

NOTE:

1. The conditions that relate to individual buildings are split between the various "Plots" that form the planning application development identified on Drawing Reference TH-M_ZZ_001_A_17013_P(00)_P003. The Plots comprise the following development:

"PLOT A" – NORTH ISLAND

"PLOT B" – FERRY ISLAND

"PLOT C" – WELBOURNE

"PLOT D" – ASHLEY ROAD WEST

"PLOT E" – ASHLEY ROAD EAST

"PLOT F" – THE PAVILION

Other than those 'Conditions relating to the Whole Site' below the subsequent conditions in each Section A – F shall only be enforceable against the plot to which they relate.

CONDITIONS RELATING TO THE WHOLE SITE

1) Three Year Expiry (HGY Development Management)

The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

REASON: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2) Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawing nos:

Masterplan

TH-M_ZZ_001_A_17013_P(00)_P001	P 01
TH-M_ZZ_001_A_17013_P(00)_P003	P 01
TH-M_ZZ_001_A_17013_P(00)_P100	P 01
TH-M_ZZ_001_A_17013_P(00)_P101	P 01

North Island and Ferry Island

TH-IS_ZZ_001_A_16092_(P00)_P099A	P 01
TH-IS_ZZ_001_A_16092_(P00)_P099B	P 01

TH-IS_ZZ_001_A_16092_(P00)_P100A	P 01
TH-IS_ZZ_001_A_16092_(P00)_P100B	P 01
TH-IS_ZZ_001_A_16092_(P00)_P100MA	P 01
TH-IS_ZZ_001_A_16092_(P00)_P100MB	P 01
TH-IS_ZZ_001_A_16092_(P00)_P101	P 00
TH-IS_ZZ_001_A_16092_(P00)_P102	P 00
TH-IS_ZZ_001_A_16092_(P00)_P103	P 00
TH-IS_ZZ_001_A_16092_(P00)_P107	P 00
TH-IS_ZZ_001_A_16092_(P00)_P108	P 00
TH-IS_ZZ_001_A_16092_(P00)_P109	P 00
TH-IS_ZZ_001_A_16092_(P00)_P112	P 00
TH-IS_ZZ_001_A_16092_(P00)_P113	P 00
TH-IS_ZZ_001_A_16092_(P00)_P114	P 00
TH-IS_ZZ_001_A_16092_(P00)_P118	P 00
TH-IS_ZZ_001_A_16092_(P00)_P119	P 00
TH-IS_ZZ_001_A_16092_(P00)_P120	P 00
TH-IS_ZZ_001_A_16092_(P00)_P136	P 00
TH-IS_ZZ_001_A_16092_(P00)_P137	P 00
TH-IS_ZZ_001_A_16092_(P00)_P210	P 01
TH-IS_ZZ_001_A_16092_(P00)_P211	P 01
TH-IS_ZZ_001_A_16092_(P00)_P212	P 01
TH-IS_ZZ_001_A_16092_(P00)_P213	P 01
TH-IS_ZZ_001_A_16092_(P00)_P220	P 01
TH-IS_ZZ_001_A_16092_(P00)_P221	P 01
TH-IS_ZZ_001_A_16092_(P00)_P230	P 01
TH-IS_ZZ_001_A_16092_(P00)_P231	P 01

Welbourne

TH-WEL-01-001-A-16063-00-100	01
TH-WEL-01-001-A-16063-00-101	01
TH-WEL-01-001-A-16063-00-102	01
TH-WEL-01-001-A-16063-00-103	01
TH-WEL-01-001-A-16063-00-104	01
TH-WEL-01-001-A-16063-00-105	01
TH-WEL-01-001-A-16063-00-106	00
TH-WEL-01-001-A-16063-00-107	00
TH-WEL-01-001-A-16063-00-108	00
TH-WEL-01-001-A-16063-00-109	00
TH-WEL-01-001-A-16063-00-110	00
TH-WEL-01-001-A-16063-00-300	00
TH-WEL-01-001-A-16063-00-301	01
TH-WEL-01-001-A-16063-00-302	01

Ashley Road East

TH-ARE-01-001-A-2452-00-100	00
TH-ARE-01-001-A-2452-00-100M	00
TH-ARE-01-001-A-2452-00-101	00
TH-ARE-01-001-A-2452-00-102	00
TH-ARE-01-001-A-2452-00-103	00

TH-ARE-01-001-A-2452-00-104 00
TH-ARE-01-001-A-2452-00-105 00
TH-ARE-01-001-A-2452-00-106 00
TH-ARE-01-001-A-2452-00-107 00
TH-ARE-01-001-A-2452-00-108 00
TH-ARE-01-001-A-2452-00-113 00
TH-ARE-01-001-A-2452-00-114 00
TH-ARE-01-001-A-2452-00-120 00
TH-ARE-01-001-A-2452-00-300 00
TH-ARE-01-001-A-2452-00-301 00
TH-ARE-01-001-A-2452-00-302 00
TH-ARE-01-001-A-2452-00-303 00
TH-ARE-01-001-A-2452-00-304 00
TH-ARE-01-001-A-2452-00-305 00

