



Appeal Decision

Site visit made on 10 August 2021

by William Cooper BA (Hons) MA CMLI

an Inspector appointed by the Secretary of State

Decision date: 01 October 2021

Appeal Ref: APP/Y5420/W/21/3266300

300-306 West Green Road, London N15 3QR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 as amended against a refusal to grant planning permission.
 - The appeal is made by KHR Properties against the decision of the Council of the London Borough of Haringey.
 - The application Ref: HGY/2020/0158, dated 23 December 2019, was refused by notice dated 14 July 2020.
 - The development proposed is demolition of existing buildings and erection of a five-storey building (plus basement) comprising a retail unit at ground and basement levels and nineteen residential units above; and associated landscaping and the provision of an outdoor children's play area.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of existing buildings and erection of a five-storey building (plus basement) comprising a retail unit at ground and basement levels and nineteen residential units above; and associated landscaping and the provision of an outdoor children's play area at 300-306 West Green Road, London N15 3QR in accordance with the terms of the application, HGY/2020/0158, dated 23 December 2019, and the plans submitted with it, subject to the conditions set out in the attached Schedule A.

Preliminary Matters

2. A new version of the London Plan (LP) was published in March 2021 and a new version of the National Planning Policy Framework (the Framework) was published in July 2021. The parties have had opportunity to comment on the engagement of these new policy documents in relation to the appeal, and so will not be disadvantaged by my consideration of these documents.
3. The appellant submitted some amended drawings shortly before the Planning Sub Committee meeting. Compared to the scheme that was refused by the Council the amended drawings add shading louvres to the proposed building. This change does not fundamentally alter the form of the proposed building, and the substance of the proposal and core issues relating to its suitability remain largely the same. As such, no interests would be prejudiced by my consideration of the amended scheme, as illustrated in the drawings listed in Schedule A below, as the proposal.
4. Since the Council's decision, an agreement made under Section 106 of the Town and Country Planning Act 1990, agreed by the parties, has been submitted. This covers provision for affordable housing, sustainable transport,

highway works, and construction management. In the light of this agreement, the Council indicates that these matters, which were the basis of the third reason for refusal (RFR) have been acceptably addressed, so that this RFR is overcome, which I accept.

Main Issues

5. The main issues in this case are:

- The effect of the proposed development on the character and appearance of the area; and
- The effect of the proposed development on the living conditions of neighbouring occupants, with particular regard to privacy.

Reasons

Character and appearance

6. The appeal site is located on the corner of West Green Road and Langham Road. The appeal site comprises part of a terrace of two and three storey buildings. The host row has retail and restaurant units at ground floor level with residential units above.
7. On the opposite side of Langham Road from the appeal site is Strawbridge Court. This is an early twenty first century building with commercial uses including a Tesco Express at ground floor, and residential above. Strawbridge Court is of modern appearance with flat roofing and brick and render walls. At 'bookends' at each end of the building, it steps up to four storeys plus roof.
8. West Green Road has an evolved high street character. The vicinity of the site is characterised by a mixture of two to four storey buildings. On West Green Road these typically comprise retail or catering businesses on the ground floor and residential above. Langham Road transitions from the part-residential, part-commercial character of the junction with West Green Road to a mainly residential character.
9. Notwithstanding some more recent buildings in the locality beyond the appeal site and its host row, various rows of buildings with their own repeating architectural detail create a charismatic baseline of rhythmic Victorian architecture that asserts itself on West Green Road and streets leading off it.
10. Within this context, the appeal building's host row comprises modest Victorian architecture of relatively plain and functional appearance. Given some variation of form within it, the row lacks distinctive architectural rhythm. Also, the row's commercial signage is assertively modern. The above combination of factors dilutes the Victorian character of the appeal building and its host row.
11. The proposal would entail demolition of four terraced buildings and construction of a five storey corner building with a set-back top floor, with retail use on the ground floor and residential above. While it would result in a sizeable step up from the remaining part of the host row, a 'blind window' treatment of part of this eastern side elevation would help moderate its visual impact. Moreover, the proposed building profile would be less fussy than the stepped profile that was explored at pre-application stage¹. Also, the area's variety of architectural

¹ Pre-Application 1 Scheme, as illustrated in Figure 8. of the Appellant's Full Statement of Case.

form and type, and the typically bustling character of West Green Road would also draw the eye.

