



Appeal Decision

Site visit made on 21 October 2019

by David Spencer BA(Hons) DipTP MRTPI

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

Decision date: 19th November 2019

Appeal Ref: APP/F5540/W/19/3220449 891 Great West Road, Isleworth TW7 5PD

- 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 Songkarn Ltd against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00505/891/P5, dated 1 December 2017, was refused by notice dated 3 August 2018.
 - The development proposed is demolition of existing buildings and erection of a five-storey (plus basement) mixed-use building for online retail fulfilment and wholesale purposes including storage and distribution (Class B8), offices (Class B1(a)) and ancillary retail, gallery/display and photographic studio uses, provision of car and cycle parking, hard and soft landscaping and associated development.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing buildings and erection of a five-storey (plus basement) mixed-use building for online retail fulfilment and wholesale purposes including storage and distribution (Class B8), offices (Class B1(a)) and ancillary retail, gallery/display and photographic studio uses, provision of car and cycle parking, hard and soft landscaping and associated development, at 891 Great West Road, Isleworth TW7 5PD in accordance with the terms of the application, Ref 00505/891/P5, dated 1 December 2017, and subject to the conditions set out in the schedule at the end of this decision.

Procedural Matters

2. The proposal was amended prior to the Local Planning Authority (LPA) making its decision. I have determined the appeal proposal on the basis of those plans listed in the LPAs decision notice. Those amendments included, amongst other things, an alteration to the scale of the proposal from four to five storeys. Accordingly, I have amended the description in the decision banner above to reflect the change to what was originally applied for, in the interests of clarity.
3. The appeal proposal forms part of a wider site at 891 Great West Road. Since the LPA made its decision in relation to this appeal proposal, the southernmost part of the wider site now has planning consent for a residential scheme approved on a separate appeal (decision reference 3217838). Various details of that scheme are before me as are consented proposals for the sizeable redevelopment of the adjacent former Syon Gate Services site.
4. Since the LPA made its decision the 1930s building fronting onto Great West Road (often referred to as the 'Adini Building') is now identified on a local list of

non-designated heritage assets¹. This did not form part of the LPAs reason for refusal but is a material change in circumstances for this appeal and has been raised by third parties. The appellant has had the opportunity to comment on this matter.

5. Although not a reason for refusal, the LPAs committee report states that were planning permission to be granted a legal agreement seeking various measures as to how the construction of the scheme would be implemented would be sought. The appellant has subsequently submitted a Unilateral Undertaking (UU) as part of this appeal, upon which the LPA has been invited to comment, and I deal with it in more detail below.

Main Issues

6. The main issues in the appeal are as follows:

- (i) The effect of the proposal on the character and appearance of the surrounding area including the host building at 891 Great West Road which is a locally listed heritage asset and the setting of the premises of Gillette UK Limited, a grade II listed building; and
- (ii) The effect of the proposal on the living conditions of the occupiers of adjacent dwellings at Warkworth Gardens, with particular reference to outlook and privacy.

Reasons

Character and Appearance

7. In terms of character, the appeal site is an existing commercial use at the edge of a long ribboning of predominantly commercial development extending westwards along both sides of the A4 Great West Road from Brentford to the junction around Syon Lane (also known as 'Gillette Corner'). The appeal site is positioned to the south-west of this interchange which includes a petrol filling station, the large Homebase retail unit, the substantial commercial building formerly the Gillette UK premises and the vacant adjoining plot of the former Syon Gate Services. The area is strongly influenced by significant volumes of traffic negotiating the interchange and various highway paraphernalia. The prevailing character at the appeal site is one of a bustling road corridor, dominated by activities around trade and commerce. The appeal proposal would appropriately respond to this local context.
8. There is housing development immediately adjacent to the south and west of the appeal site and elsewhere westwards along Great West Road. However, due to the pattern and orientation of nearby housing in Warkworth Gardens and elsewhere off Northumberland Avenue and the degree of separation created by the substantial width of the Great West Road the appeal site is not inherently part of this suburban residential character. Accordingly, the proposed commercial development would not harm the wider local character.
9. The proposed development would retain and refurbish the 1930s frontage building and redevelop the later utilitarian warehouse buildings at the rear of the site. These existing buildings have an awkward juxtaposition with the frontage building and are of poor construction quality. They have a tired

¹ Hounslow's Local List September 2019. List Reference ISW38

appearance and their loss would not be harmful. The appeal proposal would introduce a tiered five storey building the bulk of which would be 3 storeys with the proposed third and fourth floors reducing in footprint to create a stepped form increasing in height away from the adjoining two storey housing at Warkworth Gardens towards the commercial hub around Gillette Corner as described above. The proposed bulk and layout of the initial three storeys would not be dissimilar to the existing massing of the warehousing on the appeal site and would relate appropriately in scale and massing to the recently approved adjoining residential development accessed from Northumberland Avenue.

