



5 View Close
London
N6 4DD

Ref: HGY/2025/2592

Conditions Discharge
May 2026

Introduction

Preamble

Cousins & Cousins has been instructed by the Applicant to prepare a Discharge of Conditions Document for the following consent for the proposed works to 5 View Close, N6 4DD.

HGY/2025/2592 - Householder Planning Permission

Demolition of existing detached garage, part demolition of existing building with retention of the front, side and part rear facades, erection of rear and side extensions and second floor rear extension, replacement of front porch, associated landscaping and services installations.

Approved with Conditions

Supporting Documentation

24006_90_100 Landscaping Scoping_REV P1

24006_90_400 Front & Rear Garden Storage_REV P1

24006_90_401 Side & Rear Fence_REV P1

24006_31_501_External Openings_North_Ground Floor_Plan Details_Sheet 01_WG.03 & W.G.04_REV P1

24006_31_511_External Openings_North_First Floor_Plan Details_Sheet 01_W.1F.07 & W.1F.06_REV P1

24006_31_521_External Openings_North_Second Floor_Plan Details_W.2F.01 & W.2F.04_REV P1

24006_31_533_External Openings_North_Section Details_Sheet 03_D.G.01_REV P1

24006_31_535_External Openings_North_Section Details_Sheet 05_W.G.02_REV P1

24006_31_536_External Openings_North_Section Details_Sheet 06_D.G.03_REV P1

24006_31_537_External Openings_North_Section Details_Sheet 07_W.2F.01 & W.R.01_REV P1

24006_31_541_External Openings_South_Ground Floor_Plan Details_Sheet 01_D.G.10 - D.G.08_REV P1

24006_31_551_External Openings_South_First Floor_Plan Details_Sheet 01_W.1F.09 - W.1F.04_REV P1

24006_31_571_External Openings_South_Section Details_Sheet 01_D.G.08 & W.1F.04_REV P1

24006_27_553_Section F Details (Terrace)_REV P1

Condition 3

Subsection 3.1

Condition wording:

Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

A brick sample panel (minimum 1 sq.m) constructed on site from brick showing bond and mortar pointing to be used;

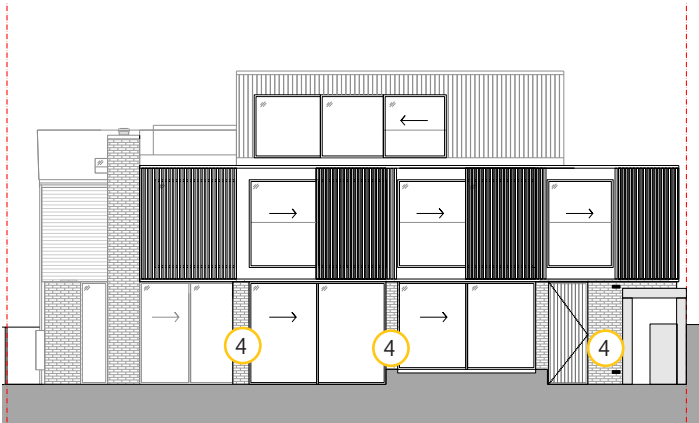
New Brick Specification

Cousins & Cousins have instructed the construction of the brick sample panel, which is available to view on site. Images are included on this page for clarity.

The design intent for the scheme is for the proposed works to appear cohesive with the existing house and its surroundings. Where a new brick is required to the rear extension, we have selected a brick type which is visually similar to, yet distinguishable from, the existing.

The selected brick is from the highly sustainable ‘Pirrouet’ range by Vandersanden, colour ‘Mushroom Beige’. The range consists of CO2 negative products, formed via a CO2 neutral production. The brick is produced with mineral by-products from the steel industry, mixed with sand, dyes and water.

The proposed brick covers a proportionally small area of the rear elevation, around 17sqm. Where possible, this project endeavours to specify carbon negative or neutral products. This specification will contribute to the sustainability credentials of the project, whilst providing a visually cohesive and beautiful rear elevation.



Proposed Rear Elevation



- 1 Brick sample panel using Pirrouet sample bricks in ‘Mushroom Beige’ constructed on site. Shown in rear elevation position adjacent to area of retained brickwork.
- 2 Selected mortar ‘Pure Neutral’ by limetec
- 3 Brick sample panel using Pirrouet sample bricks in ‘Mushroom Beige’ shown within frame.
- 4 Material study of brick sample panel using Pirrouet sample bricks in ‘Mushroom Beige’



Condition 3

Subsection 3.2

Condition wording:

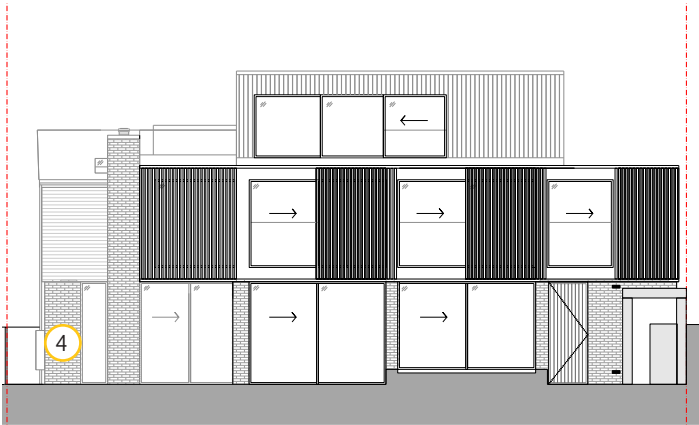
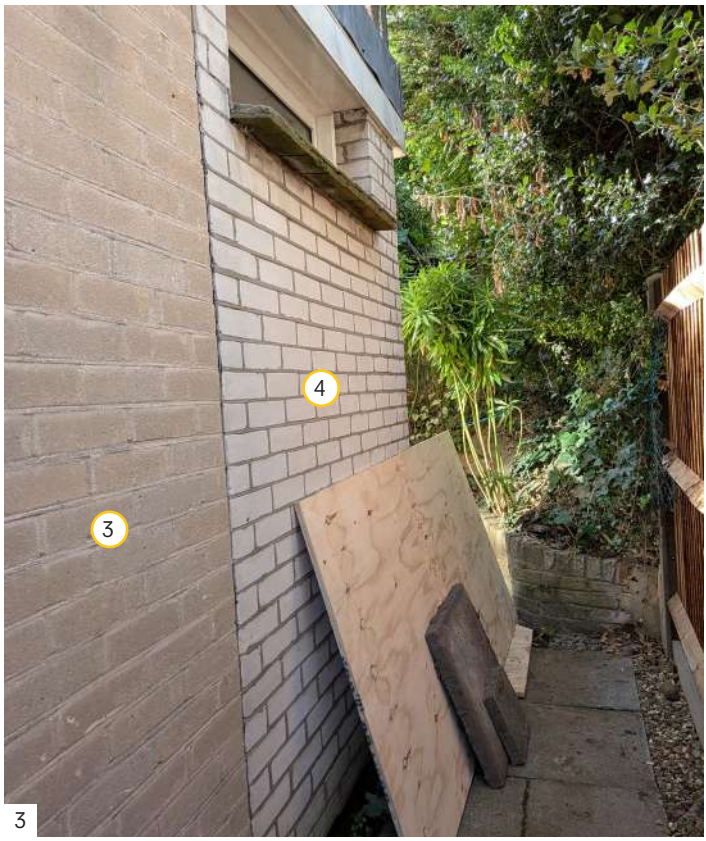
Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

- *Material specification and material samples of any additional bricks to be used in the construction of the approved development;*

Additional Brick Specification

Cousins & Cousins have instructed the Main Contractor to retain the original bricks from the demolition of the area highlighted in image 1. These salvaged bricks will form a small area of the rebuilt original rear elevation shown in elevation below, as annotation 5.

The salvaged bricks will match cohesively with the existing retained brickwork to the west elevation, shown with annotation 3, and remove the existing poorly matched brickwork of the later rear extension shown with annotation 4.



Proposed Rear Elevation

- 1 Proposed area of demolition as approved application, original bricks to be salvaged and stored on site.
- 2 Area of existing brickwork to be retained to west elevation.
- 3 Non-original extension to be demolished as approved application.
- 4 Salvaged bricks to be reinstated along line of original rear elevation.

Condition 3

Subsection 3.3

Condition wording:

Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

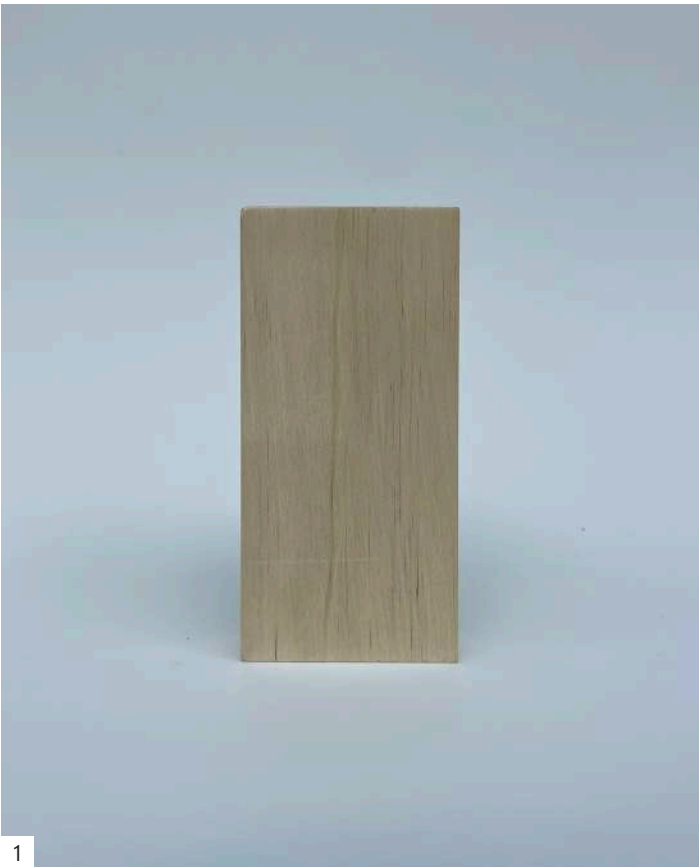
Material specification and material samples of the natural Accoya and charred Accoya timber material to be used in the construction of the approved development;

Accoya

Accoya is specified on this project for its durability, performance and sustainability credentials. The samples indicate the material selection for the construction of the approved proposal.

The natural accoya will have a visually warm appearance when newly installed (image 1) which will gradually weather to a more greyed out tone over time (image 2). The design has been carefully detailed so that the location of the accoya is consistent, resulting in cohesive weathering to the rear elevation.

The second floor will be clad in the Accoya grey, which holds exactly the same insect repellent, fire proof and durable qualities as charred accoya, but with a consistent patina and through colour.



