

138 - 140 Highgate Road
London
NW5 1PB

DHaus

Discharge of remaining Planning Conditions
Reference: **2018/1528/P**

Dear Camden Planning,

Please see attached within this document information / evidence to discharge the remaining planning conditions for the above application.

DISCHARGE OF CONDITION 03

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:

- a) Typical details of new railings (including bin store area) at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.*
- b) Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, of all new window and door openings. at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.*
- c) Samples and manufacturer's details of new facing materials retained on site during the course of the works. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.*
- d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building*
- e) Construction drawings showing the vaulted roof and junction with the rooflight, brick work and green roof*

The relevant part of the works shall then be carried in accordance with the approved details

DHAUS RESPONSE - Please see enclosed documents that detail these items

DISCHARGE OF CONDITION 07

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:

a) details of any proposed earthworks including grading, mounding and other changes in ground levels.

b) details of proposals for the enhancement of biodiversity,

c) an open space management plan,

d) permeable surfaces for SuDS purposes

e) boundary treatment and materials of the private terrace area and the public open space area

f) details of replacement tree planting

g) details of any safety measures to secure the separation of the private amenity spaces from the public open space including any fencing, railings, planting

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

DHAUS RESPONSE - Please see enclosed documents that detail these items

DISCHARGE OF CONDITION 10

Prior to the occupation of the development, full details of overlooking mitigation measures for the windows on the upper ground floor level facing eastwards to reduce instances of overlooking and loss of privacy to neighbouring occupiers shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

DHAUS RESPONSE - Please see enclosed documents that detail these items

DISCHARGE OF CONDITION 11

Prior to the occupation of the development, full details of privacy screens between the upper ground floor balconies that face west and the fencing details of the lower ground floor gardens shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

DHAUS RESPONSE - Please see enclosed documents that detail these items.

Please note that at planning application stage / as part of the approved planning application the balconies on the upper level floor facing Highgate Road only had low level railings forming seperate balconies.

To discharge this condition we proposed low level railings as per the approved planning drawings

DISCHARGE OF CONDITION 13

Prior to commencement, full details to demonstrate:

a) the proposed internal water efficiency and/or water recycling equipment to ensure that the development will pose no additional strain on adjoining sites or the existing drainage infrastructure; and

b) the proposed measures to ensure the development has been designed to minimise the risk of flooding and cope with potential flooding;

Should be submitted to the Local Planning Authority and approved in writing.

DHAUS RESPONSE - Please see enclosed documents that detail these items

DISCHARGE OF CONDITION 29

A dust and emissions construction impacts risk assessment for the development should be undertaken by a qualified professional, in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance.

a. Said construction impacts risk assessment should be submitted for approval by the Council at least 3 months prior to commencement, so as to permit the timely discharge of parts b) and c) if they apply;

b. If air quality monitoring is required to be implemented on site, no development shall take place until full details of the monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

c. prior to commencement, evidence should be submitted demonstrating that any required air quality monitors have been in place for at least 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

DHAUS RESPONSE - Please see enclosed documents that detail these items. As stated in previous correspondence with Elaine Quigley. Refer to the enclosed email correspondence, extract of which is below.

“As mentioned previously, as the condition is not yet signed off, dust monitoring has not yet begun and we are now in the construction phase.

Your response below does not contradict our assessment (or Graham Parry's of Accon) that dust monitors are NOT REQUIRED for the construction phase of the works, given the site is low risk:

“construction activities at the site are now considered to be low risk and would not normally attract a requirement for real-time monitoring other than visual inspections.”

Given that monitors were not in place 3 months prior to works commencing, im not sure there is any benefit to having dust monitors on site now? We've had no complaints relating to dust, and as the works are now low risk the readings of any dust monitoring are likely to be negligible. Therefore can this condition please be signed off without the need for monitoring to save on unnecessary works?

DISCHARGE OF CONDITION 31

A) 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. Such system shall be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, and shall demonstrate that greenfield run off rates (5l/s) will be achieved (unless otherwise agreed). The system shall include green and brown roofs and below ground attenuation, as stated in the approved drawings.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details shall be submitted to the local planning authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.