10. In its current context the proposed additional height created by the five-storey building would represent a pronounced increase in scale from the adjoining two storey housing to the south and west. However, the increase in height and massing has been carefully designed to enable an appropriate degree of transition. It would emphasise the edge and arrival into the commercial area along this part of Great West Road. The scale and massing would be an appropriate response to other commercial development clustered around 'Gillette Corner' including the significant scale of the former Gillette premises and the approved storage building on the directly adjacent Syon Gate Services site. In views from within Great West Road the scale, massing and bulk of the appeal proposal would be lessened by the degree of setback from the highway and by the retention of the existing low-level frontage building. Whilst the proposed building would be tall, it would occupy a relatively modest footprint which would limit its overall bulk.
11. I accept that from within Warkworth Gardens, in particular, and elsewhere in Northumberland Avenue and Hexham Gardens the height of the appeal proposal would be visible above the ridgeline of existing houses and in views between properties. Any harm however, would be offset to some extent by the visual presence of the existing warehousing which already limits any sense of openness across the appeal site. The highest parts of the proposed building would also be set back by an appreciable distance such that it would not be a particularly oppressive or intrusive structure from these viewpoints. The tiered form and extensive use of glazing in the upper storeys would also reduce its presence. Furthermore, it is material that other approved developments around 'Gillette Corner' seek to make a more efficient use of land through an increase in height and the appeal proposal would appropriately integrate against this backdrop.
12. The appeal site is at the western periphery of the 'golden mile' of 1920s and 1930s radial expansion in this part of West London along the A4 main road. The heritage significance of the locally listed building at No.891 is the frontage onto Great West Road as a good example of the sleek commercial buildings of this period, with its art-deco influence of simple, straight lines and gentle curves. The modest scale of the building also reflects the transition from the commercial character to the east and the residential housing to the south and west. The building is in a reasonable condition, although variously altered and the warehousing to the rear is unsympathetically and clunkily amalgamated to the host building.
13. The appeal proposal would retain the locally listed building and float over only a small proportion of the lower northern end of the building. Its refurbished form would remain to be appreciated from within Great West Road such that its

principal heritage significance would be preserved. As described above the locally listed building is already experienced in the context of the existing taller warehousing on the site and this could alter further in the context of recently approved taller and bulkier development on two sides of the building. The height of the proposed building would appear as a prominent backdrop, but it would be clearly read as a distinct, modern progression to the commercial character of the locality. The design detailing in terms of the proposed set-back and angled front façade and the extensive use of glazing and high-quality cladding would serve to make an appropriate distinction from the locally listed building. The layout of the appeal proposal would continue to allow for the preserved 'Adini Building' to be appreciated within Great West Road as the start/end of the 'golden mile'. Overall, I find the effect on the setting of the locally listed building would not be harmful and could be reasonably assessed as providing enhancement given the poor-quality existing warehousing attached to the building.

