

PADDINGTON GREEN POLICE STATION DRAFT CONDITIONS

N.B: It should be noted that these conditions are in draft only and further discussion is needed between GLA officers, the applicant and the Council. A further set of planning conditions will be agreed in due course and following the Representation Hearing in line with the recommendation of the Hearing report.

Quantum of development

1	Quantum of Development	<p>The quantum of built floorspace for the development shall be as specified in the table below:</p> <table border="1" data-bbox="571 573 1437 1308"> <thead> <tr> <th>Use</th> <th>Class</th> <th>Quantum / Area (GEA) (Sqm)</th> <th>Quantum / Area (GIA) (Sqm)</th> </tr> </thead> <tbody> <tr> <td colspan="4">Phase 1</td> </tr> <tr> <td>Residential</td> <td>Class C3</td> <td>149 market units 17,629 sqm</td> <td>14,627 sqm</td> </tr> <tr> <td>Flexible commercial floorspace</td> <td>Class E</td> <td>241 sqm</td> <td>217 sqm</td> </tr> <tr> <td>Community floorspace</td> <td>Class F2(b)</td> <td>150 sqm</td> <td>133 sqm</td> </tr> <tr> <td colspan="4">Phase 2</td> </tr> <tr> <td>Residential</td> <td>Class C3</td> <td>407 units 110 Intermediate units 109 Social Rented units 52,097 sqm</td> <td>43,610 sqm</td> </tr> <tr> <td>Flexible commercial floorspace</td> <td>Class E</td> <td>974 sqm</td> <td>862 sqm</td> </tr> </tbody> </table> <p>The phase of the development relates to approved drawing xxxx. The development must be undertaken in accordance with this description of development and quantum of built floorspace.</p> <p>Reason: To ensure that the development is undertaken in accordance with the approved drawings, documents and the Environmental Statement.</p>	Use	Class	Quantum / Area (GEA) (Sqm)	Quantum / Area (GIA) (Sqm)	Phase 1				Residential	Class C3	149 market units 17,629 sqm	14,627 sqm	Flexible commercial floorspace	Class E	241 sqm	217 sqm	Community floorspace	Class F2(b)	150 sqm	133 sqm	Phase 2				Residential	Class C3	407 units 110 Intermediate units 109 Social Rented units 52,097 sqm	43,610 sqm	Flexible commercial floorspace	Class E	974 sqm	862 sqm
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Time limits

2	Time limit	<p>The development shall be commenced no later than three years from the date of this permission.</p> <p>Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
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Drawings and documents

3	Approved Drawings and Documents	<p>The development shall only be constructed in accordance with the following drawings and documents:</p> <p>Existing:</p> <p>Xx</p> <p>Proposed:</p> <p>Xx</p> <p>Documents:</p> <p>Xx</p> <p>No other drawings or documents apply.</p> <p>Reason: To ensure that the development is undertaken in accordance with the approved drawings, documents and the Environmental Statement.</p>
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Prior to all works/commencement for relevant phase(s)

4	Archaeology (Stage 1 WSI)	<p>(a) Prior to the commencement of each phase of development you must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved in writing what you have sent us.</p> <p>(b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, and to the Greater London Sites and Monuments Record, Greater London Archaeological Advisory Service, Historic England, 4th floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA.</p> <p>(c) You must not use any part of the new building until we have confirmed in writing that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)</p> <p>Reason: To protect the archaeological heritage of the City of Westminster as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021). (R32BD) It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
5	Archaeology (Stage 2 WSI)	<p>If heritage assets of archaeological interest are identified by the stage 1 written scheme of investigation (WSI) undertaken prior to each phase of the development, then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant phase. For land that is included within the stage 2 WSI, no demolition/development/excavation shall take place other than in accordance with the approved stage 2 WSI which shall include:</p> <ol style="list-style-type: none"> 1.The programme and methodology of site investigation and recording 2.The programme for post investigation assessment 3.Provision to be made for analysis of the site investigation and recording

		<p>4.Provision to be made for publication and dissemination of the analysis and records of the site investigation</p> <p>5.Provision to be made for archive deposition of the analysis and records of the site investigation</p> <p>6.Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation</p> <p>Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice.</p> <p>Reason: To ensure that there is an opportunity to properly investigate and record information on this site, which is considered to be of high archaeological interest and safeguard the archaeological heritage of the Borough. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
6	<p>Conservation Method Statement for concrete relief panels and public art.</p>	<p>Prior to commencement of development and any demolition, you must apply to us for an Conservation Method Statement along with a scheme of public art, to include the full or partial reuse of the concrete sculptural relief panels from the flanks of the existing building and must detail methods of removal, location and supervision of storage and detailed proposals for the location and nature of reuse. There are two sets of relief panels which are located on the existing east tower at podium height and at ground floor facing onto Harrow Road. The conservation method statement should include details in relation to the public recording, removal and temporary storage of the concrete sculptural relief panels. You must not start work on the public art until we have approved what you have sent us. Unless we agree an alternative date by which the public art / relief panels to be provided, you must carry out the works prior to the occupation of the relevant phase. You must then maintain and retain the approved public art/relief panels on this site and/or subway in perpetuity.</p> <p>Reason: To secure the offer of public art and to make sure that the appearance of the building is suitable. This is as set out in Policy 43(E) of the City Plan 2019 - 2040 (April 2021).</p>

7	Construction Logistics Plan (CLP)	<p>Prior to the commencement of each phase of development, a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority in consultation with TfL. The CLP shall include details of: (a) loading and unloading of plant and materials including vehicle turning areas; (b) storage of plant and materials; (c) sourcing of materials; (d) programme of works (including measures for traffic management); (e) provision of boundary hoarding, behind any visibility zones of construction traffic routing; (f) hours of operation; (g) means to prevent deposition of mud on the highway (h) location and height of cranes and scaffolding (i) a Construction workers' Sustainable Travel Plan including details of strategies to promote sustainable travel by construction staff and details of Blue Badge holder accessible parking shall be submitted to and approved by the LPA. Subsequently these approved parking areas shall be marked out and visible for use. There shall be no use of such areas for general parking including by staff wishing to travel to/from work by car unless they are holders of Blue Badges. The approved construction staff travel plan measures shall be put in place prior to commencement of the relevant phase works, retained and continually monitored for the duration of these works; (j) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the LPA), in order to identify and address potential cumulative highway effects during the demolition and construction phase.</p> <p>Each phase of the development shall be constructed in accordance with the relevant approved CLP. The CLP shall be implemented as approved and periodically reviewed following audits of its implementation. Results of these audits will be made available to the Council upon request. The CLP shall be retained for the duration of the demolition, site clearance and construction process for the relevant phase.</p> <p>Reason: To ensure that the construction does not prejudice the ability of neighbouring occupier's reasonable enjoyment of their property's and in accordance with the mitigation measures identified in the Environmental Impact Assessment. In the interests of public safety and to avoid blocking the road as set out in Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021). (R24AD) It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
8	Detailed Method Statements	<p>The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for each stage of the development for all works including foundations, basement and ground floor structures, or for any other structures below ground level, piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:</p> <ul style="list-style-type: none"> o provide details on substructure design, safeguarding requirements and RAMS; o accommodate the location of the existing London Underground structures and tunnels; o accommodate ground movement arising from the construction thereof; and <p>to mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.</p> <p>The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.</p> <p>Reason:</p>

