

Schedule of Planning and Listed Building Consent Conditions

Project Number	Project Name	Last updated
3712	Lauderdale House, Highgate Hill, London N6 5HG	31/03/2015

Planning Consent Conditions:

Planning Application Reference Number: **2012/3047/P**
 Date of Planning Permission: **14 August 2012**
 Case Officer: **Ben Le Mare**

Number	Condition wording (Conditions identified in BOLD TYPE are pre-commencement conditions).	Action required by	Action: Green – no further action required Orange – Monitor to ensure compliance Red – Action required to discharge condition	Record of information submitted	Date information submitted	Date condition discharged	Notes
1	The development hereby permitted must be begun not later than then end of three years from the date of this permission.		No further action required.				
2	All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.		No further submission required. Materials specified in application.				
3	The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (3712-GA-001 PL); 10326-M-001 Rev P1; 002 Rev P1; 021 Rev P1; 031 Rev P1; 032 Rev P1; 051 Rev P1; 071 Rev P1; 080 Rev P1; 101 Rev P1; 102 Rev P1; 111 Rev P1; 112 Rev P1; 121 Rev P1; 201 Rev P1; 202 Rev P2; 211 Rev P1; 212 Rev P1; 221, 301 Rev P1; 302 Rev P1; 311 Rev P1; 312 Rev P1; 401 Rev P1; 402 Rev P1; 411 Rev P1; 412 Rev P1; 801 Rev P1. 10326-E-101 Rev P1; 102 Rev P1; 111 Rev P1; 112 Rev P1; 121 Rev P1; 201 Rev P2; 202 Rev P2; 211 Rev P1; 212 Rev P1; 221 Rev P1; 301 Rev P1; 302 Rev P1; 311 Rev P1; 312 Rev P1; 321 Rev P1; 401 Rev P1; 402 Rev P1; 412 Rev P1; 421 Rev P1; 501 Rev P1; 502 Rev P1; 511 Rev P1; 512 Rev P1; 521 Rev P1. 3712-GA-011-PL; 012-PL; 013-PL; 014-PL; 021-PL; 022-PL; 023-PL; 024-PL; 025-PL; 026-PL; 027-PL; 028-PL; 302-PL2; 303-PL2; 312-PL1; 313-PL2; 401-PL1; 402-PL2; 403-PL2; 404-PL2; 501-PL2; 504-PL2. 3712-DA-401-PL; 402-PL; 403-PL. 3712-DM-302-PL; 303-PL. 12986-01, 12986-02. Design and Access Statement (by Haines Phillips Architects, dated June 2012).	Design Team + Contractor	Design Team to monitor to ensure that Detailed Design development is in accordance with consented drawings.				

Listed Building Consent Conditions:

