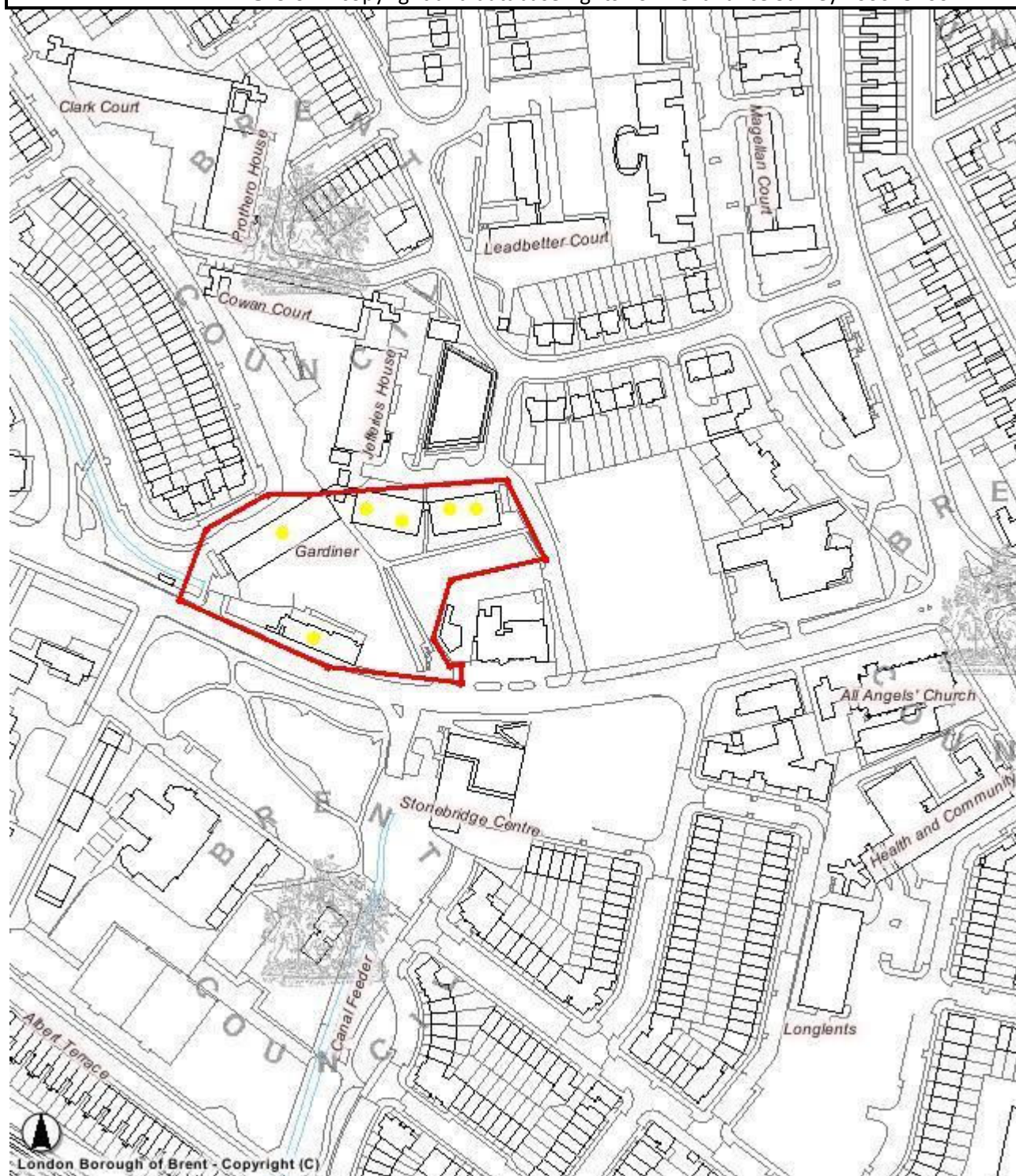




Planning Committee Map

Site address: RE-DEVELOPMENT, STONEBRIDGE ESTATE,
Stonebridge Estate, London, NW10

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This map is indicative only.