		To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with policy T3 of the London Plan (March 2021) and the 'Land for Industry and Transport' Supplementary Planning Guidance (2012).
9	Highway Visual Condition Survey	<p>Prior to commencement of the works within the relevant phase of development, the developer shall liaise with the Highway Authority and TfL and carry out a thorough visual condition survey of the Highway and provide the Highway Authority and TfL with a digital record of the inspection.</p> <p>Any damage to the existing public highway (including footways within the locality) during the construction works is to be reinstated to the appropriate Local Highway Authority or TfL standards and to the satisfaction of the Highway Authority or TfL as the case may be prior to the occupation of the relevant phase.</p> <p>Reason: To provide an agreed record of the condition of the Highway prior to commencement and ensure appropriate reinstatement is carried out to the satisfaction of the Highway Authority or TfL post construction of the development. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
10	Asbestos Management Survey	<p>Prior to the commencement of the relevant phase of development, details of an Asbestos Management Survey (and Asbestos Refurbishment and Demolition Survey, if considered necessary) shall be submitted to and approved in writing by the local planning authority. As appropriate, such mitigation measures identified to control the release of asbestos fibres shall be implemented and retained during enabling, demolition and construction works.</p> <p>Reason: To safeguard the public, the environment and in accordance with the mitigation measures identified in the Environmental Impact Assessment. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
11	Construction Environmental Management Plan (CEMP)	<p>Prior to the commencement of each phase of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include (but not be limited to) details relating to all structures (a) any demolition, ground works, (including decontamination), (b) scheme for security fencing / hoardings, depicting a readily visible 24-hour contact number for queries or emergencies, (c) construction and access to the site, (d) hours of operation, (e) predicted levels of, means to control / minimise the impact of, and monitoring of noise, odour dust, vibration and smoke, (f) road cleaning including wheel washing, (g) suitable pollution prevention measures for the safe storage of fuels, oils and chemicals and the control of sediment laden site discharge to protect water quality including into the Thames during the construction phase; (h) details of vibro-compaction machinery and a method statement (i) details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded); (j) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the LPA), in order to identify and address potential cumulative environmental effects during the demolition and construction phase. The CEMP should be in accordance with</p>

		<p>the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement. The CEMP shall be implemented as approved and periodically reviewed following environmental audits of its implementation. Results of these audits will be made available to the Council upon request. The CEMP shall be retained and complied with for the duration of the demolition, site clearance and construction process for the relevant phase.</p> <p>Reason: To safeguard the public, the amenities of the area and the environment and in accordance with the mitigation measures identified in the Environmental Impact Assessment. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
12	Code of Construction Practice (CoCP)	<p>Prior to the commencement of any:</p> <ol style="list-style-type: none"> a) demolition, and/or b) earthworks/piling and/or c) construction <p>on site you must apply to us for our written approval of evidence to demonstrate that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice (CoCP) and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through submission of details prior to each stage of commencement. The development shall thereafter be carried out in accordance with this approved CoCP. (C11CD)</p> <p>Reason: It is necessary for this condition to be prior to the commencement of development to protect the environment of neighbouring occupiers. This is set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021).</p>
13	Retained trees protection	<p>Prior to the commencement of the relevant phase of development hereby approved, a scheme for the protection of any retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority. Specific issues to be dealt with in the TPP and AMS:</p> <ol style="list-style-type: none"> a) Location and installation of services/ utilities/ drainage. b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees. c) Details of construction within the RPA or that may impact on the retained trees. d) A full specification for the installation of boundary treatment works. e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them. f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

		<p>g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.</p> <p>h) A specification for scaffolding and ground protection within tree protection zones.</p> <p>i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.</p> <p>j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires</p> <p>k) Boundary treatments within the RPA</p> <p>l) Methodology and detailed assessment of root pruning</p> <p>m) Arboricultural supervision and inspection by a suitably qualified tree specialist</p> <p>The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>Reason: To make sure that the trees on the site are adequately protected during building works. This is as set out in Policies 34 and 38 of the City Plan 2019 - 2040 (April 2021). (R31AD) It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the protection of trees on or close to the site.</p>
14	Unexploded ordnance	<p>No development shall take place within each phase of the development unless and until an Unexploded Ordnance (UXO) site safety and emergency procedures plan for that phase of development has been submitted to and approved by the local planning authority. The Construction Works and Excluded Works shall only be carried out in accordance with the approved UXO site safety and emergency procedures plan. UXO Safety Induction Training should be provided to everyone working at or visiting the site. The training should be commensurate with the individual's responsibilities and duties on the site. The training should be provided by a qualified Explosive Ordnance Disposal Engineer and delivered as a separate module of the Site Safety Induction Course.</p> <p>Reason: To safeguard the health and safety of employees working on the site during the construction phase. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
15	Considerate Constructors Scheme (CCS)	<p>No development shall take place within each phase of the development until such time as the lead contractor, or the site, is signed up to the Considerate Constructors Scheme (CCS) and its published Code of Considerate Practice, and the details of (i) the membership, (ii) contact details, (iii) working hours as stipulated under the Control of Pollution Act 1974, and (iv) Certificate of Compliance, are clearly displayed on the site so that they can be easily read by passing members of the public, and those details shall thereafter be maintained on display throughout the duration of the works forming the subject of this permission.</p> <p>Reason: To mitigate the impact of construction work upon the levels of amenity that neighbouring and future occupiers should reasonably expect to enjoy. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>

