

Monday 10th August 2026

Planning Service
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For the attention of Haringey Planning Department,

Re. Discharge of conditions for Planning Application: HGY/2025/0079 and
Non-material Amendment HGY/2026/1374 at 178 Archway Road, Hornsey,
London, N6 5BB

HGY/2025/0079: Demolition of an existing lightweight timber structure and erection of a new 2-bedroom 3 person, 70 sqm (GIA) dwelling with rear courtyard on the land to the rear of No. 178 Archway Road and fronting Wembury Mews.

HGY/2026/1374 ...to alter brickwork and to introduce lintels above openings on front and rear elevations, slight relocation of roof light structure.

The following submission addresses the discharge of conditions 3,4, and 5 for HGY/2025/0079.

In support of discharging conditions 3, 4, and 5, please find attached document **178AR Discharge of Planning Conditions 3-4-5** outlining external materials to be used in the proposed development, details of cycle and bin store for proposed development, and details of refuse and waste storage and recycling facilities.

All materials are carefully selected and referred to throughout the approved planning submission.

We invite the planners to inspect sample panels on site prior to the commencement of brickwork.

Discharge of Planning Condition 3.

Condition 3. 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 building and front boundary wall;*
 - 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 as well as detail of front boundary wall and gates;*
 - c. details and locations of down pipes, rainwater pipes or foul pipes and all external vents.*
- 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 Highgate 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).

Discharge of Planning Condition 4.

Condition 4. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017

Discharge of Planning Condition 5.

Condition 5. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2021.

Information relative to remaining conditions shall be submitted in due course.



On behalf of Russell Jones Limited