RECEIVED: 24 November, 2011

WARD: Stonebridge

PLANNING AREA: Harlesden Consultative Forum

LOCATION: RE-DEVELOPMENT, STONEBRIDGE ESTATE, Stonebridge Estate, London, NW10

PROPOSAL: Extension to time limit of outline planning permission 07/3309 dated 02/12/08 for outline application for the demolition of Gardiner Court, Brett Crescent, NW10, and the erection of 3 buildings comprising 122 self-contained flats, comprising 3 x studio units, 63 x 1-bedroom units, 45 x 2-bedroom units and 11 x 3-bedroom units, formation of new vehicular access, pedestrian access and associated landscaping (matters to be determined: layout, scale & access) as accompanied by Urban Design Code, Arboricultural Impact Appraisal and Method Statement dated 23 August 2007, Design and Access statement and Analysis of Daylight and Sunlight for the proposed Stonebridge Development Part 1, dated 25th October 2007 and subject to a Deed of Agreement dated 2nd December 2008 under Section 106 of the Town and Country Planning Act 1990, as amended.

APPLICANT: The Hyde Group

CONTACT: Terence O'Rourke PLC

PLAN NO'S:
Paul Rogers letter reference 154036/PR dated 22 November 2011

RECOMMENDATION

Grant consent subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Head of Area Planning to agree the exact terms thereof on advice from the Director of Legal and Procurement Services

SECTION 106 DETAILS

This application requires a Section 106 Agreement, in order to secure the following benefits:-

- a) Payment of the Council's legal and other professional costs in a) preparing and completing the agreement and b) monitoring and enforcing its performance
- b) A contribution of £198,000 (£3,000 per additional bedroom*), index-linked from the date of committee and due on Material Start for Transportation, Education, Air Quality and Open Space in the local area.
- c) Sustainability – submission, approval in writing and compliance with the TP6 Sustainability Check-list ensuring a minimum of 50% score is achieved.
- d) A detailed 'Sustainability Implementation Strategy' shall be submitted to the Local Planning Authority and approved in writing, at Reserved Matters stage and at least 4 months prior to commencement of works. This shall demonstrate:
 1. how the development will achieve a minimum of Code for Sustainable Homes Level 3;
 2. how the indicated Brent Sustainability Checklist measures (Energy, Water, Materials, Demolition/Construction & Pollution) will be implemented within the scheme.
 3. How the scheme will achieve a minimum of a 25 % reduction of total CO2 emissions from the Building Regulations 2010 Target Emissions Rate;

- e) The applicant shall include/retain appropriate design measures in the development for those energy and water conservation, sustainable drainage, sustainable/recycled materials, pollution control, and demolition/construction commitments made within Brent's Sustainability Checklist and other submitted documentation (or agreed by further negotiation), and adopt adequate procurement mechanisms to deliver these commitments.
- f) On completion, independent evidence (through a BRE Post-Construction Review) shall be submitted on the scheme as built, to verify the implementation of these sustainability measures on site, and the achievement of at least a Code for Sustainable Homes Level 3.
- g) The applicant shall provide evidence that materials reclamation/recycling targets, negotiated using the Demolition Protocol (where relevant), have been implemented.
- h) If the evidence of the above reviews shows that any of these sustainability measures have not been implemented within the development, then the following will accordingly be required:
 - 1. the submission and approval in writing by the Local Planning Authority of measures to remedy the omission; or, if this is not feasible,
 - 2. the submission and approval in writing by the Local Planning Authority of acceptable compensatory measures on site; or otherwise pay to the Council a sum equivalent to the cost of the omitted measures to be agreed by the Local Planning Authority, to be used by the Council to secure sustainability measures on other sites in the Borough.
- i) The submission and approval in writing of a Residential Travel Plan and to implement this plan, the purpose of the plan being to manage the transport needs of staff and visitors to the Development so as to minimise car usage and promote alternative modes of transport.