Ashley Road West

TH-ARW-01-001-A-16098-00-101 00
TH-ARW-01-001-A-16098-00-102 00
TH-ARW-01-001-A-16098-00-103 00
TH-ARW-01-001-A-16098-00-301 00
TH-ARW-01-001-A-16098-00-302 00

Pavilion

TH-IS_ZZ_001_A_17040_(00)_P120 P 00
TH-IS_ZZ_001_A_17040_(00)_P200 P 00
TH-IS_ZZ_001_A_17040_(00)_P301 P 00
TH-IS_ZZ_001_A_17040_(00)_P500 P 00

Landscaping

North Island and Ferry Island

TH-IS-PR-001-LA-TOT494-(90)-3001 01
TH-IS-PR-001-LA-TOT494-(90)-5001 01

Ashley Road

TH-AR-PR-001-LA-288-(90)-104 P00
TH-AR-PR-001-LA-288-(90)-105 P00

Welbourne

TH-WB-PR-001-LA-283-(90)-104 P00
TH-WB-PR-001-LA-283-(90)-105 P00

Demolition

TH-M_ZZ_001_C_040204_(P00)_P710 P01

The approved documents comprise:

Planning Statement (July 2018) and Addendum (October 2018) prepared by Quod; Arboricultural Impact Assessment and Method Statement (July 2018) and Addendum (October 2018) prepared by RPS; Flood Risk Assessment (July 2018) and Addendum (October 2018) prepared by Whitby Wood; Archaeological Desk Based Assessment (July 2018) prepared by GgMs; Ecological Appraisal (July 2018) prepared by RPS; Environmental Statement (ES) Volumes I – III and Non-Technical Summary (July 2018) and Addendum (October 2018) prepared by Quod.

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

REASON: In order to ensure the development is carried out in accordance with the Approved details and in the interests of amenity.

3) Floorspace Ranges (LBH Development Management)

The following non-residential floorspace ranges are permitted:

<u>Land Use</u>	<u>Minimum Area Permitted (m² GIA)</u>	<u>Maximum Area Permitted (m² GIA)</u>
<u>Retail (Use Class A1 – A4)</u>	<u>Up to 4,306</u>	
<u>Leisure (Use Class D2)</u>	<u>Up to 2,288</u>	
<u>Office (Use Class B1(a))</u>	<u>831</u>	<u>5,137</u>
<u>Health Centre (Use Class D1)</u>	<u>1,643</u>	

REASON: To ensure that the Development is undertaken in accordance with the approved drawings and the assessed Environmental Statement.

4) Tree/Plant Replacement – 5 Years (LBH Development Management)

Any tree or plant on the development which, within a period of five years of first occupation of the approved development 1) has died 2) is removed 3)

becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

REASON: to protect the amenity of the locality.

5) Wheelchair Accessible Dwellings (LBH Development Management)

At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) in conformity with the submitted Design and Access Statement (July 2018) and Addendum (October 2018), unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure inclusive and accessible development

6) Part M4 (2) Accessible and Adaptable Dwellings (LBH Development Management)

90% of residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure inclusive and accessible development

7) BREEAM Very Good Certification (LBH Carbon Management)

The non-residential development hereby approved shall achieve a BREEAM "Very Good" outcome (BREEAM New Construction 2018 version). The rating shall be maintained thereafter.

REASON: In the interest of addressing climate change and to secure sustainable development

8) Green/Living Roof – Amenity Access Precluded (LBH Carbon Management)

The Green/Living roofs hereby approved shall not be used for external amenity space. Access shall only be permitted for maintenance, repair or escape in an emergency unless agreed in writing with the Local Planning Authority.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

9) Tree Removal In Accordance with Relevant Standards (LBH Arboricultural Officer)

All tree removals on the site shall be in accordance with BS3998:2010 Tree Work – Recommendations unless agreed in writing with the Local Planning Authority.

REASON: to protect the amenity of the locality.

10) New Tree Provision – Industry Best Practice (LBH Arboricultural Officer)

All new trees shall be provided in accordance with the following industry best practice:

- BS 8545:2014 Trees: from nursery to independence in the landscape (Sec 8: Nursery production & procurement, Sec 9: handling & storage and Annex D & E.

All trees to be supplied must be produced by working in accordance with UK plant bio security policies.

REASON: To minimise the introduction of harmful pests and diseases through imported tree stock.

11) Electric Charging Points (LBH Transportation)

The development hereby approved shall provide 20% of the total number of car parking spaces with active electric charging points, with a further 20% passive provision for future conversion.