14. At the north-east of Gillette Corner stands the former Gillette UK Limited premises, a Grade II listed building. The structure is an art deco style commercial building of two very tall storeys arranged in rhythmic series of bays either side of a lofty brick tower atop of which are clock faces. This clock tower is particularly prominent within views on approaching Gillette Corner. It can also be glimpsed between houses on Warkworth Gardens across the appeal site. The heritage significance is the status and scale of the building, reflecting the inter-war expansion of the manufacturing sector and its position in demarcating the edge of 'golden mile' as well as the scale and quality of the brick façade and clock tower.
15. On many approaches to 'Gillette Corner' the appeal proposal would not be seen in the same perspective as the listed building. Even when approaching from the west, the set-back position of the five-storey element and the appreciable degree of intervening highway, highway paraphernalia and the petrol filling station means that it would not detract from or demote the significance or appearance of the principal façade of the Gillette building. At the front of the listed building in Syon Lane, the appeal proposal would appear as a relatively modest structure over some distance, partially obscured by the garish canopy and signage of the petrol filling station. The general bustle of the Great West Road further forms an intervening feature as would the significantly larger scheme for the consented storage building on the former Syon Gate Services site. Overall, the appeal proposal would be a peripheral and characteristically commercial building that would not harmfully affect the setting of the Gillette building within Great West Road or Syon Lane.
16. I recognise that occasional views of the clock tower and upper parts of the listed building would be lost in nearby residential streets. I generally found these to be glimpsed views with little sense, if any, that the Gillette Building was conceived to be a dominant feature in this residential area being principally positioned to be a status building viewed from within Syon Lane and from Great West Road. Overall, the wider setting of the listed building would be preserved.
17. My attention has been drawn to the suspended steel structure at the Homebase site on the south-east quadrant of Gillette Corner. The prominence of this Twentieth Century feature would not be adversely affected given the appreciable degree of separation from the appeal site, including the busy and

wide Gillette Corner interchange. Any limited inter-visibility would be significantly diminished should the approved 6 storey office and storage building on the Syon Gate Services site be constructed.

18. I therefore conclude that the appeal proposal would not have a significantly harmful effect on the character and appearance of the surrounding area including the significance of the host building at 891 Great West Road which is a locally listed heritage asset. It would also preserve the setting of the premises of Gillette UK Limited, a grade II listed building. The proposal would therefore accord with Hounslow Local Plan 2015-30 (the HLP) Policies CC1, CC2, CC4, CC6 and SC4 and London Plan² Policies 7.4, 7.6 and 7.8 which collectively seek to ensure that development represents high quality design, positively responds to its context and conserves, takes opportunities to enhance the qualities of the area including the significance of the Borough's heritage assets. The proposal would also conform with the objectives in the National Planning Policy Framework (NPPF) to achieved well-designed places and conserve the historic environment, including paragraph 197 on non-designated assets.

Living Conditions

19. The appeal proposal is positioned to the east of the rear elevations of two storey dwellings on Warkworth Gardens which appear to be laid out as maisonettes. These properties have modest rear gardens and further separation from the proposed building would be provided by an internal access road along the boundary with these properties serving an under-croft parking area. The bulk of the proposed main three storey element would be marginally taller than the existing warehousing on the site and over the separation distance, the associated impact on the rear outlook of dwellings on Warkworth Gardens would be minimal. The proposed third and fourth floors occupy a smaller floor area and have been staggered so as to be further set back from the rear elevations of Warkworth Gardens such that they would have a negligible impact on outlook.
20. The appellant has submitted an updated daylight and sunlight report based on the amended scheme, which has taken into account the cumulative impact of the adjoining consented residential scheme. The report does not dispute that for some properties there would be a reduction in default BRE guidelines on daylight, notably Nos.10-24 Warkworth Gardens, albeit only marginally in exceedance of the guidance for ground floor windows, which are likely to be serving rear bedrooms. Sunlight levels would remain fully compliant with BRE guidelines. There would be no adverse overshadowing of rear amenity spaces. Overall, any impact in respect of light levels would not be significant.
21. The second floor of the proposed building would have openings facing Warkworth Gardens but these proposed to be obscured glazed and this could be secured by condition. Openings to the proposed office accommodation on the third and fourth floors facing towards Warkworth Gardens are set back such that any inter-visibility would be very limited and over an appreciable distance thus avoiding any significant harm in respect of privacy or overlooking.
22. The second-floor office level also includes a terrace area which would be close to the boundary with the rear gardens of Nos. 6-14 Warkworth Gardens. The

² London Plan 2016 The Spatial Development Strategy for London Consolidated with Alterations Since 2011

position of the balcony at height would afford views across the rear gardens and to rear first floor windows at Warkworth Gardens. The southern edge of the terrace would be approximately 16 metres from first floor rear windows at those nearest dwellings. At such distances there would be a moderate degree of inter-visibility as reflected in the proposed obscure glazing elsewhere along the second floor of the proposed building where it would face towards Warkworth Gardens.

