



## 139 Cranley Gardens | N10 3AG

DISCHARGE OF CONDITIONS REPORT

# Executive Summary

This report has been prepared in support of an application for the Approval of Details Reserved by Condition pursuant to planning permission HGY/2025/0358 for 139 Cranley Gardens, London N10 3AG. It provides the information and supporting documentation necessary to enable the Local Planning Authority to assess and discharge the relevant planning conditions associated with the approved development.

This submission seeks the discharge of the following planning conditions:

- Condition 04 – Structural Monitoring
- Condition 05 – Construction Management Plan
- Condition 06 – Permeable Landscaping
- Condition 07 – Acoustic Report
- Condition 08 – Plant Restrictions
- Condition 11 – Surface Water Drainage
- Condition 12 – Drainage Maintenance
- Condition 13 – Sewer Connection

The following conditions are not included within this submission:

- Condition 03 – Basement Method Statement
- Condition 09 – Construction Conduct
- Condition 10 – Piling Methodology

These conditions are dependent upon the appointment of the Principal Contractor and the completion of contractor-specific construction methodologies. They will be submitted to the Local Planning Authority under a separate application for approval of details reserved by condition once the necessary information becomes available.

The applicant acknowledges all planning conditions attached to the planning permission and remains committed to full compliance. The omission of Conditions 03, 09 and 10 from this submission is intentional and should not be interpreted as a request to discharge those conditions at this stage.

|                |    |
|----------------|----|
| Location Plan  | 04 |
| Condition   01 | 05 |
| Condition   02 | 05 |
| Condition   04 | 06 |
| Condition   05 | 07 |
| Condition   06 | 08 |
| Condition   07 | 09 |
| Condition   08 | 10 |
| Condition   11 | 11 |
| Condition   12 | 12 |
| Condition   13 | 13 |

Client

Lee Doherty

Submission Date

July 2026

Agent

Crawford Partnership Architects

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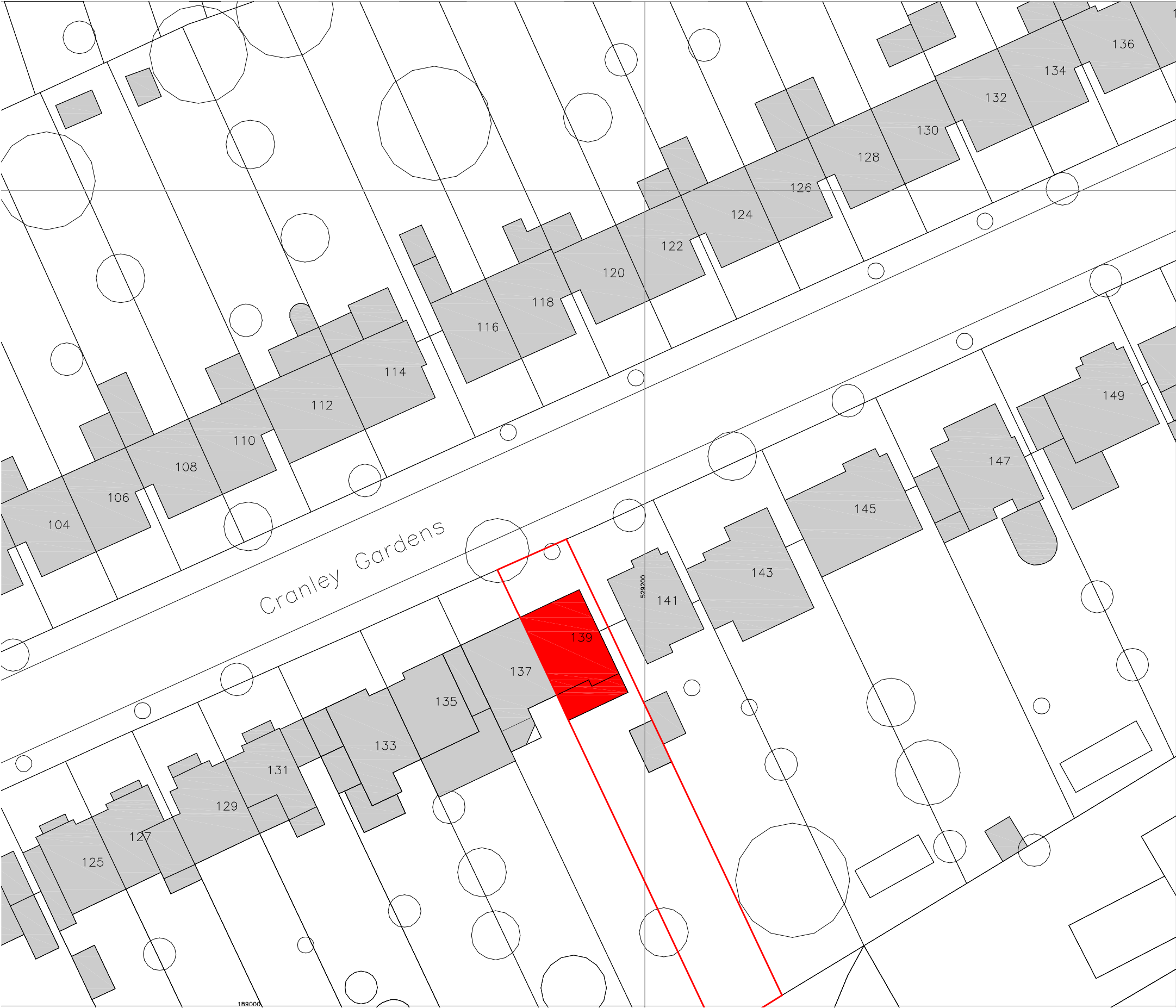
Planning Authority