16	Contamination	<p>You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment prior to the commencement of the relevant phase of development. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated Land Guidance for Developers submitting planning applications' - produced by Westminster City Council in January 2018. You must apply to us for approval of the following investigation reports. You must apply to us and receive our written approval prior to each phase and before any demolition or excavation work starts.</p> <p>Phase 1: Desktop study - full site history and environmental information from the public records.</p> <p>Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property.</p> <p>Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution.</p> <p>Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.</p> <p>(C18AA)</p> <p>Reason: To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in Policy 33(E) of the City Plan 2019 - 2040 (April 2021). (R18AB)”</p>
17	Surface water drainage	<p>a) Prior to the commencement of the relevant phase (except for demolition works above ground level) a surface water drainage scheme for the phase shall be submitted to and approved in writing by the Local planning authority. This scheme should include (a) sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development; (b) details of how the proposed surface water drainage scheme will be maintained; (c) a drainage scheme nominating the ownership, management and maintenance arrangements; (d) the use of SuDS and where possible; (e) details to demonstrate that the surface water run-off generated up to and including the 100 years critical storm plus climate change allowance, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. In addition, 'brownfield' major developments are required to reduce post development runoff rates for events up to and including the 1 in 100 year return period event plus 40% climate change allowance, to the calculated greenfield rate (calculated in accordance with loH124) or, where demonstrated not feasible, to not more than three times the calculated greenfield rates for the site. It is recommended that a SuDS treatment train is utilised to assist in this reduction. Each phase of the development shall only be implemented in accordance with the relevant approved details.</p> <p>Reason: To safeguard the public from surface water flood risk, protect the environment and respond to climate change. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
18	Water mains	<p>No construction within the development shall take place (except for demolition works above ground level) within 5m of any water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water prior to the commencement of each phase of development. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access to Thames Water must be available at all times for the</p>

		<p>maintenance and repair of water infrastructure during and after the construction works.</p> <p>Reason: The proposed works will be in close proximity to underground strategic water main utility infrastructure and the works have the potential to impact on local underground water utility infrastructure. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
19	Piling Method Statement	<p>No piling shall take place in each phase until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.</p>
20	Digital Connectivity	<p>Prior to commencement of each phase detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.</p> <p>Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness.</p>
	Site-wide energy network	<p>No development shall take place in the relevant phase, with the exception of demolition and excavation, until a scheme has been submitted demonstrating how connection can be made between the heat networks in the area. This should be submitted to and approved in writing by the Local Planning Authority (in consultation with the GLA). The applicant shall use reasonable endeavours to ensure that the single site wide heat network will be delivered. The development shall not be implemented other than in accordance with the approved details, and thereafter maintained.</p> <p>Reason: In the interests of promoting sustainable forms of developments and to meet the terms of the application.</p>

Prior to above ground works for relevant phase(s)

21	Fire evacuation lift	<p>Prior to commencement of works on the superstructure of each phase, drawings showing the installation of fire evacuation lifts for each building core shall be submitted and approved in writing by the local planning authority. Fire evacuation lifts shall thereafter be installed within the development hereby permitted in accordance with the approved drawings.</p> <p>Reason: To ensure the safe and inclusive emergency evacuation of residents.</p>
22	Fire Strategy	<p>The development must be carried out and maintained in accordance with the Fire Statement prepared by AESG and dated January 2023 and retained thereafter.</p>

		Reason: To ensure that the development incorporates the necessary fire safety measures.
23	Shopfronts	<p>Prior to commencement of superstructure within each phase of development (except for demolition works above ground level), details and specification of shopfronts (showing window reveals, frames, cills and headers) at a scale of 1:20 shall be submitted to and approved in writing by the local planning authority in relation to the relevant phase. The specifications shall include details on the parts of the ground floor commercial glazing which will be clear glass and allow unobstructed views in and out of these units with no films, vinyl, shutters or obscure glazing or be obstructed substantially internally. The development shall only be constructed in accordance with the approved details and the approved details shall be complied with for the life of the development.</p> <p>Reason: To ensure a satisfactory standard of external appearance of the development.</p>
24	Materials	<p>Prior to the commencement of any above ground works (excluding site clearance, demolition and archaeological works) with the relevant phase, the following shall be submitted to the Local Planning Authority for their written approval:</p> <ol style="list-style-type: none"> a. A full-scale representative mock-up of one bay of the building (element to be agreed) and sample panels of all external facing materials, and surface finishes at the ground floor to be used in the carrying out of the development shall be presented on site and approved by the Local Planning Authority before any above-grade work in connection with this permission is carried out; b. Samples of bricks, mortar and pointing, joints and cladding and any other external elevational treatment, (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) and the samples shall be retained on site until the details are approved. c. External windows, communal entrances, duplex entrances, doors, screen, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority). The details shall, where necessary, reflect any mitigation measures necessary to ensure acceptable wind and microclimate conditions); d. Cross section through façade and typical bay showing depth of window reveals, frames, cills, headers, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority). e. Shop fronts, entrances and openings (annotated plans / sections at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) showing window reveals, frames, fascias, cills and headers) f. Surface materials for pedestrian and cycle routes, accesses, any shared spaces and associated circulation spaces; g. Rooftop plant and boundary treatment h. Gates, railing and other forms of enclosure i. details and specification (including screening) of balconies and communal terraces, at a scale of 1:20 <p>The development shall not be carried out otherwise than in accordance with any such approval given and retained thereafter.</p> <p>Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF (2021); Policies D4 Delivering</p>