Proposed Rear Elevation

- 1 'Natural' Accoya - newly installed
- 2 'Natural' Accoya - weathered to silvery grey
- 3 Accoya Grey

Condition 3

Subsection 3.4

Condition wording:

Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

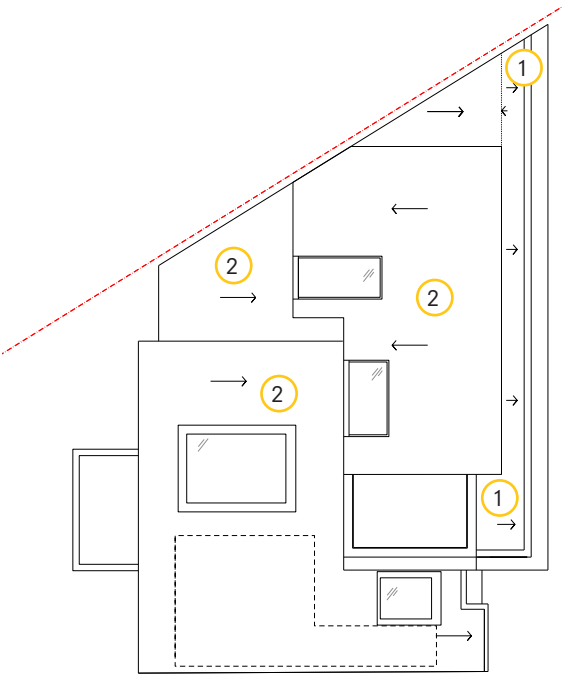
Material specification and material samples of the new single ply roof and any other roofing materials;

Zinc

Anthracite Zinc is specified for the roof elements that are visible from the second floor window, namely the rear gutter.

Single Ply

A single ply roofing membrane is specified for the remainder of the roofscapes. This is due to the versatility and durability of the material and its suitability across both flat and pitched roofs. The single ply membrane is similarly available in an Anthracite finish for a cohesive appearance with the zinc and a non-intrusive visual appearance similar to the existing roof covering.



Proposed Roof Plan

- 1 Zinc 'Anthracite'
- 2 Single Ply 'Anthracite'

Condition 3

Subsection 3.5

Condition wording:

Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

Detail drawings of new window types to scale 1:10 and related material specification;

Rear Elevation Window Types

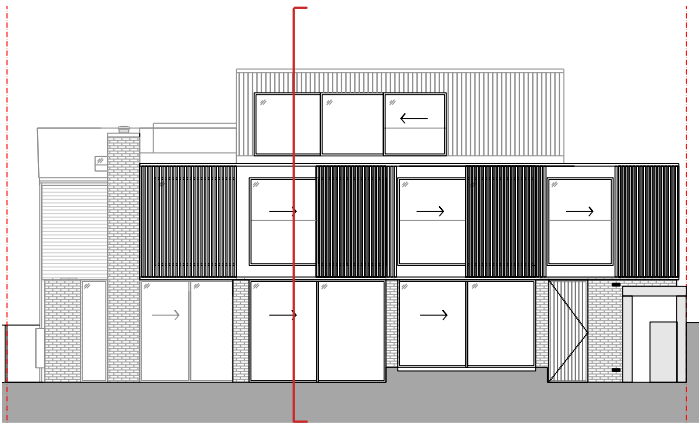
The approved windows to the rear elevation are triple glazed PPC aluminium slimline frame sliders. The details illustrate how the frames are recessed into the structure with the insulation line wrapping around, ensuring a robust, weathertight detail providing both high levels of insulation and air-tightness as well as slim, elegant sight lines.

At ground level, Aco brickslot drains with inspection chambers provide neat, efficient drainage routes. The first floor glazing details include face fixed sliding screens to control overheating and integrated frameless glass balustrades to opening sliders.

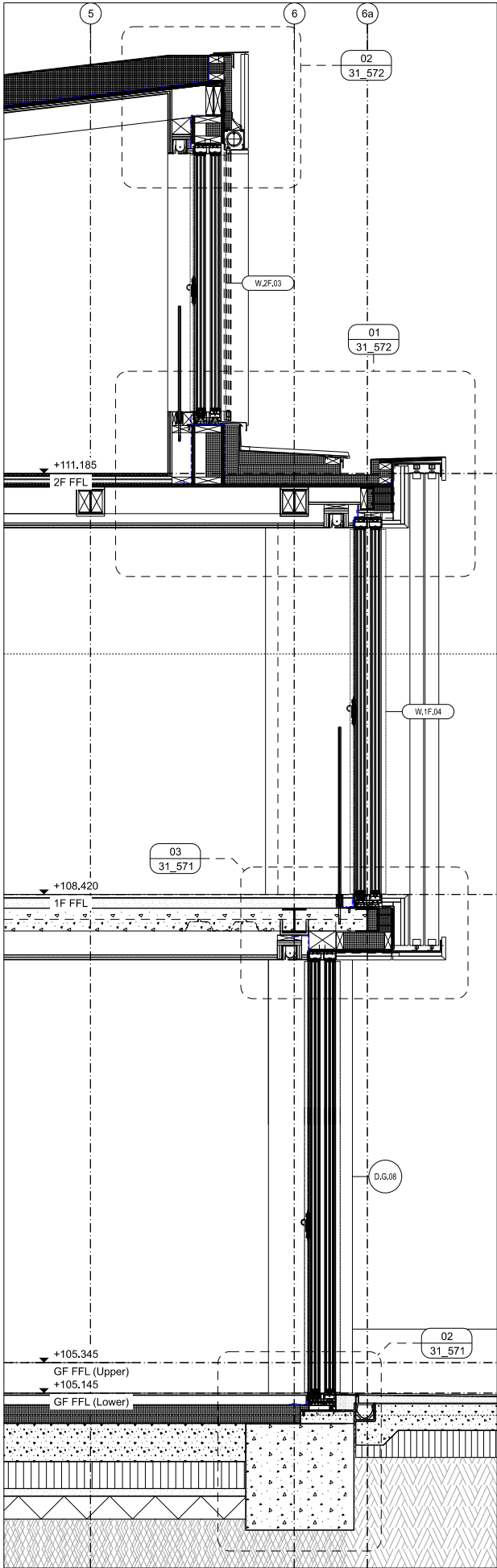
For section details refer: 24006_31_571_External Openings_South_Section Details_Sheet 01_D.G.08 & W.1F.04_REV P1

For ground floor plan details refer: 24006_31_541_External Openings_South_Ground Floor_Plan Details_Sheet 01_D.G.10 - D.G.08_REV P1

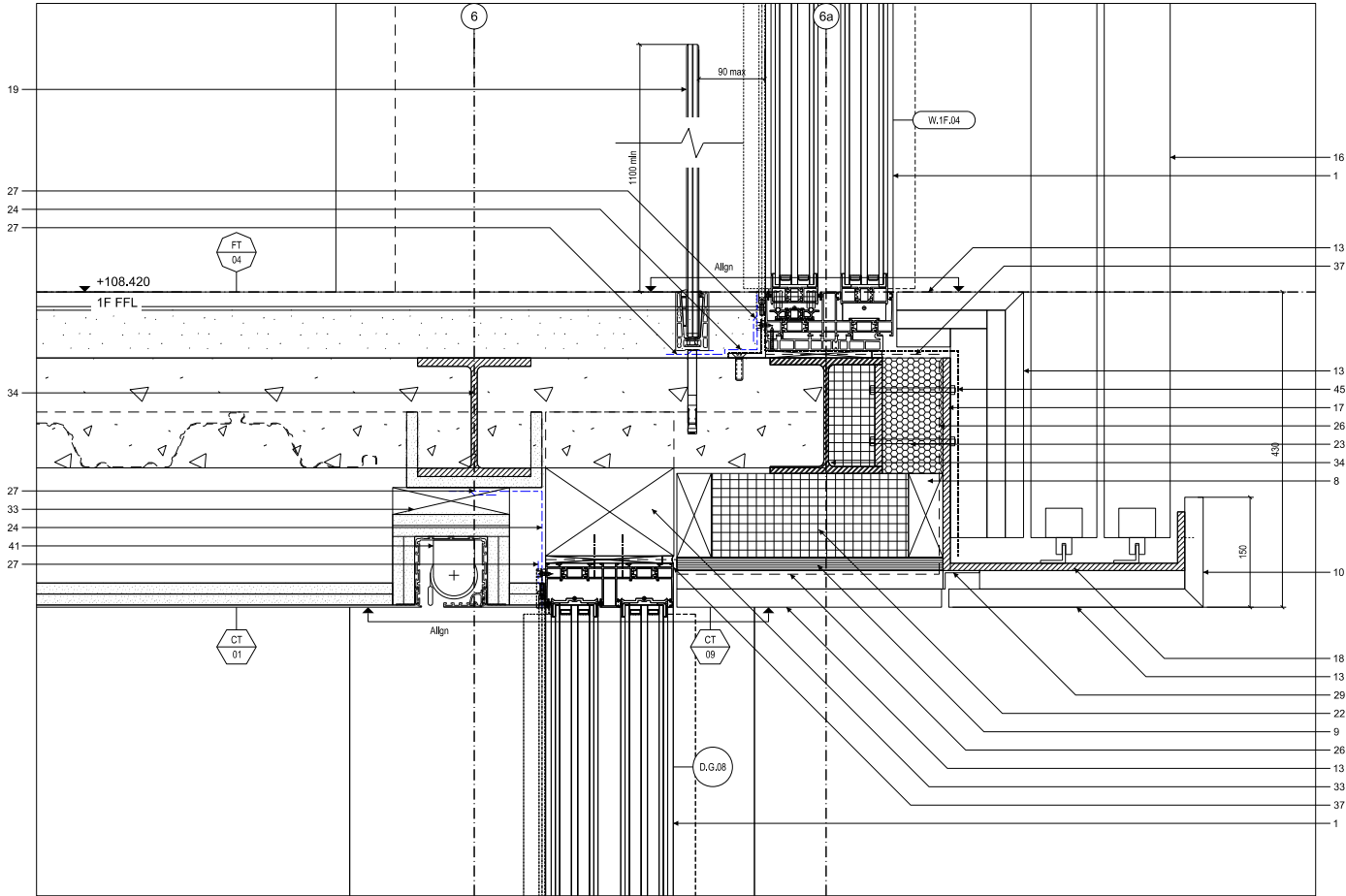
For first floor plan details refer: 24006_31_551_External Openings_South_First Floor_Plan Details_Sheet