And, to authorise the Head of Area Planning, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the London Plan 2011, Local Development Framework Core Strategy 2011, Unitary Development Plan 2004 and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

EXISTING

The subject site was previously occupied by Gardiner Court and the Orange Tree Public House. Gardiner Court comprised a series of three 6-storey residential buildings which formed part of the previous Stonebridge Estate. The Orange Tree Public House was a three storey building which fronted Hillside.

The majority of the application site falls within the Stonebridge Regeneration Area. However, the Orange Tree Public House fell outside of the regeneration area due to its previous ownership.

To the South of the site lies Hillside, the primary road running through the Stonebridge Regeneration Area. A 4-storey residential block which was delivered as part of phase 3 of the Stonebridge Regeneration lies to the North-west of the site and an new open space and the Fawood Nursery are directly north of the site. The Fawood Nursery was opened in 2004 as part of the Stonebridge Regeneration project.

To the East of the site lies the grade II listed Stonebridge Park Public House and the Hillside Hub. The Hillside Hub, which provides a community centre and hall, cafe, PCT clinic, shop and a number of residential units. Opposite the Hillside Hub and therefore in close proximity to the subject site lies Stonebridge Site 22, a mixed use site comprising town centre uses (retail, some food and drink and an office) and residential units. That site together with the Hillside Hub comprise the local needs shopping and community offer for Stonebridge.

Directly opposite the site lays another area of public open space and the two local primary schools, the Stonebridge and Our Lady of Lourdes Primary Schools. An application to redevelop these two schools to improve the quality of their buildings and facilities and increase the number of school places and to provide additional residential units is currently being considered by the Council.

A British Waterways Canal feeder runs through the site. The majority of this runs below ground through the site. However, the far western element of the feeder is above ground within the site. The upstream element of the canal feeder (west of the site) is above ground. The feeder flows from West to East before running under Hillside.

The ground level increases from west to east and from south to north within the site. The ground level increases significantly to the east of the site.

PROPOSAL

This application seeks to renew the Outline Planning Consent for the redevelopment of the application site. If granted, this would allow three years from the date of the decision for the submission and approval of Reserved Matters, and a further two years for the implementation of the consent. This submission also updates the proposal to address changes to planning policy and guidance that have been adopted since the previous grant of planning permission. This includes changes to the proposal in relation to energy and carbon dioxide emissions, play space and internal floorspace for units.

HISTORY

Planning permission was granted in September 1997 for the redevelopment of the Stonebridge Estate on both the North and South sides of Hillside. The permission allows for the erection of approximately 1604 houses and flats in buildings that are 2, 3 and 4 storeys high. It also looked to provide replacement shops fronting Hillside and community facilities and open space. The outline permission envisaged replacement of the Stonebridge tower blocks with low-rise developments within a more traditional street layout with better connectivity between dwellings and the adjoining streets, good levels of natural surveillance of public spaces and adequate levels of parking. It sought to diversify the tenure of homes by introducing a proportion of private dwellings (up to 25 %).

All of the tower blocks have now been demolished and all but a handful of sites have been delivered and the development has won a number of awards which highlight the success of the regeneration process. Only sites 10, 22B, 24C, 27, 29 and 30 are yet to be redeveloped. Almost all of the parks and all of the community facilities have been provided, including the Hillside Hub (PCT Clinic, Community Hall, etc) and the nursery that adjoin this site, and the shops on the opposite side of Hillside. The majority of housing has been provided as social rented units in order to accommodate the tenants of the "old" Stonebridge tower blocks. The remaining sites are accordingly likely to include a high proportion of private housing to achieve this tenure balance. The London Plan now expects higher densities of housing than those set out within the 1997 Outline Planning Consent which only allowed up to 247 Habitable Rooms per Hectare and the remaining sites are accordingly likely to come forward as new full or outline applications. This also allows the inclusion of other elements of land that were not within the 1997 planning application site, such as the Orange Tree Public House site that is included within this application.

