

Release of Conditions

81 Whinbush Road SG5 1PZ

Appplication No: 24/01754/FP

Condition 3 (previously condition 14)

Full details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

See our comments in **RED**

External walls (main facing brick) – Traditional Brick and Stone Olde English Red Multi

External walls (feature brick to windows surrounds and building corners) – Ibstock Class B Red 65MM Perforated Engineering

Roof and cladding – Southern Sheeting Standing Seam Roofing in black

Windows (front elevation) – Liniar slim uPVC in black

Doors (rear elevation) – Vufold bi-fold in black aluminum

Front door – Solidor Ancona Composite Contemporary in Anthracite Grey

Rainwater goods – black pvc

Eaves – Plastic Fascia Capping Board 9mm in black

Corners of projecting gables to front of building – Ibstock Class B Red 65MM Perforated Engineering feature brick to match quoin detail elsewhere on building

Condition 4 (previously condition 3)

3. Before the development hereby permitted is occupied, landscape details shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the following:

a) which, if any, of the existing vegetation is to be removed and which is to be retained;

b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting;

c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed;

d) details of any earthworks proposed.

e) a range of wildlife improvement measures including wildlife friendly plants to deliver biodiversity net gain;

See our comments in **RED**

Ecology report has been conducted and will be attached to this application. This answers the above and we will implement the recommendations of this report.

Landscape plan to follow

Condition 7 (previously condition 7)

7. Notwithstanding the details submitted, details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works. Details shall include:

See our comments in **RED**

Front boundary

- 0.9 metres in height
- Main facing brick – Traditional Brick and Stone Olde English Red Multi
- Quoins - Ibstock Class B Red 65MM Perforated Engineering
- Coping - Eurodec Grey Coping Stone
- Pedestrian gate – anthracite metal no higher than adjacent piers
- Vehicular access – no gate proposed
- See drawing 22/2800/04 attached to this planning application

Rear, western and eastern boundaries

- Existing brick boundary walls to be retained and repaired/rebuilt where necessary to the same height and design as the existing walls using reclaimed bricks with matching pointing and mortar.

Condition 8

Details of proposed gate for Vehicular Access

See our comments in **RED**

There will be no gate at the front of the building for Vehicle access. This was stipulated on the previous planning condition and accepted.

Condition 9 (previously condition 11)

a) No development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
- (ii) The results from the application of an appropriate risk assessment Methodology -

(b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.

(c) This site shall not be occupied, or brought into use, until:

- (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(d) Any contamination, other than that reported by virtue of condition (a), encountered during the development of this site shall be brought to the attention of

the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

See our comments in **RED**

This has been conducted by Seven Oaks consulting and all remedial works have been completed. Attached is the risk assessment and associated reports

Condition 10 (previously condition 12)

No development shall commence until a Construction Method Statement to include demolition of the existing buildings has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:

- i. Access arrangements to the site.
- ii. Traffic management requirements.
- iii. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas).
- iv. Siting and details of wheel washing facilities.
- v. Cleaning of site entrances, site tracks and the adjacent public highway.
- vi. Timing of construction activities (including delivery times and removal of waste) and to avoid school
- vii. pick up/drop off times.
- viii. Provision of sufficient on-site parking prior to commencement of construction activities.
- ix. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- x. Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

See our comments in **RED**

ATTACHED to The Application we have uploaded a CMS Plan with the above information

Condition 14 (previously condition 17)

17. Prior to the commencement of the development, a pre-construction energy sustainability statement to confirm the energy saving measures to be utilised in the development as identified in the preliminary report by Vision Energy dated

3/11/2022 shall be submitted to and approved in writing by the Local Planning Authority. In the event that air source heat pumps are to be utilised, the following additional information shall be provided:

(i) a revised noise assessment to explain the impact these will have the local noise environment and any appropriate mitigation measures;

(ii) revised elevations to illustrate the specific location of the air source heat pumps.

These additional documents and details shall be approved in writing prior to the commencement of development. Thereafter, the development shall be carried out in complete accordance with the approved details.