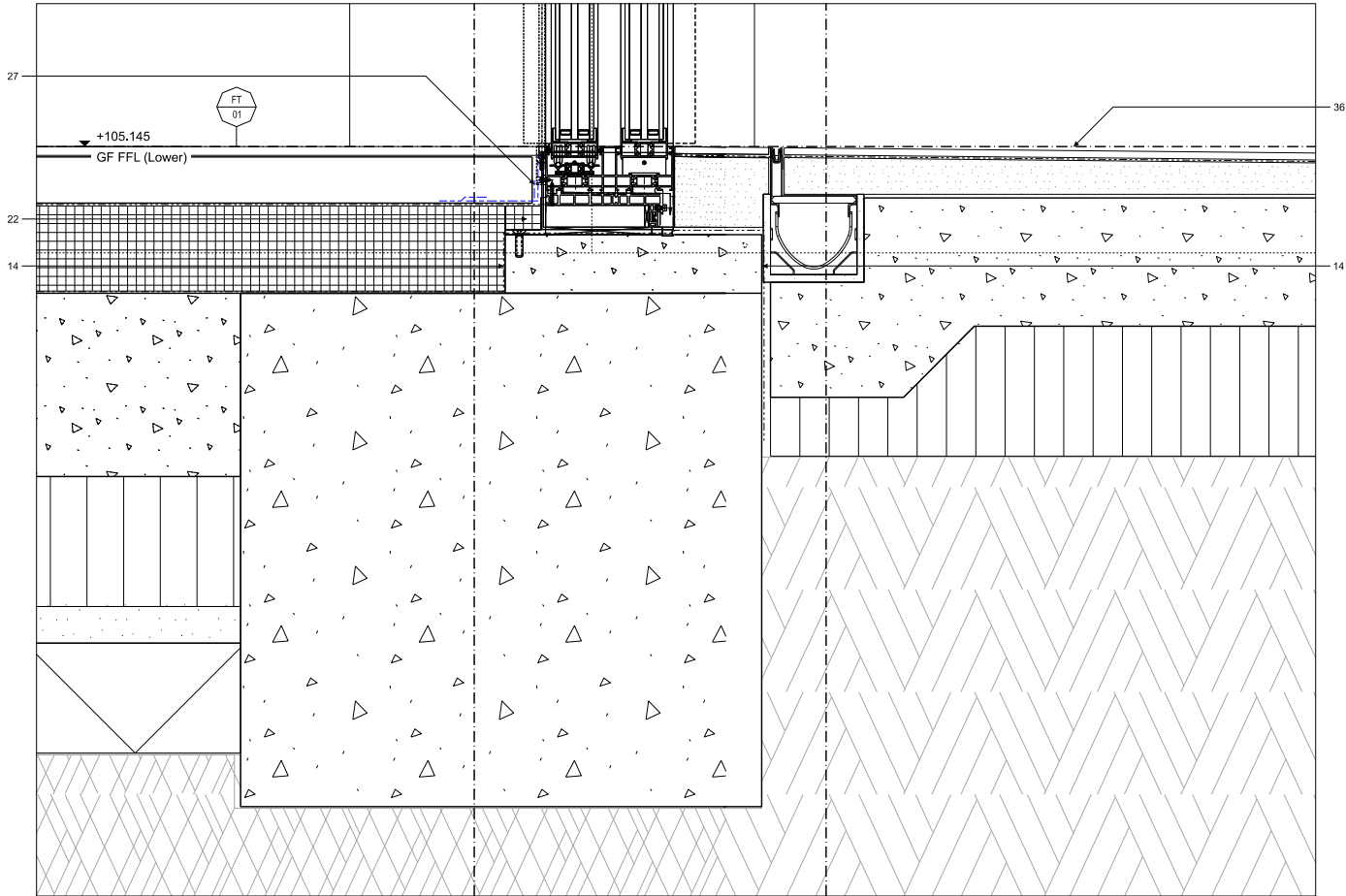
Proposed Rear Elevation



01 Section
1:20 @ A1



03 Section Detail
1:5 @ A1



02 Section Detail
1:5 @ A1

Condition 3

Subsection 3.5

Condition wording:

Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

Detail drawings of new window types to scale 1:10 and related material specification;

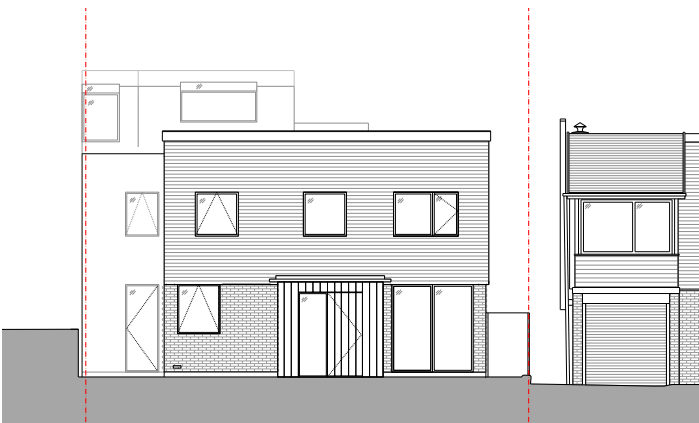
Front Elevation Window Types

The approved application includes a specification for glazed openings to match the proportions, flashings and surrounds of the existing, pictured in image 2. The windows are proposed to be Velfac casement windows, which provide neat frame details in a white aluminium finish as visible from the outside to replicate the existing, and a timber finish on the inside, pictured in image 1.

Details cont. on the following page.



1



Proposed Front Elevation

- 1 Velfac windows as pictured in a glazing suppliers showroom. Internal face to be timber clad as shown.
- 2 Existing rear elevation with white aluminium framed windows.



2

Condition 3

Subsection 3.5

Front Elevation Window Types

The approved replacement windows to the front elevation are triple glazed PPC aluminium in a white finish. The proportions, flashings and surrounds are to match the existing.

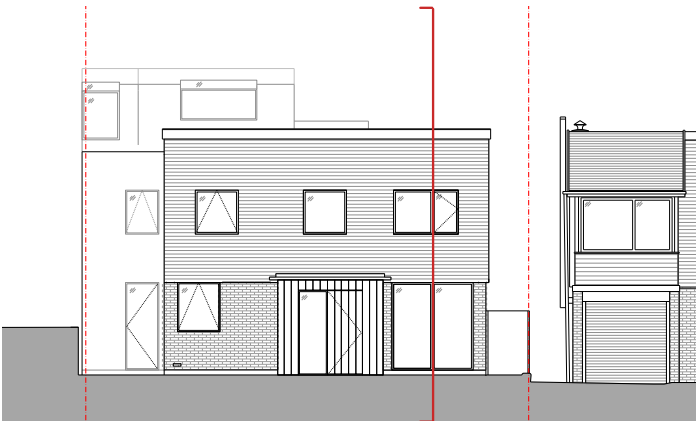
The details illustrate the relationship with the existing hung clay tiles at the head and base of the windows, and how the frames are recssed into the structure on the internal face, with the insulation line wrapping around internally in order to maintain the external appearance while providing significant sustainability upgrades.

The windows also include lead flashings and white-painted wood surrounds to match the existing, and cavity barriers behind the existing cladding for fire safety as required by current regulations.

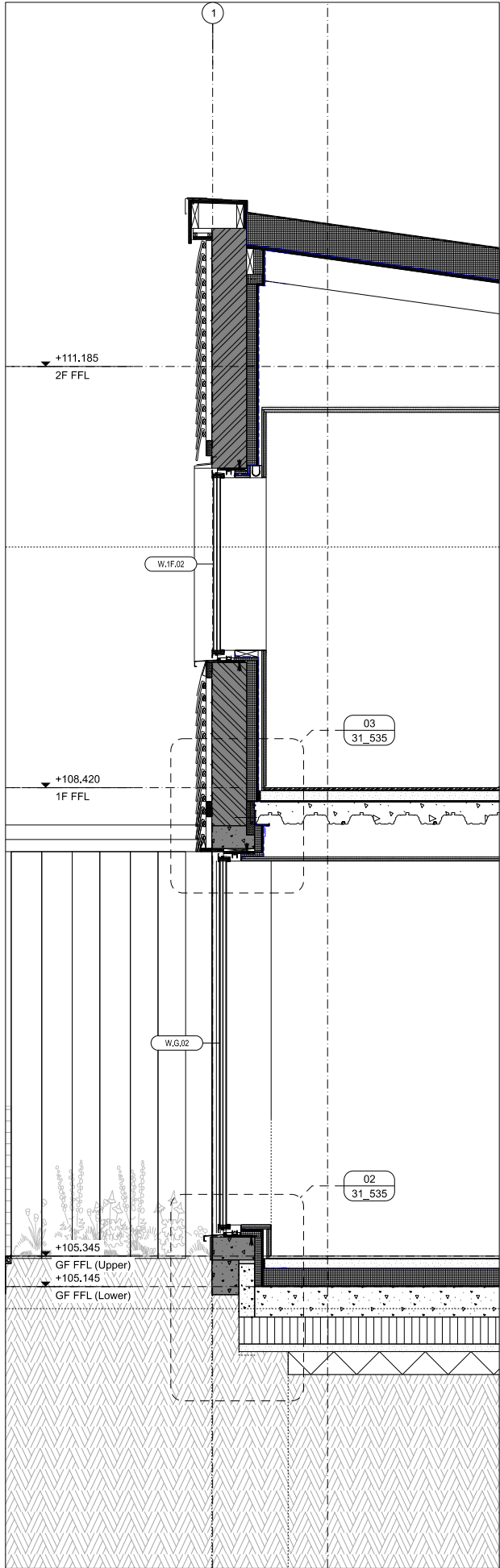
For section details refer: 24006_31_535_External Openings_North_Section Details_Sheet 05_W.G.02_REV P1

For ground floor plan details refer: 24006_31_501_External Openings_North_Ground Floor_Plan Details_Sheet 01_WG.03 & W.G.04_REV P1

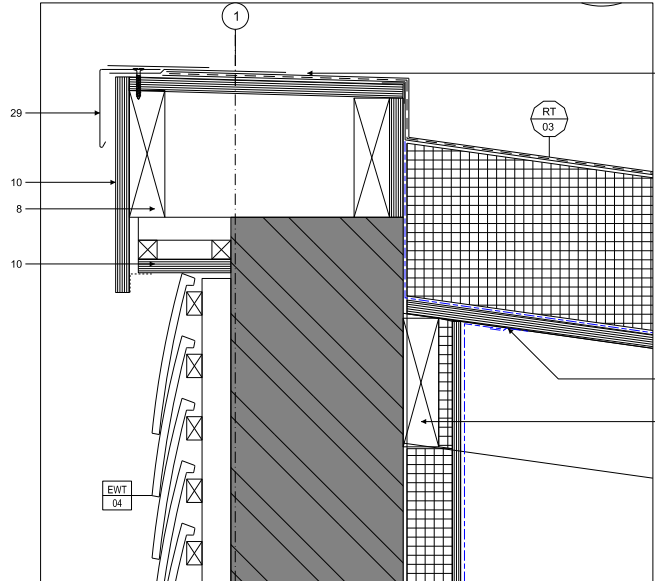
For first floor plan details refer: 24006_31_511_External Openings_North_First Floor_Plan Details_Sheet 01_W.1F.07 & W.1F.06_REV P1



