
Appeal Decision

Site visit made on 10 January 2017

by Elaine Worthington BA (Hons) MTP MUED MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17th March 2017

Appeal Ref: APP/N5090/W/16/3158645

Imperial House, Edgware Road, Colindale, London, NW9 5AL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Imperial House London Ltd. against the decision of the Council of the London Borough of Barnet.
 - The application Ref 15/04442/FUL, dated 15 July 2015, was refused by notice dated 15 March 2016.
 - The development proposed is the redevelopment of Imperial House comprising the demolition of existing buildings and erection of buildings ranging from 3 to 16 storeys to provide 81 residential units (Use Class C3) and 815 sqm of replacement office accommodation (Use Class B1) along with landscaped courtyard and provision of 87 basement car parking spaces, 5 motorcycle spaces and 166 cycle parking spaces, vehicular access from The Greenway and out onto Edgware Road with pedestrian access from Edgware Road.
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Decision

1. The appeal is allowed and planning permission is granted for the redevelopment of Imperial House comprising the demolition of existing buildings and erection of buildings ranging from 3 to 16 storeys to provide 81 residential units (Use Class C3) and 815 sqm of replacement office accommodation (Use Class B1) along with landscaped courtyard and provision of 87 basement car parking spaces, 5 motorcycle spaces and 166 cycle parking spaces, vehicular access from The Greenway and out onto Edgware Road with pedestrian access from Edgware Road at Imperial House, Edgware Road, Colindale, London, NW9 5AL in accordance with the terms of the application, Ref 15/04442/FUL, dated 15 July 2015, subject to the conditions in Annex A.

Background

2. The appeal site comprises Imperial House a vacant four storey building formerly in use as a retail showroom on the ground floor with offices above. The proposal seeks the erection of a building in three blocks. Block A fronting Edgware Road would be the tallest at 11/16 storeys, Block B behind would be 5/7 storeys and Block C towards the rear of the site would be 3 storeys.
3. Following the refusal of the planning application subject of this appeal a revised proposal for a 14 storey scheme was approved by the Council¹. Whilst Blocks B and C of that approval are identical to the appeal proposal, the height of Block A is two storeys lower (14 storeys rather than 16). This background and fallback position has led to my identification of the main issues as below.

¹ Under reference 16/1713/FUL

Main Issues

4. The main issues in this case are the effect of the proposed increase in height of Block A (over and above that approved under reference 16/1713/FUL) on:
 - The character and appearance of the surrounding area; and
 - The living conditions of the occupiers of nearby properties, with particular reference to outlook.

Reasons

Character and appearance

5. Policy CS5 of the Barnet Local Plan Core Strategy (Core Strategy) defines tall buildings as those which are 8 storeys and above. The appeal site is within the Edgware Road Corridor of Change which is identified as a strategic location where tall buildings may be appropriate. The site is also within the Colindale Area Action Plan (AAP) area and the Edgware Road Corridor of Change. It is identified as a potential development site for the delivery of up to 80 homes. Additionally, Policy 7.7 of the London Plan applies and the site falls within the Colindale/Burnt Oak Opportunity and Intensification Area where tall buildings are likely to be acceptable. In this context, the parties are agreed that the site is suitable for a tall building and I see no reason to come to a different view.
6. As set out above, the proposal would increase the height of Block A by two storeys in relation to the approved scheme. Consequently, it would add to the height difference between Block A and the two storey dwellings adjacent to the site to the north and east. That said, Block A is towards the front of the site and relates closely to the Edgware Road frontage where there are other taller buildings including 8 storey Green Point to the south, and The Nordic Quarter (TNQ), a partially implemented scheme of part 6, part 8 and part 19 storey buildings opposite the site to the west.
7. Whilst it would be closer to the low rise residential properties to the north and east than Green Point and TNQ, Block A would also be separated from these dwellings by proposed Blocks B and C which progressively descend in height towards the rear of the site. The Council argues that the approved scheme provides a more logical stepping down in the heights of the three blocks. However, the already accepted decrease from 14 storeys (Block A) to 5/7 storeys (Block B) is itself a not inconsiderable leap of at least 7 storeys. Similarly, whilst the proposal would lead to an increase in the disparity in height between Block A and neighbouring 8 storey Green Point, the approved scheme is itself some 6 storeys higher Green Point and thus considerably taller than it.
8. In practical terms, I am not persuaded that the addition of two storeys to Block A would increase the approved step down between the proposed Blocks on the appeal site significantly or to the extent that it would appear at odds with Block B (or the rest of the scheme). Nor would the proposed modest increase in the height of Block A add substantially to the disparity between the approved scheme and Green Point, or be of such a scale that Block A would dominate this neighbouring building as a result.