		good design; and D9 - Tall buildings of the London Plan (2021) and Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)).
25	Solar Glare	<p>Prior to the commencement of above ground works, a solar glare assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out how the solar glare impacts identified within the Environmental Statement have been mitigated. The buildings shall be constructed and completed in accordance with the approved details and maintained thereafter.</p> <p>Reason: To avoid motorists being distracted by any glint or glare arising from solar reflection from building facades.</p>
26	BMU's	<p>Building Maintenance Units must be kept in their fully retracted / parked states at all times other than when they are in use.</p> <p>Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)</p>
27	No external painting	<p>You must not paint the external masonry of the new buildings without our permission. This is despite the fact that this work would normally be 'permitted development' under the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order that may replace it).</p> <p>Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)</p>
28	Details of play space	<p>You must apply to us for approval of details of children's play space / equipment to be provided as part of the development prior to above ground works. You must not start work on this part of the development until we have approved what you send us. You must then carry out the development in accordance with the details we approve. The playspace provided shall be a minimum of xx for Phase 1 and xx for phase 2. The children's play space / equipment approved shall be accessible to all residents of the development and provided prior to occupation of the relevant phase. The play space shall be retained for the lifetime of the development.</p> <p>Reason: To ensure that the development provides play and information recreation space for children in accordance with policy S4 of the London Plan (March 2021).</p>
29	Wind mitigation	<p>Details of wind mitigation to be incorporated into the soft landscaping within the site shall be submitted to and approved in writing by the local planning authority prior to above ground works. The approved wind mitigation measures shall be retained thereafter.</p> <p>Reason: To safeguard the pedestrian environment within the site, in accordance with policy D9 of the London Plan (March 2021) and policy 41 of the City Plan 2019-2040 (April 2021).</p>
30	Green roof	<p>Notwithstanding the submitted details, you must apply to us for approval of details of the green roofs to include details of the construction, depth and specification of the substrate, the number, size, species and density of the proposed planting, and details of irrigation and maintenance, including a bio-diversity management plan. You must provide detail to ensure that building maintenance requirements do not conflict with green roof details. You must not occupy the relevant phase of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.</p>

		Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in Policy 34 of the City Plan 2019 - 2040 (April 2021). (R30AD)
31	Landscaping	<p>A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, prior to any above ground works commencing. The scheme must include all areas of ground level public realm and should be considered in liaison with Transport for London for those parts of the site adjacent to Edgware and Harrow Roads.</p> <p>The detailed plan shall include the following details (where relevant):</p> <ul style="list-style-type: none"> a.) the overall layout, including extent, type of hard and soft landscaping and proposed levels or contours; b.) the location, species and sizes of proposed trees and tree pit design c.) details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas; d.) enclosures including type, dimensions and treatments of any boundary walls, fences, screen walls, barriers, railings and hedges; e.) appropriate boundary planting between the proposed buildings and neighbouring properties; f.) hard landscaping, including ground surface materials, kerbs, edges, ridged and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces; g.) street furniture, including type, materials and manufacturer's specification, if appropriate h.) a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility; i.) details of any water features including drainage strategy. j.) Any bollards required within the site. k.) a calculation of the site's Urban Greening Factor, demonstrating the 0.4 score required by London Plan Policy G5. l.) The details shall, where necessary, also be consistent with any mitigation measures necessary to ensure acceptable wind and microclimate conditions. In particular, the scheme shall provide the xxx trees within the xx corner of Block K and the bus shelter in the positions set out in the wind mitigation report. m.) The landscaping and tree planting shall have a five-year maintenance and watering provision following planting. Details of the intended maintenance regime for all hard landscape features including street furniture and play equipment shall be provided. <p>The approved landscaping scheme shall be completed/ planted during the first planting season following practical completion of the development, unless an alternative programme is agreed in writing with the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>Reason: So that the Council may be satisfied with the details of the landscaping and biodiversity of the scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) , Policy G6 (Biodiversity and access to nature) and G7 (Trees and Woodlands) of the London Plan 2021;</p>

32	Plant Noise	<p>(1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.</p> <p>(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.</p> <p>(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for written approval by the City Council. Your submission of a noise report must include:</p> <ul style="list-style-type: none"> (a) A schedule of all plant and equipment that formed part of this application; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail; (d) The location of most affected noise sensitive receptor location and the most affected window of it; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (g) The lowest existing LA90, 15 mins measurement recorded under (f) above; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; (i) The proposed maximum noise level to be emitted by the plant and equipment. (C46AC) <p>Reason: Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AC)</p>
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33	Sound insulation and noise protection	<p>The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 15 times per night-time from sources other than emergency sirens. (C49BB)</p> <p>Reason: To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development, as set out Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R49BB)</p>
34	Noise commercial space	<p>(1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the commercial units hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest.</p> <p>(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the commercial units hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.</p> <p>(3) Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for written approval by the City Council. Your submission of a noise report must include:</p> <p>(a) The location of most affected noise sensitive receptor location and the most affected window of it;</p> <p>(b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;</p> <p>(c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;</p> <p>(d) The lowest existing LA90, 15 mins measurement recorded under (c) above;</p> <p>(e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;</p> <p>(f) The proposed maximum noise level to be emitted by the activity. (C47AC)</p> <p>Reason:</p>

		Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R47AC)”																				
35	Sound Insulation	<p>You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the sound insulation will be sufficient to protect residential from external noise and that the development will comply with the Council's noise criteria set out in Conditions 27 and 54 of this permission. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and thereafter retain and maintain.</p> <p>Reason: Because existing external ambient noise levels exceed WHO Guideline Levels, and Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. (R51AC)”</p>																				
36	Vibration	<p>No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property. (C48AB)</p> <p>Reason: To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R48AB)</p> <p>Reason: To protect the amenity of future occupants and/or neighbours.</p>																				
37	Air quality	<p>Prior to the commencement of each phase of development, an Air Quality Positive Statement (AQPS) shall be submitted to and approved in writing by the local planning authority. The AQPS shall set out measures that can be implemented across the phase that improve local air quality as part of an air quality positive approach, in line with the latest GLA Air Quality Positive Guidance. The measures set out with the AQPS for each phase shall be implemented in accordance with the details so approved, and thereafter retained, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To protect and improve local air quality.</p>																				
38	Cycle Parking Provision	<p>a) The total minimum quantum of cycle parking across the development shall not be less than the figures specified in the table below:</p> <table border="1" data-bbox="544 1845 1375 2033"> <thead> <tr> <th></th> <th>Short Stay</th> <th>Long Stay</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phase 1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phases 2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sub-total</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Short Stay	Long Stay	Total	Residential				Phase 1				Phases 2				Sub-total			
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39	Free drinking water	<p>Prior to above ground works, plans and details shall be submitted to and approved in writing by the local planning authority demonstrating the provision and future management of free drinking water within the public realm. The plans and details shall show the location and design of the proposed drinking water infrastructure, along with measures to ensure its future maintenance and management. The development shall be carried out in accordance with these plans and details, and drinking water made available to the public for free in accordance with the plans and details prior to occupation of the development, and in perpetuity.</p> <p><u>Reason:</u> To ensure sustainable provision of free drinking water, to minimise plastic waste.</p>																								

Prior to occupation for the relevant phase(s)

