

## Athlone House, Hampstead Lane, London N6 4RU - Pre-commencement Conditions Schedule

Planning Permission Ref: 2016/3587/P Date granted: 9 September 2016 Expiry date: 9 September 2019

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NB1: Total s.106 contributions to pay prior to commencement:

Discharge prior to commencement of any works		
Discharge prior to commencement of relevant part		
Prior to Occupation		
Compliance		
Condition / Clause No.	CONDITION / CLAUSE	Original working - subject to forthcoming S73 application
	<p>ALL WORDING INCLUDES SUGGESTED CHANGES AS YET UNAGREED/NOT FORMALISED</p> <p style="color: red;">Red indicates changes agreed at LB Camden meeting 05 May 2017</p>	
<b>To Be Discharged Prior to Commencement of Any Works</b>		
12	<p>Prior to commencement of works on site, except for preparatory works specifically agreed, a wildlife conservation management plan shall be submitted to and approved by the Council. This should provide detail on precautionary methods for the protection of habitats and species during construction and in the intervening period between construction and occupation. They shall include all related recommendations for habitat and species protection as set out in the Ecology Statement by CBA hereby approved, including provision of fencing to protect habitats during construction, methods to protect the acid grassland specifically, methods to protect reptiles and amphibians, and other habitats during construction. This condition may be discharged in phases, subject to agreement.</p>	<p>Prior to commencement of works on site, a wildlife conservation management plan shall be submitted to and approved by the Council. This should provide detail on precautionary methods for the protection of habitats and species during construction and in the intervening period between construction and occupation. They shall include all related recommendations for habitat and species protection as set out in the Ecology Statement by CBA hereby approved, including provision of fencing to protect habitats during construction, methods to protect the acid grassland specifically, methods to protect reptiles and amphibians, and other habitats during construction.</p>
14	<p>Prior to commencement of works on any part of the site, except for preparatory works specifically agreed, detailed designs should be submitted to and approved by the Council, providing specific detail for that part of the site to show how:</p> <p>a) the extent of works will limit the impacts on the acid grassland on the bank to the west of the main building;</p> <p style="color: red;">b) services for the pavilion will be located to avoid impacts on acid grassland, woodland and the pond; [reintroduced at LBC mtg]</p> <p style="color: red;">c) access for bats to the loft of the renovated building will be retained.</p>	<p>Prior to commencement of works on site, detailed designs should be submitted to and approved by the Council, providing specific detail to show how:</p> <p>a) the extent of works will limit the impacts on the acid grassland on the bank to the west of the main building;</p> <p>b) services for the pavilion will be located to avoid impacts on acid grassland, woodland and the pond;</p> <p>c) access for bats to the loft of the renovated building will be retained.</p>
16	<p>a) Prior to commencement of works on any part of the site, full details of a temporary lighting strategy for that part of the site shall be submitted to and agreed in writing by the Council. This shall include information about potential light spill onto buildings, trees, lines of vegetation and bat boxes. The lighting strategy should ensure no light spill outside of the site boundaries and should demonstrate how it seeks to minimise impact on bats by maintaining dark areas and corridors along boundary features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p style="color: red;">b) Prior to occupation of the main house, similar details for the permanent lighting strategy shall be submitted to and agreed in writing by the Council.</p> <p style="color: red;">[Will move to prior to occupation section on approval of s73]</p>	<p>Prior to commencement of works on site, full details of a lighting strategy (both temporary and permanent) shall be submitted to and agreed in writing by the Council. This shall include information about potential light spill onto buildings, trees, lines of vegetation and bat boxes. The lighting strategy should ensure no light spill outside of the site boundaries and should demonstrate how it seeks to minimise impact on bats by maintaining dark areas and corridors along boundary features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved</p>
19	<p>Prior to first occupation of the main house, details of the location, design and method of waste storage and removal including recycled materials shall be submitted to and approved by the Council in writing. The facility as approved shall be provided prior to the first occupation of any of the houses and permanently retained thereafter.</p>	<p>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 in writing. The facility as approved shall be provided prior to the first occupation of any of the houses and permanently retained thereafter.</p>
21	<p>At least 28 days before development commences on any part of the site:</p> <p>(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas within that part of the site shall be submitted to and approved by the local planning authority in writing; and</p> <p>(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.</p> <p>(c) Thereafter the remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation of any building on the part of the site concerned.</p>	<p>At least 28 days before development commences:</p> <p>(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and</p> <p>(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.</p> <p>(c) Thereafter the remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.</p>
