

W21002 - 134 St James Lane

W21002-V4-D0C_Overview - Discharge of Conditions Overview

02th December 2022

OVERVIEW

This report has been completed in order to summarise the work carried out for the **Discharge of Conditions** for W21002 - 134 St James Lane (Currently 'Land to the rear of 33 Muswell Hill'). The report has been submitted with the relevant information and drawings as a whole, although each condition is to be signed off independently of one another so that there are no unnecessary delays with getting onto site.

CONDITIONS TO DISCHARGE

3. Materials submitted for approval
4. Details of hard and soft landscaping and boundary treatments
5. Planting outside the site
6. Energy statement
7. Details of green roof
8. Construction Management Plan
10. Waste and recycling storage
11. Cycle parking storage
12. Structural Engineer

3. MATERIALS SUBMITTED FOR APPROVAL

- Condition Wording

"Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references."

- Documents submitted

W21002-V4-XX-DR-A-PP-13102022.pdf has been submitted after an initial review from Matthew Gunning in October 2022 confirming that the materials submitted were acceptable and in keeping with his expectations. This also aligns with the information submitted as a part of the non-material amendment reference: **HGY/2022/2122**

- Conclusion

The feedback from Matthew Gunning was positive and so it was advised that we submit for the **Discharge of Condition 3**. It was recommended that we wait until after the second week in November, as the council was undergoing a software change/update and there may be a risk that the application could be affected by the changeover.

As such, we believe that **Condition 3 can be discharged** in line with the council engagement to date.

4. DETAILS OF HARD AND SOFT LANDSCAPING AND BOUNDARY TREATMENTS

- Condition Wording

"Notwithstanding the approved plans, prior to the occupation of the unit hereby approved details of all boundary treatments, hard and soft landscaping within the site shall be submitted to and approved in writing by the Local Planning Authority, including details of location, type and materials to be used for hard landscaping and specifications for the permeable paving. The development thereafter shall be implemented in accordance with such approved details."

- Documents submitted

W21002-V4-XX-DR-A-PP-13102022.pdf has been submitted after an initial review from Matthew Gunning in October 2022 confirming that the hard and soft landscaping designs submitted were acceptable and in keeping with his expectations. This also aligns with the information submitted as a part of the non-material amendment reference: **HGY/2022/2122**

- Conclusion

The feedback from Matthew Gunning was positive and so it was advised that we submit for the **Discharge of Condition 4**. It was recommended that we wait until after the second week in November, as the council was undergoing a software change/update and there may be a risk that the application could be affected by the changeover.

As such, we believe that **Condition 4 can be discharged** in line with the council engagement to date.

5. PLANTING OUTSIDE THE SITE

- Condition Wording

"The dwelling here approved shall not be occupied until full details of the planting adjacent to and outside the site as shown in the approved plans have been submitted to and approved in writing by the Local Planning Authority, with the applicant having made the necessary efforts to reach agreement with the adjoining landowners to implement such planting."

- Documents submitted

W21002-V4-XX-DR-A-PP-13102022.pdf has been submitted after an initial review from Matthew Gunning in October 2022 confirming that the planting outside the site submitted was acceptable and in keeping with his expectations. This also aligns with the information submitted as a part of the non-material amendment reference: **HGY/2022/2122**

- Conclusion

The feedback from Matthew Gunning was positive and so it was advised that we submit for the **Discharge of Condition 5**. It was recommended that we wait until after the second week in November, as the council was undergoing a software change/update and there may be a risk that the application could be affected by the changeover.

As such, we believe that **Condition 5 can be discharged** in line with the council engagement to date.

6. ENERGY STATEMENT

- Condition Wording

"Prior to the commencement of works on site, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the development will work towards achieving zero-carbon requirement with high fabric efficiencies and a low-carbon heating strategy. It shall set out the percentage reduction in CO2 emissions in comparison with total emissions from a building which complies with Building Regulations 2013 Part L (with SAP10 carbon factors). It shall include technical specification and seasonal efficiencies of the proposed low-carbon heating strategy, mechanical ventilation with heat recovery and solar photovoltaic panels."

- Documents submitted

W21002-V4-Energy_Statement.pdf has been submitted with all the relevant information to demonstrate how the development has worked towards achieving zero-carbon.