40	Contamination	If remediation is required as identified in the approved contamination report, no building within the relevant phase shall be occupied unless and until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has
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		<p>been submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.</p> <p>The development shall only be constructed in accordance with the approved details.</p> <p>Reason: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans. The condition is pre-occupation to ensure the approved remediation has been successfully completed and the development can be occupied safely without contamination risks being realised.</p>
41	Blue badge spaces	<p>a) Prior to occupation of the development, a maximum of 17 car parking spaces shall be provided for the use of Blue Badge holders only (or any other scheme that may supersede it). These spaces shall have access to electric vehicle charging points, which are maintained in working order. The number of spaces for each purpose to be provided shall be no more than this approved maximum. The parking spaces, hereby approved, are to be completed for use prior to the occupation of the development and shall be permanently retained thereafter.</p> <p>b) All Blue Badge car parking spaces shall be for the wheelchair users only; none shall be for general [non-disabled persons] use.</p> <p>c) The Blue Badge car parking spaces shall be suitable for use by a person with disabilities (in accordance with the specifications within BS8300: Design of buildings and their approaches to meet the needs of disabled people: Code of Practice).</p> <p>Reason: To ensure that the development is undertaken in accordance with the objectives of the approved Transport Assessment (TA) and in compliance with sustainability principles. o make sure that there is reasonable access for people with disabilities, as set out in Policy 38 of the City Plan 2019 - 2040 (April 2021).</p>
42	Car Parking Management Plan	<p>Prior to occupation of the relevant phase a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall include (but not limited to) the following details. a. Management and leasing arrangements, including confirmation that spaces will be leased and not sold b. Allocation c. Control to enter and leave d. Enforcement e. Monitoring usage and annual reports – to be made available to the Council – including the potential for car parking spaces to be converted to other uses (e.g. cycle parking) if not utilised f. Management of non-residential spaces, including charges, method of charging and prebooking facilities, information on availability of spaces’; g. Communication both to residents and visitors h. Measures to discourage car travel (informed by travel plan) i. Communication j. Maintenance k. Measures to discourage use of car (informed by the Travel Plan draft conditions GLA/4172/4172a/05 24 l. Compliance with TfL ‘Guidance on car parking management and car park design’. m. a scheme for the management of the 20% active EVCP bays at basement level, to ensure that they are only</p>

		<p>occupied by electric vehicles l. A wayfinding plan to show delineated pedestrian and cycle routes in the car park j. details of how initial and future provision of disabled persons parking spaces will be made, managed and enforced, if required. The development shall not be occupied other than in accordance with the approved scheme.</p> <p>REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally. To ensure the development does not have a significant impact on the local highway network and to ensure compliance with TfL's Vision Zero standards, London Plan Policy T4.B and Policy T6.1 G.</p>
43	Roads & car parking	<p>Prior to the occupation of the relevant phase of the development, the access roads, vehicle loading and unloading areas, turning areas, pick up/drop off area and parking areas as shown on the approved plan(s) or as part of conditions xx within this decision notice shall be provided and retained thereafter.</p> <p>Reason: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use.</p>
44	Redundant accesses to be reinstated	<p>Prior to the occupation of the relevant phase of development, all redundant accesses and crossovers shall be reinstated and returned to a raised kerb, in a manner to be agreed in writing by the local planning authority.</p> <p>Reason: In the interests of pedestrian and vehicle safety.</p>
45	Traffic Management Plan	<p>a) Prior to the occupation of the relevant phase of development hereby approved, a Traffic Management Plan shall be submitted to and approved in writing by the local planning authority, in consultation with TfL. The Traffic Management Plan shall set out the proposed management arrangements for vehicles movement within the relevant phase and including any internal shared access.</p> <p>b) The applicant is to submit details of appropriate road markings, signage internal to the site and wayfinding details to regulate the movement of traffic, cyclists and pedestrians.</p> <p>The approved details shall be implemented prior to the occupation of the last phase and retained thereafter.</p> <p>Reason: To prevent obstruction of the public highway surrounding the site and the internal roads and avoid accidents.</p>
46	Delivery and Servicing Plan	<p>The relevant phase of development shall not be occupied unless and until a Delivery and Servicing Plan (DSP) for that phase has been submitted to and approved in writing by the local planning authority. The DSP should have regard to the Transport Assessment dated xx submitted and provide details of the expected type and expected frequency of service vehicles including waste removal and for all uses, the hours within which they would arrive and depart, the intended locations for loading and unloading of vehicles and associated waiting and turning areas and access routes and show clear vehicle sweep paths based on up to date information in relation to overall vehicle movements associated with the development. The relevant phase of development shall only be constructed in accordance with the approved details and thereafter retained.</p> <p>Reason: To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in Policy 29 of the City Plan 2019 - 2040 (April 2021). (R23AD)</p>

47	Waste and recycling measure	<p>You must apply to us for approval of details of how waste and recycling is going to be stored and managed on the site. You must not start work on the relevant phase of the development until we have approved what you have sent us. You must then provide the waste and recycling store and manage waste in line with the approved details. You must not use the waste store for any other purpose.</p> <p>Reason: To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)</p>
48	Water efficiency	<p>Prior to first occupation of each phase of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the local planning authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purposes of Part G of the Building Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development. The development shall be carried out in accordance with the approved details and the approved details shall be complied with for the life of the development.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
49	Biodiversity and bird/bat boxes	<p>The development's biodiversity improvements must be carried out in accordance with the Biodiversity Net Gain Assessment by Ramboll and dated November 2022, and shall be maintained as such thereafter. You must apply to us for approval of detailed drawings indicating the location, number and type of bird and bat boxes to be incorporated within the development. You must then install these boxes on the development in accordance with the details we approved. The boxes shall be installed prior to the occupation of the residential part of the development.</p> <p>Reason: To achieve biodiversity net gain, as set out in Policy 34 of the City Plan 2019 - 2040 (April 2021).</p>
50	External lighting assessment	<p>Prior to the occupation of each phase of development, full details of any proposed external lighting (the External Lighting Scheme) for that phase shall be submitted to and approved in writing by the local planning authority. Each External Lighting Scheme shall include details of the appearance and technical details/specifications, intensity, orientation and screening of lamps, siting, the means of construction and laying of cabling, the timing of installation and details of the proposed hours of operation. The scheme should be designed to minimise the risk of light spillage beyond the development site boundary and into the sky and to avoid dazzle to nearby transport infrastructure and drivers on nearby roads.</p> <p>Each External Lighting Scheme is to be constructed and / or installed prior to occupation of the residential units within the relevant phase and shall be retained for so long as the development shall exist. No external lighting shall be installed other than that approved by this condition.</p> <p>Reason: To ensure that safety is not compromised with regard to the principles/practices of Secured by Design and to minimise adverse impacts</p>