22	<p>Prior to the commencement of development of any part of the site, a programme of archaeological investigation for that part of the site including the details of the suitably qualified investigating body to carry out such archaeological works as required shall be submitted to and approved in writing by the local planning authority. The development shall then only take place in accordance with such details as have been approved.</p>	<p>Prior to the commencement of development, a programme of archaeological investigation including the details of the suitably qualified investigating body to carry out such archaeological works as required shall be submitted to and approved in writing by the local planning authority. The development shall then only take place in accordance with such details as have been approved.</p>
26	<p>Prior to the commencement of works on site, except for demolition and preparatory works specifically agreed, a Construction Employment and Skills Plan shall be submitted to and approved by the Council. The plan shall set out measures to incentivise the employment of Camden residents and procurement of local goods and supplies during the construction of the development hereby approved, and should include the following obligations in order to maximise the opportunities to local residents afforded by the development:</p> <p>(a) The applicant should work to CITB benchmarks for local employment when recruiting for jobs;</p> <p>(b) If the build costs of the scheme exceed £3 million, the applicant must recruit 1 construction apprentice per £3million of build costs;</p> <p>(c) Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. The construction works shall not be carried out otherwise than in accordance with the plan thus approved.</p>	<p>Prior to the commencement of works on site, a <b>Construction Employment and Skills Plan</b> shall be submitted to and approved by the Council. The plan shall set out measures to incentivise the employment of Camden residents and procurement of local goods and supplies during the construction of the development hereby approved, and should include the following obligations in order to maximise the opportunities to local residents afforded by the development:</p> <p>(a) The applicant should work to CITB benchmarks for local employment when recruiting for jobs;</p> <p>(b) If the build costs of the scheme exceed £3 million, the applicant must recruit 1 construction apprentice per £3million of build costs;</p> <p>(c) Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. The construction works shall not be carried out otherwise than in accordance with the plan thus approved.</p>

30	<p>a) Prior to occupation, a <b>maintenance plan</b> demonstrating how the sustainable drainage system hereby approved (Flood risk assessment by Infrastructure dated April 2016 and Drainage strategy plan by HRW ref DR-50-P05) will be maintained, and shall be submitted to and approved in writing by the Council.</p> <p>b) The sustainable drainage system hereby approved shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve greenfield run off rates (10.6 l/s). The system shall include permeable paving providing three levels of water quality management, 204m<sup>3</sup> attenuation tank, rain gardens, swales to access road and water butts, as stated in the approved drawings.</p>	<p>Prior to commencement of the development, a <b>maintenance plan</b> demonstrating how the sustainable drainage system hereby approved (Flood risk assessment by Infrastructure dated April 2016 and Drainage strategy plan by HRW ref DR-50-P05) will be maintained, and shall be submitted to and approved in writing by the Council. The sustainable drainage system hereby approved shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve greenfield run off rates (10.6 l/s). The system shall include permeable paving providing three levels of water quality management, 204m<sup>3</sup> attenuation tank, rain gardens, swales to access road and water butts, as stated in the approved drawings.</p>
32	<p>The applicant must apply for a European Protected Species Licence from Natural England due to planned modifications to a known bat roost. Evidence that the Licence has been granted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works affecting said bat</p>	<p>The applicant must apply for a <b>European Protected Species Licence from Natural England</b> due to planned modifications to a known bat roost. Evidence that the Licence has been granted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.</p>
<b>Prior to Commencement of Relevant Part</b>		
3	<p><b>Detailed drawings</b>, and/or samples of materials as appropriate, in respect of the following for all 3 houses and new pavilion, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:</p> <p>(a) Plan, elevation and section drawings of all new external doors at a scale of 1:10;</p> <p>(b) Plan, elevation and section drawings, including jambs, heads and cills, of all new window and external doors openings at a scale of 1:10;</p> <p>(c) Plan, elevation and section drawings of all new windows at a scale of 1:10;</p> <p>(d) Detailed drawings of all architectural details, including the following, at a scale of 1:5 - i) balustrading, ii) crenellations, iii) finials, iv) reconstructed chimneys, v) any other mouldings or decorative architectural features (including replacement of existing details and reinstatement of lost features). The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p>	<p>Detailed drawings, and/or samples of materials as appropriate, in respect of the following for all 3 houses and new pavilion, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:</p> <p>(a) Plan, elevation and section drawings of all new external doors at a scale of 1:10;</p> <p>(b) Plan, elevation and section drawings, including jambs, heads and cills, of all new window and external doors openings at a scale of 1:10;</p> <p>(c) Plan, elevation and section drawings of all new windows at a scale of 1:10;</p> <p>(d) Detailed drawings of all architectural details, including the following, at a scale of 1:5 - i) balustrading, ii) crenellations, iii) finials, iv) reconstructed chimneys, v) any other mouldings or decorative architectural features (including replacement of existing details and reinstatement of lost features). The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p>