23. It is likely that the balcony would be primarily used in normal office hours (9am-5pm) thus limiting its use. More generally, the terrace environment is dominated by the adjacent A4 Great West Road and as such it would not be an attractive environment to sit out or conducive for holding discussions or taking phone calls. The terrace appears to be more a design response to stepping the building back to give appropriate transition from the existing locally listed 'Adini Building' rather than functioning as a significant amenity space. Given these conditions and the reasonable separation distance I find any loss of privacy arising from the proposed terrace area would be no more than moderate.
24. The proposed uses (office, ancillary retail and storage & distribution) are generally considered, in principal, to be compatible with residential areas and there is no compelling evidence to the contrary here. The appeal proposal would be similar to existing office and warehouse activities at the site. Whilst the appeal proposal would intensify the use of the site, the access and parking provision is broadly similar to that which already exists. I am therefore not persuaded that significant additional volumes of noise would be generated. In any event, traffic noise from the adjacent A4 Great West Road dominates the aural environment such that any additional noise from vehicles or employees at the appeal site would be negligible.
25. I therefore conclude that the proposal would not have a significantly harmful effect on the living conditions of the occupiers of adjacent dwellings at Warkworth Gardens, with particular reference to outlook, privacy or noise and disturbance. In these regards the proposal would accord with HLP Policy CC2 (criterion(t)) which requires development proposals to provide adequate outlook, minimise overbearingness and provide adequate levels of privacy and minimise direct overlooking.

Other Matters

26. The appeal proposal would result in a reduction in on-site car parking provision and this would be consistent with the need to shift to more sustainable modes of travel. In this regard, the site, despite its PTAL 2 location, is within easy walking distance of the Syon Lane railway station and is well-served by nearby bus stops on Great West Road and Syon Lane. The proposal would include appropriate provision for on-site cycle parking. Nearby residential streets are covered by a Controlled Parking Zone which restricts on-street parking during normal office hours to permit holders only. Consequently, I am satisfied that there would be neither harmful parking displacement to surrounding streets nor an unacceptable impact on highway safety arising from the proposed use of, and degree of activity at, the appeal site.
27. The appellant has submitted a legal agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) by means of a signed Unilateral Undertaking (UU) dated 23 October 2019. The LPA has had opportunity to comment on this document. I have considered the obligation in

light of the 3 tests within Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).

28. The submitted UU makes provisions for registering to the "Considerate Contractors Scheme". I have no evidence that this would meet the required tests where planning obligations can be sought and so I have not taken it into account. An index-linked contribution towards construction training of £2,750 for every £1million of construction costs is proposed together with a specific monitoring and delivery fee of £3,000 for the Construction Training Agreement is proposed. Again, and notwithstanding the LPAs Planning Obligations and CIL Supplementary Planning Document, there is very little before me setting out the justification for this obligation or how it would meet the required tests and so I have not taken it into account.
29. The UU also provides for financial provision for monitoring and delivery fee for a training plan/agreement. In light of the above, I cannot conclude that these are necessary or exceed what would normally be considered to be the Council's function and so I have not taken them into account in my decision.

Conclusions and Planning Balance

30. There would be no harm to the character of the area, the significance or setting of both the locally listed non-designated heritage asset at 891 Great West Road or the listed Grade II Gillette building. The appeal scheme would represent an appropriate transition between the two-storey residential to the south-west and the consented intensification of development around Gillette Corner at the edge of the commercial character on Great West Road. Whilst the proposed terrace would have some moderately harmful effect on the privacy of a small number of adjoining dwellings this would not significantly and demonstrably outweigh the benefits of the scheme. These benefits include retaining and expanding employment on the site through more modern and efficient building and the preservation and refurbishment of the existing locally listed Adini Building.
31. I have had regard to all other matters raised, but there is nothing that indicates other than planning permission should be granted. The appeal is therefore allowed.
32. The LPAs committee report sets out a number of proposed conditions which would be necessary were the proposal to be allowed. I have considered these in light of the content of the PPG and the guidance at paragraph 55 of the NPPF and where necessary amended the wording slightly for comprehension.
33. In addition to the standard time limit condition (1), a condition (2) setting out the approved plans is necessary for the avoidance of doubt and to ensure proper planning. Notwithstanding the approved plans, a further condition (3) requiring the approval of external materials and a condition (8) requiring implementation of waste storage facilities prior to occupation are both necessary to ensure a satisfactory appearance. A condition (7) is also necessary to ensure details relating to landscaping and boundary treatments are appropriate to the locality.
34. The site is an established employment use and having regard to the appellant's Phase 1 Environmental Assessment which concludes a moderate/low risk arising from historic activities at the site (particularly given the need to excavate a basement) a condition (4) requiring submission and approval of a