Relevant history (this site only)

07/3309 – Granted 2 December 2007

Outline application for the demolition of Gardiner Court, Brett Crescent, NW10, and the erection of 3 buildings comprising 122 self-contained flats, comprising 3 x studio units, 63 x 1-bedroom units, 45 x 2-bedroom units and 11 x 3-bedroom units, formation of new vehicular access, pedestrian access and associated landscaping (matters to be determined: layout, scale & access) as accompanied by Urban Design Code, Arboricultural Impact Appraisal and Method Statement dated 23 August 2007, Design and Access statement and Analysis of Daylight and Sunlight for the proposed Stonebridge Development Part 1, dated 25th October 2007 and subject to a Deed of Agreement dated 2nd December 2008 under Section 106 of the Town and Country Planning Act 1990, as amended.

97/0131 – Granted 4 September 1997

Comprehensive redevelopment of the entire site with the provision of a new road network, approximately 1,604 residential units in 2-, 3- and 4-storey blocks, new open space, shops and community facilities.

POLICY CONSIDERATIONS

NATIONAL

Draft National Planning Policy Framework

Planning Policy Statement 1 – Delivering Sustainable Development

Planning Policy Statement 3 – Housing

Planning Policy Statement 5 – Planning for the Historic Environment

Planning Policy Statement 12 – Local Spatial Planning

Planning Policy Guidance 13 – Transport

Planning Policy Statement 22 – Renewable Energy

Planning Policy Statement 23 – Planning and Pollution Control

Planning Policy Guidance 24 – Planning and Noise

REGIONAL

The Mayor of London

The London Plan 2011

The revised London Plan was adopted in July 2011 and sets out an integrated social, economic and environmental framework for the future development of London. Relevant Policies include:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.6 Children and Young People's Play and Informal Recreation Facilities
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.11 Affording Housing Targets
- 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- 3.13 Affordable Housing Thresholds
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.15 Water Use and Supplies
- 5.21 Contaminated Land
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.14 Improving Air Quality

Supplementary Planning Guidance – Sustainable Design and Construction (May 2006)
Supplementary Planning Guidance – Accessible London: Achieving an Inclusive Environment (April 2004)
Supplementary Planning Guidance – Housing (2005)
Supplementary Planning Guidance – Providing for Children and Young People's Play and Informal Recreation (2008)

LOCAL

Brent Local Development Framework Core Strategy 2010

CP 1	Spatial Development Strategy
CP2	Population and Housing Growth
CP5	Placemaking
CP6	Design and Density in Placemaking
CP15	Infrastructure to Support Development
CP17	Protecting and Enhancing the Suburban Character of Brent
CP18	Protection and Enhancement of Open Space, Sports and Biodiversity
CP19	Brent Strategic Climate Mitigation and Adaptation Measures
CP21	A Balanced Housing Stock

Brent Unitary Development Plan 2004

Strategy

The overall strategy of the UDP has 11 key objectives which are as follows:

1. Prioritising locations and land-uses to achieve sustainable development;
2. Reducing the need to travel;
3. Protecting and enhancing the environment;
4. Meeting housing needs;
5. Meeting employment needs and regenerating industry and business;
6. Regenerating areas important to London as a whole;
7. Supporting town and local centres;
8. Promoting tourism and the arts;
9. Protecting open space and promoting sport;
10. Meeting community needs; and,
11. Treating waste as a resource.