12. Through its flat roof profile, fenestration pattern, entrance on the side return, and elements including Juliet and recessed balconies, grey/brown bricks and window louvres, the proposal would add further modern variety to the architectural character around the junction of West Green Road and Langham Road. This would differ from some more traditional style, lower-scale and red brick buildings in the area. Nevertheless, together with the building's mass, the above elements would result in a building that would confidently 'hold its own' architecturally in the evolved townscape, while the sense of the locality's Victorian architectural charisma would endure.
13. Furthermore, the 'bookend' bulk of the proposed building's south-western corner would to some extent echo that of the south-eastern corner of the modern Strawbridge House building. This would also reflect a characteristic of approximate pairing of corner building bulk elsewhere in the locality. Also, the proposed building would echo the roof height of Kane House which is located a short distance to the east of the host row, on West Green Road. Moreover, the proposed modern retail space and residential accommodation would contribute to the vibrant mixed use character of West Green Road. Together these factors would help the building assimilate within its setting.
14. The scheme's landscaping would include planted beds with low level shrubs, cycle stands with low level planting and new street trees. The proposal would also incorporate areas of green and living roofs at various levels. Together this would increase the verdancy of the local townscape.
15. The Planning Officer's Report which recommended approval, and the Council's Design Officer assessed the determined scheme as being of an acceptable contemporary design quality. I appreciate that the Council reached a different view in its decision. However, for the reasons set out above, I find that the proposal is acceptable in character and appearance terms, in the evolved townscape context.
16. To conclude, the proposed development would not harm the character and appearance of the area. As such, it would not conflict with Policies SP2 and SP11 of the Haringey's Local Plan Strategic Policies 2013-2026 (2013), consolidated with alterations 2017, Policy DM1 of the Haringey Development Management DPD (2017) (DMD) and Policies D3 and D4 of the LP. Together the policies seek, among other things, to ensure that development is of appropriately high design quality that complements local character.

Living conditions of neighbouring occupants

17. The proposal would increase the amount of residential windows facing towards dwellings' windows in the eastern elevation of Strawbridge House. The Council and some residents are concerned that this would harm the privacy of some residents of Strawbridge Court.
18. However, there would be a substantial separation distance of around 20m between the western elevation of the proposed building and the eastern elevation of Strawbridge Court. Other properties in the locality², and the Council Planning Officer's Report together indicate that this is not an atypical

² As set out in paragraph 6.51 of the Appellant's Full Statement of Case.

inter-visibility level between habitable rooms in such an urban context. Also, street trees, fencing and obscure glazed panels on some of Strawbridge Court's elevation would to some extent further moderate some views between the buildings. The Council's Design Officer and Planning Officer's Report took the view that the proposal would not harm the privacy of residents of Strawbridge Court, and in the light of above I agree on this point. It follows that the privacy of occupants of dwellings located even further from the appeal proposal would also not be harmed.

19. I therefore conclude that the proposal would not harm the living conditions of neighbouring occupants in terms of privacy. As such, it would not conflict with Policies DM1 and DM12 of the DMD and Policy D3 of the LP, which together seek to ensure that development safeguards the living conditions of residents.

Other Matters

20. Some local residents have expressed concern about the following matters which go beyond the reasons for refusal. Regarding receivable light to other properties, the Daylight, Sunlight and Overshadowing Report by the appellant's light consultant indicates that the appeal proposal would not harm the living conditions of neighbours in this respect. Given the orientation and location of the proposal, I see no reason to doubt the accuracy of this expert view, and find no harm in this respect.
21. Regarding traffic impacts, including in relation to deliveries to the local businesses, I find as follows. The appeal site is conveniently located for a range of regular bus and rail services, shops and facilities meaning that future residents would have realistic alternatives to private car use. Given this and the relatively modest number of proposed dwellings, the proposal is not likely to result in a significant increase in local traffic volume. On-street parking bays are available on West Green Road for public use including by customers of the ground floor retail units on the site. Given the above, the proposal would not harm local highway safety and air quality. This finding is echoed in the Council's Planning Officer's report, which assessed the proposal as being acceptable in transport, parking and public highway terms.