9. This being so, I am not convinced that the appeal scheme would look overly dominant or intrusive or that it would overwhelm the appearance of the properties to the east or appear visually intrusive in relation to them or Green Point. Moreover, given its close relationship with the adjacent 19 storey tower at TQN and the other tall buildings along the Edgware Road corridor, overall I am satisfied that the proposed increase in height to Block A would integrate well with the existing variety of heights of the existing (and proposed) buildings nearby and complement the townscape. Thus it would respect its local context and the pattern of surrounding development.
10. I therefore conclude on this issue that the proposed increase in height of Block A (over and above that approved under reference 16/1713/FUL) would cause no harm to the character and appearance of the surrounding area. As such, there would be no conflict with Core Strategy Policy CS NPPF which refers to the Framework's presumption in favour of sustainable development. The proposal would not be contrary to Core Strategy Policy CS5 which seeks to ensure that development respects local context and distinctive local character and is supportive of tall buildings in the area of the appeal site. It would support Policy DM01 of the Barnet Development Management Policies Development Plan Document (Policies DPD) which requires proposals to be based on an understanding of local characteristics, preserve or enhance local character, and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets (criterion b).
11. The proposal would align with Policies DPD Policy DM05 which requires tall buildings to demonstrate successful integration into the urban fabric (criterion ii). It would accord with Policy 3.4 of the London Plan which seeks to optimise housing potential, London Plan Policy 7.4 which requires development to have regard to the form, function and structure of an area and provide a high quality design response, and London Plan Policy 7.7 which requires tall and large buildings to be part of a plan-led approach and not have an unacceptably harmful impact on their surroundings. Finally the proposal would assist the core planning principle of the National Planning Policy Framework (the Framework) to always seek to secure high quality design.

Living conditions

12. The Council is concerned about views from the facing windows of the nearby two storey residential properties. It estimates the proposal would be 40 metres from the closest rear window in Greenway Close, 65 metres from the closest rear window in Portman Close, and some 100 metres from the nearest properties on the Greenway. The appellant has provided a map showing slightly different separation points and distances.
13. Even taking the differences in the figures into account, although the proposal would be seen from those windows, it would be some considerable distance away and views would not be taken at particularly close quarters. Block A would also be seen against the backdrop of the other high buildings nearby, notably the taller TNQ on the other side of Edgware Road. Additionally, some of the views of Block A from the residential properties nearby would be partially obscured by the intervening 5/7 storey Block B and 8 storey Green Point.

14. On this basis, I am not convinced that when viewed from the surrounding residential properties, the relatively modest increase in the height of Block A would appear excessively dominant. Nor would it would create an undue sense of enclosure to the extent that the outlook of nearby occupiers would be significantly diminished in comparison to the situation that would arise under the approved scheme.
15. I therefore conclude on this issue that the proposed increase in height of Block A (over and above that approved under reference 16/1713/FUL) would cause no harm to the living conditions of the occupiers of nearby properties, with particular reference to outlook. Thus there would be no conflict with Core Strategy Policy CS NPPF which refers to the Framework's presumption in favour of sustainable development. The proposal would align with Policies DPD Policy DM01 which requires proposals to be designed to allow for, amongst other things, adequate outlook for adjoining and potential occupiers and users (criterion e). It would also support London Plan Policy 3.5 which requires housing developments to be of the highest quality in relation to their context and to the wider environment and to enhance the quality of local places.
16. Whilst I have not been referred to any particular parts of the Barnet Sustainable Design and Construction and Residential Guidance Supplementary Planning Documents (SPDs), in so far as they seek to protect the living conditions of the occupiers of neighbouring properties, the proposal would align with them. It would also support the core planning principle of the Framework to always seek a good standard of amenity for all existing and future occupants of land and buildings.

