

## Glassmill Conditions

Appeal Ref. 6002127

<b>LBW Suggested Condition</b>	<b>Appellant Comment</b>
<p>1) Time Limit – compliance</p> <p>The development hereby permitted shall be begun within 3 years from the date of this permission.</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>2) Development in accordance with proposed plans – compliance</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>3) Phasing Plan – prior to commencement of development</p> <p>A plan showing demolition and construction phasing for the development</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>4) Quantum of Development – compliance</p> <p>The development hereby approved shall contain 110 residential units (Use Class C3), 189 sqm (GIA) Restaurant (Use Class E(b)), 535 sqm (GIA) Office (Class E(g)(i)) and 274sqm (GIA) Community use (Class F2) floorspace, as detailed in the drawings hereby approved</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>5) Storey Height – compliance</p> <p>The development hereby approved shall comprise the construction of one building ranging from 10 storey to 28 storey in height (plus ground floor and basement levels), as detailed in the drawings hereby approved</p>	<p>We consider this is not relevant, heights are included in the DoD.</p>
<p>6) Details of specific items – prior to above ground works</p> <p>Details of specific items (window reveals, window frames, entrance doors, door frames, junctions between changes in materials, fenestration detailing.</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>7) Details of existing and proposed site levels - prior to commencement of development</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>8) Noise control scheme for external building services – prior to installation of plant</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>9) Sound insulation against external noise – prior to commencement of development</p> <p>Full details of a scheme of acoustic protection of habitable rooms against</p>	<p>We consider the trigger should be amended to prior to above ground works.</p>

externally generated noise sources including road, rail, and aircraft noise	
10) Internal sound insulation scheme between commercial units at ground floor and level 01 – prior to occupation  Scheme for the sound insulation of separating partitions, including the ceiling/floor between the commercial units at ground floor and level 01 and any structurally adjoining residential units	This is agreed in principle, subject to detailed condition wording being finalised.
11) Internal sound insulation scheme between the gym at level 02 and residential units – prior to occupation  Scheme for the sound insulation of separating partitions, including the ceiling/floor between the gym at level 02 and any structurally adjoining residential units	This is agreed in principle, subject to detailed condition wording being finalised.
12) Details of extraction and mitigation/control of fumes and odours generated from commercial cooking - prior to commencement of use	This is agreed in principle, subject to detailed condition wording being finalised.
13) External plant and ventilation equipment details – prior to installation	This is agreed in principle, subject to detailed condition wording being finalised.
14) Use class restriction restaurant, office and community space – compliance  Use classes restriction to capture the uses as proposed	This is not considered relevant, the Use Classes are secured by the DoD and Condition 4.
15) Opening hours of restaurant, office and community space – compliance	It is agreed that a condition for opening hours are relevant, however, the hours need to be agreed.
16) Community use agreement – prior to use  Details of how the community spaces will be used and management arrangements inc. hours of opening, operation and mechanism for review	This needs to be reviewed in the context of the S106.
17) Details of car lift - prior to commencement of development  Details of how the car lift would operate, and how motorists would request the lift from both inside and outside the building	We consider the trigger should be amended to prior to occupation
18) Cycle parking details – prior to above ground works  Details of location, number and design of secure and covered cycle parking	We consider the trigger should be amended to prior to occupation

<p>19) Final Car Park Management Plan – prior to occupation</p> <p>Details of car park layout, allocation and arrangement of disabled parking bays, management and security measures</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>20) Final Delivery and Servicing Plan – prior to occupation</p> <p>Including amongst other things details of a vehicle swept path drawing which shows that a refuse vehicle of 9.2m x 2.5m can reverse up the private access road on collection days without colliding with vehicles parked in the on-street private spaces on the eastern side of the access road that are 60 degrees to its carriageway</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>21) Carbon Reduction – prior to occupation</p> <p>Evidence that demonstrates compliance with the energy strategy</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>22) Water use – prior to above ground works</p> <p>Evidence that demonstrates compliance with a maximum water use of 105 litres per person per day (plus 5 litres for outside use)</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>23) Details photovoltaic panels – prior to installation</p> <p>Details of the appearance, location, orientation, total area and predicted carbon savings</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>24) Details of ASHP – prior to installation</p> <p>Details of the appearance, location, predicted carbon savings, noise level and any noise and vibration mitigation measures</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>25) BREEAM Interim (Design Stage) Assessment within 6 months of the commencement of development</p>	<p>We consider the trigger should be amended to prior to above ground works. This is due to current delays with BREEAM issuing certificates.</p>
<p>26) BREEAM post construction certificate within 9 months of occupation</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>
<p>27) Home Mark Quality Interim Assessment within 6 months of the commencement of development</p>	<p>We consider this should be amended to prior to above ground</p>
<p>28) Home Mark Quality post construction certificate – prior to occupation of residential units</p>	<p>This is agreed in principle, subject to detailed condition wording being finalised.</p>