The relevant policies in this respect include Policies STR5 (reducing the need to travel), STR9 (role of GLA Roads and London Distributor Road), STR12 (Air Quality), STR14 (Quality of urban environment) and STR15 (Public Realm)

Policies

BE2 Local Context & Character
BE3 Urban Structure: Space & Movement
BE4 Access for disabled people
BE5 Urban clarity and safety
BE6 Landscape design
BE7 Streetscene
BE8 Lighting and light pollution
BE9 Architectural Quality
BE12 Sustainable design principles
EP3 Local air quality management
EP6 Contaminated land
EP12 Flood protection
EP15 Infrastructure
H12 Residential Quality – Layout Considerations
H13 Residential Density
H14 Minimum Residential Density
TRN2 Public transport integration
TRN3 Environmental Impact of Traffic

TRN4 Measures to make transport impact acceptable
TRN9 Bus Priority
TRN10 Walkable environments
TRN11 The London Cycle Network
TRN15 Forming an access to a road
TRN23 Parking Standards – Residential Developments
TRN34 Servicing in new developments
TRN35 Transport access for disabled people & others with mobility difficulties
Appendix TRN2 Parking and Servicing Standards

Brent Council Supplementary Planning Guidance and Documents

SPG3 Forming an access to a road
SPG12 Access for disabled people
SPG17 Design Guide for New Development
SPG19 Sustainable design, construction and pollution control
SPD Section 106 Planning Obligations

SUSTAINABILITY ASSESSMENT

The applicant has submitted an “Energy Statement Report” to update the proposal to meet current requirements as set out within the London Plan 2011 and the LDF Core Strategy 2010. However, in your officer’s opinion, the submitted report does not set out the proposals in relation to energy in a way that is in accordance with the structure set out within the London Plan policies and as such, does not demonstrate that the proposal will meet these policy requirements. As such, the Energy Statement Report has not been discussed in detail in this committee report. The applicant will submit a revised report and this will be considered by your officers and discussed within the Supplementary Report.

CONSULTATION

Letters sent: 2 December 2011
Site Notice: 15 December 2011
Press Notice: 8 December 2011

Letters were sent to 289 adjoining and nearby owners and occupiers. No responses were received.

Internal consultees:

Environmental Health: In response to the above planning application, Environmental Health have no objections to the extension of the time limit for this development. Previous Environmental Health recommended conditions still apply.

Landscape Design: No objection.

Consultation letters were also sent to Transportation, Urban Design and Ward Councillors. No responses were received from these groups at the time this report was completed.

External consultees:

British Waterways: *As you are aware, the Brent Feeder runs through the site, and there is an agreement between BW and the applicant regarding its maintenance, which is essential. British Waterways also need to maintain some access rights to the feeder. We would like to see details of the maintenance regime detailed as part of the development. It also requires some repair. Our Third Party Works Engineer has been in contact with the applicants.*

We are supportive of the proposed de-culverting of part of the Feeder, and would be pleased to see this extended across the whole site.

*British Waterways therefore has **no objection** to the proposal subject to the maintenance being agreed as satisfactory.*

Consultation letters were also sent to Thames Water, the Environment Agency and English Heritage. No external consultation responses were received at the time this report was completed and any comments that are received will be discussed in the Supplementary Report.

REMARKS

This application seeks to extend the time limits for the implementation of the development that was approved through planning consent reference 07/3309 on 2 December 2008.

The consideration of such applications must focus solely on the changes in policy or guidance that have come into force since the previous application was approved that would affect the proposal.

A number of new plans and guidance documents have been adopted, such as the LDF Core Strategy 2010, the London Plan 2011 the LDF Site Specific Allocations 2011.

However, in your officer's opinion, the primary issues to be considered within this application relate to:

- Childrens and young persons play and recreational space;
- The Mayor's energy hierarchy (discussed above within the Sustainability section of this report); and
- Internal floorspace standards;

Childrens and young persons play and recreational space

The submitted report sets out the estimated child for the proposed development at 17.5 children, which translates to 175 square metres of play and recreational space, comprising 103 square metres for children aged 0-4 years, 47 square metres for 5-10 years and 24.5 square metres for 11-15 years.