Other matters

17. Reasons for refusal 3 and 4 on the Council's decision notice relate to the lack of a formal undertaking to secure an adequate contribution to affordable housing provision. A signed Section 106 agreement has since been submitted as part of the appeal. This provides for 22 affordable units which represents 27 % of the residential offer. Whilst this is below the 40% usually sought by the Council in line with Core Strategy Policy CS4 and Policies DPD Policy DM10, on the basis of the findings of the appellant's confidential viability appraisal the Council is content that this is reasonable and justified. Differences between the parties in relation to the wording of the affordable housing review mechanism (and in particular the insertion of a grace period) have also been resolved to the satisfaction of the Council.
18. I have considered the submitted obligation in the light of Regulations 122 and 123 (3) of the CIL Regulations and paragraph 204 of the Framework. The provision of the affordable housing accords with adopted planning policy and would assist in meeting locally identified need. As such, I consider that the affordable housing contribution is necessary, and based on the evidence before me, would meet the statutory tests.
19. Other matters and contributions are also included in the obligation and are not in dispute between the parties. The appellant is required to enter into a Local Employment Agreement with the Council to deliver places for progression into employment, apprenticeships work experience placements and student visits/workshops. A financial contribution for employment and training to mitigate the loss of employment floorspace is also secured. I understand that the monies are to be retained for employment, skills, training and enterprise

support and initiatives to be delivered by the Council and its partners. The basis for these contributions is set out in the Council's Skills Enterprise and Employment SPD and I am satisfied that they are necessary and would not amount to the funding or provision of an infrastructure project or type of infrastructure under Regulation 123 (3) of the CIL Regulations.

20. Highway improvement works to be carried out through a Section 278 agreement are needed to ensure suitable access to the public highway and in the interests of highway safety.
21. A residential Travel Plan including the appointment of a Travel Plan Champion and the use of incentives such as car club membership, oyster cards and a cycle scheme is also secured by the obligation. This is in line with the Council's Planning Obligations SPD and is necessary to help to maximise the use of sustainable transport modes as supported by the Framework. A Travel Plan monitoring contribution is also included. Given the different elements and timeframe of the Travel Plan, along with the requirement for surveys of occupiers to be undertaken on regular basis over 5 years, I agree that this is appropriate.
22. However, a more general monitoring contribution of £1,755 is also included in the obligation. This is intended to go towards the cost of undertaking the work of securing and monitoring the planning obligation. However, I am not convinced that the requirements set out would be unduly difficult to secure or to monitor to the extent that the cost of doing so would not fall within the scope of the reasonable everyday functions of the Council. As such, the monitoring contribution does not meet the tests of CIL Regulation 122.
23. On the basis of the evidence before me, I am satisfied that (with the exception of the general monitoring contribution) the contributions sought are necessary to make the development acceptable in planning terms, directly related to the development, and fair and reasonably related in scale and kind to the development proposed. As such, the agreement meets the tests at paragraph 204 of the Framework and the provisions of Regulations 122 and 123 (3) of the CIL Regulations.
24. Local residents raise additional issues of overlooking and loss of privacy as well as loss of daylight and sunlight. However, given the separation distances described above I am not persuaded that the addition of two storeys to Block A would have any adverse effect over and above the permitted scheme in these regards. They also have concerns regarding drainage and sewerage, flooding, insufficient local infrastructure, property prices, crime, the need for family houses with gardens rather than flats, disruption to transport during building works, noise and damage to existing roads from construction traffic, concerns about the proposed access and proximity to Green Point, congestion, car parking, pollution, and refuse collection.
25. The Council raises no objections to the proposal in relation to these matters, some of which are to be addressed via the imposition of conditions. Based on the evidence before me I see no reason to come to a different view. Moreover, I am mindful of the fallback position of the permitted 14 storey scheme, and am not convinced that the addition of two further storeys to Block A (and the modest increase in the number of flats that would result) would have any harmful additional impact in relation to any of these matters raised by local residents.