REASON: To reduce carbon emissions and protect air quality.

12) Noise Levels – Compliance (LBH Environmental Health – Noise)

All residential premises hereby approved shall be designed in accordance with BS8233:2014 ‘Guidance on sound insulation and noise reduction for buildings’ and meet the following noise levels;

Time	Area	Average Noise level
Daytime Noise 7am – 11pm	Living rooms & Bedrooms	35dB(A) (L _{Aeq,16hour})

	Dining Room Area	40dB(A) (L _{Aeq,16hour})
Night Time Noise 11pm - 7am	Bedrooms	30dB(A) (L _{Aeq,8hour})

With no individual events to exceed 45dB LA_{max} (measured with F time weighting) between 23.00hrs – 07.00hrs.

REASON: To protect the amenity of occupiers

13) Building Services Plant Noise (LBH Environmental Health – Noise)

Noise arising from the use of the building service plants and associated equipment shall;

- 1) Not increase the background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential receptor.
- 2) Not exceed the background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest commercial receptor.

All plant units shall be installed and maintained throughout the duration of the use in accordance with the above condition.

REASON: to ensure high quality residential development and protect the amenity of the locality

14) Infiltration of Surface Water Drainage (Environment Agency)

No infiltration of surface water drainage associated with the development is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

15) Intermittent and Exceptional Use of Diesel Generators (LBH Environmental Health)

Generators shall be used solely on brief intermittent and exceptional occasions when required in response to an emergency and for testing as

necessary to meet that purpose and shall not be used at any other time. At all times the generators shall be operated to minimise noise impacts and emissions of air pollutants and a log of operational hours shall be maintained and be available for inspection by the Local Planning Authority.

REASON: to protect air quality and the amenity of the locality.

16) Back-Up Diesel Generators – Details of EU Stage V Emission Standards Compliance (LBH Environmental Health)

Prior to the installation of back up diesel generators on the application site, details of generator compliance with EU Stage V Emission Standards for Generator Set Engines shall be provided in writing to and for approval by the Local Planning Authority. Installation shall be in compliance with the approved details and maintained thereafter.

REASON: to protect air quality and the amenity of the locality.

17) Diesel Generator Fuel - Ultra Low Sulphur Diesel (ULSD) - (LBH Environmental Health)

Any diesel generators on the application site shall run on ultra low sulphur diesel (ULSD) meeting the fuel specification within EN590:2004.

REASON: to protect air quality and the amenity of the locality.

18) Flue Height Termination Above Highest Roof - (LBH Environmental Health)

All combustion flues on the application site must terminate at least 1 m above the highest roof in the relevant plot, unless otherwise agreed in writing by the Local Planning Authority

REASON: to protect air quality and the amenity of the locality.

19) Plant and Machinery – EU Air Quality Compliance (LBH Environmental Health)

All plant and machinery to be used at the demolition and construction phases of development shall meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM.

REASON: To protect the amenity of the locality.

20) Hard and Soft Landscaping (LBH Development Management)

Part A

Full details of both hard and soft landscape works within the publicly accessible areas of the Site shall be submitted in writing to and approved by the Local Planning Authority prior to installation of such works. The hard and soft landscaping within the publicly accessible areas of the Site shall be constructed in accordance with the approved details and shall be delivered in line with the timeframes set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission.

Part B

Full details of both hard and soft landscape works within each plot's building(s) demise shall be submitted in writing to and approved by the Local Planning Authority prior to installation of such works on the relevant plot. The hard and soft landscaping shall be constructed in accordance with the approved details. The soft landscaping details approved under this condition 20B shall be implemented in the first planting and seeding season following the residential occupation of the relevant plot. The hard landscaping details approved under this condition 20B shall be implemented within 3 months of the residential occupation of the relevant plot.

Relevant details from the following apply to both Parts A and B above.

Details of hard landscaping works shall include:

- Hard surfacing materials;
- Street furniture, short stay cycle parking in accordance with the London Cycle Design Standards (LCDS, October 2016), refuse or other storage units and signage; and
- Details of any hard landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018).

Details of soft landscape works shall include:

- A full schedule of species of new trees and shrubs proposed to be planted;
- Written specifications (including cultivation and other operations) associated with plant establishment;
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- Details of any proposed residential podium space;
- Details of any soft landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018); and

- An implementation programme and management plan.

REASON: To protect the amenity of the locality.

21) Public Lighting Strategy (LBH Development Management)

Details of a Public Realm Lighting Strategy shall be submitted in writing to and approved by the Local Planning Authority prior to installation of any lighting. The Strategy shall be in broad conformity with Vol 8 – Lighting Strategy of the Design and Access Statement (July 2018). The strategy shall be implemented as approved and maintained thereafter and shall be delivered in line with the timescales set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission.