The submission details the locations of play facilities that have been already delivered as part of the Stonebridge Regeneration. This includes a fully equipped playground for under 5s (approximately 285 m walking distance from the site) and the sports centre with associated public playing fields (approximately 270 m walking distance from the site). The Stonebridge Adventure Playground has also cited as a local play facility.

The report sets out that sufficient space exists on site to provide the total of 175 square metres required by the London Plan, and that the needs for under 5 year olds (103 square metres) can be incorporated into the application site through the incorporation of informal play facilities that provide opportunities for intuitive play.

Your officers agree that there is sufficient space for the provision of play facilities for under 5s on-site and such details can be secured through condition.

With regard to the off-site provision for 5-10 year olds and 11-15 year olds respectively, the London Plan requires this to be provided within 400 m and 800 m of the dwellings respectively. Your officers accordingly must examine the potential impact on the existing facilities in the locality.

The original Stonebridge Outline Consent included the provision of play spaces in the variety of parks and other open spaces in the regeneration area and thus was considered to address the needs of the children in terms of play. That consent allowed a maximum of 247 Habitable Rooms per Hectare which, if assuming the same mix of units as that now proposed, the original outline consent would have resulted in an estimated yield of 8.12 children for this site. The difference between that assumed within the original Stonebridge Consent and the development that is now proposal is therefore 9.37 children, or 93.7 square metres of play space. If separated into the

different age categories, this translates to 5.5 children aged 0-4, 2.5 children aged 5-10 and 1.3 children aged 11-15, thus corresponding to 55 sqm, 25 sqm and 13 sqm accordingly.

The additional impact of the proposal on the availability of play space (i.e. above the levels of use that were anticipated through the original outline consent) is therefore 25 square metres for children aged 5-10 and 13 square metres for children aged 11-15, or a total of 38 square metres. Given the scale of the increase, this may be accommodated through on-site provision secured through condition.

It should be noted that the Orange Tree Public House element of this site previously fell outside of the Stonebridge Regeneration Area. However, this does not make a significant difference to the above figures.

Your officers accordingly recommend that the landscaping condition is altered to include the requirement to demonstrate the provision of a minimum of 141 square metres of play and recreational space.

Minimum internal floorspace

Since the approval of the previous (2007) consent, the Mayor has introduced new minimum space standards for residential developments which are greater than those previously set out within SPG 17. The applicant has confirmed that all units will meet or exceed the new standards and that details of this will be provided within the Reserved Matters Application. Your officers consider this to be acceptable as the layout of units is approved through the Reserved Matters submission, but recommend that a non-material amendment is made to the description to refer to “up to” 122 self contained flats.

Other matters – Other changes to conditions attached to the previous consent

New standard conditions are now used by the Council. This includes the use of two conditions rather than one two-part condition in relation to the Site Survey, Remediation Report, Completion Report and Certificates of Completion (all relating to site contamination). The new conditions have accordingly been recommended for use. However, the requirements of those conditions have not changed materially.

Conditions 14 and 15 of the previous consent dealt with best practice for construction on site. However, such matters are covered by other legislation and the Council no longer attaches this condition to planning consents. This condition has accordingly been removed.

Summary

In your officers opinion, the planning policies and guidance that have been adopted since the previous grant of planning consent do not affect the acceptability of the proposal. The submitted documentation has updated the proposal to ensure that it is in compliant with the relevant requirements as set out within policy and guidance and in particular, ensure that the proposal complies with the Mayor’s revised energy hierarchy, requirement for children and young person’s play and recreational space and minimum standards for internal floorspace.

It is accordingly recommended that the timeframes for the submission of Reserved Matters and commencement of this consent are extended in accordance with the standard timeframes for Outline Applications.

RECOMMENDATION: Grant Consent subject to Legal agreement

- (1) The proposed development is in general accordance with policies contained in the:-

London Plan 2011

Brent Local Development Framework Core Strategy 2010

Brent Unitary Development Plan 2004

Central Government Guidance

Council's Supplementary Planning Guidance

CONDITIONS/REASONS:

- (1) In the case of any reserved matter, application for approval must be made not later than the expiration of three years beginning with the date of this permission, and

That the development to which this permission relates must be begun not later than two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990.