London Borough of Haringey

Relating to Parent Application HGY/2025/0358

Note: Not all drawings in this document are to scale

Location Plan



1:500



Condition 01 & 02

Planning, Building Standards &  
Sustainability Service



**Condition 01** The development to which this permission relates must be begun no later than three years from the date of this decision notice, 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.

Mr David Mullaly  
1A Muswell Hill  
London  
United Kingdom  
N10 3TH

3 February 2026

**Condition 02** The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

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

|                       |                                                                                                                                                     |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2025/0358</b>                                                                                                                                |
| <b>Location</b>       | <b>139 Cranley Gardens, Hornsey, London, N10 3AG</b>                                                                                                |
| <b>Proposal</b>       | <b>Proposed basement/under-garden extension to existing semi-detached property, to implement a new gym, swimming pool, plant room and bathroom.</b> |
| <b>Received</b>       | <b>13 February 2025</b>                                                                                                                             |

Statement of Compliance

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

The following information is submitted in support of an application for the discharge of selected planning conditions attached to Planning Permission HGY/2025/0358. This submission addresses Conditions 04, 05, 06, 07, 08, 11, 12 and 13.

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.

**Head of Development Management and Planning Enforcement  
Planning Service**



Condition 04

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the constructionworks.

**Reason:** To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

Statement of Compliance

A suitably qualified Chartered Structural Engineer has been appointed to inspect, approve and monitor all critical elements of the permanent and temporary basement works. Details of the appointment, professional qualifications, scope of responsibilities and monitoring procedures have been submitted to the Local Planning Authority for approval.

The appointed engineer will oversee the construction works throughout their duration to ensure compliance with the approved structural design and Building Control requirements. Any subsequent change in appointment will be notified to the Local Planning Authority and retained for the duration of the works.

Condition 05

Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period.

**Reason:** To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Statement of Compliance

A Construction Management Plan (CMP) has been submitted to the Local Planning Authority in conjunction with this report in support of the discharge of this condition.

The submitted CMP includes:

- Construction programme and phasing.
- Construction methodology and working hours.
- Construction traffic management, vehicle routing and delivery scheduling.
- Site access arrangements and swept path analysis.
- Site compound, material storage and plant management.
- Pedestrian safety and highway protection measures.
- Environmental management, including dust, noise and vibration mitigation.
- Drainage, utilities and Thames Water protection measures.
- Health, safety, monitoring, site security and community liaison procedures.

The approved Construction Management Plan will be implemented throughout the construction period.

Construction Logistics & Management Plan

139 Cranley Gardens, London N10  
London Borough of Haringey

Prepared by:  
The Crawford Partnership  
1a Muswell Hill, London  
London N10 3TH



Condition 06

Before the development authorised by this permission commences, details of the permeable soil area to sit over the basement where it extends beyond the rear of the building/patio area as shown in the drawings hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, in addition to providing details of the qualities of such a permeable layer. This exposed soil depth and soil volume above the basement area thereafter must be delivered and retained as approved for the lifespan of the development, and free from covering with equally no additional hard surfacing installed in the rear garden in relation to the application site unless first approved in writing by the Local Planning Authority.

