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12th September 2014

RE: Planning Condition Discharge,
18 Redington Road, London, NW3 7RG

Ref : 2010/5099/P (granted at appeal ref: APP/X5210/E/11/2161175)

Dear Sirs,

Further to the appeal decision ruling in response to the decision notice (attached) please find our response to each item in turn below.

Reason

15. The proposed development would involve extensive works of demolition and construction that would have the potential to cause significant disruption to highway users in the area. Adherence to an approved Construction Management Plan would ensure that any adverse effects in these terms would be minimised.

Planning inspectorate has requested and Construction Management Plan. Please find this attached

16. An approved Sustainability Plan would ensure the development met the sustainability objectives of LDF Policies CS13 and DP22 by requiring achievement of Code for Sustainable Homes Level 3. Whilst in my view ongoing management in strict accordance with the Code may in practice be difficult for the Council to monitor and thus enforce, the appellant's undertaking to adhere to it accords with the objectives of the development plan policies to which I have referred.

The Planning Inspectorate has requested a Code for Sustainable Homes Assessment to at least Level 3. Please find this attached

19. A condition requiring the development to be carried out in accordance with the approved plans is necessary for the avoidance of doubt and in the interest of proper planning. Compliance with the Code for Sustainable Homes forms part of the Section 106 agreement and relevant parts of the arboricultural method

assessment are subject to a separate condition. Other documents were submitted to provide support to the application. It is not necessary therefore to include these documents in the condition.

A Code for Sustainable Home checklist has been requested in order to form part of the Section 106 agreement. Please find this attached.

Condition 2 - No development shall take place until details of the construction, planting and maintenance of the green roof have been submitted to and approved in writing by the local planning authority. The green roof shall be installed in accordance with the approved details before the building is first occupied and retained thereafter.

Please find attached Planting and Maintenance strategy as requested.

Condition 3 - All trees on the site, or parts of trees growing from adjoining sites, unless shown on the approved drawings as being removed, shall be retained and protected from damage in accordance with the protection measures set out in the submitted Tree Survey and Arboricultural Method Assessment dated 6 September 2010. Works including any demolition shall not commence on site until a Council Tree Officer has inspected and approved in writing the implementation of the tree protection measures. The protection measures shall remain in place until all development works are complete.

Please find attached Tree Survey and Method Statement for approval by the Council Tree Officer.

Condition 4 - No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. The samples shall include a panel of brickwork showing the proposed brick type, bond, mortar mix and pointing erected on site and this panel shall be retained and made available for viewing throughout the course of the construction works. Development shall be carried out in accordance with the approved details.

Sample panel of external brickwork is currently on-site please contact us to arrange a suitable time to visit.

Should you require any further information please do not hesitate to contact us.

Kind regards,

Dusan Savic
For Design Solutions