

H-728 doc 04

Planning & Listed Building Conditions

Schedule of Conditions

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Works associated with the change of use of the basement and ground floor of No. 41 from office (Class B1) and No. 43 from restaurant (Class A3) to residential use (Class C3) to provide an additional 6 units (5 x 1-bed and 1 x 2-bed) including internal alterations and the creation of a new light well to the rear of No.43, extension of basement area at No.41, an extension at rear second floor level to No. 43 and the reinstatement of the front light well to No. 43 enclosed with railings to provide an overall total of 12 residential units (6 x 1-bed, 5 x 2-bed and 1 x 3-bed).

2008/0176/L: Listed Building Consent

- Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council **before the relevant part of the work is begun**:
- 4.1 Sample of brickwork demonstrating brick type, face bond and pointing to be provided on site and retained during the course of the works hereby approved.
 - We confirm that the contractor will build a sample of brickwork and we will let you know when this is available on-site for your inspection.
- 4.2 Details of all new windows demonstrating glazing bar and framing profiles at 1:5.
 - We enclose our drawing showing the new single-glazed sash windows [drawing 21a]
- Prior to the commencement of development, details of the location and means of installation of the solar panels and associated equipment shall be submitted to, and approved in writing by, the Local Planning Authority. The solar panels and associated equipment shall be installed in accordance with the approved details prior to the beneficial occupation of the development and thereafter so maintained.

We enclose our drawing showing the new solar panels [drawings 14a, 22-]

Application Ref: 2008/0171/P: Planning

Condition

Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

We enclose our drawing showing the proposal for waste storage [drawings 12a, 13a, 14a, 23-]

Details of the green/brown roofs, including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long-term viability of the green roof, and a programme for a scheme of maintenance, shall be submitted to and approved by the Council prior to the commencement of works. Thereafter, the green roof shall be fully provided in accordance with the approved details, and permanently retained and maintained in accordance with the approved scheme of maintenance.

We enclose our drawing showing the proposal for the green roof [drawing 24-]

Prior to the commencement of works, a pre-assessment report by a qualified assessor showing how the development hereby approved will meet targets for EcoHomes, shall be submitted to the Council and agreed in writing. Development shall then proceed in accordance with the approved appraisal.

You are also advised that the Council seeks the achievement of level 3 of the Code for Sustainable Homes. It is acknowledged that the listed status of the buildings may make this difficult to achieve, however this will need to be justified.

We enclose details from the energy assessor confirming how the buildings meet the requirements of EcoHomes and the Code for Sustainable Homes [M.J. Quality Assessments]