



WARNER

30th September 2026

Planning, Regeneration & Economy,
Haringey Council London Borough
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

Dear Sir/Madam,

RE: 11 Sheldon Avenue – HGY/2024/2154 – Discharge of Conditions

Planning permission was granted at the above site on the 31st March 2025 for the '*demolition of the existing dwellinghouse and erection of a replacement dwellinghouse*,' at 11 Sheldon Avenue, Hornsey, London, N6 4JS.

On behalf of our client and the applicant Mr & Mrs Lauffer, we are seeking to discharge conditions 4, 5, 6, 12, 13 and 16 of planning permission HGY/2024/2154. This application seeks to approve the details set out in the conditions, which will continue to reflect the character and appearance of the immediate area around the site.

The relevant conditions of HGY/2024/2154 states that;

- Condition 4** Notwithstanding the approved plans details of the design of the refuse/recycling/ bin enclosure 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.
- Condition 5** The applicant will be required to provide a minimum total of 3 x long-stay cycle parking spaces in line with the London Plan (2021) standards and the London Cycle Design Standards.
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Condition 6 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 hard surfacing 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. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Condition 12 The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by Love Design Studio (dated July 2024) delivering a minimum 54% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) for the dwelling and swimming pool.

✳ Prior to occupation, details of the installed carbon reduction measures shall be submitted to and approved by the Local Planning Authority. This must include confirmation of:

- The commissioned performance of the air source heat pump and Microgeneration Certification Scheme certificate;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit, with the potential to increase the scope of the ventilation to the entire dwelling;
- Specification of any additional equipment installed to reduce carbon emissions;
- Any overheating mitigation measures, such as external shading, where relevant.
- Specification of any additional equipment installed to reduce carbon emissions, if relevant.

The development shall 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.

Condition 13 Prior to occupation, details of the location of a water butt of at least 440L internal capacity to be installed to intercept rainwater draining from the roof should be submitted to and approved in writing by the Local Planning Authority and subsequently provided. The approved facilities shall be retained.

Condition 16 The dwelling hereby approved shall be constructed as self-build and custom housebuilding dwelling within the definition of self-build and custom build dwellings in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended):

The first occupation of the dwelling in shall be by a person or persons who had a primary input into the design and layout of the dwelling;

The Council shall be notified, in writing, of the persons who intend to take up first occupation of this residential unit hereby permitted at least two months prior to first occupation.

This application seeks to approve the above conditions, with the information set out below:

✿ Condition 4

- Proposed Landscape (Ref: 5775_EX_100 RevA)
 - Details of the cycle storage for three bikes is included, whilst also showing the location of the unit on the site.
 - Refuse area is marked on the plan, as there is enough space to just have the bins free standing on the side without enclosure.

✿ Condition 5

- Proposed Landscape (Ref: 5775_EX_100 RevA)
 - This plan shows the cycle store, which provides three long stay cycle parking spaces.

✿ Condition 6

- Proposed Landscape (Ref: 5775_EX_100 RevA)
 - Details of new landscape planting and hard surfacing to the site are shown on the plan, which aligns with the approved tree protection measures.

✿ Condition 12

- Stiebel Eltron – Technical Datasheet – Air Source Heat Pumps
- QDS Group – Air Source Heat Pump Data – Dwelling
- QDS Group – Air Source Heat Pump Data - Outbuilding
- QDS Group – Air Source Heat Pump Data - Report
- Mechanical Plans
- Certificate of Certified Passive House Component

- Zehnder ComfoAir Flex 250 - Datasheet

- Details of the performance of the ASHP is provided in the above information, along with details of its location. Noise mitigation to be achieved by placing ASPH close to brick boundary wall which is solid construction not susceptible to vibration. ASHP serving outbuilding also placed at the end of garden which due to its location limits disturbance to neighbours to acceptable levels.
- Details of the ducting and MVHR are provided in the above, with ventilation provided throughout the dwelling.
- In terms of equipment being installed to reduce carbon emissions, efficient LED lights have been fitted throughout the property, with highly efficient appliances, high performance insulation and underfloor heating requiring lower heat output in comparison to standard radiator heating.
- In regard to overheating mitigation measures, all of the windows will benefit from curtains, blinds or similar window treatments.

- ✿ Condition 13

- Proposed Landscape (Ref: 5775_EX_100 RevA)

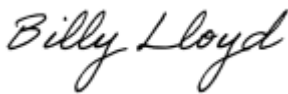
- Details of the water butt, which has 440 litre capacity and will intercept rainwater from the roof is shown on the plan, including the location of the unit on the site.

- ✿ Condition 16

- We are able to confirm that Mr Adam Lauffer, Mrs Sophie Lauffer and their family will be the persons who take up first occupation of the residential unit.

We trust that the information submitted is acceptable in order to allow the discharge of conditions 4, 5, 6, 12, 13 & 16 of planning permission HGY/2024/2154. However, if you require any additional information, please do not hesitate to contact me.

Yours sincerely,



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