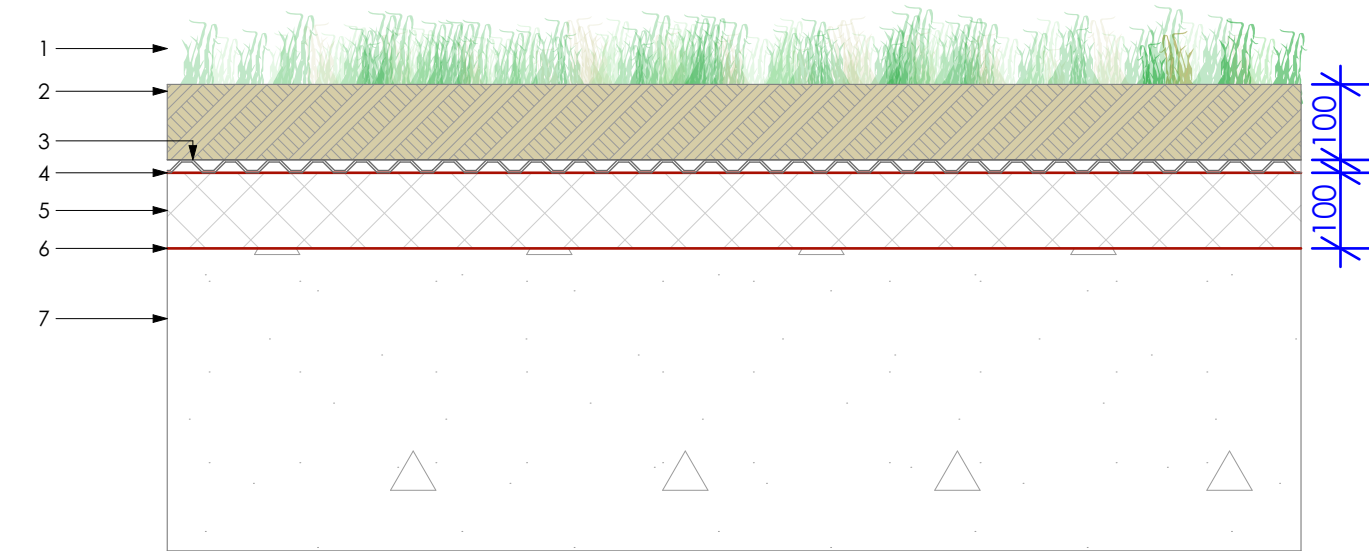
**Reason:** To ensure the development does not increase flood risk to nearby properties and to provides satisfactory means of drainage in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

Statement of Compliance

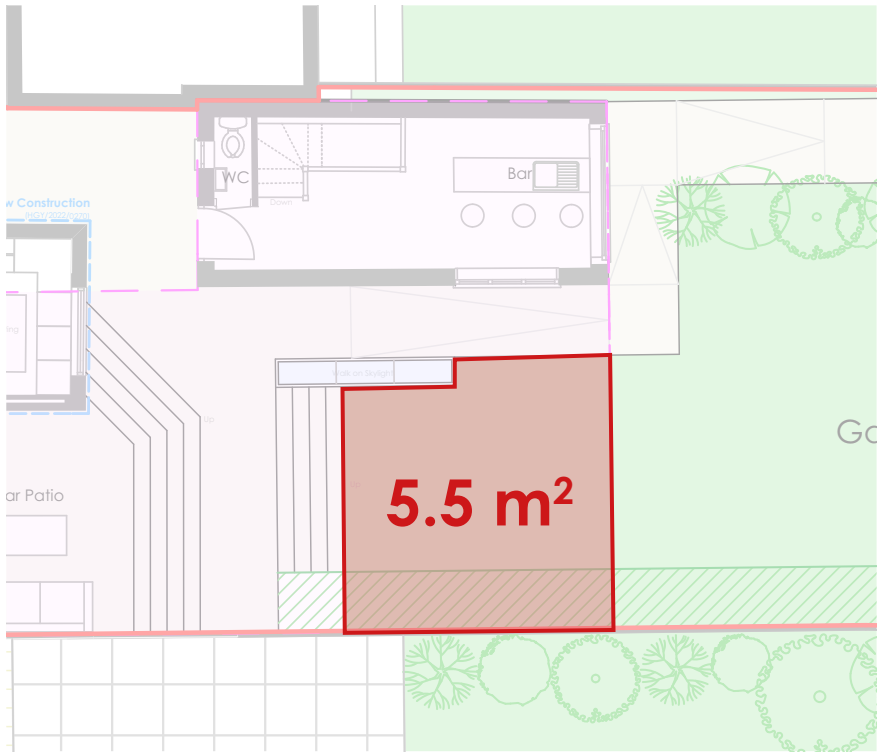
Details of the permeable soil area above the proposed basement structure have been submitted to the Local Planning Authority in support of the discharge of this condition. The submitted details demonstrate the extent, depth, soil volume and composition of the proposed soil profile and confirm that suitable soil volumes will be maintained to support planting and sustainable drainage.