Conclusion and Conditions

26. For the reasons set out above, I conclude that the appeal should be allowed.
27. I have considered the conditions suggested by the Council (to which the appellant has no objections) in light of the advice in the Planning Practice Guidance and amended some of the wording as necessary.
28. A condition requiring the development to be carried out in accordance with the approved plans is necessary in the interests of providing certainty. Conditions relating to the materials and appearance of the architectural and design details of the buildings, along with rainwater goods and photovoltaic cells, are required in the interests of the character and appearance of the development itself and the wider area.
29. Details relating to levels are needed to ensure an acceptable relationship with the highway and adjacent land in terms of drainage, character and appearance and the living conditions of nearby occupiers. A Condition to ensure the privacy screens are provided is required in the interests of the living conditions of nearby occupiers and of the future occupiers of the approved development. Refuse and recycling collections arrangements are to be submitted and approved in the interest of the appearance of the site and highway safety. A Demolition and Construction Method Statement (including hours of construction works) is necessary in the interests of highway and pedestrian safety and the living conditions of nearby residents.
30. Whilst I have been provided with no justification for a full revised air quality assessment report to be provided, since none are included in section 6 of the submitted Accon UK Air Quality Assessment, a condition to secure air pollution mitigation measures is required in order to safeguard the living conditions of future occupiers.
31. As one has already been submitted, a preliminary risk assessment concerning contamination is not required. However, a condition relating to the further intrusive ground investigation recommended by the submitted BWB Phase 1 Geo-environmental Assessment Report Preliminary Environmental Risk Assessment is necessary. This is to protect public health and safety and the living conditions of future occupiers, given the historical use of the land and the presence of fuel tanks within the site.
32. The site is within an Area of Archaeological Significance adjacent to the Watling Street Roman Road. A condition recommended by Historic England in relation to two stage archaeological evaluation and possible subsequent written scheme of investigation, is required in the interests of conserving heritage assets of archaeological interest.
33. A condition requiring a noise assessment is not required because the application was supported by the Sustainable Acoustics Noise Assessment. However, a condition to secure the recommendations of that assessment is needed, as is the submission of details of the proposed sound insulation measures to address internally and externally generated noise and vibration (as these are not all specifically identified in the assessment). A condition to control the noise levels in the habitable rooms to acceptable day time and night time levels is also needed. All these are imposed in the interests of the living conditions of the future occupiers.

34. Since they are not taken into account in the submitted Sustainable Acoustics Noise Assessment, details of the proposed extraction and ventilation equipment along with an assessment as to their likely noise implications (and possible mitigation measures) are required in order to safeguard the living conditions of future and neighbouring occupiers. Conditions to control the noise levels arising from the proposed plant machinery, and to require details of any acoustic walls/fences/barriers are necessary for the same reason.
35. A condition to enable the development to be connected to any District Heating Network in the future is necessary to ensure the development is environmentally sustainable and to comply with the requirements of the London Plan. In the interests of protected species and biodiversity a condition to secure measures to protect breeding birds and bats is required. However, given the nature of the site, and in the absence of any particular justification, I have seen no evidence to suggest that there is reasonable likelihood of toads or reptiles being present on or near the site.
36. Conditions to secure details of hard and soft landscaping, including those relating to the proposed green and brown roofs and walls, means of enclosure, an implementation programme, a maintenance scheme and replacement planting are necessary in the interests of the character and appearance of the site and wider area, to ensure high quality design and to safeguard the living conditions of future occupiers. The provision of communal centralised satellite/cable and television equipment is the subject of a condition in order to protect the appearance of the development and its surroundings and to avoid a proliferation of such equipment.
37. Details of any stopping up of a public highway, the provision of car parking spaces, a car parking management plan (including the allocation of car parking spaces) and a delivery and servicing plan are all the subject of conditions to imposed in the interests of highway and pedestrian safety and to ensure adequate provision is made, and free flow of traffic. Conditions to secure details of electric vehicle charging points and the provision of cycle parking and cycle storage are required to ensure adequate provision is made in the interests of promoting sustainable transport modes.
38. A drainage strategy including sustainable drainage systems is necessary to ensure the development is adequately drained and to avoid problems of flooding and pollution. Details of the play equipment to be provided in the communal amenity space are needed to ensure it meets the Council's standards. A condition requiring details of external lighting is required in order to safeguard the living conditions of nearby occupiers. The removal of permitted development rights concerning structures or apparatus relating to telecommunications is necessary in the interests of the character and appearance of the development and the surrounding townscape. I have referred to the relevant part of the 2015 General Permitted Development Order in that condition since it is more recent.
39. The Council suggests a condition to ensure that 10% of the approved residential units are easily adaptable for wheelchair use. However, a new system of housing standards commenced on 26 March 2015 as set out in a Written Ministerial Statement at that time. This introduced new additional optional Building Regulations on access. From 1 October 2015 the government's policy is that decision takers should only require compliance with

the optional new technical standards where there are policies in an existing plan which demonstrate need and where the impact on viability of the new development has been considered. I have seen nothing to demonstrate that that is the case in this instance and so have been provided with no evidence of the need to require compliance with the optional building regulations.