4	<p><b>Sample panels</b> showing the following materials shall be provided on site and approved in writing by the Council before the relevant part of the works are commenced and the development shall be carried out in accordance with the approved sample. The samples should be retained on site until the work has been completed -</p> <p>(a) brickwork, demonstrating the colour and texture of any new bricks or those used for repair, the proposed bond and the colour and style of pointing;</p> <p>(b) stonework, demonstrating its colour and texture, as well as jointing details and the colour and style of pointing;</p> <p>(c) roof tiles and/or ridge tiles.</p>	<p>Sample panels showing the following materials shall be provided on site and approved in writing by the Council before the relevant part of the works are commenced and the development shall be carried out in accordance with the approved sample. The samples should be retained on site until the work has been completed - (a) brickwork, demonstrating the colour and texture of any new bricks or those used for repair, the proposed bond and the colour and style of pointing; (b) stonework, demonstrating its colour and texture, as well as jointing details and the colour and style of pointing; (c) roof tiles and/or ridge tiles.</p>
5	<p><b>Details</b> of any lights, meter boxes, flues, vents or pipes, air conditioning equipment, telecommunications equipment, alarm boxes and television aerials, to be fixed or installed on the external face of the buildings, shall be submitted to and approved in writing by the Council before the respective fittings are installed. The relevant installations shall not be carried out otherwise than in accordance with the details thus approved.</p>	<p>Details of any lights, meter boxes, flues, vents or pipes, air conditioning equipment, telecommunications equipment, alarm boxes and television aerials, to be fixed or installed on the external face of the buildings, shall be submitted to and approved in writing by the Council before the respective fittings are installed. The relevant installations shall not be carried out otherwise than in accordance with the details thus approved.</p>
6	<p>Details of the proposed entrance to Hampstead Lane, including bricks, bond, colour and texture of mortar and pointing style, and details of stone dressings, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p>	<p>Details of the proposed entrance to Hampstead Lane, including bricks, bond, colour and texture of mortar and pointing style, and details of stone dressings, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p>
7	<p>Details of all new railings and gates, including the new vehicular entrance on Hampstead Lane, at a scale of 1:10 denoting the colour, finish and materials, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p>	<p>Details of all new railings and gates, including the new vehicular entrance on Hampstead Lane, at a scale of 1:10 denoting the colour, finish and materials, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p>
8	<p>A method statement for the cleaning of any brickwork and retained stone detailing, demonstrating the methods and materials to be employed, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.</p>	<p>A method statement for the cleaning of any brickwork and retained stone detailing, demonstrating the methods and materials to be employed, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.</p>
9	<p>Details 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:</p> <p>a) Notwithstanding the details shown on the plans hereby approved, full details of all hard and soft landscaping, to include revised tree species adjoining the new vehicular entrance on Hampstead Lane, details of appropriate tree planting and management along the boundary with Caenwood Court flats, and details of any proposed earthworks including grading, mounding and other changes in ground levels.</p> <p>b) Full details of how the restoration of the historic landscape will be conducted. The scheme shall set out how the Pulhamite features, the Milner Folly, the bridge, the lake and the historic path network will be restored and managed. The restoration scheme shall also include a phasing plan, to show how the restoration works will be completed within two years of the commencement of said works.</p> <p>c) Full details of ecological enhancements as set out in the Ecology Statement by CBA hereby approved, including methods for the establishment of c0.05ha new acid grassland and c0.04ha wildflower grassland, woodland restoration and the retention of standing deadwood, provision of refugia (e.g. grass piles, log piles), creation of an orchard, improvements to the pond, and native planting.</p> <p>Prior to occupation a landscape management plan for a minimum period of 10 years post-occupation shall be submitted to and approved in writing by the Council.