

# Pre-Commencement / Specific Works Conditions Schedule

**Ref: 2016/3750/P – Land Adjacent to 35 York Way, London, N7 9QF.**

*Construction of a four storey building to provide nine self-contained flats (2 x 1 bed, 2 x 2 bed, 4 x 3 bed and 1 x 4 bed) (Use Class C3) following demolition of the existing single story garages.*

**17<sup>th</sup> January 2019**

| No. | Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Information Submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Status                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 5   | <p>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:</p> <ul style="list-style-type: none"> <li>a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors, balustrades and gates;</li> <li>b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).</li> <li>c) All external lighting.</li> </ul> <p>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.</p> | <ul style="list-style-type: none"> <li>• Sections of windows at 1:10 scale prepared by Eyal Moran Architects, as follows:               <ul style="list-style-type: none"> <li>○ 3812/C007</li> <li>○ 3812/C008</li> <li>○ 3812/C009</li> <li>○ 3812/C010</li> <li>○ 3812/C011</li> <li>○ 3812/C012</li> <li>○ 3812/C013</li> <li>○ 3812/C014</li> <li>○ 3812/C015</li> <li>○ 3812/C016</li> </ul> </li> <li>• A plan detailing the Proposed Elevations and Facing Materials Ref: 3812/C002 (prepared by Eyal Moran Architects)</li> <li>• Note that the details of the external lighting have been provided in the Landscaping Plan.</li> </ul> | Submission detail received |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                             |                            |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 6  | Detailed drawings, including front, side and rear elevations, clearly indicating all movement joints for all facing brickwork shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>• A plan detailing the proposed movement joints Ref: 3812/C003 (prepared by Eyal Moran Architects)</li> </ul>                                                                                                                                                                                                        | Submission detail received |
| 7  | Prior to commencement, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>• Photovoltaic Panels Roof Plan Ref: F270-M-301 Rev. A (prepared by WW Futures Ltd)</li> </ul>                                                                                                                                                                                                                       | Not yet submitted          |
| 12 | <p>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 in writing by the Council. Such details shall include:</p> <ul style="list-style-type: none"> <li>• scaled plans showing all existing and proposed vegetation and landscape features</li> <li>• a schedule detailing species, sizes, and planting densities</li> <li>• location, type and materials to be used for hard landscaping and boundary treatments</li> <li>• specifications for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014.</li> <li>• details of any proposed earthworks including grading, mounding and other changes in ground levels.</li> <li>• a management plan including an initial scheme of maintenance</li> </ul> <p>The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> | <ul style="list-style-type: none"> <li>• The Proposed Landscape Plan Ref: 1828-01-B (prepared by RBMP Ltd)</li> <li>• An Existing Landscape Layout Plan Ref: 1828-02 (prepared by RBMP Ltd)</li> <li>• A Landscape Specification Report (prepared by RBMP Ltd)</li> <li>• The Landscape Maintenance &amp; Management Plan (prepared by RBMP Ltd)</li> </ul> | Information Received       |