The approved permeable landscaping areas shall be retained for the lifetime of the development and shall remain free from additional hard surfacing unless otherwise agreed in writing by the Local Planning Authority

Permeable Landscape Build-Up



- 1 Amenity Grass Lawn
- 2 100mm Engineered Topsoil
- 3 20mm Drainage Layer
- 4 Waterproofing
- 5 100mm Insulation
- 6 Vapour Control Layer
- 7 Concrete Slab



Site Plan: Extent of permeable landscaped area over basement slab.

**Permeable landscaped area above slab: 5.5 m²**  
**Minimum soil depth: 100 mm**  
**Approximate soil volume: 0.55 m³**

The proposed landscaped area comprises an amenity grass lawn established over 100 mm of engineered topsoil, providing a permeable soil layer above the basement slab.

The permeable landscaped area shall be retained for the lifetime of the development and shall remain free from additional hard surfacing unless otherwise approved in writing by the Local Planning Authority.

Condition 07

Prior to the installation of the air source heat pump(s) hereby approved, the applicant must provide to the Local Planning Authority an Acoustic Report including the following:

- Survey of existing background/ambient sound level,
- Manufacturers noise specification of the units,
- Proposed operational hours of the units,
- Proposed mitigation measures to ensure the existing background sound level will not increase when measured at one metre from the façade of the nearest noise sensitive premises.

In order to achieve this, the units shall be designed/selected, or their noise attenuated, so that it is 10dB below the existing background level (LA90 15min). The measurements and assessment shall be made in accordance to the latest British Standard 4142, and shall be submitted to and approved by the Local Planning Authority.

- Exact details of the siting and appearance of the air source heat pumps and screening/ enclosures to surround.

The approved measures shall be implemented prior to the swimming pool being first brought into operation and shall be permanently maintained as such thereafter.

**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.

Statement of Compliance

An Acoustic Assessment has been submitted to the Local Planning Authority in support of the discharge of this condition.

The assessment includes:

- Manufacturer's acoustic performance data.
- Details of the proposed air source heat pump installation and operating characteristics.
- Assessment of the proposed plant location and orientation.
- Distance attenuation assessment.
- Assessment of expected operational noise in the context of a residential environment.
- Details of acoustic mitigation measures.
- Assessment in accordance with BS 4142.

The submitted report assesses the proposed Air Source Heat Pump installation having regard to the manufacturer's published acoustic data, proposed siting, orientation and mitigation measures. It concludes that the installation is capable of complying with the requirements of Condition 7, subject to the implementation of the identified mitigation measures.

| Electrical Data                      |       | EcoAir 510M | EcoAir 520M |
|--------------------------------------|-------|-------------|-------------|
| Noise level                          | dB(A) | 59.7 / 55.6 | 60.5 / 55.4 |
| (EN12102 at A7 W47/55 and A7 W30/35) |       |             |             |
| Sound pressure at 5m <sup>3)</sup>   | dB(A) | 37 - 40     | 32 - 35     |
| Sound pressure at 10m <sup>3)</sup>  | dB(A) | 30 - 33     | 26 - 29     |

Condition 08

Other than the Air Source Heat Pump unit(s) to be installed, no other forms of extraction equipment, flues or other external plant equipment and associated external pipework or ducting shall be installed for the purpose of basement extension/swimming pool unless otherwise agreed in writing with the Local 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.

