

Condition Ref:	Topic:	LBH Ref:	Planning Condition	Status (actions in red):	Joe Baker commentary (23/5)
A8	Living Roofs	HGY/2022/1046	Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include: • A roof(s) plan identifying where the living roofs will be located; • Confirmation of the substrates depth ranges; • Details on the diversity of substrate depths across the roof to provide contours of substrate; • Details on the diversity of substrate types and sizes; • Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates; • Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum; • Details of the location of log piles / flat stones for invertebrates; and • Schedule of ongoing maintenance and management The measures should be incorporated prior to the occupation of the development within Plot A. The development within Plot A shall be carried out in accordance with the approved Plan and maintained thereafter. REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.	LBH Action – Responses issued 23/05/23	Argent has provided details on the Living Roof. The substrate depth is well below the GLA and industry recognised standard (they have provided 80-90mm against the 120mm) and our initial comments to the developer. Argent have stated that they have completed the scheme and as it has completed they cannot alter this design. Due to the shallow depth it is likely that the soil levels will be required to be topped up. This is because without the required depth plants to bind with the soil may fail to take. Which in turn increases risk of soil being blown away. However, this requirement will land on the developer in perpetuity, as set out in the condition. Approved and can be discharged.
A9	Boiler Details	HGY/2022/1366	Prior to above ground works within Plot A (excluding demolition and works to construct the building core), details of the boiler facilities and associated infrastructure within	LBH Action – Responses issued 26/04/23.	Tim S-G to respond.

			the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include: a) location of the energy centre; b) specification of equipment and pipework; c) details of all the flue arrangements and chimney heights calculations, diameters and locations; d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh; e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice f) operation/management strategy; g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads. The development within Plot A shall be constructed in accordance with the approved details and maintained thereafter.	Meeting scheduled for 25/05/23	
A13	Glazing Report	HGY/2022/4476	Prior to the occupation of the Plot A development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot A thereafter.	Contractor Action – LBH comments issued 12/05/23. Response to follow today	The new data shows that when the windows are fully opened and during a heatwave (above 26 degrees) the noise levels set out in the Site Wide Condition 12 will not be met. The applicant states that this is expected to be c2 days a years. But that through out the rest of the year and with the windows closed or 1% open, noise standards will be met.

					Approved and can be discharged.
A34	Cooling Demand	HGY/2022/4478	Requested by the Great London Authority Energy. Prior to the occupation of the non-residential floorspace within Plot A, details of measures to be undertaken to minimise the non-domestic cooling demand shall be submitted in writing to and for approval by the Local Planning Authority. The measures shall be incorporated in accordance with the approved details.	LBH Action – Timescales confirm that this does not need to be discharged yet. However, it would be welcomed if the information could be reviewed and any comments or requests for further information could be picked up by the contractor at the appropriate time.	As this is not urgent. Suzanne can address upon her return.
A35	Overheating	HGY/2022/4530	Requested by the Great London Authority Energy. Prior to the residential occupation of the Plot A development, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2016) Policy 5.9 with passive measures being considered ahead of cooling systems. The Building User Guide will be issued to residential occupants upon first occupation.	Contractor Action – Comments issued 12/05/23. Responses attached	A Building Users Guide has been provided. It is good that the acronyms have been explained. However, despite raising this issue, the report is still very technical and may be a barrier for residents with a low reading age and who have English as a second language. However, this is not a requirement of the condition. Approved and can be discharged.

A36	Heat Network	HGY/2022/4531	Requested by the Great London Authority Energy. Prior to the occupation of the non-residential floorspace within Plot A, a Building User Guide for new non-residential tenants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide shall explain that valved connections have been made available to each tenant, for the purpose of their primary heating and hot water generation. The Building User Guide will be issued to non-residential tenants upon first occupation.	LBH Action – Responses issued 23/05/23	All non-residential units are not connected to the DEN. No ability for future connections to the DEN have been delivered. Therefore, no Building Users Guide has been submitted by the developer as it is not needed. This is not in alignment with the Policy or the GLA feedback on the initial application. But technically correct. Approved and can be discharged.