29) Mechanical ventilation/ comfort cooling – prior to commencement of development	We consider this should be amended to prior to the above ground works. This is agreed in principle, subject to detailed condition wording being finalised.
30) Whole life carbon assessment post construction assessment – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
31) Circular Economy Post Completion report – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
32) Accordance with FRA and Drainage strategy – compliance	This is agreed in principle, subject to detailed condition wording being finalised.
33) SUDs management plan – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
34) Flood Warning and Evacuation Plan – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
35) Flood defence condition survey and mitigation measures – prior to commencement of development	We understand this will be captured through the S106
36) Piling Method Statement – prior to commencement of piling	This is agreed in principle, subject to detailed condition wording being finalised.
37) Foul water network infrastructure capacity – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
38) Water Network Infrastructure Capacity – no occupation beyond the 100th dwelling	This is agreed in principle, subject to detailed condition wording being finalised.
39) Installation of a positive pumped device (or equivalent) in basement – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
40) Port of London Authority condition – prior to above ground works <i>Measures to encourage River Bus use within the proposal, including its inclusion within the Property Handbook and the 1</i> <i><a href="https://tfl.gov.uk/modes/river/">https://tfl.gov.uk/modes/river/</a> Framework Travel Plan Action Plan. This should also include consideration regarding accessibility, existing capacity and likely impacts of the development on capacity and modal share as well as riparian details of life saving equipment (such as life buoys, grab chains, access ladders etc)</i>	This is not agreed. The details of this condition need to be considered to ensure they are reasonable and relevant to the development.
41) Accordance with Arboricultural Impact Assessment and Method Statement – compliance	This is agreed in principle, subject to detailed condition wording being finalised.
42) Deconstruction and Construction Environmental Management Plan (DCEMP) – prior to commencement of development	This is agreed in principle, subject to detailed condition wording being finalised
43) Construction Environmental Management Biodiversity Plan (CEMBP) – prior to commencement of development	This is agreed in principle, subject to detailed condition wording being finalised.
44) Landscaping details – prior to above ground works	This is agreed in principle, subject to detailed condition wording being finalised.

45) Landscape and Ecological Enhancement and Management Plan – prior to above ground	This is agreed in principle, subject to detailed condition wording being finalised.
46) Replacement of landscaping – compliance	This is not considered relevant and can be captured within Condition 45.
47) External lighting – prior to installation of lighting	This is agreed in principle, subject to detailed condition wording being finalised.
48) Details of play equipment – prior to installation	This is agreed in principle, subject to detailed condition wording being finalised.
49) Significant BNG – prior to above ground works	This is not agreed. It will be covered by the statutory condition.
50) Habitat Management and Monitoring Plan – prior to above ground works	This is not agreed. It will be covered by the statutory condition.
51) Urban greening factor – compliance	This is agreed in principle, subject to detailed condition wording being finalised.
52) Details of bird friendly glazing – prior to above ground works	This is not agreed, we do not consider this is reasonable.
53) Waste storage provision – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
54) Contaminated land site-investigation and remediation method statement – prior to commencement of development	This is agreed in principle, subject to detailed condition wording being finalised.
55) Contaminated land - verification report – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
56) Air quality PM monitoring – prior to commencement of each phase	This is agreed in principle, subject to detailed condition wording being finalised.
57) Non Road Mobile Machinery - compliance	This is agreed in principle, subject to detailed condition wording being finalised.
58) Mechanical Ventilation Heat Recovery – prior to commencement of development	We consider this should be amended to prior to above ground works
59) Details of the wind mitigation measures – prior to above ground works	This is agreed in principle, subject to detailed condition wording being finalised.
60) Written Scheme of Investigation – prior to commencement of development	This is agreed in principle, subject to detailed condition wording being finalised.
61) Public realm management plan – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
62) Secured by Design – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
63) Security surveillance equipment strategy – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
64) Digital connectivity infrastructure strategy – prior to commencement of development	We consider this should be amended to prior to above ground works
65) Parking – prior to occupation compliance	This is not agreed, this is dealt through conditions 19 and 20.
66) Fire Statement – compliance	This is agreed in principle, subject to detailed condition wording being finalised.
67) Fire Safety and Evacuation Strategy - prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.

	This is agreed in principle, subject to detailed condition wording being finalised.
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68) No equipment on roof – compliance	This is agreed in principle, subject to detailed condition wording being finalised.
69) No telecommunications equipment – compliance	This is agreed in principle, subject to detailed condition wording being finalised.
70) Crane lighting – prior to erection of cranes	This is agreed in principle, subject to detailed condition wording being finalised.
71) Aeronautical lighting – prior to occupation	This is agreed in principle, subject to detailed condition wording being finalised.
72) No plumbing other than rainwater pipes on front elevation – compliance	This is agreed in principle, subject to detailed condition wording being finalised.
73) No screening – compliance	This is agreed in principle, subject to detailed condition wording being finalised.
74) Roof terrace – compliance	This is agreed in principle, subject to detailed condition wording being finalised.
75) Construction hours – compliance	This is agreed in principle, subject to detailed condition wording being finalised.
Heathrow Conditions	To be considered and agreed in due course.