REASON: to ensure a high quality public realm

A. CONDITIONS RELATING TO NORTH ISLAND (PLOT A)

A1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot A, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot A, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

REASON: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

A2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot A, a Residential Waste Management Plan in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot A non-residential floorspace, a Commercial Waste Management Plan in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot A shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

A3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot A development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot A shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

A4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot A development other than demolition, below ground and building core works, details of design implementation,

maintenance and management of the sustainable drainage scheme in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot A development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot A development.

The scheme shall be implemented, retained, managed and maintained within Plot A in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

A5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot A shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot A shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

A6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot A (excluding works to construct the building core), an Overheating Model and Report in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather

temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot A (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
 - i. the standard and the impact of the solar control glazing;
 - ii. that all heating pipework is appropriately insulated
 - iii. that passive cooling and ventilation features have been included
 - iv. highlight the mitigation strategies to overcome any overheating risk
 - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot A shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

A7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot A, details of a Biodiversity Plan in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;

- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot A shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot A. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

A8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot A. The development within Plot A shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

A9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot A (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

A10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot A development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

A11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot A development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October

2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

A12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot A development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot A, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

A13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot A development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot A thereafter.

REASON: To protect the amenity of occupiers.

A14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot A, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot A and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

A15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot A (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot A shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot A, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

REASON: To ensure safe and secure development and reduce crime.

A16) Site Levels (LBH Development Management)

No development shall proceed within Plot A (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by

the Local Planning Authority. The Plot A development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

A17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot A development, an Open Space Management & Maintenance Plan in respect of the development within Plot A shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot A shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

A18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot A, a Child Play Space Strategy in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot A shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

A19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot A development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination within Plot A, including a timetable of monitoring and submission of reports to the Local

Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

A20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot A then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot A.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

A21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot A shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by

mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

A22) Method of Piling (LBH Environmental Health)

No development within Plot A (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot A. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot A except for those parts of Plot A where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

A23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot A until a stage 1 written scheme of investigation (WSI) in respect of Plot A has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot A other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot A other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

A24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot A (other than for investigative work):

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
 - i) A risk assessment to be undertaken,
 - ii) Refinement of the Conceptual Model, and
 - ii) The development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on the Plot.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

A25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot A.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

A26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot A 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. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

A27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot A development, details of a Central Satellite Dish/Receiving System in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

A28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

A29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot A until a Demolition Environmental Management Plan (DEMP) in respect of Plot A has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot A (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot A has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot A.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot A are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
 - i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and

- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot A shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

A30) Details of Roof Top PV Panels

Prior to the occupation of Plot A for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

A31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot A (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot A have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

A32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot A, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

A33) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot A, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

B. CONDITIONS RELATING TO FERRY ISLAND (PLOT B)

B1) Materials Samples (LBH Development Management)

Part A – Building 1

Prior to the installation of materials on the external surfaces on Building 1 within Plot B, samples of materials to be used for the external surfaces of Building 1 hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

Part B – Building 2

Prior to the installation of materials on the external surfaces on the Building 2 within Plot B, samples of materials to be used for the external surfaces of Building 2 hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types

and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

REASON: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

B2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot B, a Residential Waste Management Plan in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot B non-residential floorspace, a Commercial Waste Management Plan in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot B shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

B3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot B development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot B shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

B4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot B development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot B development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot B development.

The scheme shall be implemented, retained, managed and maintained within Plot B in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

B5) BREAAAM – Post Occupation Certificate (LBH Carbon Management)

Part A – Building 1

Six calendar months after the first non-residential occupation of Building 1 on Plot B, a BREEAM Post Construction Certificate in respect of the non-residential space within Building 1 on Plot B shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research

Establishment (or another independent certification body). The development within Building 1 on Plot B shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

Part B – Building 2

Six calendar months after the first non-residential occupation of Building 2 on Plot B, a BREEAM Post Construction Certificate in respect of the non-residential space within Building 2 on Plot B shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Building 2 on Plot B shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

B6) Overheating and Model Report (LBH Carbon Management)

Part A – Building 1

Prior to above ground works of Building 1 on Plot B (excluding works to construct the building core), an Overheating Model and Report in respect of Building 1 on Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within Building 1 on Plot B (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat.

Part A – Building 2

Prior to above ground works of Building 2 on Plot B (excluding works to construct the building core), an Overheating Model and Report in respect of Building 2 on Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This

assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within Building 2 on Plot B (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat.

