



1 Example Street London SW1A 1AA

DISCHARGE OF CONDITIONS

On behalf of Example Developments Ltd

Wren

Wren is a trading name of Shonaïke Finance Ltd (Company No. 16406111). Registered office: 3rd Floor, 86-90 Paul Street, London, EC2A 4NE.

Regulated by the Royal Town Planning Institute

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Introduction

1.1 Purpose of this Statement

- 1.1.1 This Statement has been prepared by Wren on behalf of Example Developments Ltd in support of an application under section 73A / condition-discharge procedures to discharge conditions attached to a planning permission at 1 Example Street, London SW1A 1AA. It identifies each condition to be discharged and sets out the information submitted in satisfaction of it, so that the Council can confirm that the requirements of each condition have been met.

1.2 The permission and the conditions

- 1.2.1 The application relates to the pre-commencement and other conditions attached to the illustrative planning permission identified below. Each condition is addressed in turn, with a cross-reference to the supporting document submitted in discharge of it. The Applicant requests written confirmation that each condition is discharged so that development may lawfully proceed.
- 1.2.2 This is a specimen document; all names, figures, references and details are illustrative and do not relate to any real site, permission or application.

FIGURE PLACEHOLDER

Figure 1.1 Site Location Plan

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Figure 1.1 Site Location Plan

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The Site and Surroundings

2.1 The Site and the permission

- 2.1.1 The Site benefits from planning permission (illustrative reference 22/00010/FULL) for the redevelopment of the Site to provide residential accommodation with associated works. This application seeks to discharge the pre-commencement and pre-occupation conditions attached to that permission, which require the approval of detailed matters before the relevant stage of development is reached.

2.2 Status of the conditions

- 2.2.1 The conditions the subject of this application are those which, on their proper construction, require the submission and approval of further details. The Applicant has prepared the required information in respect of each such condition, as set out in the following section, and no development requiring the prior discharge of these conditions has been commenced.

FIGURE PLACEHOLDER

Figure 1.2 Aerial Context

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Figure 1.2 Aerial Context

Source: Mapbox / Maxar

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Discharge of Conditions

3.1 Condition 3 — external materials

- 3.1.1 A schedule of external materials, together with a set of physical samples, is submitted in satisfaction of Condition 3. The materials proposed — facing brickwork, natural slate, and painted timber joinery — accord with those indicated on the approved drawings and are appropriate to the character and appearance of the surrounding area. It is requested that Condition 3 be discharged on the basis of the submitted schedule and samples.

3.2 Condition 4 — surface water drainage

- 3.2.1 A detailed surface water drainage strategy is submitted in satisfaction of Condition 4. The strategy demonstrates a sustainable drainage system consistent with the parameters approved at the outline/permission stage, following the drainage hierarchy, restricting the rate of discharge, and providing attenuation for the design storm event with an allowance for climate change. A management and maintenance plan for the drainage components is included. It is requested that Condition 4 be discharged.

3.3 Condition 5 — construction management

- 3.3.1 A Construction Management Plan is submitted in satisfaction of Condition 5. The Plan sets out the arrangements for construction traffic and deliveries, the hours of working, wheel-washing and the control of dust, mud and noise, and the protection of the amenity of neighbouring occupiers during the construction period. It is requested that Condition 5 be discharged.

3.4 Conclusion

- 3.4.1 The information submitted with this application satisfies each of Conditions 3, 4 and 5 attached to the planning permission. It is respectfully requested that the Council confirm in writing that each of those conditions is discharged, so that the relevant stages of the development may lawfully proceed.

Prepared by

A. Specimen

BA (Hons) MSc MRTPI · Membership No. SPECIMEN
Chartered Town Planner, for and on behalf of Wren

Signed

Date



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This Discharge of Conditions has been prepared by Shonaïke Finance Ltd for the use of Example Developments Ltd in connection with the applications described at Section 1. It may not be relied upon by any other party or used for any other purpose without the prior written agreement of Shonaïke Finance Ltd. The opinions expressed are given in good faith on the basis of the information available at the date of preparation.