Conditions

22. The conditions suggested by the Council have been considered against the tests of the Framework and advice provided by Planning Practice Guidance. I have found them to be broadly reasonable and necessary in the circumstances of this case. I have made some minor drafting changes to suggested conditions in the interests of precision.
23. Conditions relating to duration of permission and approved plans are necessary to provide certainty. Conditions relating to materials, landscape, and television and telecommunications apparatus are required to safeguard the character and appearance of the area. A secured by design condition is necessary in the interests of crime prevention. I attach conditions relating to retail hours, lighting, demolition and construction management and contaminated land to safeguard residents' living conditions. Conditions regarding energy efficiency, and building cooling, performance and heating are necessary in the interests of environmental sustainability. A condition regarding living roofs is attached in the interests of biodiversity. A condition regarding plant and machinery is required in the interests of air quality. A condition covering piling is necessary

to safeguard underground infrastructure. A condition regarding building adaptability and accessibility is attached in the interests of inclusive design. A fire statement condition is attached in the interests of fire safety.

Planning Balance and Conclusion

24. The proposal would contribute 19 new dwellings to local housing supply, comprising a net gain of 15 units, with two affordable dwellings. This would provide associated socio-economic benefits during and after construction including additional custom for local businesses, public transport and facilities, contributing towards sustaining them. It would also provide enhanced retail space on West Green Road. Furthermore, street tree planting and other soft landscaping would contribute towards urban greening in the locality. This amounts to a significant combination of benefits.
25. The Council indicates³ that it cannot demonstrate a five year supply of deliverable housing sites, and that therefore the policies which are most important for determining application are out of date. In these circumstances, paragraph 11 of the Framework tells us that the tilted balance is engaged. In this case, there are not adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the policies in the Framework as a whole. Accordingly, the proposal benefits from the presumption in favour of sustainable development.
26. The proposed development would adhere to the development plan and there are no other considerations which outweigh this finding. Accordingly, for the reasons given, the appeal succeeds.

William Cooper

INSPECTOR

Schedule A) Conditions

- 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 strict accordance with the following approved drawings: 0513-000.01 Rev B Location and Site Plans; 0513-100.01 Rev A Existing Ground Floor Plan; 0513-100.02 Rev A Existing First Floor Plan; 0513-100.03 Rev A Existing Second Floor Plan; 0513-100.04 Rev A Existing Roof Plan; 0513-100.08 Rev Q Proposed Second Floor Plan; 0513-100.09 Rev Q Proposed Third Floor Plan; 0513-100.10 Rev P Proposed Fourth Floor Plan; 0513-100.13 Rev W Proposed Ground Floor Plan; 0513-100.14 Rev R Proposed First Floor Plan; 0513-100.16 Rev K Proposed Basement Plan; 0513-100.17 Rev H Proposed Roof Plan; 0513-300.01 Rev A Existing North & South Elevations; 0513-300.02

³ As set out in paragraph 6.1 of the Council's Appeal Statement.

Rev A Existing East and West Elevations; 0513-300.06 Rev I Proposed North Elevation; 0513-300.07 Rev H Proposed East Elevation & Section AA; 0513-300.08H Proposed South Elevation; 0513-300.09 Rev I Proposed West Elevation; 0513-300.10 Rev H Proposed East Elevation & Section BB; 0513-300.11C South Elevation and Section - Detail; 0513-500.03 Rev D View Looking North East; 0513-500.04 Rev D View Looking South West; 0513-500.05 Rev D View Looking East; 0513.500.06 Rev D View Looking West; 0513-500.07 Rev D View looking South; 0513-500.09 Rev B Site Waste Management Plan.

