

SCHEDULE OF PLANNING CONDITIONS - Rev D 060312

Planning Reference: 2008/2362/P - 13 May 2008  
Variation Condition 4: 2008/2362/P - 30 Mar 2009  
Variation Condition 21: 2010/4273/P - 28 Sep 2010  
Application Address: London - Willes Road & Grafton Road NW5 3LE

KEY	
<div></div>	CONDITION APPROVED
<div></div>	SPORTS CENTRE / STATEMENT ONLY
<div></div>	SUBMISSION/ACTION REQUIRED



	PLANNING CONDITION	DISCHARGE REQUIREMENT	ACTION BY	ACTION	REGISTRATION DATE	APPROVED (YES/NO)	RELEASE DATE
1	<b>TIME:</b> The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	COMPLIANCE STATEMENT ONLY	<div>CLIENT</div>	N/A		N/A	N/A
2	<b>ENERGY:</b> Prior to the commencement of any part of the development, a comprehensive energy strategy for the development including the feasibility for appropriate top-up renewable or sustainable energy sources shall have been submitted and approved. The strategy shall include all the residential elements as well as the sports centre elements of the scheme. The development shall thereafter not proceed other than in complete accordance with all the measures as recommended in the approved strategy, which shall be permanently retained and utilised as the main power sources for the development. The measures shall include the installation of a meter to monitor the energy output from the approved systems.	Generic energy condition. Please refer to Condition 21 for details in regards to the town houses.	N/A	N/A	N/A	N/A	N/A
3	<b>MATERIALS:</b> Notwithstanding the details shown on the submitted drawings, revised details shall be submitted to and approved by the local planning authority in respect of the following areas of work: i) Ramps and handrails to new doors on Grafton Road; ii) New glazed doors to existing blocked openings in Prince of Wales Road ground floor elevation; iii) Location of rooflight in third floor room, Prince of Wales Road frontage building; iv) Materials of replacement rooflight over Prince of Wales Road flats stairwell. <b>v) Glazing materials and details to new town houses in Grafton Road and Willes Road;</b> vi) Size and location of mono-pitched roofs to new town houses in Willes Road. The development shall not proceed other than in accordance with the revised details thus approved.	SUBMISSION: All external samples proposed for the building envelope of the town houses	<div>SUBMITTED</div>	Review with Client / Engineers / QS Liaise with Suppliers			
4	REPLACEMENT CONDITION <b>ENERGY:</b> No works on the sports centre development shall take place until an initial status BREEAM commentary by an accredited assessor, stating that the refurbished Sports Centre has been designed to achieve a rating of Very Good attaining target credits of 60% in the Energy Category, 50% in the Water category and 40% in the Materials and Waste category, has been submitted to and approved in writing by the local planning authority. The use of the Sports Centre shall not commence until it has been issued with a final Code certificate of compliance and accompanying statement confirming that by reasonable endeavours the above targets have been met.	APPLICABLE TO SPORTS CENTRE ONLY	N/A	N/A	N/A	N/A	N/A
5	<b>HABITAT:</b> Details of a scheme for habitat enhancement and creation shall be submitted to the Local Authority and approved in writing before the development is commenced. The development shall not proceed other than in accordance with such scheme as is approved and the measures included shall be retained and maintained thereafter.	Indicate on drawings	<div>SUBMITTED</div>	review details and relevance for town houses	N/A	N/A	N/A
6	<b>GREEN ROOF:</b> A feasibility report for the incorporation of a green or brown roof on top of the new external plant room shall be carried out to the reasonable satisfaction of the local planning authority and details submitted in respect of the incorporation of a green/brown roof to such extent as has been evidenced as feasibly practical. The development shall not be commenced until such details have been approved by the local planning authority and the approved details implemented prior to occupation.	APPLICABLE TO SPORTS CENTRE ONLY	N/A	N/A	N/A	N/A	N/A
7	<b>NOISE:</b> Before the use of any of the flats within either the Prince of Wales Road part of the building or the Grafton Road building commences, sound insulation shall have been provided for these flats in accordance with a PPG24 Noise Assessment to be first approved by the local planning authority.	APPLICABLE TO SPORTS CENTRE ONLY	CLIENT	Note: Consider noise insulated windows for town house on Grafton Rd	N/A	N/A	N/A
8	<b>PLANT ROOM:</b> Full details of all external plant and its associated housing, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to its installation.	APPLICABLE TO SPORTS CENTRE ONLY	N/A	N/A	N/A	N/A	N/A
9	<b>PLANT NOISE:</b> Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation. Where it is anticipated that any plant/equipment will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps) special attention should be given to reducing the noise levels from that piece of plant/equipment at any sensitive façade to at least 10dB(A) below the LA90, expressed in dB(A).	APPLICABLE TO SPORTS CENTRE ONLY	CLIENT	Note: Check whether current noise levels are compliant with condition to ensure best noise levels for future residence.	N/A	N/A	N/A
10	<b>BIKE:</b> The cycle storage facilities as shown on the Grafton Road forecourt of the submitted ground floor plan Drwg. No. L(0)022 Rev P, shall be provided prior to the first occupation of the residential units and shall thereafter be permanently retained and maintained.	APPLICABLE TO SPORTS CENTRE ONLY	N/A	N/A	N/A	N/A	N/A
11	<b>LIFE TIME HOMES:</b> All the residential dwellings hereby approved shall be provided to meet Lifetime Homes standards to the extent as described in the submitted Design and Access Statement and the town house and Grafton Road should be provided as wheelchair accessible as shown on the approved drawings.	SUBMISSION: Site Plan & GA Plans Annotate Lifetime Homes & wheelchair accessible requirements on drawings.	<div>COMPLIANCE ONLY</div>	Review Lifetime Homes & wheelchair accessible guidance			
12	<b>GROUND INVESTIGATION:</b> No development shall take place until: a) The applicant has submitted a program of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.	SUBMISSION: Details to satisfy LPA.	<div>APPROVED</div>	Commission ground investigation and utilities search. Review with AUTOR			