The Part A and Part B submissions shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
 - i. the standard and the impact of the solar control glazing;
 - ii. that all heating pipework is appropriately insulated
 - iii. that passive cooling and ventilation features have been included
 - iv. highlight the mitigation strategies to overcome any overheating risk
 - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot B shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

B7) Biodiversity Plan (LBH Carbon Management)

Part A – Building 1

Prior to the installation of the measures listed in items i to v below for Building 1 of Plot B, details of a Biodiversity Plan in respect of the development for Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

Part B – Building 2

Prior to the installation of the measures listed in items i to v below for Building 2 of Plot B, details of a Biodiversity Plan in respect of the development for

Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The Plans submitted for Part A and Part B shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot B shall be constructed in accordance with the approved Plans.

The approved measures for Building 1 of Plot B shall be incorporated prior to the occupation of Building 1 of Plot B. The approved measures for Building 2 of Plot B shall be incorporated prior to the occupation of Building 2 of Plot B.

The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

B8) Green/living Roof Plan (LBH Carbon Management)

Part A – Building 1

Prior to installation of green/living roofs on Building 1 of Plot B, a Green/Living Roof Plan in respect of Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

Part B – Building 2

Prior to installation of green/living roofs on Building 2 of Plot B, a Green/Living Roof Plan in respect of Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The Plans submitted for Part A and Part B shall include:

- A roof(s) plan identifying where the living roofs will be located;

- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The approved measures for Building 1 of Plot B shall be incorporated prior to the occupation of Building 1 of Plot B. The approved measures for Building 2 of Plot B shall be incorporated prior to the occupation of Building 2 of Plot B

The development within Plot B shall be carried out in accordance with the approved Plans and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

B9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot B (excluding works to construct the building cores), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

B10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of Building 2 on Plot B development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

B11) Cycle Parking (LBH Transportation)

Part A – Building 1

Prior to the occupation of Building 1 on Plot B, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within Building 1 on Plot B shall be installed in accordance with the approved details.

Part B – Building 2

Prior to the occupation of Building 2 on Plot B, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within Building 1 on Plot B shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

B12) Service and Delivery Plan (LBH Transportation)

Part A

Part (i) – Building 1

Prior to the residential occupation of Building 1 of the Plot B development, a full Residential Service and Delivery Plan (SDP) in respect of Building 1 within Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries for Building 1 within Plot B shall be undertaken in accordance with the approved plan.

Part (ii) – Building 2

Prior to the residential occupation of Building 2 of the Plot B development, a full Residential Service and Delivery Plan (SDP) in respect of Building 2 within Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries for Building 2 within Plot B shall be undertaken in accordance with the approved plan.

Part B

Part (i) – Building 1

Prior to the occupation of the non-residential floorspace within Building 1 of Plot B, a full Service and Delivery Plan (SDP) for the non-residential uses within Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Building 1 of Plot B shall be undertaken in accordance with the approved plan.

Part (ii) – Building 2

Prior to the occupation of the non-residential floorspace within Building 2 of Plot B, a full Service and Delivery Plan (SDP) for the non-residential uses within Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how

deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Building 2 of Plot B shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

B13) Noise Level Testing Details (LBH Environmental Health – Noise)

Part A – Building 1

Prior to the occupation of Building 1 within the Plot B development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Building 1 of Plot B thereafter.

Part B – Building 2

Prior to the occupation of Building 2 within the Plot B development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Building 2 of Plot B thereafter.

REASON: To protect the amenity of occupiers.

B14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Part A – Building 1

Prior to the commencement of the building works for the fit-out of the commercial units within Building 1 of Plot B, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Building 1 of Plot B and shall be maintained thereafter.

Part B – Building 2

Prior to the commencement of the building works for the fit-out of the commercial units within Building 2 of Plot B, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Building 2 of Plot B and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

B15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot B (excluding demolition and works to construct the building cores) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot B shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot B, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

REASON: To ensure safe and secure development and reduce crime.

B16) Site Levels (LBH Development Management)

No development shall proceed within Plot B (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by

the Local Planning Authority. The Plot B development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

B17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot B development, an Open Space Management & Maintenance Plan in respect of the development within Plot B shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot B shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

B18) Child Playspace Strategy (LBH Development Management)

Part A – Building 1

Prior to the residential occupation of Building 1 on Plot B, a Child Play Space Strategy in respect of the development within Building 1 on Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Building 1 of Plot B shall be implemented in accordance with the Strategy and maintained thereafter.