Elaine Worthington

INSPECTOR

Annex A

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: GA.00, GA.01 (Revision B), GA.02 (Revision A), GA.03 (Revision B), GA.04, GA.05, GA.06, GA.07, GA.08, GA.09, GA.10, GE.00 (Revision A), GE.01 (Revision A), GE.02 (Revision B), GE.03 (Revision A), GS.01, GS.02, GS.03, GS.04 (Revision A), GS.05 (Revision A), GS.06 (Revision A), GS.07 (Revision A), and GS.08.
- 3) No development (other than demolition, site clearance and ground works) shall take place until samples of all external facing materials have been submitted to and approved by the local planning authority in writing. A sample panel of the materials to be used in the construction of the external surfaces shall also have been prepared on site for inspection and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved sample and panel details.
- 4) Notwithstanding condition 2, no development (other than demolition, site clearance and ground works) shall take place until details of; window reveals, residential core entrances, brickwork shadow gaps, parapets, fascias, brick on edge details, projecting and recessed balconies, rainwater goods, and photovoltaic panels have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 5) Notwithstanding condition 2, no development (other than demolition, site clearance and ground works) shall take place until full details of the finished floor levels of all buildings, footpaths and landscaped areas relative to existing ground levels and adjoining land shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the buildings.
- 6) Notwithstanding condition 2 no development (other than demolition, site clearance and ground works) shall take place until full details of the privacy screens (including to the rear of the first floor amenity areas of Block C) shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the buildings and the screens shall be retained as such thereafter.
- 7) No development (other than demolition, site clearance and ground works) shall take place until full details of the refuse and recycling collection arrangements shall have been submitted to and approved in writing by the local planning authority. The approved arrangements shall be implemented and retained as such thereafter.

- 8) No development shall take place (including any works of demolition) until a Demolition and Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) details of the site preparation and construction stages of the development;
 - ii) storage of plant, site huts/facilities and materials used in constructing the development;
 - iii) loading and unloading of plant site huts/facilities and materials;
 - iv) the parking of vehicles of site operatives and visitors;
 - v) the routing of construction vehicles to the site;
 - vi) access and egress arrangements within the site and security procedures;
 - vii) wheel washing facilities;
 - viii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - ix) delivery, demolition and construction working hours;
 - x) measures to control and mitigate the emission of dust and dirt and noise and vibration during construction; and
 - xi) details of a community liaison contract for the duration of the works.
- The approved Demolition and Construction Method Statement shall be adhered to throughout the demolition and construction period.
- 9) No development (other than demolition, site clearance and ground works) shall take place until an air quality assessment report including a scheme for air pollution mitigation measures shall have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the occupation of the buildings.
- 10) No development shall take place until the recommendations of the submitted BWB Phase 1 Geo-environmental Assessment Report Preliminary Environmental Risk Assessment (Section 5) have been undertaken. If land affected by contamination is found which poses risks identified as unacceptable, a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is occupied.

- 11) No development shall take place until an archaeological evaluation has been undertaken in accordance with a scheme that has been submitted to and approved in writing by the local planning authority. If the evaluation identifies heritage assets of archaeological importance, no development shall take place until a Written Scheme of Investigation shall have been submitted to and approved in writing by the local planning authority. No development shall take place other than in accordance with the Written Scheme of Investigation and upon completion the results of that scheme/investigation shall be submitted to and approved in writing by the local planning authority before the buildings are occupied.
- 12) No development shall take place until the recommendations and mitigation measures of the submitted Sustainable Acoustics Noise Assessment (Section 9) have been undertaken. These works shall include sound insulation to address internally and externally generated noise and vibration in accordance with details that shall have been submitted to and approved in writing by the local planning authority. The measures shall be retained as such thereafter.
- 13) The level of noise as measured within the habitable rooms of the approved development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.
- 14) No development (other than demolition, site clearance and ground works) shall take place until details of all extraction and ventilation equipment shall have been submitted to and approved in writing by the local planning authority. The equipment shall be provided in accordance with the approved details prior to the occupation of the buildings and retained as such thereafter.
- 15) No development (other than demolition, site clearance and ground works) shall take place until a report to assess the likely noise implications of the extraction and ventilation equipment (including mitigation measures) shall have been submitted to and approved in writing by the local planning authority. The equipment shall be provided in accordance with the approved report and mitigation measures prior to the occupation of the buildings and retained as such thereafter.
- 16) The level of noise emitted from the permitted plant machinery shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property. If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatter, thumps) then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.
- 17) No development (other than demolition, site clearance and ground works) shall take place until details of all acoustic walls, fencing and other acoustic barriers shall have been submitted to and approved in writing by the local planning authority. The walls/fencing/barriers shall be provided in accordance with the approved details prior to the occupation of the buildings and retained as such thereafter.