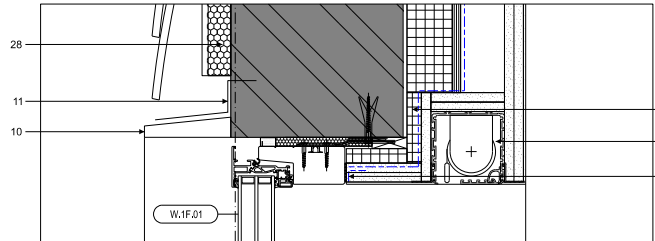
Proposed Front Elevation



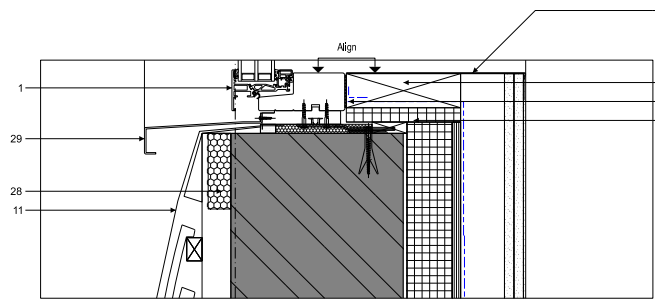
01 Section
1:20 @ A1



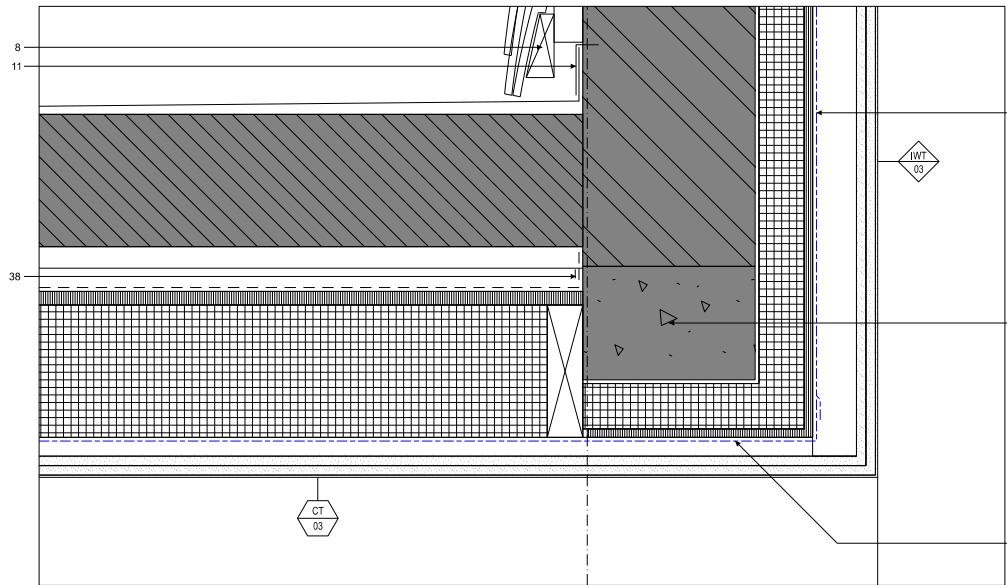
04 Section Detail
1:5



03 Section Detail
1:5



02 Section Detail
1:5



01 Section Detail
1:5

Condition 3

Subsection 3.7

Condition wording:

Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

Detail design drawings to scale 1:10 and material specification of new external doors and the pedestrian side gate.

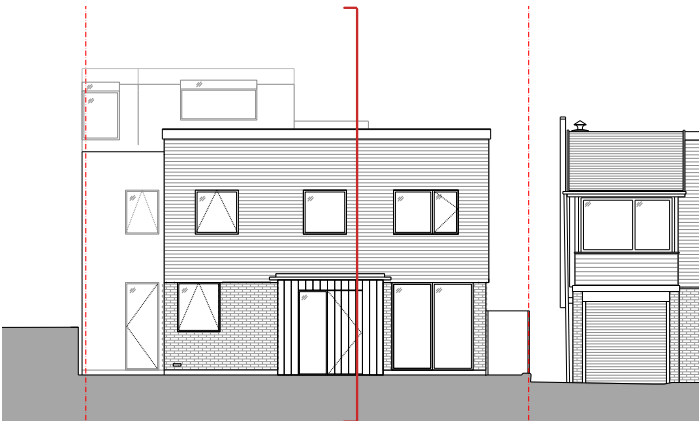
New External Doors

The approved replacement door to the front elevation is an secure hinged door with a natural accoya cladding. The proportions, flashings and surrounds are to match the existing.

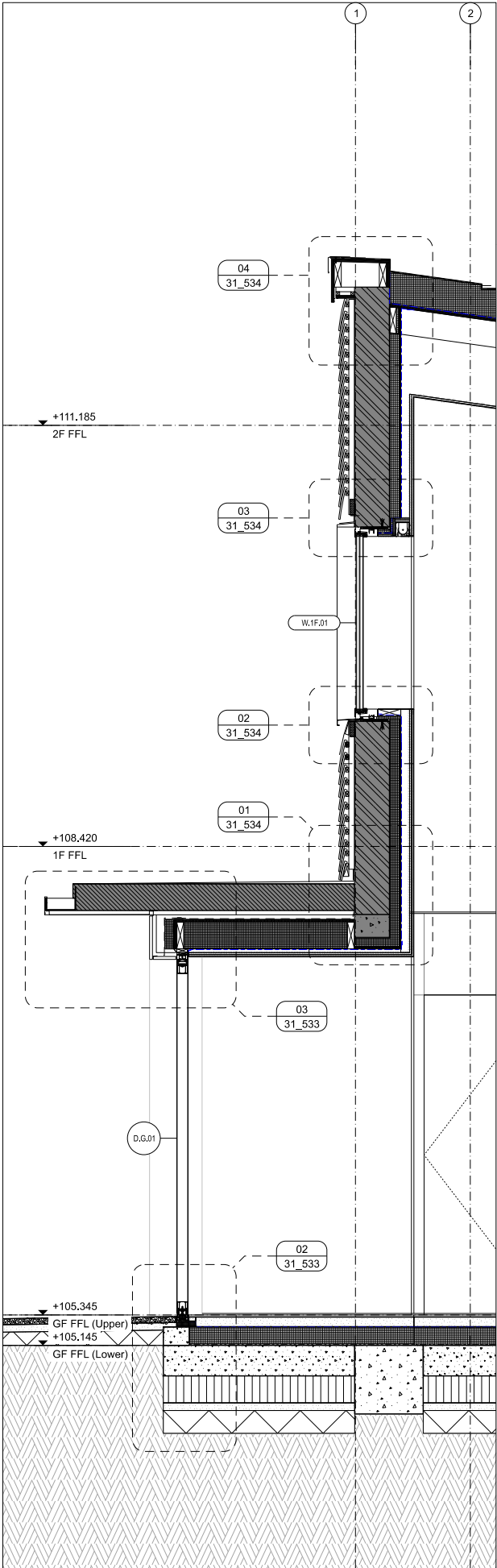
For front door section details refer: 24006_31_533_External Openings_North_Section Details_Sheet 03_D.G.01_REV P1

For front and side door plan details refer: 24006_31_501_External Openings_North_Ground Floor_Plan Details_Sheet 01_WG.03 & W.G.04_REV P1

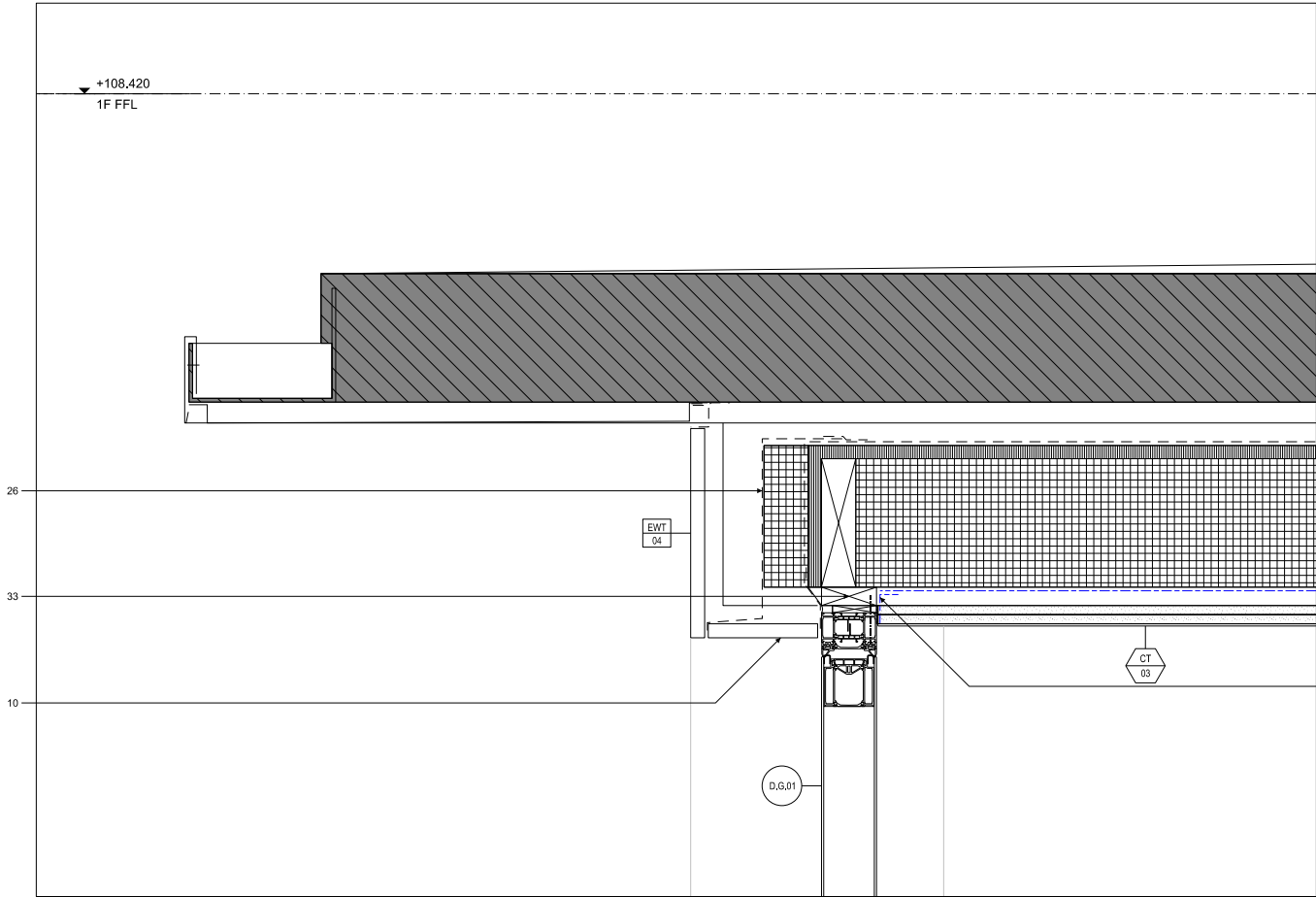
For side door section details refer: 24006_31_536_External Openings_North_Section Details_Sheet 06_D.G.03_REV P1