Reason: To ensure that (i) the development delivers appropriate energy improvements (ii) that measures do not compromise the local noise environment and; (iii) the measures do not compromise the design and appearance of the building.

See our comments in **RED**

Revised Noise Assessment Report has been completed and attached to this application with supporting documents

Condition 15 (previously condition 18)

Prior to any above ground works being commenced, full details of all external lighting for the development shall be submitted to and approved in writing by the Local Planning Authority. This should include non-intrusive light fittings and locations designed to minimise light spill into adjoining residential properties.

Thereafter, the development shall be completed in complete accordance with the approved details.

Reason: In the interests of residential amenity and to minimise light nuisance.

See our comments in **RED**

See attached drawing 09 Client rev B A1 2745-Mechanical & Electrical

Also a single light is also agreed to the first and second floor rear balconies as follows - 2.2m above floor level, downlight light Konstsmide Trieste Outdoor IP44 Mast GU10 Wall Light in Anthracite.

Condition 16 (previously condition 19)

(A) No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

- i. The programme and methodology of site investigation and recording
- ii. The programme and methodology of site investigation and recording as required by the evaluation
- iii. The programme for post investigation assessment
- iv. Provision to be made for analysis of the site investigation and recording
- v. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- vi. Provision to be made for archive deposition of the analysis and records of the site investigation
- vii. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

(B) The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under part (A)

(C) The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (A) and the provision made for analysis and publication where appropriate.

Reason: To protect the archaeological interests of the site

See our comments in **RED**

Archaeology report now done and attached to this submission. This was released on the previous condition release under planning permission 22/02953/FP

See comments below from planning

Following consultation with Herts CC LEAD Team (Archaeology), I can confirm that the Written Scheme of Investigation received 17th November 2023 (Ref: 5551 23 11 14 Rpt 02 Rev A TI BB) and Archaeological Evaluation Report prepared by Sevenoaks Environmental Consultancy Ltd (Ref: 5551 24 01 10 Rpt 02 Rev C TI BB) received 7th May 2023 are considered acceptable and hereby approved pursuant to condition 19.

Condition 17 (previously condition 20)

20. No above ground development shall commence until details of hard surface materials, including the use of *permeable surfacing materials*, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in complete accordance with the approved details.

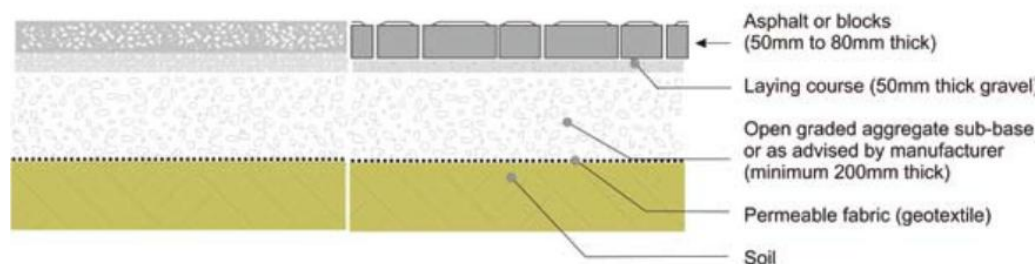
Reason: To ensure the sustainable drainage of the site and to ensure that opportunity for water discharging into the highway is avoided.

See our comments in **RED**

As per the diagram below the external ground will be made up of the following:

- 1) Any Soil laid will be screeded soil**
- 2) A geo textile fabric**
- 3) Type 1 MOT**
- 4) 50mm Thick Gravel**
- 5) Alpha Salt will be the final finish**

New drainage design has been done and we will have to use the foul drainage on the main road. See attached report



Condition 18

No development shall take place until a scheme for protecting the proposed dwellings from noise from road traffic and nearby commercial processes/premises has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.

Reason: In the interests of residential amenity and to comply with Policy D3 of the Local Plan.

See our comments in **RED**

We have commissioned M D Randall BSc(Eng) CEng MCIBSE MIOA from RandTech Consulting Ltd to do this. We are waiting for the results and will send once we have these