

16 July 2026



North London Cricket Club

Shepherd's Cot, Montenotte Road, London N8 8RL

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)

North London Cricket Club (HGY/2025/3278): Application for Approval of Details Reserved by Condition 4 (Construction Environment Management Plan) and Condition 5 (Lighting Details)

I write on behalf of North London Cricket Club to fully discharge planning Condition 4 and Condition 5 attached to planning permission HGY/2025/3278 approved on 17 March 2026 for the proposals pursuant to the refurbishment of the pavilion. For the avoidance of doubt the planning permission relates to:

Erection of a porch, and ground floor extension with retractable shading; increasing outdoor terrace area; external changes to existing building and fenestration; cycle parking and associated works.

Please find enclosed the following documents in support of this application, submitted via Planning Portal (PP-15090166) along with the required fees:

- Completed and signed application form;
- This covering letter; and
- Condition 4:
 - Construction CEMP (July 2026)
 - Ecological CEMP (March 2026)
 - Bat Report (June 2026)
- Condition 5:
 - External Lighting Plan (0620-18D-XX-XX-DR-J-10100 Revision P01)
 - Correspondence with Ecologist (dated June 22 June 2026)

Condition 4 of the planning permission states as follows:

Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) proportionate to the scale of the works shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:

- *storage of building materials, plant and equipment;*
- *construction access and contractor parking;*
- *proportionate dust, noise, light and runoff controls;*
- *measures to avoid disturbance to breeding birds and bats, including seasonal timing or checks by a qualified ecologist;*
- *how two dusk-emergence bat surveys (to be undertaken between May and September, at least three weeks apart) have been carried out or have been arranged and programmed as part of the works, and if the presence of roosting bats is confirmed necessary measures will be taken to avoid harm, including obtaining a licence from Natural England prior to the commencement of any such works.*

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

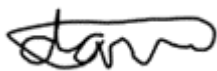
Condition 5 of the planning permission states as follows:

Prior to the installation of any external lighting, full details of the proposed lighting, demonstrating that it has been designed to avoid light spill onto boundary habitats and is sensitive to the presence of bats, shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed and retained in accordance with the approved details.

This submission outlines the details pursuant to the construction environment management plan and the lighting details of the proposed development. It is considered that this satisfies the requirements of the conditions and the conditions can be discharged.

Should you require any further information or have any queries, please do not hesitate to contact me.

Yours sincerely



Daniel Rosson

On behalf of North London Cricket Club