

raised) between it and the street. At the rear is a further paved space accessed by the path round the building and the rear vehicle gates with raised planting and the existing tree to the right on entry. Behind this, at the rear of the site is the timber fenced bin area in an enclosure with the cycle storage area (see below) adjoining. Between the cycle storage area and the building is a grassed area below which is located the soakaway (see also below). Planting is a mixture of shrubs and bedding plants.

Surface Water Drainage Drainage is from a gully at the front of the building by pipe to a soakaway located in the grassed area at the rear. Previously the entire site was covered in hard surface, and the soakaway has been excavated through to provide for surface water drainage. Both the vehicle gates are protected by drainage channels which feed back into the pipe connecting the gully to the soakaway, so that all surface water collecting in the site will be directed to the soakaway. The soakaway is formed of hardcore in a shaft of adequate size and has proved its efficiency through the winter.

These details provide for all of the requirements of condition 5 and the Council is requested to accept them and discharge the condition.

Balcony screen This is a 1.8 m [obscure glazed] screen located on the north side of the balcony adjoining no 16 at first floor level. It is shown in the photograph and plans. This detail provides for the requirements of condition 7 and the Council is requested to accept them and discharge the condition.

Cycle Storage Hoop stands for 4 cycles by Safe Options Limited are provided within the bin and cycle enclosure. These provide the potential for security by enabling locking of individual cycles, but the site itself is also secure. The cycle storage area is covered by a roof – see photograph. This detail provides for the requirements of condition 8 and the Council is requested to accept them and discharge the condition.

14-15 College Crescent Statement of submission pursuant to conditions 5, 7 and 8 Of the permission dated 11 April 2011 (ref 2010/5840/P)

This application is in submission of matters pursuant to conditions 5, 7 and 8 of the permission dated 11 April 2011 for Change of use from office (Class B1) to 4 x flats (Class C3) including, rear terrace at first floor level, rear extension at ground floor level and alterations to fenestration.

Condition 5 provides

Prior to the first occupation of the development full details of hard and soft landscaping shall be submitted to and approved by the Council. The hard landscaping details shall include identification and specification of areas of porous materials or provision to direct surface run-off to a permeable or porous area within the curtilage of the site. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Condition 7 provides

A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on the first floor roof terrace boundary with 16 College Crescent prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

Condition 8 provides

Prior to first occupation of the development, the secure and covered cycle storage area for 4 x cycles shall be provided in accordance with the approved plans and thereafter permanently maintained and retained.

The following material is submitted:

- (1) the present letter which explains the material submitted
- (2) drawing D1025/SP/1
- (3) drawing showing details of screen pursuant to condition 7
- (4) photographs of covered cycle area, soakaway area and screen

The work has been carried out and the scheme implemented in all respects.

The landscape and surface water drainage are detailed on the drawing SP1.

Hard and Soft Landscaping

Raised planters of soft landscaping surround the york stone paved area at the front of the building. Hard surfacing is provided by a combination of york stone and concrete paving slabs. There is a paved path at the side between the pedestrian and vehicular gates at the front with planting (also