- Conclusion

The accompanying Energy Statement confirms the excellent performance of the proposed development and how it has considered the embodied energy in the construction, the energy consumption in-use and the potential future improvements as technology continues to develop. The building itself has every chance of reaching zero carbon operational efficiency.

As such, we believe that **Condition 6 can be discharged** in line with the council engagement to date.

7. DETAILS OF GREEN ROOF

- Condition Wording

"Prior to the commencement of works on site, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. The living roof must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roof will be located;*
- ii) A section demonstrating substrate levels of no less than 120mm for the extensive living roof;*
- iii) A plan showing details of the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;*
- iv) Details of the location of log piles / flat stones for invertebrates;*
- v) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);*
- vi) Relationship with photovoltaic array; and*
- vii) Irrigation, management and maintenance arrangements."*

- Documents submitted

W21002-V4-RO-DR-A-GREEN_ROOF-24102022.pdf,

Bauder-Flora-Seed-Mix-Range-Product-Data-Sheet_2.pdf and

Bauder-Flora-5-Seed-Mix_Guide.pdf have been submitted after an initial review from Matthew Gunning in October 2022 confirming that the green roof build up discussed was acceptable and in keeping with his expectations.

- Conclusion

The feedback from Matthew Gunning was positive and so it was advised that we submit for the **Discharge of Condition 7**. It was recommended that we wait until after the second week in November, as the council was undergoing a software change/update and there may be a risk that the application could be affected by the changeover.

As such, we believe that **Condition 7 can be discharged** in line with the council engagement to date.

10. CONSTRUCTION MANAGEMENT PLAN

- Condition Wording

"No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

a) parking and management of vehicles of site personnel, operatives and visitors

b) loading and unloading of plant and materials

c) storage of plant and materials

d) programme of works (including measures for traffic management)

e) provision of boundary hoarding behind any visibility zones

f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period."

- Documents submitted

The construction management plan, **053.CMP_33MUSWELLHILL_REV1_261122**, has been submitted by our chosen main contractor, GS8, and uploaded to respond to this condition.

- Conclusion

With the submission of the Construction Management Plan, we believe that **Condition 8 can be discharged.**

11. WASTE AND RECYCLING STORAGE

- Condition Wording

"Prior to first occupation of the development hereby approved, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter."

- Documents submitted

W21002-V4-XX-DR-A-PP-13102022.pdf has been submitted after an initial review from Matthew Gunning in October 2022 confirming that the waste and recycling provisions submitted were acceptable and in keeping with his expectations. This also aligns with the information submitted as a part of the non-material amendment reference: **HGY/2022/2122**

- Conclusion

The feedback from Matthew Gunning was positive and so it was advised that we submit for the **Discharge of Condition 10**. It was recommended that we wait until after the second week in November, as the council was undergoing a software change/update and there may be a risk that the application could be affected by the changeover.

As such, we believe that **Condition 10 can be discharged** in line with the council engagement to date.

12.CYCLE PARKING STORAGE

- Condition Wording

"Prior to first occupation of the development hereby approved, details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only."

- Documents submitted

W21002-V4-XX-DR-A-PP-13102022.pdf has been submitted after an initial review from Matthew Gunning in October 2022 confirming that the cycle parking provision submitted was acceptable and in keeping with his expectations. This also aligns with the information submitted as a part of the non-material amendment reference: **HGY/2022/2122**

- Conclusion

The feedback from Matthew Gunning was positive and so it was advised that we submit for the **Discharge of Condition 11**. It was recommended that we wait until after the second week in November, as the council was undergoing a software change/update and there may be a risk that the application could be affected by the changeover.

As such, we believe that **Condition 11 can be discharged** in line with the council engagement to date.

13. STRUCTURAL ENGINEER

- Condition Wording

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition."

- Information submitted

Toby Allen MEng CEng MICE, Director of Studio Allen, will be the appointed engineer for the construction phase. This will be a continuation of his current role as the Project Engineer.

Engineering Practice Details:

Design-Workspace

London

TW11 9BQ

(+44) 07557 795 992

www.studioallen.co.uk

- Conclusion

Toby's continued support as the Project Engineer will ensure that **Condition 12 can be discharged**.