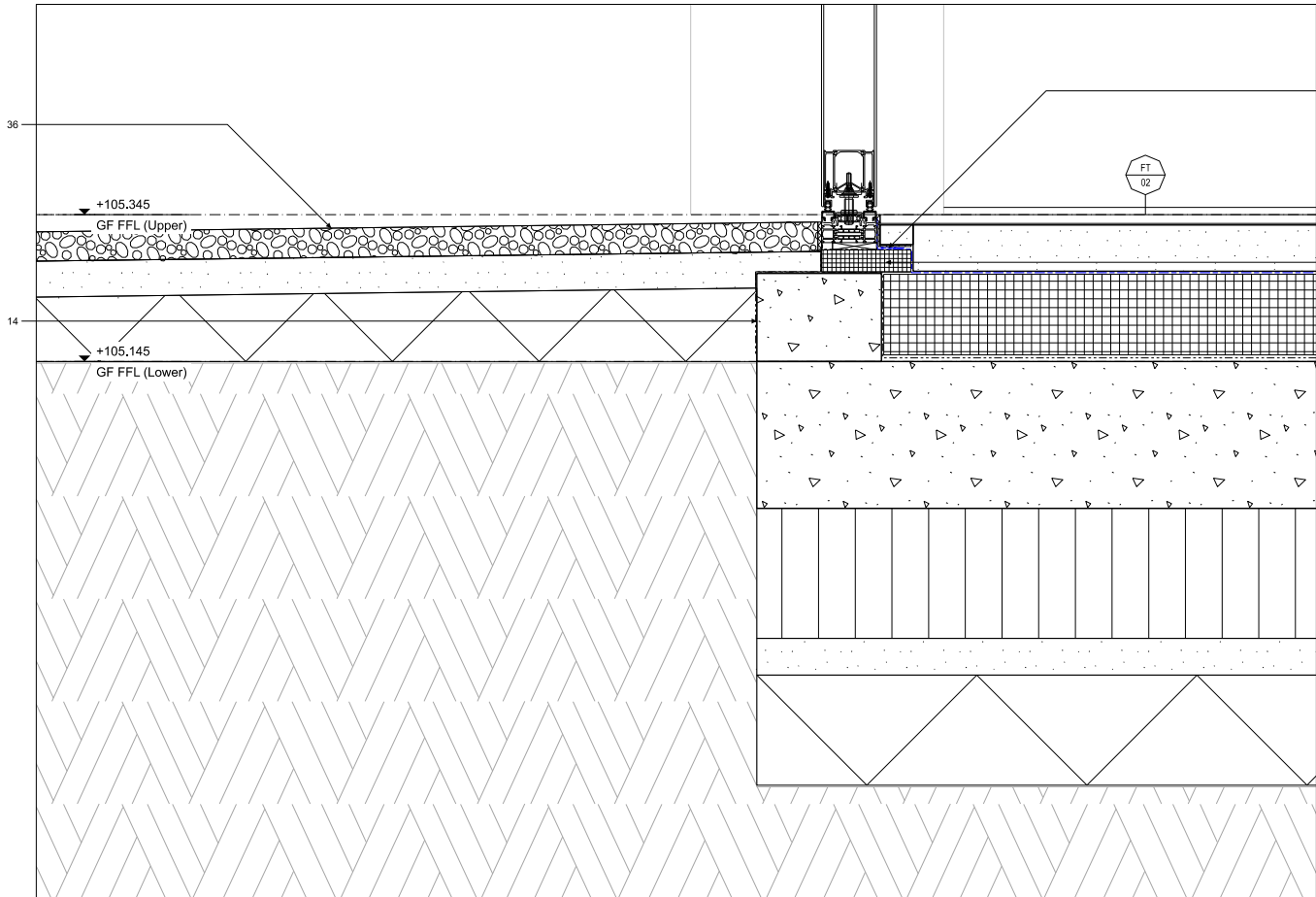
Proposed Front Elevation



01 Section
1:20



03 Section Detail
1:5



02 Section Detail
1:5

Condition 3

Subsection 3.6

Condition wording:

Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

Detail drawings of new boundary treatments and enclosures including bin and cycle stores to scale 1:10 and related material specification;

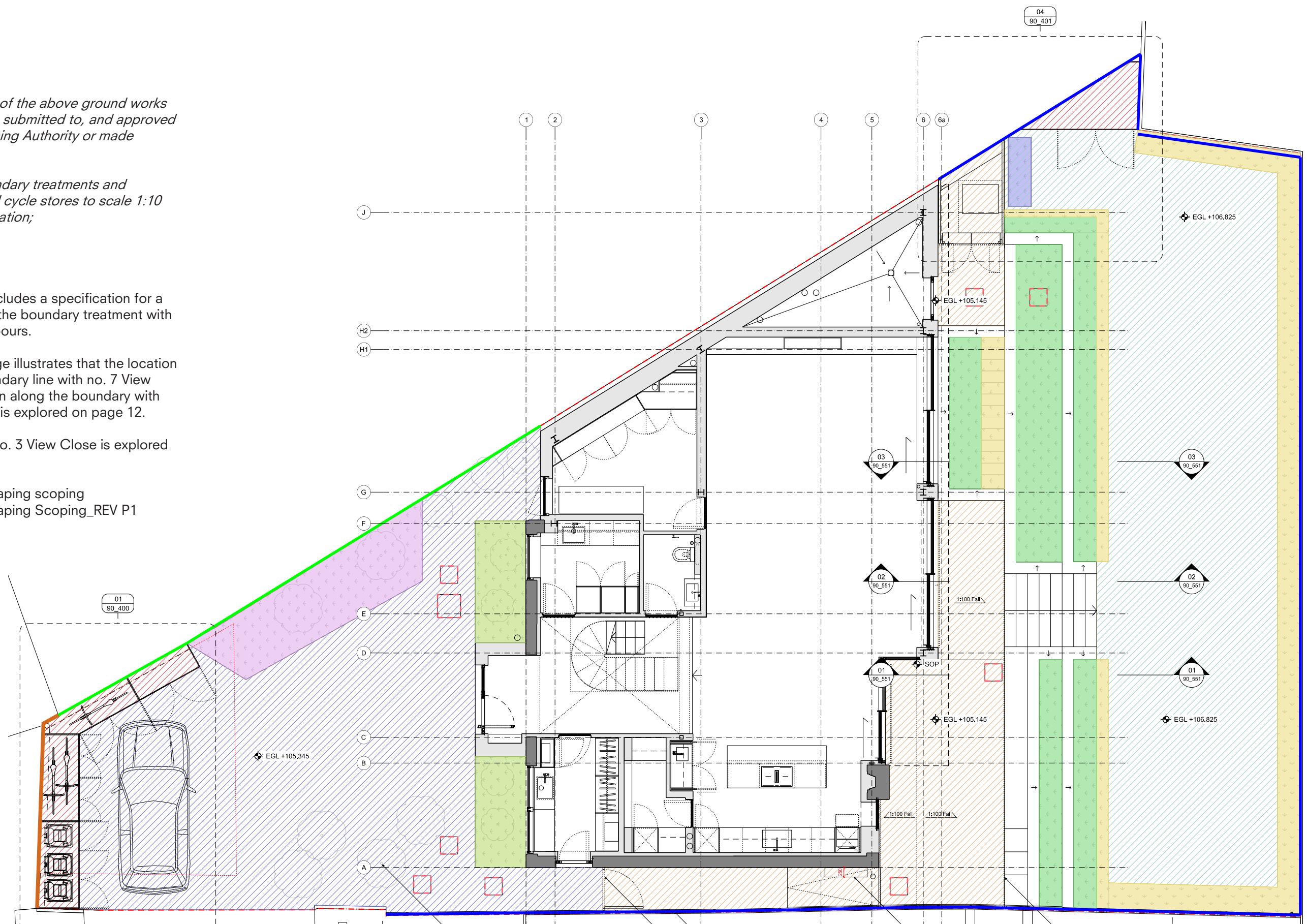
Boundary Treatments

The approved application includes a specification for a painted timber slat fence to the boundary treatment with a height to match the neighbours.

The scoping plan on this page illustrates that the location of this will be along the boundary line with no. 7 View Close, and to the rear garden along the boundary with the garages to the rear. This is explored on page 12.

The boundary treatment to no. 3 View Close is explored on the next page.

For further details on landscaping scoping refer:24006_90_100_Landscaping Scoping_REV P1



Condition 3 & 7

Subsection 3.6 & 7

Condition wording:

Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

Detail drawings of new boundary treatments and enclosures including bin and cycle stores to scale 1:10 and related material specification;