		of light pollution on the highway and public transport networks and London City Airport's flight operations.
51	Energy Statement	<p>Within three months of first occupation, a certificated Post Construction Review, or other verification process agreed with the local planning authority, shall be submitted to the local planning authority to demonstrate that the agreed standards set out in the Energy Statement dated January 2023 (or any relevant revised Strategy or Energy Addendum that has been approved in writing by the local planning authority, where appropriate), have been met and it shall be approved in writing by the local planning authority in consultation with the GLA.</p> <p>Reason: To ensure that the completed development makes the carbon savings anticipated at application stage, in accordance with policy SI 2 of the London Plan (March 2021).</p>
52	'As built' SAP worksheets - all residential	<p>Prior to first occupation of each phase of development, as-built' Standard Assessment Procedure (SAP) outputs must be submitted to the local planning authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall shall be made up through the application of further sustainability measures and/or additional carbon offsetting payments. The relevant phase of development shall be carried out in accordance with the approved details and any approved measures thereafter retained.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
53	BREAM Excellent	<p>Before the non-domestic parts of the development hereby approved are first occupied, a post-construction certificate shall be submitted to and approved in writing by the Local Planning Authority. This certificate shall demonstrate that the non-domestic parts of the development have been constructed to meet BREEAM 'Excellent. You must then ensure that this standard is maintained thereafter.</p> <p>Reason: To make sure that the development maximises sustainable design and construction, in accordance with policy 38 of the City Plan 2019-2040 (April 2021).</p>
54	'As built' SAP worksheets - major non residential	<p>Prior to first occupation of each phase of development, 'as-built' Building Regulations UK Part L (BRUKL) report/modelling outputs must shall be submitted to the local planning authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall shall be made up through the application of further sustainability measures and/or additional carbon offsetting payments. The development shall be carried out in accordance with the approved details and any approved measures thereafter retained.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
55	Whole life carbon	<p>Prior to the occupation of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.</p> <p>The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and</p>

		<p>approved in writing by, the local planning authority, prior to occupation of the development.</p> <p>Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.</p>
56	Circular Economy	<p>The development shall be carried out and maintained in accordance with the Circular Economy Statement by Buro Happold dated January 2023 for the lifetime of the development. Prior to the occupation of the relevant phase of development, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance.</p> <p>The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the [development/ phase of development].</p> <p>Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.</p>
57	Secured Design	<p>Notwithstanding the drawings hereby approved, details of: CCTV; general external lighting; security lighting; and, Secured by Design measures and counter terrorism measures, on or around the buildings or within the public realm in the development shall be submitted to and approved in writing by the local planning authority (in consultation with the Metropolitan Police) and installed prior to the first occupation of the development. The details shall include the location and full specification of all lamps; light levels/spill; illumination; cameras (including view paths); and support structures. The details shall also include an assessment of the impact of any such lighting on the surrounding residential environment. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>Reason: To reduce crime and terrorism, in accordance with policies 38, 43 and 44 of the City Plan 2019 - 2040 (April 2021).</p>
58	Post-construction TV reception surveys	<p>The results of the pre-construction TV reception surveys shall inform the level of mitigation required and the approved details shall be installed prior to first occupation of the residential units within that relevant phase.</p> <p>Reason: To mitigate the impacts of TV reception to neighbouring properties and in accordance with the mitigation measures identified in the Environmental Impact Assessment.</p>
59	Photovoltaic (PV) panels	<p>Prior to occupation of the relevant phase the full details of the proposed location and manufacturers specification(s) for PV panels in that phase should be submitted to and approved by the local planning authority in consultation with London City Airport</p> <p>The development shall only be constructed in accordance with the approved details and provided prior to occupation. The approved details shall be retained thereafter.</p> <p>Reason: To safeguard London City Airport's flight operations and reduce carbon emissions from the development.</p>

60	Cooling and overheating strategy	<p>Prior to the fit out works of each phase of development, the results of dynamic overheating modelling undertaken in line with the relevant Chartered Institution of Building Engineers (CIBSE) guidance together with details of all proposed measures for minimising overheating and meeting the development's cooling needs must be submitted to the Local planning authority and approved in writing. The design, materials, construction and operation of the development must demonstrate compliance with the Mayor's cooling hierarchy and the GLA's Overheating Checklist set out in the Mayor's guidance on Preparing Energy Assessments as amended. The details should align with the Energy Statement and overheating/cooling strategy submitted dated xxx. The development shall be carried out in accordance with the approved details and any approved measures shall thereafter be retained for the life of the development.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
61	Public archiving and Historic Recording report	<p>Prior to the occupation of the development the findings of the Historic Building Recording Report dated XXX shall be made public in consultation with the GLA.</p> <p>Reason: To properly record the history of the former building which occupied this site.</p>

Monitoring and management

62	Phasing Plan & order of construction	<p>Each Phase within the development hereby permitted shall be commenced and constructed in accordance with the approved Phasing Plan [Phasing Plan XXX] showing the location of each Phase. Each phase of the development shall be commenced in the approved order starting with Phase 0 through to Phase 2.</p> <p>Reason: To ensure that the development is consistent with the principles of good masterplanning and to safeguard against adverse impacts on the free flow of traffic on local roads and the amenities of the area.</p>
63	Construction work hours.	<p>Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:</p> <ul style="list-style-type: none"> • between 08.00 and 18.00 Monday to Friday; • between 08.00 and 13.00 on Saturday; and • not at all on Sundays, bank holidays and public holidays. <p>You must carry out piling, excavation and demolition work only:</p> <ul style="list-style-type: none"> • between 08.00 and 18.00 Monday to Friday; and • not at all on Saturdays, Sundays, bank holidays and public holidays. <p>Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)</p> <p>Reason: To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)</p>