Part B – Building 2

Prior to the residential occupation of Building 2 on Plot B, a Child Play Space Strategy in respect of the development within Building 2 on Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation

(2012). The development within Building 2 of Plot B shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

B19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot B development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination within Plot B, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

B20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot B then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot B.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

B21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot B shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

B22) Method of Piling (LBH Environmental Health)

No development within Plot B (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot B. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot B except for those parts of Plot B where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

B23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot B until a stage 1 written scheme of investigation (WSI) in respect of Plot B has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot B other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot B other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

B24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot B (other than for investigative work):

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
 - i) A risk assessment to be undertaken,
 - ii) Refinement of the Conceptual Model, and
 - iii) The development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on the Plot.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

B25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation

detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot B.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

B26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot B 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. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

B27) Central Satellite Dish/Receiving System (LBH Development Management)

Part A – Building 1

Prior to the residential occupation of Building 1 of the Plot B development, details of a Central Satellite Dish/Receiving System in respect of Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

Part B – Building 2

Prior to the residential occupation of Building 2 of the Plot B development, details of a Central Satellite Dish/Receiving System in respect of Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

B28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

B29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot B until a Demolition Environmental Management Plan (DEMP) in respect of Plot B has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot B (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot B has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot B.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot B are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;

- vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot B shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

B30) Details of Roof Top PV Panels

Part A – Building 1

Prior to the occupation of Building 1 of Plot B for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Building 1 of Plot B shall be constructed in accordance with the approved details and maintained thereafter.

Part B – Building 2

Prior to the occupation of Building 2 of Plot B for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Building 2 of Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

B31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot B (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot B have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

B32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at roof level of Plot B, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

B33) Source Protection Strategy (Ferry Island) – (Thames Water)

Prior to the commencement of the Plot B, a Source Protection Strategy in respect of Plot B detailing how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction shall be submitted to and approved by, the local planning authority in consultation with the water undertaker (Thames Water). The development within Plot B shall be constructed in line with the recommendations of the strategy.

REASON: To ensure that the water resource is not detrimentally affected by the development.

B34) Building 1 Internal Street

Prior to installation, detailed drawings of the soffit serving the Building 1 internal street shall be submitted in writing to and for approval by the Local Planning Authority. The soffit shall be installed in accordance with the approved details prior to the residential occupation of Building 1 and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

B35) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot B, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

C. CONDITIONS RELATING TO WELBOURNE (PLOT C)

C1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot C, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot C, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

REASON: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

C2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot C, a Residential Waste Management Plan in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot C non-residential floorspace, a Commercial Waste Management Plan in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot C shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

C3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot C development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot C shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

C4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot C development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot C development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot C development.

The scheme shall be implemented, retained, managed and maintained within Plot C in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

C5) BREEM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEM Post Construction Certificate in respect of the non-residential space within Plot C shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot C shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

C6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot C (excluding works to construct the building core), an Overheating Model and Report in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot C (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
 - i. the standard and the impact of the solar control glazing;
 - ii. that all heating pipework is appropriately insulated
 - iii. that passive cooling and ventilation features have been included
 - iv. highlight the mitigation strategies to overcome any overheating risk
 - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot C shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

C7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot C, details of a Biodiversity Plan in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot C shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot C. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

C8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot C. The development within Plot C shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

C9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot C (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

C10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot C development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

C11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot C development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

C12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot C development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot C shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot C, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot C shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

C13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot C development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning

Authority. The approved noise level shall be maintained within Plot C thereafter.

REASON: To protect the amenity of occupiers.

C14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot C, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot C and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

C15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot C (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot C shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot C, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part C.

REASON: To ensure safe and secure development and reduce crime.

C16) Site Levels (LBH Development Management)

No development shall proceed within Plot C (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot C development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

C17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot C development, an Open Space Management & Maintenance Plan in respect of the development within Plot C shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot C shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

C18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot C, a Child Play Space Strategy in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot C shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

C19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot C development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination within Plot C, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

C20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot C then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot C.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

C21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot C shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

C22) Method of Piling (LBH Environmental Health)

No development within Plot C (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot C. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot C except for those parts of Plot C where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

C23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot C until a stage 1 written scheme of investigation (WSI) in respect of Plot C has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot C other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot C other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these

elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

C24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot C (other than for investigative work):

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
 - i) A risk assessment to be undertaken,
 - ii) Refinement of the Conceptual Model, and
 - iii) The development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on the Plot.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

C25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot C.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

C26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot C 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. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

C27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot C development, details of a Central Satellite Dish/Receiving System in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

C28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

C29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot C until a Demolition Environmental Management Plan (DEMP) in respect of Plot C has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot C (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot C has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot C.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot C are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
 - i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;

- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot C shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

C30) Details of Roof Top PV Panels

Prior to the occupation of Plot C for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

C31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot C (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot C have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

C32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot C, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

C33) Health Centre Operation and Parking Plan (LBH Development Management)

Prior to the operation of the health centre, a Health Centre Operation and Parking Management Plan shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall address ambulance and GP parking. The plan shall be implemented as approved.