- (2) The development hereby approved shall be carried out and completed in all respects in accordance with the proposals contained within Planning Application reference 07/3309 as updated by the documents submitted within this application.

Reason: To ensure that the proposed development will be carried out as approved so as to avoid any detriment to the amenities by any work remaining incomplete.

- (3) Details of the reserved matters for the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the building(s) are occupied. Such details shall include:-

- (a) external appearance;
- (b) landscaping.

NOTE - Other conditions may provide further information concerning details required.

Reason: These details are required to ensure that a satisfactory development is achieved.

- (4) Details of materials for all external surfaces of the building and all other external works, including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced and the works shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (5) All areas shown on the approved plans shall be suitably landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site. The landscaping scheme shall include but shall not be limited to the provision of 10 semi-mature trees which have a minimum of 14-26 cm girth at planting. Such landscaping work shall be completed during the first available planting season following completion of the development hereby approved and the details approved

under item (d) below shall be implemented prior to demolition/construction commencing and retained during demolition/construction.

The submitted scheme shall include details of:

- (a) the planting scheme for the site, which shall include species, size and density of plants;
- (b) walls, fencing and any other means of enclosure, including materials, designs and heights;
- (c) treatment of areas of hardstanding and other areas of hard landscaping, including materials;
- (d) children and young persons play and recreational space and facilities;
- (d) trees and other vegetation to be retained within the site and the techniques to be used to protect them during construction and the use of appropriate building foundations in accordance with British Standard 5837. This shall include construction details for the building, all hard-surfaced areas, details of routing for any underground services that may affect the trees and details of the protection of the trees during the construction period, to ensure that the development hereby approved does not damage the trees, including their roots.

Any trees and shrubs planted in accordance with the landscaping scheme and any plants which have been identified for retention within the development which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar species and size to those originally planted.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the locality.

- (6) Notwithstanding the plans hereby approved, detailed drawings which show the siting and layout of cycle storage areas which will accommodate a minimum of 1 cycle per unit shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and the development shall be carried out in full accordance with the approved details. The cycle storage areas shall be situated internally within the building, within or adjoining the cores, internal circulation areas or basement parking areas, in proximity to the units for which they will serve and secure and weatherproof.

Reason: To ensure a satisfactory development that makes adequate provision of cycle storage.

- (7) Plans detailing the layout of the basement parking areas which shall include a minimum of 84 parking spaces of which at least 4 shall be for disabled persons shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and the development shall be carried out in full accordance with the approved details. The plans shall detail vehicle circulation within the basement parking area including the details of the ramps between different levels of basement parking and shall include both plans and sections of the basement parking areas.

Reason: To ensure a satisfactory development which allows the free and safe movement of traffic and pedestrians throughout the site and to provide and retain adequate car parking and access in the interests of pedestrian and general highway safety and the free flow of traffic within the site and on the neighbouring highways.

- (8) Plans detailing the internal layout of the buildings hereby approved and any balconies, roof terraces or other areas of external amenity space shall be submitted

to and approved in writing by the Local Planning Authority prior to the commencement of works and the development shall be carried out in full accordance with the approved details. The details shall include the layout and size of flats, internal circulation areas, refuse storage areas, cycle storage areas, any plant room, any other internal area and any areas of external amenity space.

Reason: To ensure a satisfactory development that achieves a good standard of accommodation for future residents.

- (9) Details of the heights of the buildings, finished floor levels and the levels of the pedestrian street, footpaths and pedestrian accesses into the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development shall be carried out in full accordance with the approved details.

Reason: To ensure a development that pays the appropriate regard to its setting and provides access for disabled persons.

- (10) A scheme detailing water efficiency and management measures, including measures to limit the use of water together with rainwater harvesting and grey-water re-use shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Should measures not be proposed, the reasons for excluding the measures should be outlined within the scheme. The development shall be carried out in full accordance with the approved details.