</p>	<p>Details 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:</p> <p>(a) Notwithstanding the details shown on the plans hereby approved, full details of all hard and soft landscaping, to include revised tree species adjoining the new vehicular entrance on Hampstead Lane, details of appropriate tree planting and management along the boundary with Caenwood Court flats, a landscape management plan for a minimum period of 10 years post-occupation, and details of any proposed earthworks including grading, mounding and other changes in ground levels.</p> <p>(b) Full details of how the restoration of the historic landscape will be conducted. The scheme shall set out how the Pulhamite features, the Milner Folly, the bridge, the lake and the historic path network will be restored and managed. The restoration scheme shall also include a phasing plan, to show how the restoration works will be completed within two years of the commencement of works.</p> <p>(c) Full details of ecological enhancements as set out in the Ecology Statement by CBA hereby approved, including methods for the establishment of c0.05ha new acid grassland and c0.04ha wildflower grassland, woodland restoration and the retention of standing deadwood, provision of refugia (e.g. grass piles, log piles), creation of an orchard, improvements to the pond, and native planting.</p>
15	<p>Details of at least <b>5 bird</b> and at least <b>3 bat boxes</b> or bricks, including locations and types and indication of species to be accommodated, shall be submitted to and approved in writing by the Council prior to any new superstructure works commencing on site. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.</p>	<p>Details of at least 5 bird and at least 3 bat boxes or bricks, including locations and types and indication of species to be accommodated, shall be submitted to and approved in writing by the Council prior to any superstructure works commencing on site. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.</p>
33	<p>If more than 1 year passes between the most recent species surveys for bats and the commencement of demolition and/or tree works, updated surveys of the relevant part(s) of the site must be undertaken by a licensed ecologist. The results of which will be required for the European Protected Species License application as agreed by Natural England. Evidence that such surveys have been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of such demolition and/or tree works, and result of surveys submitted directly to Greenspace Information for Greater London (GiGL).</p>	<p>If more than 1 year passes between the most recent species surveys and the commencement of demolition and/or tree works, updated surveys must be undertaken by a licensed ecologist. The results of which will be required for the European Protected Species License application. Evidence that surveys have been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works, and result of surveys submitted directly to Greenspace Information for Greater London (GiGL).</p>
<b>Prior to Occupation (7)</b>		
13	<p>Prior to occupation of the main house, a <b>wildlife landscape management plan</b> shall be submitted to and approved by the Council. This should include a set of principles for management to maintain and enhance the wildlife features of the site and to retain the Nature Conservation Importance (SNCI) designation of the site. The plan should be for a minimum period of 10 years post-occupation and should include the commissioning of an annual biodiversity survey to be completed by a suitably qualified ecologist in order to inform adaptive conservation management.</p>	<p>Prior to occupation of the house, a <b>wildlife landscape management plan</b> shall be submitted to and approved by the Council. This should include a set of principles for management to maintain and enhance the wildlife features of the site and to retain the Nature Conservation Importance (SNCI) designation of the site. The plan should be for a minimum period of 10 years post-occupation and should include the commissioning of an annual biodiversity survey to be completed by a suitably qualified ecologist in order to inform adaptive conservation management.</p>
17	<p>Prior to the first occupation of the main house, a plan showing details of the <b>green roofs</b>, 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 in writing by the Council. The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.</p>	<p>Prior to the first occupation of the building a plan, showing details of the <b>green roofs</b> 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 in writing by the Council. The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.</p>

23	Prior to first occupation of the main house, the entire car parking provision shall be provided in accordance with the approved drawings. Thereafter the whole of the car parking provision shall be retained and used for no purpose other	The development shall not be occupied until the whole of the <b>car parking provision</b> shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development
27	Notwithstanding the submitted details and prior to the commencement of development, a revised BREEAM Domestic Refurbishment Pre-Assessment shall be submitted to and approved by the LPA.  It shall achieve a BREEAM Domestic Refurbishment 'Excellent' and a minimum un-weighted credit score of 60% in each of the Energy and Water categories and 40% in the Materials Category. Prior to occupation of the house, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.	The development shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the sustainability statement hereby approved (BREEAM Domestic Refurbishment Pre-Assessment Report by Price and Myers dated 26 July 2016). It shall achieve a BREEAM Domestic Refurbishment 'Excellent' (with a minimum overall score of 74.27%) and a minimum un-weighted credit score of 60% in each of the Energy and Water categories and 40% in the Materials Category. Prior to occupation of the house, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.