- 18) No development (other than demolition, site clearance and ground works) shall take place until details of how the development will enable future connection to any District Heating Network have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 19) No development shall take place until a scheme of measures to protect breeding birds and bats has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.
- 20) No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - i) the position of any existing trees and hedges to be retained or removed;
 - ii) details of all tree, hedge, shrub and other planting proposed (including green and brown roofs and walls), including proposed species, plant sizes, and planting densities;
 - iii) means of planting, staking and tying of trees;
 - iv) existing site contours and any proposed alterations to these such as earth mounding;
 - v) hard surfacing materials including samples;
 - vi) means of enclosure and boundary treatments;
 - vii) a plan showing those parts of the development that are to be used for amenity purposes (and those which are to be restricted for maintenance only); and
 - viii) an implementation programme including the timing of planting.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and maintained in accordance with an approved scheme of management and maintenance.
- 21) If, within a period of five years from the date of planting, the tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the local planning authority gives its written consent to any variation.
- 22) No development (other than demolition, site clearance and ground works) shall take place until a scheme for the provision of communal/centralised satellite/cable and television reception equipment to be installed (including any external or rooftop installations required) shall have been submitted to and approved in writing by the local planning authority. The equipment shall be provided in accordance with the approved scheme prior to the occupation of the buildings and retained as such and made available for use by the occupiers of the buildings thereafter.

- 23) No development shall take place until details of any public highways to be stopped up under Section 247 of the Town and Country Planning Act shall have been submitted to and approved in writing by the local planning authority. The stopping up shall be carried out in accordance with the approved details.
- 24) The buildings shall not be occupied until space has been laid out within the site in accordance with drawing No GA.00 for cars to be parked and that space shall thereafter be kept available at all times for the parking and turning of vehicles.
- 25) The buildings shall not be occupied until a car parking management plan (including a drawing showing the allocation of the car parking spaces) shall have been submitted to and approved in writing by the local planning authority.
- 26) The buildings shall not be occupied until full details of the electric vehicle charging points to be installed shall have been submitted to and approved in writing by the local planning authority. These details shall include for the provision of not less than 20% of the approved car parking spaces (both active and passive) to be provided with charging facilities. The development shall be carried out in accordance with the approved details and retained as such thereafter.
- 27) The buildings shall not be occupied until space has been laid out within the site in accordance with drawing Nos GA.00 and GA.01 (Revision B) for bicycles to be parked and that space shall thereafter be kept available for the parking of bicycles.
- 28) The buildings shall not be occupied until details of the cycle storage facilities (including details of visitor cycle parking associated with the offices) shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.
- 29) The buildings shall not be occupied until details of a delivery and servicing plan shall have been submitted to and approved in writing by the local planning authority. Deliveries and servicing shall be carried out in accordance with the approved plan.
- 30) No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with a drainage strategy (detailing all on and off site drainage works including sustainable drainage systems) that shall first have been submitted to and approved in writing by the local planning authority.
- 31) The buildings shall not be occupied until details of the play equipment to be installed in the communal amenity space shall have been submitted to and approved in writing by the local planning authority. The play equipment shall be provided prior to the occupation of the buildings in accordance with the approved details.
- 32) The buildings shall not be occupied until details of any external lighting shall have been submitted to and approved in writing by the local planning authority. The external lighting shall be provided in accordance with the approved details prior to the occupation of the buildings and retained as such thereafter.

- 33) Notwithstanding the provisions of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no structures or apparatus for purposes relating to telecommunications (other than those approved under condition 22 of this permission) shall be installed.