Reason: To ensure a sustainable development.

- (11) A drainage strategy detailing any on- and/or off-site drainage works shall be submitted to and approved by the Local Planning Authority prior to the commencement of works and the development and the development shall be carried out in full accordance with the approved details.

Reason : To ensure an adequate and appropriate means of dealing with surface and foul drainage from the site is provided in the interests of the water environment and the environment of the locality.

- (12) Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of any works on site and the approved details shall be implemented in full.

Reason: In the interests of safety, amenity and convenience and in the interests of the amenities of the adjoining residents.

- (13) Plans detailing the dedication of one on-street car-parking space for use by a car club and not for any other purpose shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development shall be carried out in full accordance with the approved plans and the parking space shall be maintained solely for car club use unless otherwise otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development that promotes the use of non-car modes of access.

- (14) Details of the extract/ventilation equipment for the basement parking area, including ducting, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development shall be carried out in full

accordance with the approved details and the equipment shall be operated at all times when the car park is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of the adjoining dwellings and future residents of the proposed dwellings.

- (15) The relevant part of the development hereby approved shall not commence unless a site investigation is carried out and remediation strategy is prepared by an appropriate person to determine the nature and extent of any contamination present. The investigation and strategy shall be carried out in accordance with a scheme, which shall be submitted to and approved by the Local Planning Authority, that includes the results of any research and analysis undertaken as well as details of remediation measures required to contain, treat or remove any contamination found. Any proposed remediation must be sustained for the life of the development and this must be justified by the applicant. If during works new areas of contamination are encountered, which have not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

Reason: To ensure the safe development and secure occupancy of the site proposed for use in accordance with UDP policy EP6.

- (16) The relevant part of the development hereby approved shall not be occupied or the use of the relevant part shall not commence unless a verification report shall be provided to the Local Planning Authority by a competent person stating that remediation has been carried out in accordance with the remediation scheme approved pursuant to condition 16 and the site is permitted for end use.

Reason: To ensure the safe development and secure occupancy of the site proposed for use in accordance with UDP policy EP6.

INFORMATIVES:

- (1) The loading and transfer of all materials shall be carried out so as to minimise the generation of airborne dust with all material kept damp during handling. Road vehicles loaded with crushed material shall be sheeted or otherwise totally enclosed before leaving the site.
In order to prevent dust nuisance to neighbouring properties / residents, there should be adequate screening and damping down during all demolition activities, sandblasting, clearance work and other site preparation activities.

Reason: To minimise dust arising from the operation and safeguard the amenity of neighbouring residences.

- (2) During construction on site:-
(a) The best practical means available in accordance with British Standard Code of Practice B.S.5228: 1984 shall be employed at all times to minimise the emission of noise from the site.
(b) The operation of site equipment generating noise and other nuisance-causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1700 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Holidays.
(c) Vehicular access to adjoining and opposite premises shall not be impeded.
(d) All vehicles, plant and machinery associated with such works shall at all times be

stood and operated within the curtilage of the site only.

(e) No waste or other material shall be burnt on the application site.

(f) All excavated topsoil shall be stored on the site for reuse in connection with landscaping.

(g) A barrier shall be constructed around the site, to be erected prior to demolition.

(h) A suitable and sufficient means of suppressing dust must be provided and maintained.

Reason: To limit the detrimental effect of construction works on adjoining residential occupiers by reason of noise and disturbance.

- (3) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or surface water sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water, Developer Services will be required. They can be contacted on 08454 850 2777. Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- (4) There are public sewers crossing the site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form or other information relating to your building / development work, please contact Thames Water on 0845 850 2777.
- (5) Thames Water would recommend that petrol/oil interceptors be fitted in all car parking / washing / repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local waterways.
- (6) Thames Water will aim to provide its customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at a point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Any person wishing to inspect the above papers should contact David Glover, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5344