

29th March 2024

Mr Matthew Gunning
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

RE: Application for the discharge of planning condition No's. 7, 8 & 13.

Application No: HGY/2021/0116

Address: 23 Coolhurst Road, London, N8 8EP

Dear Mr Gunning,

Please find enclosed an application for the discharge of a planning conditions No. 7, 8 & 13 relating to an application at 23 Coolhurst Road, London, N8 8EP (Ref: HGY/2021/0116). The conditions to be discharged are as noted below:

Discharge of Planning Condition No 7:

"Prior to first occupation of the development, details of the type and location of secure and covered cycle parking facilities shall be 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 each dwelling have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only."

This condition was partially discharged by No.23A Coolhurst Road 'North House' (Ref: HGY/2022/1332). Therefore this application relates to No.23 Coolhurst Road 'South House' only.

Please find enclosed the following documents as part of the application:

- Drawing '312_S_03' – Site Plan showing proposed location of bin store.
- Drawing '6275_03_500_Bin Store Details' – Detailed drawing of bin store.

Discharge of Planning Condition No 8:

"Prior to first occupation of the development hereby approved, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter."

This condition was partially discharged by No.23A Coolhurst Road 'North House' (Ref: HGY/2022/1332). Therefore this application relates to No.23 Coolhurst Road 'South House' only.

Please find enclosed the following documents as part of the application:

- Drawing '312_S_03' – Site Plan showing proposed location of cycle storage.
- Drawing '6275_03_505_Cycle Store Details' – Detailed drawing of cycle storage.

Discharge of Planning Condition No 13:

"Prior to occupation of the development, a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard permeable landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include at least 1 replacement tree within the front garden and a minimum of 4 replacement trees overall within the site. The development hereby permitted shall be implemented in accordance with the approved details."

This condition was partially discharged by No.23A Coolhurst Road 'North House' (Ref: HGY/2023/0639). Therefore this application relates to No.23 Coolhurst Road 'South House' only.

In relation to the requirement to provide details relating to 1no. replacement tree within the front garden and a minimum of 4no. replacement trees within the site overall. This condition was related to the consented arboriculture report (Ref: HWA10425_APIII_v2, dated December 2019) from the original planning application (Ref: HGY/2021/0116) which detailed the removal of 3no. category C trees from the demise of No.23A Coolhurst Road and 1no. category U tree (No quality and value) from the demise of No.23 Coolhurst Road. The condition discharged by No.23 Coolhurst Road under application HGY/2023/0639 provided 5no. new trees to replace the original trees considered to have some value, which were all originally within the demise of No.23A. Therefore please confirm whether or not this considered discharged for the whole site.

In respect of the requirement to provide details of hard permeable landscaping, please refer to the following documents as part of the application:

- Drawing '312_GA_00' – Front garden plan showing location of permeable hard landscaping.

I trust that the above information will enable the Council to discharge these matters, however if you require any further information or have any queries please do not hesitate to contact me (07951 934190 or nick@mcarchitects.co.uk).

Yours sincerely,



Nick Learoyd

For and on behalf of Clarke Penman Architecture