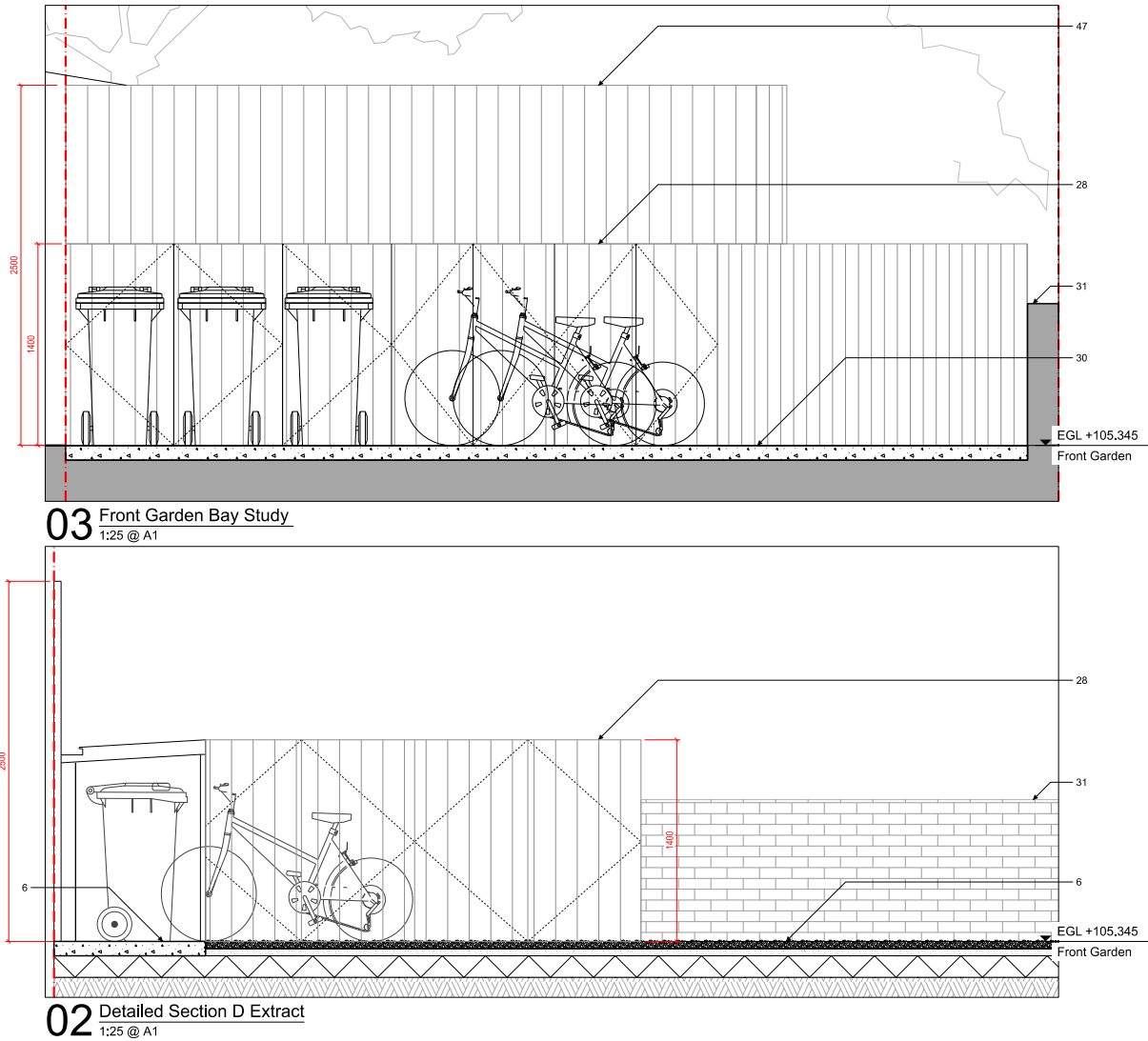
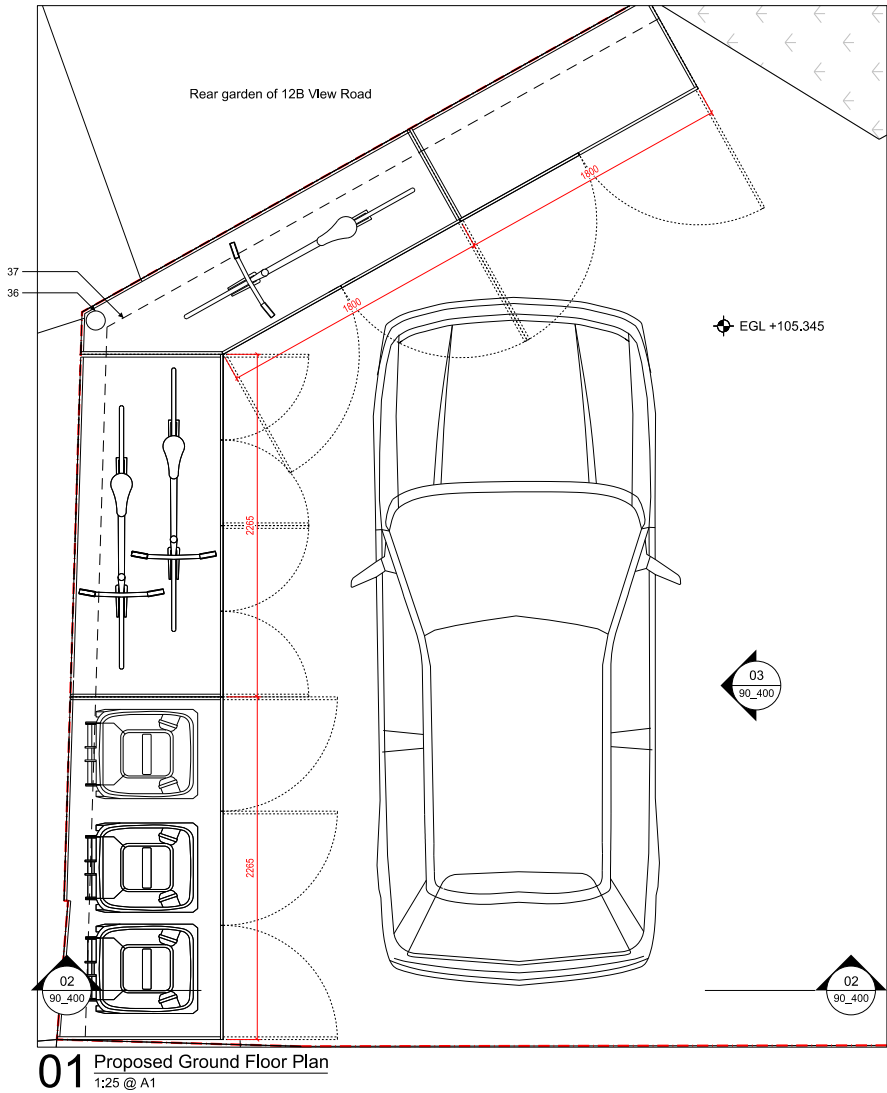
Notwithstanding the approved plans details of the design of the bin and cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

Bin & Cycle Storage

The bin and cycle storage feature low level units with a 2.5m tall fence to the boundary treatment with No. 3 View Close. The fence was previously proposed at a typical height of 1.8m however following correspondence with Haringey Council regarding the acceptability of a taller fence to match the existing garage, this has been amended to afford more privacy to the garden of No. 3.

The storage and fence will be constructed with highly durable accoya grey to ensure a long lasting finish. Unlike typical timber fences, the Accoya does not require recoating or any maintenance and has an inherently long service life.

For further details refer to: 24006_90_400_Front & Rear Garden Storage_REV P1



1 Accoya Grey.



Condition 3

Subsection 3.7

Condition wording:

Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

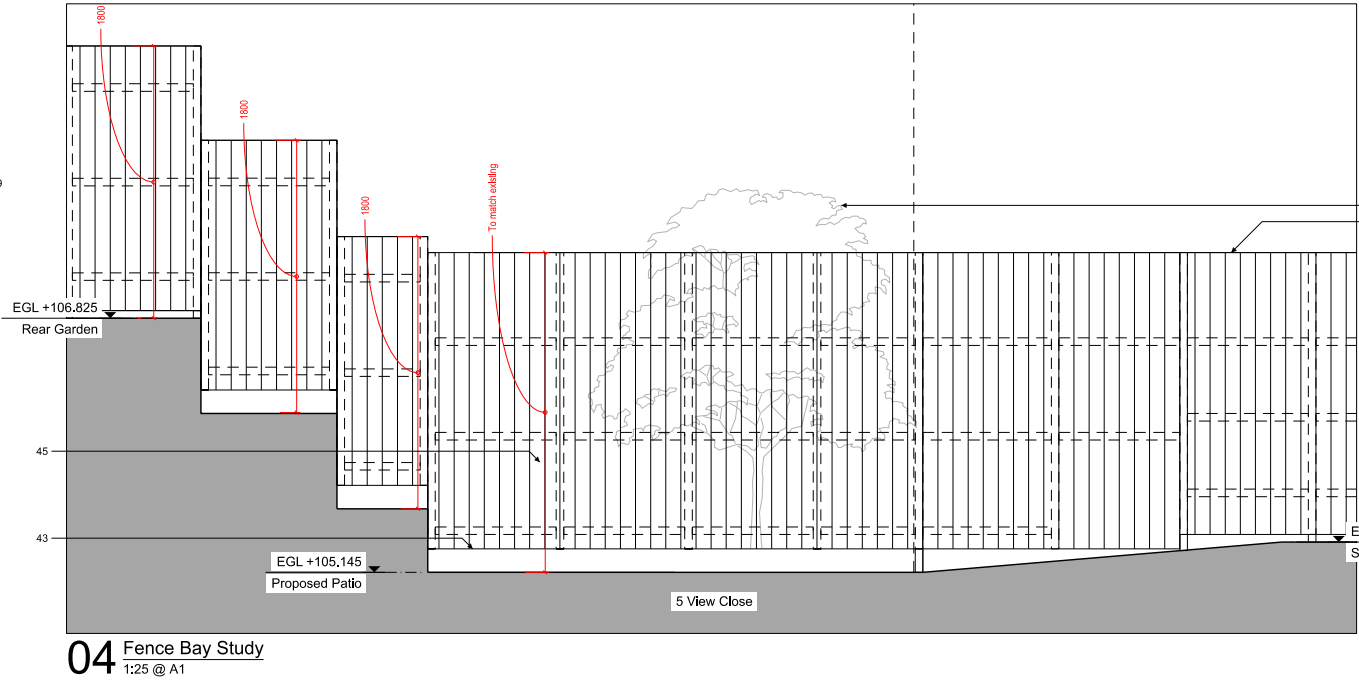
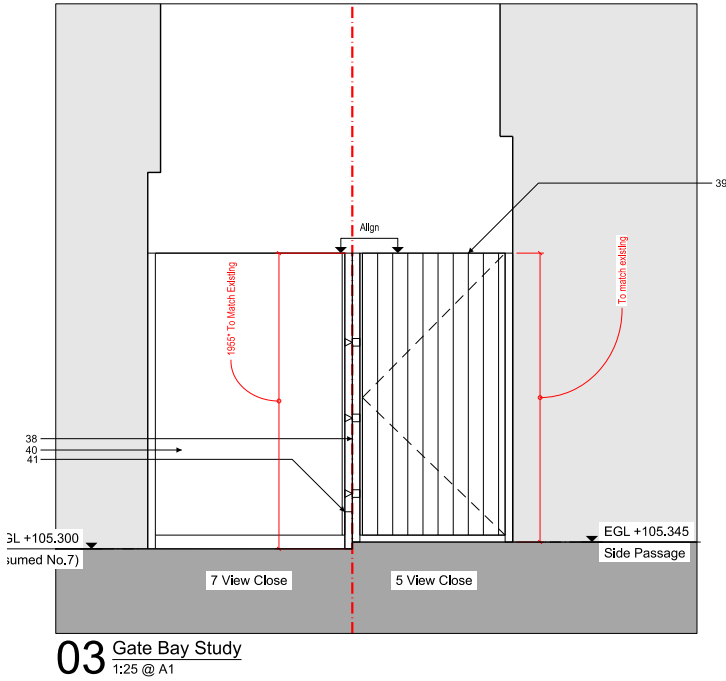
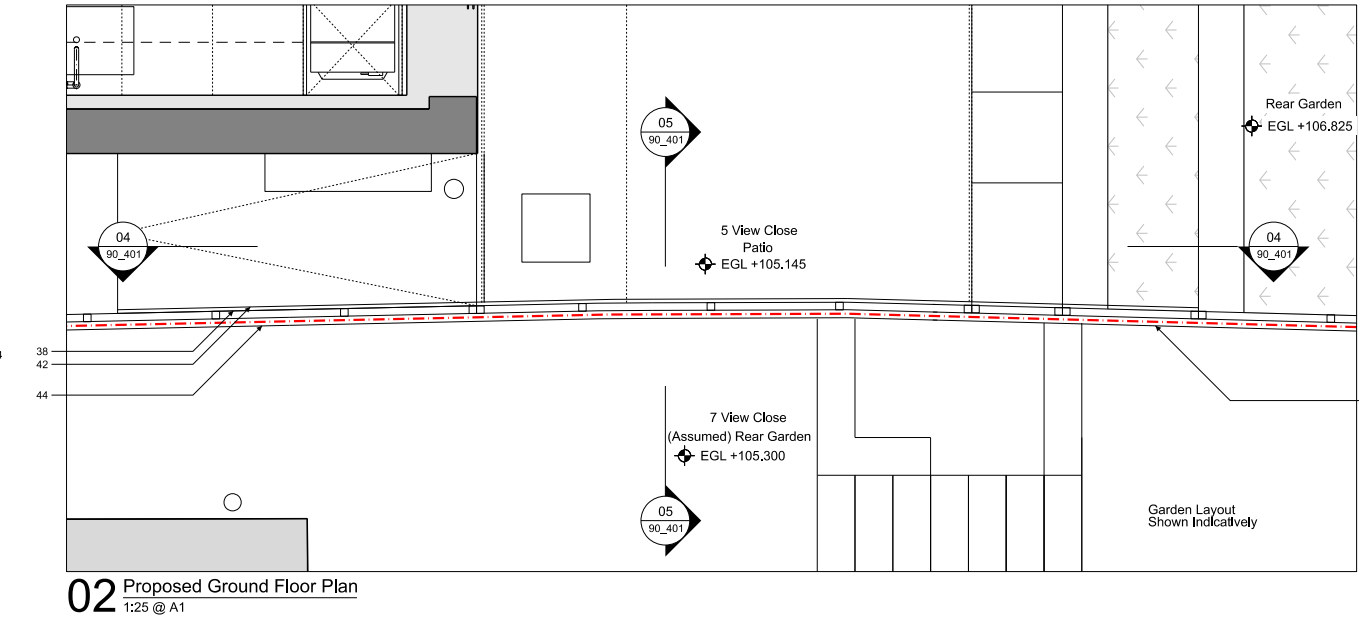
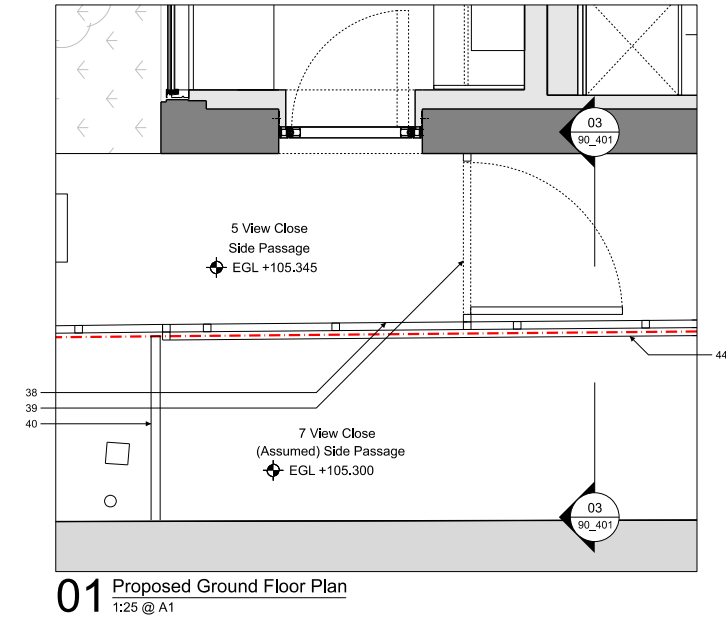
Detail design drawings to scale 1:10 and material specification of new external doors and the pedestrian side gate.