Statement of Compliance

The applicant acknowledges that no additional external plant, extraction equipment, flues, ductwork, pipework or associated mechanical equipment shall be installed in connection with the approved basement and swimming pool development other than the approved Air Source Heat Pump(s), unless otherwise agreed in writing by the Local Planning Authority.

The development will be carried out in accordance with this restriction.

Condition 11

No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:

- a) The applicant's Info Drainage calculations for the 1 in 100-year event plus 40% climate change allowance (for 30-minute summer, winter, and 60 minute summer durations) indicate minor flooding into the pipe connecting the rear porous paving to Surface Water Manhole 1 (SWMH01). Given the property size and nature of the application, it would be preferable to mitigate this localised flooding through appropriate measures. Potential options could include increasing pipe capacity, introducing additional storage, or incorporating flow control to ensure the system operates within design parameters.
- b) Overland flows generated by the proposed scheme. These should be directed along the same routes as the existing overland flow paths. A diagrammatic plan indicating these routes and demonstrating that the proposed flow paths will not pose a risk to properties or other vulnerable development must be included in the submission.

**Reason:** To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter, in accordance with policies DM18 and DM24 of the Haringey Development Management Plan DPD 2017.

Statement of Compliance

A detailed Surface Water Drainage Strategy has been submitted to the Local Planning Authority in support of the discharge of this condition.

The submitted strategy includes updated drainage calculations demonstrating performance for the 1 in 100 year storm event plus a 40% climate change allowance. Measures to address localised flooding, including pipe sizing, attenuation storage and flow control devices where necessary, have been incorporated into the design.

The submitted strategy also includes an overland flow plan demonstrating that exceedance flows follow existing drainage routes and do not increase flood risk to neighbouring properties.

The approved drainage strategy shall be implemented prior to occupation and retained thereafter.

Condition 12

Prior to occupation of the development hereby approved, a detailed Management Maintenance Plan for the drainage system shall be submitted to and approved in writing by the Local Planning Authority, with review by the Local Flood and Water Management Lead.

The plan shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by a residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The development shall be constructed in accordance with the approved details and thereafter retained and maintained.

**Reason:** To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system, in accordance with policies DM18 and DM24 of the Haringey Development Management Plan DPD 2017.

Statement of Compliance

A Drainage Management and Maintenance Plan has been submitted to the Local Planning Authority in support of the discharge of this condition.

The submitted plan identifies:

- Ownership and maintenance responsibilities.
- Inspection frequencies.
- Maintenance procedures.
- Long-term management arrangements.
- Emergency response procedures.

The drainage system shall thereafter be maintained in accordance with the approved management plan for the lifetime of the development.

# WE ARE SYMMETRYS

## DRAINAGE MAINTENANCE REQUIREMENTS

139 CRANLEY GARDENS  
N10 3AG

21066-SYM-XX-XX-RP-C-0002

Condition 13

No works shall commence until the necessary agreements with Thames Water have been secured to provide for the installation of a new sewer pipe, together with any temporary measures to allow for discharge into the manhole during construction. The agreed routing of the new pipe shall thereafter be retained in place.

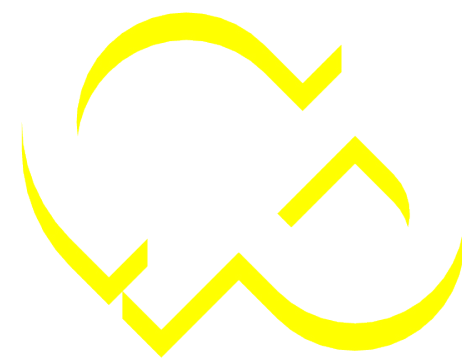
**Reason:** In the interests of ensuring safe management of waste and surface water discharge, in accordance with policy DM24 of the Haringey Development Management Plan DPD 2017.

Statement of Compliance

All necessary agreements and approvals from Thames Water relating to the proposed sewer connection have been submitted to the Local Planning Authority in support of the discharge of this condition.

The submitted information includes details of the agreed sewer routing, construction methodology and any temporary discharge arrangements required during the construction period.

The approved sewer infrastructure shall be installed and retained in accordance with the approved details.



**CRAWFORD**  
PARTNERSHIP