- scheme to address the risk of contamination is necessary. Given the proposal requires demolition of existing structures the condition is necessarily a pre-commencement condition and in accordance with Section 100ZA(5) of the Town and Country Planning Act 1990, I have sought the appellant's agreement.
35. Given the proximity of the site to adjoining residences a condition (5) to control the hours of operation for all demolition and construction work is necessary in the interests of protecting the amenity of these residents. For similar reasons, and in the interests of highway safety, a condition (11) is required for a construction logistics plan to be submitted and approved to manage the demolition and construction process in an orderly way. Again, given the proposal requires demolition of existing structures the condition is necessarily a pre-commencement condition and in accordance with Section 100ZA(5) of the Town and Country Planning Act 1990, and I have sought the appellant's agreement. A further condition (6) is necessary to secure the proposed obscured glazing on the second-floor openings facing towards Warksworth Gardens in the interests of preserving the privacy of existing residents.
36. The appeal site is at the edge of an existing commercial area and not within a defined centre for retailing. It is therefore both relevant and reasonable that a condition (10) is imposed to ensure that the retail elements remain a subservient component of activities at the site.
37. With respect to site sustainability, a condition (12) requiring provision of cycle parking facilities prior to occupation is necessary in ensuring the intensified use of the site appropriately accommodates travel demands. To secure sustainable design and construction a suite of conditions (12), (13), (14) and (15) are necessary to ensure compliance with the relevant BREEAM Commercial Certification to meet the standards sought through HLP Policy EQ2.
38. The LPA sought a condition controlling the future use of the site and restricting alternative B1 or B8 occupation of the site in the interests of adjoining residential amenity. B1 and B8 uses are considered compatible with residential areas and the appeal site is relatively small such that any alternative B1 or B8 use would be a modest operation. Therefore, the proposed condition would not be reasonable or necessary and I have not imposed it.

David Spencer

Inspector.

Schedule of Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) Unless otherwise agreed in writing by the local planning authority, the development shall be carried out, retained and completed in accordance with the following approved drawings and documents:

Energy Statement; Condition Survey Art Deco Building and Warehousing; Condition Survey (Historic Boundary Walls); Air Quality Assessment; Phase I Environmental Assessment; Sustainability Statement; Heritage Statement (Historic Walls); Heritage Statement (Art Deco Building and Warehousing); Drainage Assessment; Planning Statement; Transport Statement - Received 07/12/2017; Design and Access Statement - Received 13/12/2017; Computer Generated Images; Received 23/04/2018; Daylight / Sunlight Report - Received 24/04/2018;

133-030-EX-LOC Rev 00; 133-031-EX-PLN Rev 01; 133-049-EX-PLN Rev00; 133-032EX-PLN Rev01; 133-033-EX-PLN Rev 01; 133-034-EX-ELE Rev 00; 133-036-EX-SEC Rev; - received 07/12/2017

00133-035-EX-ELE Rev 01; 133-037-GAPLN Rev 06; 133-038-GA-PLN Rev 03; 133-039-GA-PLN Rev06; 133-040-GA-PLN Rev 03; 133-041-GA-PLN Rev03; 133-042-GA-PLN Rev 04; 133-043-GA-PLN Rev 02; 133-044GA-PLN Rev 02; 133-045-GA-ELE Rev 03; 133-046-GA-ELE Rev 05; 133-050-GA-PLN Rev 00; - received 03/05/2018

- 3) Prior to the completion of the substructure, samples of the materials to be used in the construction of the external surfaces of the hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

- 4) Before the development hereby permitted commences:

- a. A scheme for removal of the risk from contamination identified on the site shall be submitted to the Local Planning Authority, for written approval. The scheme shall account for any comments made by the Local Planning Authority before the development hereby permitted is first occupied.

During the course of the development:

- b. The Local Planning Authority shall be notified immediately if additional contamination is discovered during the course of the development. A competent person shall assess the additional contamination, and shall submit appropriate amendments to the scheme for decontamination in writing to the Local Planning Authority for approval before any work on that aspect of development continues.

Before the development is first brought into use:

- c. The agreed scheme for decontamination referred to in clauses a) and b) above, including amendments, shall be fully implemented and a written validation (closure) report submitted to the Local Planning Authority for approval in writing before the first occupation of the building.