Pedestrian Side Gate

The pedestrian side gate will be constructed in an painted timber to compliment the accoya grey, at a height to match the neighbouring property.

There is a low level retaining wall proposed within the strcutural

For further details refer: 24006_90_401_Side & Rear Fence_REV P1



Condition 5

Condition wording:

Notwithstanding details hereby approved and the approved tree protection measures, which seek to protect and minimise the loss of established landscaping features to this site, details of new landscape planting and hardsurfacing to the site shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme/ detail as approved shall be carried out in the first planting season following the completion of the development.

Landscaping Planting and Hard Surfacing

The front garden planting will consist of a combination of raised planter beds and plants growing from the permeable gravel finish. The layout aims to open up the front garden and create an inviting route to the house, using texture and form. The design intends to layer on the existing mature landscape to bring a woodland feel and create a low maintenance, open and beautiful space.

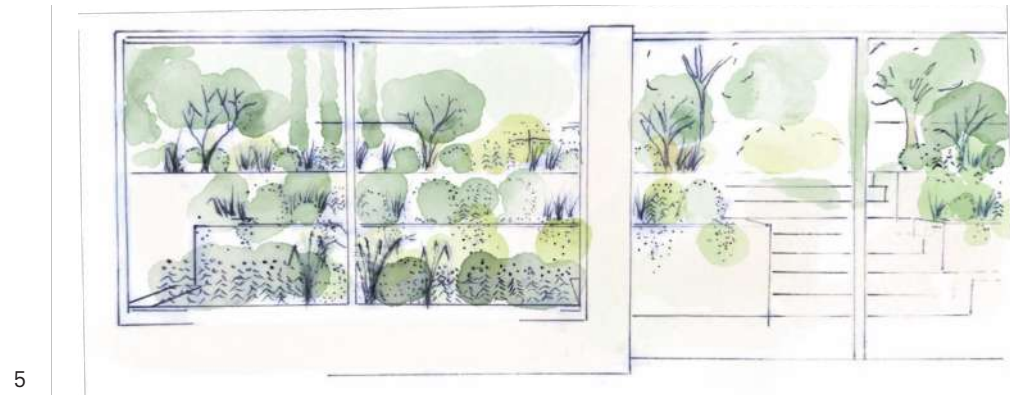
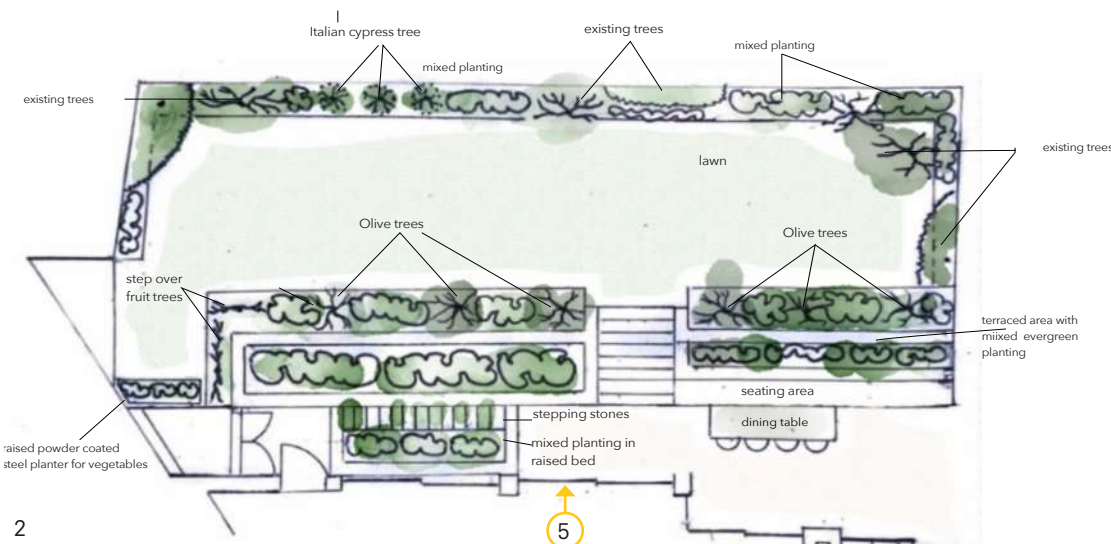
The rear garden planting intends to further create depth and layers, and an inviting route out and up the terraced planters. The existing healthy trees will remain in place, and all mature trees are to be protected as per the arboricultural consultants advice.

- 1 Front garden planting layout plan/visual.
- 2 Rear garden planting layout plan/visual.
- 3 Proposed gravel to front garden shown in wet condition (left of image) and dry condition (right of image). The tile for the rear garden hardsurgacing is shown in the middle of the image.
- 4 Front garden west elevation/visual showing proposed bin and bike store, planters and existing mature trees in the background.
- 5 Back garden visual illustrating the views over the stepped planters and up to the rear garden

Front Garden Plants



Back Garden Plants 1



Condition 8

Condition wording:

Notwithstanding the plans hereby approved, full details of the planter and balustrade to the roof terrace, including scaled drawings, sections, materials and finishes, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

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

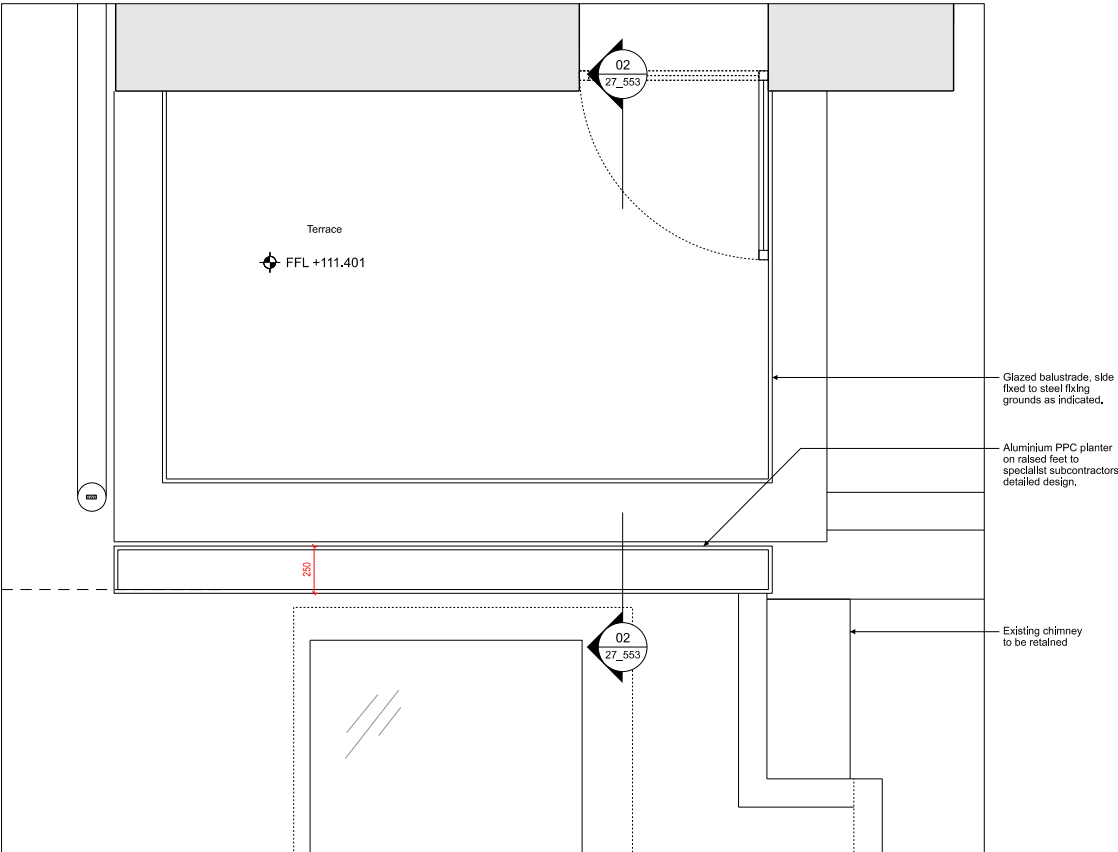
Reason: To safeguard the residential amenities of neighbouring occupiers and to prevent overlooking of adjoining properties by ensuring appropriate control over roof extensions and associated structures, consistent with Policy D6 of the London Plan 2021 and Policy DM1 of the Development Management DPD 2017.