Planning Application Reference Number: 2012/3057/L

Date of Planning Permission: 14 August 2012

Case Officer: Ben Le Mare

Number	Condition wording (Conditions identified in BOLD TYPE are pre-commencement conditions).	Action required by	Action: Green – no further action required Orange – Monitor to ensure compliance Red – Action required to discharge condition	Record of information submitted	Date information submitted	Date condition discharged	Notes
1	All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.		No further submission required.				
2	The works hereby approved are only those specifically indicated on the drawing(s) referred to above.		No further submission required.				
3	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 :		See individual elements below...				
3 a)	Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into plinth.		No further submission required (no new railings are proposed).	There are no new railings being installed as part of this development. However, a small section of the existing railings to the Highgate Hill frontage (which are Listed) will need to be temporarily removed to allow construction access for the duration of the works. These will need to be carefully removed and set-aside by the contractor and re-installed to match their existing condition following completion of the contract works. The extent of the railings to be temporarily removed for storage is shown on <ul style="list-style-type: none"> Drawing GA 202. 	31/03/2015		
3 b)	Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.	HPA	Submit further information as required.	Plan and elevation details of new doors are shown on the following drawings: <ul style="list-style-type: none"> Drawing DA 305 Drawings DA 401 Drawings DA 404 – 417 Also included, for reference and to be able to locate the doors shown above, are the following: <ul style="list-style-type: none"> Door Schedule GA 901 Ground Floor Plan Drawing GA 302 First Floor Plan Drawing GA 303 Construction details that are relevant to the installation of new doors and glazing are as follows: <ul style="list-style-type: none"> D 002 – Threshold to new Secondary Entrance D 015 – Threshold to Fixed Glazed Screen D 016 – Glazed Sliding Door Base Detail D 023 – Threshold Detail DG.11 D 506 – Head Detail DG.11 D 511 – Entrance Soffit Detail D 526 – Fixed Glazed Screen Head Detail D 527 – Glazed Sliding Door Head Detail 	31/03/2015		
3 c)	Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.	HPA	Submit further information as required.	No new window openings are being formed. Door openings are included in the response to Item 3 [b] above. There are some minor repairs/re-glazing to some of the existing windows – these are shown on: <ul style="list-style-type: none"> Drawing DA 421 	31/03/2015		
3 d)	Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.	HPA	Submit further information as required.	Please refer to answer 3 [c] above.	31/03/2015		
3 e)	A sample board should be submitted showing all external facing materials including framing to glazed elements and to external doors.	HPA	Submit further information as required.	The external facing materials that will be visible on the external areas of the new extension are as follows:	Drawings submitted 31/03/2015;		

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				<ul style="list-style-type: none"> • Facing Brickwork – The Traditional Brick & Stone Company – ‘Aldwick Blend’. This brick has been chosen specifically to complement the various existing exposed brickwork features (chimneys, fire surrounds etc) within the existing building, and also to relate sympathetically to the existing brick garden walls within the grounds of Lauderdale House, to establish a relationship between the new extension and the existing house, and between the new building and the park setting. • Fineline Aluminium System Fixed/Sliding Glazed Screen (PPC RAL 8022). As discussed extensively at the application stage, this system was chosen for its minimal sight-lines and slim glazing profile, allowing the existing building to be read as the primary element from the Park frontage and the new extension to recede as a simple glass-box • see elevation drawing GA 501 for context. • Polyester Powder Coated Aluminium Coping system to new brickwork walls. Colour RAL 8022. • Sarnafil Single-Ply Roofing Membrane Roof covering to roof of new Learning Studio extension. Colour: ‘Lead Grey 9500’ – NB this colour equates to RAL 7015, which has been specified as the external framing colour for the new rooflights and roof glazing that will be installed within the new roof elements. <p>We will be happy to deliver samples of all of the materials described above by hand to L.B.Camden’s offices once a Case Officer for discharge of these conditions has been allocated.</p> <p>The following drawings are submitted to locate materials:</p> <ul style="list-style-type: none"> • GA 501 – South-West Elevation • GA 502 – South-East Elevation (remains as existing) • GA 503 – North-East Elevation (remains as existing) • GA 504 – North-West Elevation • GA 305 – Roof Plan as Proposed 	Materials samples to be delivered by hand once Case Officer is allocated.		
3 f)	Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.	HPA + CPW	Submit further information as required.	<p>The following drawings prepared by M&E Engineers Couch Perry Wilkes, are submitted to comply with this condition:</p> <ul style="list-style-type: none"> • 10326/M/101 Rev T1 – Ground Floor Heating Services • 10326/M/102 Rev T1 – First Floor Heating Services • 10326/M/103 Rev T1 – Second Floor Heating Services • 10326/M/201 Rev T1 – Ground Floor Ventilation Layout • 10326/M/202 Rev T1 – First Floor Ventilation Layout • 10326/M/301 Rev T1 – Ground Floor Domestic Water Layout • 10326/M/302 Rev T1 – First Floor Domestic Water Layout • 10326/PH/101 Rev T1 – Ground Floor Above 	31/03/2015		

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				Ground Drainage Layout			
4	A method statement, including details of (removal/dismantling of the wall/cleaning of the bricks) shall be submitted to and approved in writing by the Council before the works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.	HPA	No further submission required. LB Camden have confirmed that they can waive this condition as no works to existing brickwork are proposed.				