REASON: to protect the amenity of the locality.

C34) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot C, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

D. CONDITIONS RELATING TO ASHLEY ROAD WEST (PLOT D)

D1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot D, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot D, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and

shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

REASON: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

D2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot D, a Residential Waste Management Plan in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot D non-residential floorspace, a Commercial Waste Management Plan in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot D shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

D3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot D development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot D shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

D4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot D development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot D development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot D development.

The scheme shall be implemented, retained, managed and maintained within Plot D in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

D5) BREAAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot D shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot D shall maintain

the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

D6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot D (excluding works to construct the building core), an Overheating Model and Report in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot D (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
 - i. the standard and the impact of the solar control glazing;
 - ii. that all heating pipework is appropriately insulated
 - iii. that passive cooling and ventilation features have been included
 - iv. highlight the mitigation strategies to overcome any overheating risk
 - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot D shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

D7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot D, details of a Biodiversity Plan in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot D shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot D. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

D8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and

- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot D. The development within Plot D shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

D9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot D (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

D10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot D development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

D11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot D development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

D12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot D development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot D shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot D, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot D shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

D13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot D development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot D thereafter.

REASON: To protect the amenity of occupiers.

D14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot D, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot D and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

D15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot D (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot D shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot D, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has

delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part D.

REASON: To ensure safe and secure development and reduce crime.

D16) Site Levels (LBH Development Management)

No development shall proceed within Plot D (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot D development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

D17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot D development, an Open Space Management & Maintenance Plan in respect of the development within Plot D shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot D shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

D18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot D, a Child Play Space Strategy in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development

within Plot D shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

D19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot D development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination within Plot D, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

D20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot D then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot D.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

D21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot D shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

D22) Method of Piling (LBH Environmental Health)

No development within Plot D (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot D. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot D except for those parts of Plot D where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

D23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot D until a stage 1 written scheme of investigation (WSI) in respect of Plot D has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot D other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot D other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

D24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot D (other than for investigative work):

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
 - i) A risk assessment to be undertaken,
 - ii) Refinement of the Conceptual Model, and
 - iii) The development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on the Plot.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

D25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation

detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot D.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

D26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot D 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. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

D27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot D development, details of a Central Satellite Dish/Receiving System in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

D28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved

central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

D29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot D until a Demolition Environmental Management Plan (DEMP) in respect of Plot D has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot D (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot D has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot D.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot D are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements, where appropriate;
- ii. Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the Plot;
- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot D shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

D30) Details of Roof Top PV Panels

Prior to the occupation of Plot D for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

D31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot D (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot D have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

D32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot D, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

D33) Ashley Road Façade

Prior to above ground works on Plot D (excluding works to construct the building Core within Plot D), detailed elevation drawings of the Ashley Road façade shall be submitted in writing to and for approval by the Local Planning Authority. The development within Plot D shall be carried out in accordance with the approved details.

REASON: To ensure that the building has a satisfactory appearance.

D34) Hale Road Gable Opportunity

Prior to the residential occupation of Plot D, details of the finish to the Hale Road gable façade shall be submitted in writing to and for approval by the Local Planning Authority. The development on Plot D shall be carried out in accordance with the approved details and maintained until any redevelopment of the adjacent site to the west of the Plot commences unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the building has a satisfactory appearance.

D35) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot D, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

E. CONDITIONS RELATING TO ASHLEY ROAD EAST (PLOT E)

E1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot E, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot E, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

REASON: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

E2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot E, a Residential Waste Management Plan in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot E non-residential floorspace, a Commercial Waste Management Plan in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal

- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot E shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

E3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot E development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot E shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

E4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot E development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot E development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the

operation of the drainage scheme throughout the lifetime of the Plot E development.

The scheme shall be implemented, retained, managed and maintained within Plot E in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

E5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot E shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot E shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

E6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot E (excluding works to construct the building core), an Overheating Model and Report in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot E (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
 - i. the standard and the impact of the solar control glazing;

- ii. that all heating pipework is appropriately insulated
- iii. that passive cooling and ventilation features have been included
- iv. highlight the mitigation strategies to overcome any overheating risk
- v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot E shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

E7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot E, details of a Biodiversity Plan in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot E shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot E. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

E8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot E. The development within Plot E shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

E9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot E (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;

- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

E10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot E development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

E11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot E development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

E12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot E development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will

take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot E shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot E, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot E shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

E13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot E development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot E thereafter.

REASON: To protect the amenity of occupiers.

E14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot E, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot E and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

E15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot E (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot E shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot E, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part E.