64	Environmental Statement	<p>The development hereby permitted shall be constructed in accordance with the environmental standards, mitigation measures, embedded mitigation measures, requirements, recommendations and methods of implementing the development contained in the Environmental Statement (ES) and appendices dated xx therein relevant to the development prepared by xxx, unless and to the extent that such standards, measures, requirements and methods are altered by the express terms of the conditions attached to this planning permission and the approved drawings and supplementary documents submitted pursuant to them.</p> <p>Reason: To ensure that the development is carried out in accordance with the Environmental Statement and the mitigation measures proposed therein.</p>
65	Flexible commercial space	<p>You must only use the flexible commercial units (units x to x within Phase 1 and x to x in Phase 2) shown on the approved plans for:</p> <ul style="list-style-type: none"> a) the display or retail sale of goods, principally to visiting members of the public; b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises; c) the provision of financial, professional or any other services appropriate to provide in a commercial, business or service locality and principally to visiting members of the public; d) indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public; e) the provision of medical or health services, principally to visiting members of the public; and/or f) an office to carry out any operational or administrative functions, the research and development of products or processes, or any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. g) for creche, day nursery or day centre (not including a residential use) h) Commercial units x and x as shown on the approved drawings should only be used by café uses given the units prominent location and ability of those units to have seating in the public realm. <p>Reason: To protect neighbouring residents from noise nuisance, avoid blocking surrounding streets, for visual amenity reasons, to ensure that sustainable transport modes are used and to safeguard air quality, as set out in policies 7, 24, 25, 29, 32 and 33 of the City Plan 2019-2040 (April 2021).</p>
66	Community floor space	<p>Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any statutory instrument revoking, re-enacting or modifying either order), the community centre floorspace of the development (xx sqm in phase 1/commercial unit x) hereby permitted shall not be allowed a change of use to any other use within Class F2(b) as specified in the schedule to the Use Classes Order on xx.</p> <p>Reason: To ensure that the proposal meets the needs of the community.</p>
67	Hours of commercial uses	<p>Customers shall not be permitted within the flexible commercial premises before 0700 or after 2300 each day. (C12AD)</p>

		Reason: To protect the environment of people in neighbouring properties as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R12AD)
68	Contamination during development	<p>If during implementation of each phase of development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the local planning authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to the completion of the relevant phase.</p> <p>Reason: To prevent harm to human health and pollution of the environment.</p>
69	Drainage system and risk to controlled water	<p>No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details</p> <p>Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants.</p>
70	No external plant and equipment	<p>You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings unless and until details of their size and location have been submitted to and approved by the local planning authority. (C26PA)</p> <p>Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)</p>
71	Telecommunication	<p>The mitigation required by the pre-construction telecommunication assessment dated (XXX) shall be installed prior to first occupation of the residential units within that relevant phase.</p> <p>Reason: To mitigate the impacts of TV reception to neighbouring properties and in accordance with the mitigation measures identified in the Environmental Impact Assessment.</p>
72	No canopies to balconies	<p>You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the balconies and terraces to each flat.</p> <p>Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)</p>
73	Future ventilation	<p>Before a restaurant or cafe can open within a flexible commercial unit, you must apply to us for approval of details of the ventilation system to get rid of cooking smells, including details of how it will be built and how it will look. You must not begin the use allowed by this permission until we have approved what you have sent us and you have carried out the work according to the approved details.</p> <p>Reason: To protect the environment of people in neighbouring properties as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R14AD)</p>

74	BREEAM Final Certificate - major non-residential	<p>Within 3 months of the first occupation of each phase of development, a BREEAM New Construction 2018 Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the local planning authority and approved in writing to demonstrate that an 'Excellent' rating has been achieved. Construction Stage assessment will be produced post-occupancy, to allow time for collation of accurate evidence, and for the 2-month review and comment period by the BRE.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
75	Events Management Strategy	<p>No event shall take place within in any part of the development unless an Events Licence Application (including an Events Management Strategy) has been submitted to and approved in writing by the Local Authority. For the avoidance of doubt the Events Management Strategy shall include details regarding stewardship arrangements, signage, and measures to promote and provide for sustainable transport, event notification arrangements. Thereafter events shall be undertaken in accordance with the Events Management Strategy as approved by the Local Authority.</p> <p>Reason: In the interest of residential amenity, parking congestion and highway, pedestrian and visitor safety.</p>
76	Building Regulation M4(2)	<p>No less than 90% of residential units hereby approved within the development shall be compliant with Approved Document Part M4(2).</p> <p>Reason: In the interest of inclusive access and to ensure homes to meet diverse and changing needs.</p>
77	Building Regulation M4(3) (Wheelchair)	<p>No less than 10% of the residential units hereby approved within the development shall be compliant with Approved Document Part M4(3). Unless otherwise agreed in writing by the Local Planning Authority, the scheme shall not be implemented other than in accordance with the XXX with respect to wheelchair accessible units.</p> <p>Reason: In the interest of inclusive access and to ensure homes to meet diverse and changing needs.</p>
78	External seating	<p>No seating, tables or chairs shall be permitted within the public realm within the Site unless a scheme for such has been previously approved in writing with the Local Planning Authority. The scheme shall include, location, design, hours, purpose and management.</p> <p>Reason: To protect the amenities of nearby residents and for highway and pedestrian safety</p>
79	Residential Mix	<p>Unless otherwise agreed in writing by the Local Planning Authority, the unit mix for the residential units (Class C3) contained within the development shall be as set out below:</p> <p>Phase 1</p> <p>1 bed – XX 2 bed - 3 bed 4 bed</p> <p>Phase 2</p> <p>The development hereby approved shall not be implemented other than in accordance with the approved mix and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.</p>

		Reason: To ensure an appropriate mix of housing types dependent upon site context.
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Informatives

1	S106 agreement	You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
2	Pre-commencement conditions	The pre-commencement and pre-occupation conditions attached to this decision notice are considered necessary in order to safeguard transport infrastructure, protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme amongst other matters.
3	CIL payment and liability notice	The Greater London Authority consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL). Before work commences there are certain forms which you must complete and return to the London Borough of Newham. Please note that penalty surcharges could be added to contributions should CIL regulations not be followed. Further details of what to submit and timescales in relation to the Community Infrastructure Levy can be found online at: https://www.gov.uk/guidance/community-infrastructure-levy . CIL forms can be found at: https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5
4	CIL phasing	This planning permission is a phased planning permission which expressly provides for development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended). Each Phase may be treated as a separate chargeable development for the purpose of the Community Infrastructure Levy Regulations 2010 (as amended).
5	Deemed discharge	All conditions are exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as the development was subject to an Environmental Impact Assessment.
6	Adverts	You are advised that any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 2007.
7	Site Notices	Where applicable the developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.
8	Statement of positive and proactive action in dealing with the application	The applicant was provided with pre application advice. The local planning authority was able to negotiate successfully with the applicant to amend the application so that it complied with the relevant policies. In dealing with this application, the Mayor, acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA/1200cd/07. The Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