- 5) No demolition or construction work shall take place on the site except between the hours of 8am to 6pm on Mondays to Friday and 9am to 1pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior written agreement of the Local Planning Authority.

- 6) The windows formed in the second floor of south-west elevation shall be obscure glazed, hinged to open inwards and shall not be repaired or replaced otherwise than with obscured glazing.
- 7) Prior to the occupation of the building, the soft landscaping and boundary treatment to the front (along the Great West Road) shall be completed in accordance with the details hereby approved and shall be retained thereafter.
- 8) The waste and recycled materials storage arrangements shown on the approved drawing shall be completed before any part of the accommodation hereby permitted is occupied. The waste and recycling storage arrangements shall be retained thereafter.
- 9) The use of the building for retail and photographic studio purposes hereby permitted shall remain ancillary and subservient to the primary use of the site/premises, and shall not become a separate or dominant use at any time.
- 10) No development shall take place, including any works of demolition, until a Construction Logistics Plan that conforms to current TfL guidance has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall include:
 - i. a site plan (showing the areas set out below)
 - ii. confirmation that a pre-start record of site conditions on the adjoining public highway will be undertaken with Hounslow Highways and a commitment to repair any damage caused by construction activity
 - iii. provision for the parking of vehicles of site operatives and visitors
 - iv. provisions for loading, unloading and storage of plant and materials within the site
 - v. details of access to the site, including means to control and manage access and egress of vehicles to and from the site for the duration of construction including phasing arrangements
 - vi. details of vehicle routeing from the site to the wider strategic road network
 - vii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - viii. provision of wheel washing facilities at the site exit and a commitment to sweep adjacent roads when required and at the request of the council
 - ix. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - x. measures to ensure the safety of all users of the public highway especially cyclists and pedestrians in the vicinity of the site and especially at the access
 - xi. commitment to liaise with other contractors in the vicinity of the site to maximise the potential for consolidation and to minimise traffic impacts.

- xii. avoidance of peak hours for deliveries and details of a booking system to avoid vehicles waiting on the public highway
 - xiii. all necessary traffic orders and other permissions required to allow safe access to the site to be secured and implemented prior to commencement of construction
 - xiv. details of the construction programme and a schedule of traffic movements
 - xv. the use of operators that are members of TfL's Freight Operator Recognition Scheme (FORS)
- 11) Prior to the occupation of the building hereby approved on the site the cycle parking facilities in line with the approved drawings shall be installed and retained during the lifetime of this development.
- 12) Within three months of work starting on site a BREEAM Domestic Refurbishment Design Stage certificate and summary score sheet (or such equivalent standard that replaces this) must be submitted to and approved in writing by the Local Planning Authority to show that an 'Excellent' (minimum score 70%) rating will be achieved for the retained existing building. Prior to first occupation of the building(s) a BREEAM Commercial Refurbishment Post-Construction Review certificate and summary score sheet (or such equivalent standard that replaces this) must be submitted to and approved in writing by the Local Planning Authority to show that an 'Excellent' (minimum score 70%) rating has been achieved for the retained existing building.
- 13) Within 3 months of ground works starting on site, a BREEAM Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent licensing organisation, must be submitted for the new built commercial building to the Local Planning Authority to show that a minimum 70% 'Excellent' rating will be achieved.
- 14) Within 3 months of completion of the development a BREEAM Final (Post- Construction) Certificate, issued by the BRE equivalent licensing organisation, must be submitted for the new built commercial building to the Local Planning Authority to demonstrate that 70% 'Excellent' has been achieved. All the measures integrated, shall be retained for as long as the development is in existence.
- 15) The development shall not be occupied until evidence (e.g. photographs and copies of installation contracts) has been submitted to the Local Planning Authority to demonstrate that the development has been carried out in accordance with the approved sustainable sourcing of materials requirements. - At least three of the key elements of the building envelope (external walls, windows roof, upper floor slabs, internal walls, floor finishes/coverings) are to achieve a rating of A+ to D in the Building Research Establishment (BRE) The Green Guide of specification. - At least 50% of timber and timber products are to be sourced from accredited Forest

Stewardship Council (FSC) or Programme for the Endorsement of Forestry Certification (PEFC) scheme. - No construction or insulation materials are to be used which will release toxins into the internal and external environment, including those that deplete stratospheric ozone.

Schedule ends.