

Gareth Prosser

Deputy Team Leader
Development Management
Planning, Regeneration and
Economy | Haringey Council
River Park House 225 High Road |
London | N22 8HQ

11 March 2024

Dear Gareth,

This application is regarding:

Land Rear Of, 2-14, Kerswell Close, London, N15 5RP - Case Reference HGY/2023/3328

Redevelopment of the car park, commercial unit and open space at the junction of Kerswell Close and St. Ann's Road and provision of 25 new Council rent homes and an Adult Care Hub in two, four and five-storey buildings. Provision of associated amenity space, including new landscaping, refuse/recycling stores and play space, cycle and refuse/recycling stores and wheelchair parking spaces, and enhancement of existing amenity space within the Kerswell Close Estate.

To partially discharge Planning conditions 3, referring to discharging b, e, g, h and i part of this condition.

Condition 3 : Prior to the commencement of above ground works detailed drawings (including sections) to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;**
 - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details of entrances and porches which shall include a recess of at least 115mm;
 - e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;**
 - f) Details of balustrading;
 - g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
 - h) Details of cycle, refuse enclosures and plant room; and**
 - i) Any other external materials to be used;**
- together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development

We have provided list of documents for discharging above mention conditions:



Registered Office
Unit 24, Capital Business Centre
22 Carlton Road, South Croydon CR2 0BS
Registered in England No. 7230910
VAT Registered No. 992 4307 01

b) Detailing of roof and parapet treatment;	
23-1116-640 - Typical - Roof -Parapet - Details	
e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;	
23-1116-140 - Block - A - Elevations 23-1116-141 - Block - A - Elevations 23-1116-142 - Block - A - Elevations 23-1116-143 - Block - A - Elevations 23-1116-240 - Block - B - Elevations 23-1116-241 - Block - B - Elevations 23-1116-242 - Block - B - Elevations 23-1116-243 - Block - B - Elevations 23-1116-244 - Block - B - Elevations 23-1116-245 - Block - B - Elevations	
g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;	
i) Any other external materials to be used; Please refer to Material Pallet Report For arranging a site visit to review the sample panel please contact myself on Margaret Osuhon margaret.osuhon@selsdonpm.co.uk	
h) Details of cycle, refuse enclosures and plant room;	
23-1116-010 - Site Plan 23-1116-100 - Block - A - Substructure - Plan 23-1116-101 - Block - A - Ground - Floor 23-1116-102 - Block - A - First - Floor 23-1116-103 - Block - A - Second - Floor 23-1116-104 - Block - A - Third - Floor 23-1116-105 - Block - A - Fourth - Floor 23-1116-106 - Block - A - Roof - Plan 23-1116-199 - Block - B - Substructure - Plan 23-1116-200 - Block - B - Substructure - Plan 23-1116-201.1 - Block - B - Ground - Floor - Sheet -2 - of - 2 23-1116-201 - Block - B - Ground - Floor 23-1116-202.0 - Block - B - First - Floor - Sheet -1 - of - 2 23-1116-202.1 - Block - B - First - Floor - Sheet -2 - of - 2 23-1116-202 - Block - B - First - Floor 23-1116-203.0 - Block - B - Second - Floor - Sheet -1 - of - 2 23-1116-203.1 - Block - B - Second - Floor - Sheet -2 - of - 2 23-1116-203 - Block - B - Second - Floor 23-1116-204.0 - Block - B - Third - Floor - Sheet -1 - of - 2 23-1116-204 - Block - B - Third - Floor 23-1116-205 - Block - B - Roof Plan 23144-A-E-100_Block A Ground Floor Electricity Services Layout 23144-A-E-100_Block B Ground Floor Electricity Services Layout	



Any question please don't hesitate to contact us.

Best regards

Margaret Osuhon

Design Coordinator



Selsdon Building Contractors Limited

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a. Unit 10, Twin Bridges Business Park, Selsdon Road, South Croydon, Surrey, CR2 6PL

w. www.selsdonbc.co.uk



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