

Project:

**509 Kentish Town Sports Centre - Town Houses**

## 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	
<span style="color: green;">■</span>	CONDITION APPROVED
<span style="color: grey;">■</span>	SPORTS CENTRE / STATEMENT ONLY
<span style="color: red;">■</span>	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	<span style="color: red;">CLIENT</span>	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	<span style="color: red;">SUBMITTED</span>	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	<span style="color: red;">SUBMITTED</span>	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.	<span style="color: red;">COMPLIANCE ONLY</span>	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.	<span style="color: green;">APPROVED</span>	Commission ground investigation and utilities search. Review with AUTOR			