9	Further approval and consents	This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control, the London Borough of Newham before proceeding with the work.
10	Designing out crime	The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) at each phase and notify this office of any changes to the planning application or approved scheme relevant to security or design layout. The services of MPS DOCOs are available free of charge and can be contacted via Docomailbox.NE@met.police.uk or during office hours via Telephone: 0208 217 3813.
11	Housing ventilation	The mechanical ventilation to the bathrooms should comply with Part F of the Building Regulations 2010. (This also works for utility rooms). Where the kitchen areas form part of a living room they should be provided with mechanical extract ventilation (or other approved alternative to a window opening) to prevent transmission of water vapour and odours to the living areas. Kitchens without windows should have mechanical ventilation to comply with the latest Building Regulations.
12	Food law requirements	<p>The kitchen and other food areas of the premises need to comply in full with EU 852/2004 as enforced by the Food Hygiene (England) Regulations 2006, EU 178/2002 as enforced by the General Food Regulations 2004 The Food Premises Registration Regulations 1991 (under these regulations there is a requirement to register with the Environmental Health Service at least 28 days prior to opening - this form is accessible from Newham's website).</p> <p>All structural finishes and equipment must comply with the Catering Guide (industry) to Good Hygiene Practice (Chadwick House Group Ltd).</p> <p>Particular Requirements of the Hygiene Legislation Include: Sufficient internal and external hygiene refuse storage capacity. The external store should be capable of accommodating standard Council wheeled bins of a total capacity appropriate to the scale of the business. External bins should not be placed in a position where they are likely to cause an obstruction. Provision of double sink and wash-hand basin in main food preparation area. Hot water supply to all wash-hand basins and sinks should preferably be from a gas fired balanced flue instant water heater. Sufficient refrigeration and freezer capacity. Sufficient hot food storage/display/capacity (if applicable). Kitchen layout to facilitate separation of raw and cooked food handling and preparation. Adequate artificial lighting levels throughout, achieved by means of fluorescent tube lights, (minimum wattage 40 watts) fitted with diffusers. Sufficient general ventilation to all rooms Extraction ventilation to food preparation areas/rooms must be capable of maintaining at least 20 air changes per hour. Creation of a lobby between the WC and the food rooms. All structural finishes, work surfaces and equipment to be of durable, smooth and impervious materials.</p>
13	Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)	The proposed passenger/goods lift must comply with the requirements of the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER). There is a specific requirement that no new lift may be used unless it has either a certificate of thorough examination or a certificate of conformity to the relevant EU Directive. Normal commissioning documentation is not adequate. Use of a lift that does not comply with LOLER is a criminal offence. You should refer to your CDM planning supervisor to ensure compliance. Note: Compliance with Planning Law does not automatically

		mean that you will comply with more specific Health and Safety Law requirements.
14	Licensing	It is possible that some of the premises may need a licence under the Licensing Act 2003 for regulated entertainment (music, dancing etc.), supply of alcohol and the provision of late night refreshment. Any grant of the planning approval is without prejudice to the Council's right as Licensing Authority to either grant or refuse any application under the Licensing Act 2003. Application forms can be obtained from the Licensing Team, 1st Floor, Town Hall Annexe, 330-354 Barking Road, E6 2RT, telephone 0203 373 1925 email Licensing@newham.gov.uk . Application forms are also available on the Council website at: https://www.newham.gov.uk/business-licensing-regulation/premises-alcohol-entertainment-license/1
15	Thames Water underground assets	The proposed development is located within 15 metres of Thames Water underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'working near our assets' to ensure your workings are in line with the necessary processes if working above or near Thames Water pipes or other structures: https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes . Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
	Highways Licensing	Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please visit our website at www.westminster.gov.uk/guide-temporary-structures .
	Building Regulations	You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/contact-us-building-control
	Mock up facades	In relation to any conditions which relate to the appearance of the facades, whilst you may commence work on the superstructure of the building before we approve façade details (including mock-up panels), it is at your own risk of the decision we may subsequently make in relation to façade detailing. If the façade detailing which you submit to us relies on a specific underlying superstructure detail, or if the superstructure construction governs what façade options may be viable, you should consider that to be a part of the external façade detailing and it would be unwise to commence related works until we have approved details pursuant to related conditions. You may also wish to seek our early advice on such conditions through our pre-application advice service.
	Street numbering	Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. For further information on how to make an application and to read our guidelines on street naming and numbering, please visit our website: www.westminster.gov.uk/street-naming-numbering (I54AB)
	Waste Project Officer	Please email Westminster's Project Officer (Waste) at wasteplanning@westminster.gov.uk for advice about your arrangements for storing and collecting waste.

	Highway works	<p>You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please email AskHighways@westminster.gov.uk. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority).</p>
	Pollution	<p>When carrying out building work you must take appropriate steps to reduce noise and prevent nuisance from dust. The planning permission for the development may include specific conditions relating to noise control, hours of work and consideration to minimising noise and vibration from construction should be given at planning application stage. You may wish to contact to our Environmental Sciences Team (email: environmentalsciences2@westminster.gov.uk) to make sure that you meet all the requirements before you draw up contracts for demolition and building work.</p> <p>When a contractor is appointed, they may also wish to contact the Environmental Sciences Team before starting work. The contractor can formally apply for consent for prior approval under Section 61, Control of Pollution Act 1974. Prior permission must be sought for all noisy demolition and construction activities outside of core hours on all sites. If no prior permission is sought where it is required the authority may serve a notice on the site/works setting conditions of permitted work (Section 60, Control of Pollution Act 1974).</p> <p>British Standard 5228:2014 'Code of practice for noise and vibration control on construction and open sites' has been recognised by Statutory Order as the accepted guidance for noise control during construction work.</p> <p>An action in statutory nuisance can be brought by a member of the public even if the works are being carried out in accordance with a prior approval or a notice.</p>
	Water Infrastructure	<p>Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact:</p> <p>Thames Water Utilities Ltd Development Planning Maple Lodge STW Denham Way Rickmansworth Hertfordshire WD3 9SQ Tel: 01923 898072 Email: Devcon.Team@thameswater.co.uk</p> <p>Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.</p>

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