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	c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.						
	PLANNING CONDITION	DISCHARGE REQUIREMENT	ACTION BY	ACTION	REGISTRATION DATE	APPROVED (YES/NO)	RELEASE DATE
13	<b>FOOTWAY:</b> No part of the development hereby approved shall be occupied until the footway surrounding the site has been reinstated to the local highway authority's current standard of footway specification and the local highway authority's reasonable expenses in this regard have been paid for in full by the developer.	APPLICABLE TO SPORTS CENTRE ONLY	N/A	N/A	N/A	N/A	N/A
14	<b>TRAVEL PLAN:</b> No part of the development hereby approved shall be occupied until a Travel Plan setting out measures for promoting sustainable transport modes for staff and visitors to the Sports Centre has been submitted to and approved by the local planning authority. The measures contained in the Travel Plan shall at all times remain implemented.	APPLICABLE TO SPORTS CENTRE ONLY	N/A	N/A	N/A	N/A	N/A
15	<b>SERVICE MANAGEMENT PLAN:</b> No part of the development hereby approved shall be occupied until a Service Management Plan setting out measures for managing deliveries to the Sports Centre has been submitted to and approved by the local planning authority. The measures contained in the Service Management Plan shall at all times remain implemented.	APPLICABLE TO SPORTS CENTRE ONLY	N/A	N/A	N/A	N/A	N/A
16	<b>CONSTRUCTION MANAGEMENT PLAN:</b> No part of the development (including demolition) hereby approved shall be commenced until a Construction Management Plan setting out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction period for the Sports Centre has been submitted to and approved by the local planning authority. The measures contained in the Construction Management Plan shall at all times during the construction phase remain implemented.	APPLICABLE TO SPORTS CENTRE ONLY Refer to condition 21 for town houses	N/A	N/A	N/A	N/A	N/A
17	<b>COMMUNITY SAFETY PLAN:</b> No part of the development hereby approved shall be occupied until a Community Safety Plan setting out measures for avoiding opportunities for crime arising from the Sports Centre development has been submitted to and approved by the local planning authority. The development shall not be implemented other than in complete accordance with the measures as contained in the Community Safety Plan and such measures shall remain in implementation at all times in association with the development.	APPLICABLE TO SPORTS CENTRE ONLY	N/A	N/A	N/A	N/A	N/A
18	<b>COMMUNITY WORKING GROUP:</b> The development shall not commence other than in complete accordance with a Community Working Group for construction management which shall have been set up in relation to the Sports Centre development and been agreed in writing by the local planning authority a minimum of 3 months prior to commencement of demolition. The Working Group shall continue in operation to the plan as agreed throughout the duration of the construction phase works.	APPLICABLE TO SPORTS CENTRE ONLY	N/A	N/A	N/A	N/A	N/A
19	<b>LANDSCAPE DESIGN:</b> No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.	SUBMISSION: Landscape Drawing	SUBMITTED	Liaise with Arboriculturist			
20	<b>LANDSCAPE DESIGN:</b> All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.	COMPLIANCE STATEMENT ONLY	SUBMITTED	Autor to identify any trees that might be compromised by the development.			
21	REPLACEMENT CONDITION 21D The development of the Town Houses on Willes Road (3 units) and Grafton Road (1 unit) shall not commence until such time as a planning obligation under Section 106 has been entered into between the developer and the Council to secure:- i) Payment of an education contribution of £51,716 ii) Payment of a public open space contribution of £3,429	Note: Condition linked to condition 2	CLIENT	Liaise with planning consultant for completion of S106 agreement.			
	iii) A Sustainability Plan demonstrating the ability of the units to meet target Code for Sustainable Homes level 3 and 50% credits achieved in Energy, Water and Materials and to ensure that the units remain in compliance with the Sustainability Plan	SUBMISSION: Energy Report. NOTE: Autor to sign off prior to Consultant submission.	SUBMITTED	Review with Autor / Client / QS			
	iv) A Construction Management Plan including a community working group.	SUBMISSION: Details to satisfy LPA.	SUBMITTED				