REASON: To ensure safe and secure development and reduce crime.

E16) Site Levels (LBH Development Management)

No development shall proceed within Plot E (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot E development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

E17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot E development, an Open Space Management & Maintenance Plan in respect of the development within Plot E shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot E shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

E18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot E, a Child Play Space Strategy in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot E shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

E19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot E development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination within Plot E, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

E20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot E then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot E.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

E21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot E shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

E22) Method of Piling (LBH Environmental Health)

No development within Plot E (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot E. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot E except for those parts of Plot E where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

E23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot E until a stage 1 written scheme of investigation (WSI) in respect of Plot E has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot E other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot E other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

E24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot E (other than for investigative work):

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
 - i) A risk assessment to be undertaken,
 - ii) Refinement of the Conceptual Model, and
 - ii) The development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on the Plot.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

E25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot E.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

E26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot E 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. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

E27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot E development, details of a Central Satellite Dish/Receiving System in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

E28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

E29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot E until a Demolition Environmental Management Plan (DEMP) in respect of Plot E has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot E (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot E has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot E.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot E are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;

- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot E shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

E30) Details of Roof Top PV Panels

Prior to the occupation of Plot E for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

E31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot E (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot E have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

E32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot E, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

E33) Updated Ecological Survey (LBH Nature Conservation)

Prior to the demolition of 1 Ashley Road, an updated Ecological Appraisal including a daytime bat survey shall be submitted in writing to and for approval by the Local Planning Authority. The Appraisal shall propose

mitigation if required. The development shall be implemented in accordance with approved details.

REASON: to protect biodiversity.

E34) Existing Business Occupier Retention

Prior to the commencement of the Plot E development, a description of the operation of any existing business occupiers on the Plot shall be submitted to the Local Planning Authority. Details shall also be submitted setting out a description of discussions that have been held with any existing occupiers to determine if they would express an interest to take up floorspace within the Proposed Development.

In the event that as part of these discussions any existing business occupiers express an interest in taking up floorspace within the Proposed Development, the submitted details shall set out the opportunities for the existing occupiers to take up floorspace within the Proposed Development.

REASON: To provide the opportunity for existing businesses to be retained on the Site.

E35) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot E, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

F. CONDITIONS RELATING TO THE PAVILION (PLOT F)

F1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces of Plot F, samples of materials to be used for the external surfaces of the building hereby approved within Plot F, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

REASON: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

F2) Waste Management Plan (LBH Waste Management)

Prior to the occupation of Plot F, a Commercial Waste Management Plan in respect of Plot F shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot F shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

F3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot F development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot F shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

F4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot F development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot F shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot F development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot A development.

The scheme shall be implemented, retained, managed and maintained within Plot F in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

F5) BREAAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot F shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot F shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

F6) Service and Delivery Plan (LBH Transportation)

Prior to the occupation of Plot F, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot F shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

F7) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot F (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot F shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of Plot F, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part F.

REASON: To ensure safe and secure development and reduce crime.

F8) Site Levels (LBH Development Management)

No development shall proceed within Plot F (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot F development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

F9) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot F development, an Open Space Management & Maintenance Plan in respect of the development within Plot F shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot F shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

F10) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot F development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination within Plot F, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

F11) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot F then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot F.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

F12) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot F shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

F13) Method of Piling (LBH Environmental Health)

No development within Plot F (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot F. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot F except for those parts of Plot F where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

F14) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot F until a stage 1 written scheme of investigation (WSI) in respect of Plot F has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot F other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot F other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

F15) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot F (other than for investigative work):

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
 - i) A risk assessment to be undertaken,
 - ii) Refinement of the Conceptual Model, and

- ii) The development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on the Plot.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

F16) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot F.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

F17) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot F 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. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

F18) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of the building within the Plot is not permitted unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

F19) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot F until a Demolition Environmental Management Plan (DEMP) in respect of Plot F has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot F (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot F has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot F.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot F are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;

- vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot F shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

F20) Details of Roof Top PV Panels

Prior to the occupation of Plot F, details of the layout and specification of the PV solar panel installation in respect of Plot F shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot F shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

F21) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot F (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot F have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

F22) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot F, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot F shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

F23) Pavilion Signage Strategy

Prior to the occupation of Plot F, details of a signage strategy for the Pavilion shall be submitted in writing to and for approval by the Local Planning Authority. All signage to be fixed to the Pavilion shall be in accordance with the approved signage strategy.

REASON: To ensure that the building has a satisfactory appearance.

F24) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot F, details shall be submitted in writing to and for approval by the

Local Planning Authority. The installation within Plot F shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance