

<b>5</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 local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.	Attached are drawings showing the areas of lawn, Box hedge, Perimeter fencing treatment, hard landscaped paths stonework etc. Shown on drawing GA001 Site Plan, GA002 Street Elevation including timber fencing and hedges to front GA003 rear Elevation showing hedges etc.
<b>6</b>	All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase 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 local planning authority gives written consent to any variation.	The main Contractor has been instructed to comply with the Arboricultural statement and the instructions on planting will be issued to meet this condition.
<b>7</b>	Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun: a) Details including sections at 1:10 of all new and replacement windows (including jambs, head and cill), ventilation grills, external doors and gates; The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.	Drawing STR 018 and STR 019 showing 1:10 Window head and sill details and French door head and sill details are attached.
<b>8</b>	The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.	Structural Engineers appointment terms of reference is attached
<b>9</b>	Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. The system shall be implemented as part of the development and thereafter retained and maintained.	Drawing MEC 003 Shows rainwater harvesting tanks above the rear slab-above the swimming pool.
<b>10</b>	The first floor window on the west elevation hereby approved shall be obscured glazed and non-opening to 1.7m above internal floor level and shall be retained and maintained permanently as such.	Drawing GA016 East Elevation is attached showing the obscured glass.
<b>11</b>	The re-positioned first floor window on the east elevation hereby approved shall be obscured glazed and maintained permanently as such.	Drawing GA015 East Elevation is attached showing the obscured glass.