- 3) No development other than investigative and demolition works shall commence until there shall have been submitted to and approved in writing by the local planning authority details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples as appropriate. Samples of brickworks, windows, roof cladding, glazing, metal balustrade, frame coloured solid panel and balcony insets/soffits as a minimum shall be provided, combined with a schedule of the exact product references for other materials. The relevant works shall be carried out in accordance with the approved details.
- 4) Prior to the first occupation of the development hereby permitted there shall have been submitted to and approved in writing by the local planning authority details of exact finishing materials for the boundary treatments and site access controls. The relevant works shall be carried out in accordance with the approved details.
- 5) The retail use hereby permitted shall not be operated before 07:00 hours or after 23:00 hours Monday to Saturday, or before 09:00 hours or after 18:00 hours on Sundays and Bank Holidays.
- 6) No development excluding demolition shall commence until there shall have been submitted to and approved in writing by the local planning authority full details of hard and soft landscape works for the building, and private and public realm areas on West Green Road and Langham Road. These details shall include information regarding, as appropriate: a) proposed finished levels or contours; b) means of enclosure; c) vehicle and cycle parking layouts; e) hard surfacing materials; f) minor artefacts and structures (for example furniture, play equipment, refuse or other storage units, signs, lighting) g) proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports). Soft landscape works shall include: h) planting plans; i) written specifications, including details of cultivation and other operations associated with plant and/or grass establishment); j) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and k) implementation and management programmes. The soft landscaping scheme shall include detailed drawings of: l) any new trees and shrubs to be planted together with a schedule of species

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or

proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species.

The landscape scheme shall be implemented as approved and retained thereafter.

- 7) Prior to first occupation of the development hereby permitted, there shall have been submitted to and approved in writing by the local planning authority details of all external lighting to building facades, street furniture, communal and public realm areas. The lighting scheme shall be implemented as approved and retained thereafter.
- 8) Prior to the first occupation of the building or use hereby permitted a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use. The applicant shall seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) for the building, and accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. The scheme shall be implemented as approved and retained thereafter.
- 9) At least eight weeks prior to development commencing on site there shall have been submitted to and approved in writing by the local planning authority a Construction Management Plan (CMP) and Construction Logistics Plan (CLP). The plans shall include details/measures to address the following: a) a programme of works with information on the timing of deliveries to the site to minimise disruption to traffic and pedestrians on West Green Road and Langham Road b) details of any vehicle holding area; c) details of the vehicle call-up procedure; d) location of temporary hoarding, storage buildings, compounds, construction material and plant storage areas used during construction; e) details of wheel washing and measures to prevent mud and dust on the highway during demolition and construction. The plans shall be implemented as approved during the construction phase of the development.
- 10) (a) Prior to the commencement of development there shall have been submitted to and approved in writing by the local planning authority an updated Energy Assessment that demonstrates a carbon dioxide reduction of at least 76% against a Building Regulations 2013 Part L scheme for the domestic element and 58% for the non-domestic element. The updated assessment should include: a minimum fabric efficiency improvement of 10% and 15% respectively for the domestic and non-domestic elements of the scheme under the Be Clean requirements; reduction in reliance on active cooling to overcome the overheating risks; a strategy to demonstrate the hot water, heating and cooling systems, whether this is a communal, individual or hybrid system, with a schematic of the heat and hot water systems, showing flow return temperatures; an estimate of the heating and/or cooling energy the air source heat pump (ASHP) would provide to the development and the electricity the heat pump would require for this purpose; details of the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) of the ASHPs, which should be used in the energy modelling; evidence that the heat pump complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat

Pump Product Certification Requirements; location of ASHP, and if required, the mitigation measures (noise/visual); evidence that the heat pump complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements; confirmation of the maximum possible solar photovoltaic (PV) energy to be generated on the roof, including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp).

(b) Within 6 months of completion, a final Energy Assessment must be submitted to the Local Planning Authority to demonstrate achieved carbon emission savings on site and calculate the carbon offset contribution, if required.

(c) The proposed 19.25 kWp solar array should aim to generate at least 23,562 kWh of renewable electricity per year. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

- 11) Prior to commencement of development there shall have been submitted to and approved in writing by the local planning authority a revised Overheating Report based on thermal dynamic modelling, based on CIBSE TM59 with TM49 weather files. Further modelling must be submitted to demonstrate the introduction of different types of proposed external louvres will ensure compliance with the overheating criteria, and if not, the report must demonstrate how the scheme's detailed design has incorporated further passive design measures to reduce overheating risk in the dwellings in line with the cooling hierarchy without using active cooling. Well-evidenced justification must be provided that passive design measures are not feasible if proposing active cooling. The submission must also include a retrofit plan that prioritises passive design measures for the 2050s and 2080s weather files, and technical design specifications of the proposed louvres, and any other proposed mitigation measures, to understand how they will work and be maintained.
- 12) (a) No development above ground floor shall commence until there shall have been submitted to and approved in writing by the local planning authority details of living roofs and photovoltaic array. These details shall include: i) a roof plan identifying where the living roofs and solar panels will be located and what surface area they will cover; ii) sections demonstrating a substrate of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs; iii) plans showing details on the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat; iv) details of the location of log piles/flat stones for invertebrates; v) details of the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof shall not rely on one non-native species of plant such as Sedum; vi) relationship with photovoltaic array; vii) irrigation, management and maintenance arrangements.
- (b) The approved living roofs and photovoltaic array shall be provided before 90% of the dwellings are first occupied and shall be managed thereafter in accordance with the approved management arrangements.

