination risks or associated water pollution hazards.

Condition 14

Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or reenacting that Order, no outbuildings shall be erected and no extensions or alterations to the dwelling house hereby approved, including the insertion of or alterations to windows and doors, hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

Statement of Compliance

The applicant recognises and agrees to not extend or alter the building beyond what has been granted without further planning permission.

Condition 15

Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or reenacting that Order, no part of the green roofs hereby granted shall be used as a roof terrace or balcony.

Reason: To safeguard the residential amenities of the neighbours and to prevent overlooking of the neighbouring properties by controlling roof extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

Statement of Compliance

The applicant recognises and agrees to not use the areas of green rooves as roof terraces or balcony's.

Condition 16

Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or reenacting that Order, no outbuildings shall be erected and no extensions or alterations to the dwelling house hereby approved, including the insertion of or alterations to windows and doors, hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

Statement of Compliance

The applicant recognises and agrees to not extend or alter the building beyond what has been granted without further planning permission.



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