

This document contains collated requests information to discharge the planning conditions set against the following planning reference numbers:

Project Ref 1032
 Project Zaza, The Duck House, Ruislip
 Revision —

Doc 03 - Information for discharge of planning conditions					
This document contains collated requests information to discharge the planning conditions set against the following planning reference numbers:					
Application Ref: Planning 16897/APP/2023/411					
Condition number	Summary	Item / Comment	Specification	Manufacturer	Image
1	Development to be begin prior to June 2026				
2	Plans to adhere to details shown in following plans; Existing Plan with Demolitions 01-01 C Proposed Plan 02-01 C Reflected Ceiling Plan 04-01 C Proposed Finishes Plan 05-01 D Proposed Small Power & Setting Out 06-01 D Proposed Licensing Plan 07-01 C Existing Exterior 09-01 A Proposed Exterior 09-02 D Proposed Bar Design 10-01 A Proposed Fixed Seating Details 10-02 B Proposed W/Ss 01 & 02 10-03 A Amended Design and Access Statement (received 20-04-23) Heritage Statement (received 04-05-23)				

3	Schedule with exterior finishes showing image / make / specification.	York Stone	Reclaimed yorkstone paving by London Stone Company	https://www.londonstone.co.uk/stone-paving/reclaimed-yorkstone/reclaimed/	
		Real Wood Decking	Anti-slip plus timber smooth decking by Marley	https://www.marley.co.uk/non-slip-timber-decking/antislip-plus-smooth-decking	
		Timber Balustrade	Timber balustrade by Jacksons Fencing	https://www.jacksonsfencing.co.uk/fencing/secret-garden-collection/balustrade	
		Hazel Hurdle Fencing	6ft high Hazel Hurdle fencing by Primrose	https://www.primrose.co.uk/hazel-hurdles-fencing-panel-1-82m-x-1-37m-6ft-x-4ft-6in-by-papillon	
4	Landscape scheme: Items 1 to 4	Refer to specialist landscape document			
			Specific Details		

5	Notwithstanding the approved drawings, prior to the installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority that demonstrate that the proposed external lighting would not have any adverse impact on the ecological interests of the site. The external lighting shall only be installed in accordance with the approved details, and thereafter shall be retained as such for the lifetime of the development.	Confirmation of spec for exterior lamps with supportive explanation to confirm it will not have any adverse impact on the ecological interest of the site.	All proposed lighting in the refurbishment is to replace lighting in existing locations, which we believe to have been installed for many years. The lighting replaced would be to enhance local signage and the façade, entrance and exits of the building and would have less impact on the environment at night than the local street lighting. The existing external spot lights and signage lighting provide very local and directional illumination that concentrates the beam of lights locally reducing glare to illuminate the building with less impact to street lighting flood lights. Warm LED light with low wattages and high efficiency will help to create less impact than the existing traditional halogen lamps.
6	The development hereby approved shall ensure the conservatory meets the minimum standards of accessibility for wheelchair users in accordance with BS 8300-1:2018.	Noted. It is intended that the conservatory will be installed to meet the minimum standards of accessibility for wheelchair users in accordance with BS 8300-1:2018.	
7	1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures. Including items 1 & 2a to e	Refer to contractors method statement.	

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3	Schedule with exterior finishes showing image / make / specification.	Refer to item 3 listed above.			
4	All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.	Noted. Nominated contractor will be made aware.			
5	Only in the event that repairs are required, a detailed method statement for the application and repair of the internal lime plaster shall be submitted to the Local Authority and approved in writing. This shall include details of ratios between binder and sand and the proposed number of coats.	Noted			

6	Only in the event that repairs are required, full details of proposed method of removing existing paint work on beams and proposed external finish, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.	Noted				
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