28	Prior to the commencement of development, except for demolition and site clearance, an updated Energy Statement will be submitted to and approved by the Council. As a minimum, the development shall achieve a 64.6% reduction in carbon dioxide emissions against the existing building baseline. The revised Energy Statement will include a PV feasibility study to demonstrate reasonable endeavours to target 9% through renewable technologies. Development shall be constructed in accordance with updated Energy Statement.	The development shall be constructed in accordance with the energy statement hereby approved (Engineering Services and Energy report by SWP dated July 2016). It shall achieve a 64.6% reduction in carbon dioxide emissions against the existing building baseline, including 9% through renewable technologies. Prior to occupation of the house, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.
29	Prior to the occupation of the main house, detailed plans showing the location and extent of the CHP (combined heat and power) to be installed in the basement shall be submitted to and approved by the Council in writing. The measures shall include the installation of a meter to monitor the energy output from the approved CO2 reduction system. The CHP shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.	Prior to occupation of the house, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall be submitted to and approved by the Council in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.
31	Prior to occupation of the main house, evidence demonstrating that the approved sustainable drainage system has been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.	Prior to occupation of the house, evidence demonstrating that the approved sustainable drainage system has been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.
Compliance (9)		
1	The development hereby permitted must be begun not later than the end of <b>three years</b> from the date of this permission.	The development hereby permitted must be begun not later than the end of <b>three years</b> from the date of this permission.
2	The development hereby permitted shall be carried out in accordance with the <b>approved plans</b> .	The development hereby permitted shall be carried out in accordance with the <b>approved plans</b> .
10	All <b>hard and soft landscaping works</b> , historic landscape and wildlife enhancement works shall be carried out in accordance with the approved details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. 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 no later than the end of the following planting season, with others of similar size and species.	All <b>hard and soft landscaping works</b> , historic landscape and wildlife enhancement works shall be carried out in accordance with the approved details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. 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 no later than the end of the following planting season, with others of similar size and species.
11	All <b>trees</b> on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage during construction in accordance with guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction", and in accordance with the Tree quality survey reports by CBA hereby approved.	All <b>trees</b> on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage during construction in accordance with guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction", and in accordance with the Tree quality survey reports by CBA hereby approved.
18	<b>Noise levels</b> 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 (or any part of it) is in operation unless the plant/equipment hereby permitted 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), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).	<b>Noise levels</b> 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 (or any part of it) is in operation unless the plant/equipment hereby permitted 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), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).
20	Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.	Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.
24	The development shall be implemented strictly in accordance with the details and measures contained in the <b>Construction Management Plan</b> by Walter Lilly (revision 3 dated July 2016) hereby approved, or any subsequent variation to this (to be approved in writing by the LPA beforehand), which shall be maintained and complied with throughout the entire construction period.	The development shall be implemented strictly in accordance with the details and measures contained in the <b>Construction Management Plan</b> by Walter Lilly (revision 3 dated July 2016) hereby approved, which shall be maintained and complied with throughout the entire construction period.
25	The basement excavation shall be implemented strictly in accordance with the details, measures and recommendations contained in the <b>Basement Impact Assessment</b> by GEA dated June 2016 hereby approved, or any subsequent variation to this (to be approved in writing by the LPA beforehand).	The basement excavation shall be implemented strictly in accordance with the details, measures and recommendations contained in the <b>Basement Impact Assessment</b> by GEA dated June 2016 hereby approved.