- 13) (a) Prior to commencement of development there shall have been submitted to and approved in writing by the local planning authority a design stage accreditation certificate confirming that the development will achieve a BREEAM 'Very Good' outcome or equivalent.
- (b) The employment and commercial floorspace shall not be occupied for retail use (Use Class A1) until a final certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Very Good' for that unit has been achieved. The Accreditation of 'Very Good' shall be maintained thereafter unless otherwise agreed in writing with the local planning authority.
- 14) Before development other than for investigative work commences:
- (a) Taking note of the submitted Phase 1 Geo-Environmental Desk Study Report Reference 2343/Rpt 1 v2, prepared by Brown 2 Green Associates Ltd, a site investigation shall be conducted using information obtained from the desktop study and Conceptual Model. The investigation shall be comprehensive enough to enable a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
- (b) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report to the local planning authority.
- (c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to and approved in writing by the local planning authority prior to that remediation being carried out on site.
- (d) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to and approved in writing by the local planning authority before the development is occupied.
- 15) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.
- 16) (a) No works shall commence on the site until there shall have been submitted to and approved in writing by the local planning authority details of all plant and machinery to be used at the demolition and construction phases. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at

<http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

(b) An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced, and service logs kept on site for inspection. Records should be kept on site which detail proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

- 17) (a) Demolition works shall not commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority, whilst

(b) Development other than demolition shall not commence until a there shall have been submitted to and approved in writing by the local planning authority a Construction Environmental Management Plan (CEMP).

The following applies to both parts (a) and (b) above. The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

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

(c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details of: i) monitoring and joint working arrangements, where appropriate; ii) site access and car parking arrangements; iii) delivery booking systems; iv) agreed routes to/from the plot; v) timing of deliveries to and removals from the plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and vi) travel plans for staff/personnel involved in demolition/construction works to encourage their sustainable travel to the plot during the demolition/construction phase; and vii) joint arrangements with neighbouring developers for staff parking, lorry parking and consolidation of facilities such as concrete batching.

(d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include: i) mitigation measures to manage and minimise demolition/construction dust emissions during works; ii) details confirming the plot has been registered at

<http://nrmm.london>; iii) evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of local authority inspection; iv) an inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection); v) a Dust Risk Assessment for the works; and vi) lorry parking, in joint arrangement where appropriate. vii) the site or contractor company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the local planning authority prior to any works being carried out.

- 18) No piling shall take place until there shall have been submitted to and approved in writing by the local planning authority a piling method statement. This shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
- 19) Prior to installation of gas boilers for space heating and domestic hot water, there shall have been submitted to and approved in writing by the local planning authority details of these boilers. These boilers shall have dry NOx emissions not exceeding 40 mg/kWh (0%).
- 20) The placement of any satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for the residential units, details of which are to be submitted to the local planning authority for its written approval, prior to the first occupation of the development hereby permitted. The approved provision shall be retained as installed thereafter.
- 21) No telecommunications apparatus shall be installed on the building without the prior written agreement of the local planning authority.
- 22) All the residential units shall be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended) and at least 10% (two units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the local planning authority.
- 23) No development shall commence until they shall have been submitted to and approved in writing by the local planning authority a Fire Statement (FS). The FS shall be produced by a suitably qualified third party specialist and demonstrate: a) the building's construction; b) means of escape; c) features that reduce risk to life; d) access for fire service personnel and equipment; access arrangements for fire appliances and; f) that future modifications would not compromise the base build fire safety measures. The recommendations of the FS shall be implemented in full prior to the first occupation of the development.