Terrace & Balustrade

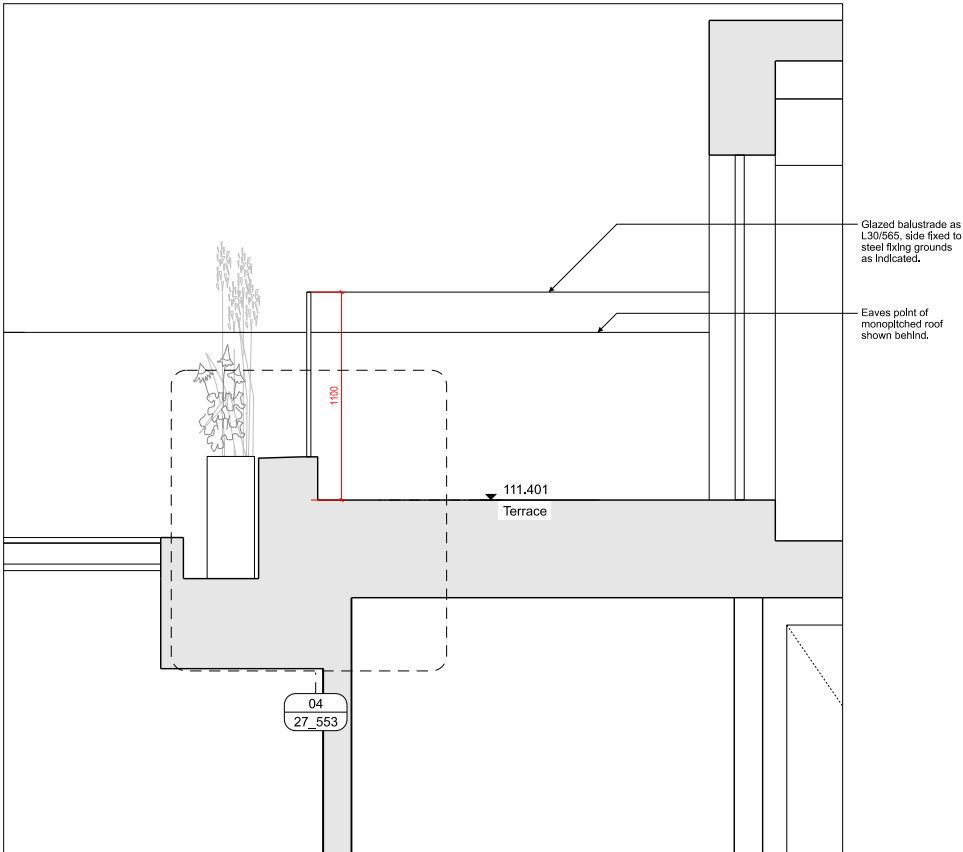
The approved glazed balustrade will run around the perimeter of the terrace. The glazed balustrade is specified for its lightweight, un-obtrusive properties.

Adjacent to the glazed boundary, to the west elevation, a planter will obscure any possible views from the terrace to the garden of no. 7 View Close. The PPC aluminium planter is specified to a height to match the parapet wall, and will contain a perforated base plate for drainage. The plants specified within the planter are to a specialist landscape designers specification, and will endeavour to reduce overlooking.

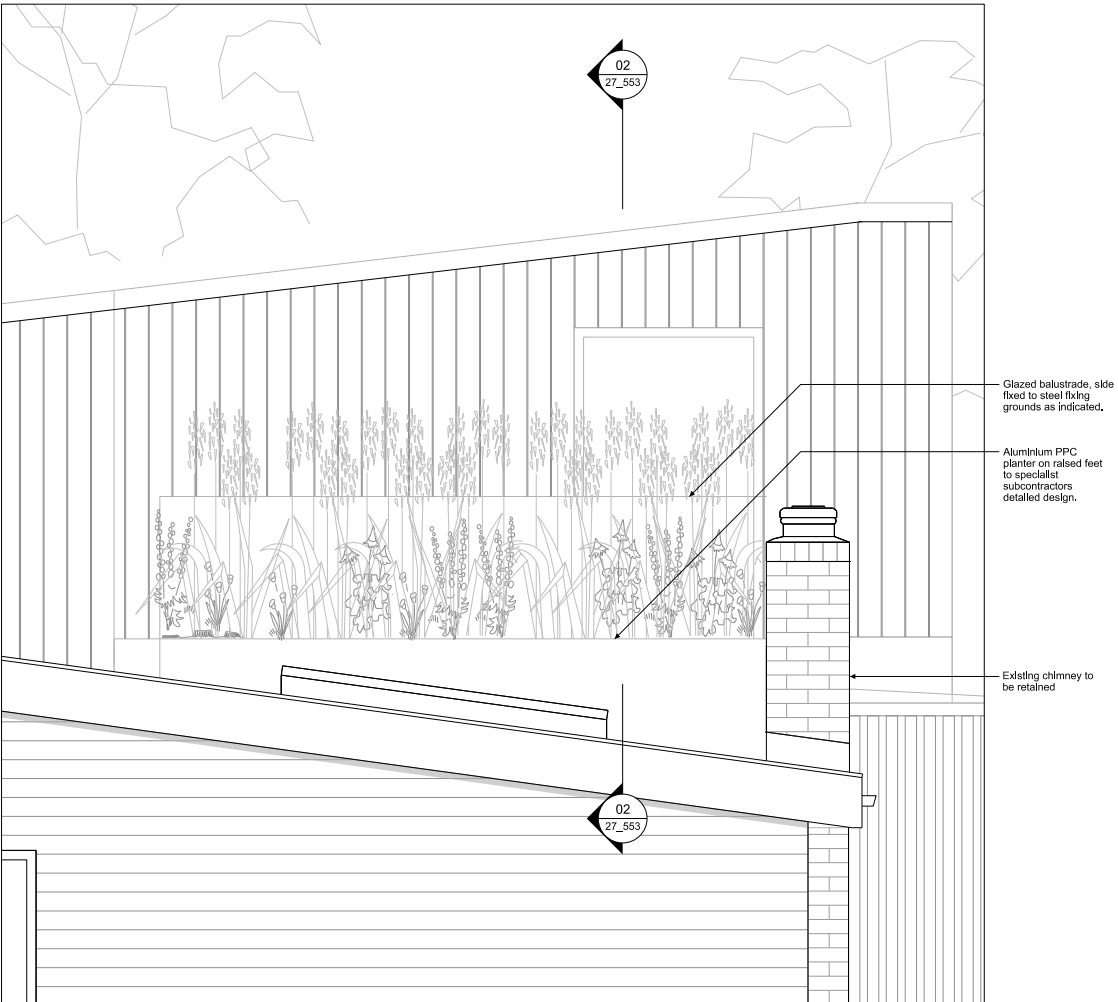
For further details refer: 24006_27_553_Section F_Details_REV P1



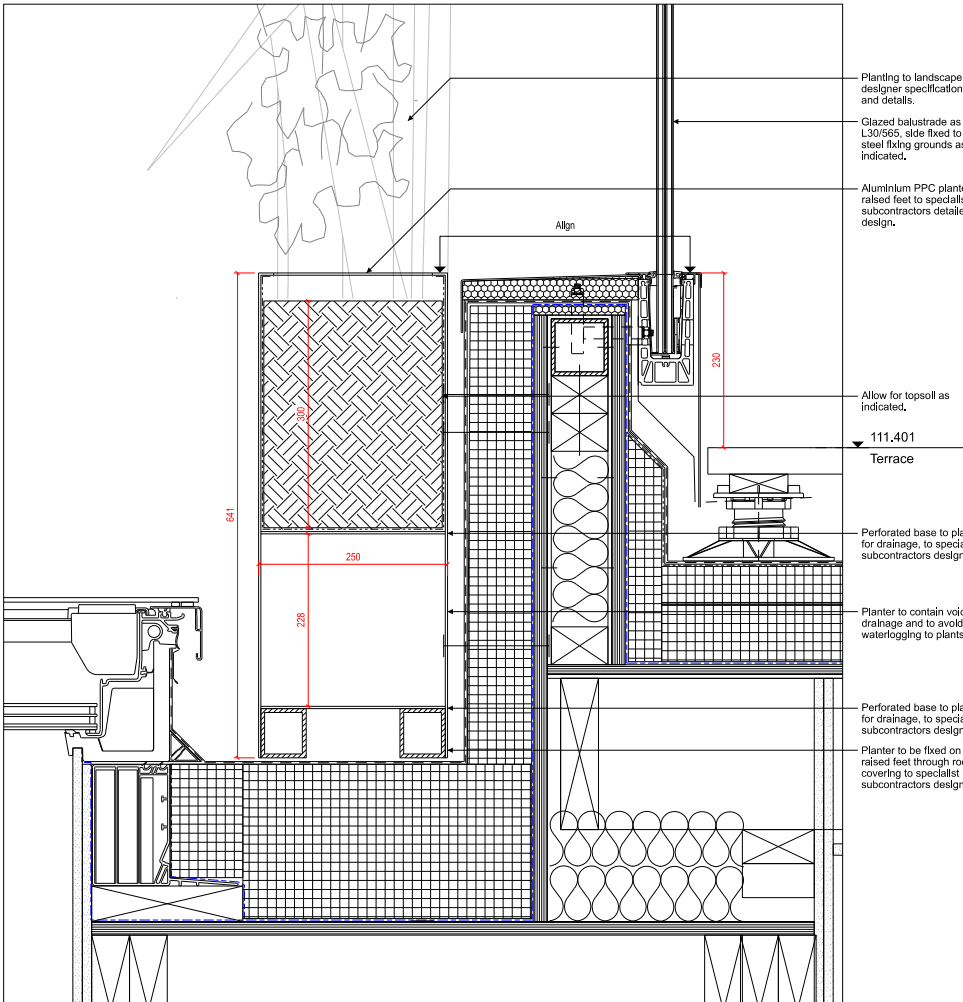
01 Second Floor Plan
1:200



02 Section F
1:20



02 West Elevation
1:20



04 Detailed Section F Excerpt
1:5

