Site Address
Garage Site Between 26 & 28 Ash Grove
Harefield,
UB9 6EX

Discharge of conditions

Application for Discharge of Conditions - Demolition of Existing Garages and Construction of 2 Semi-Detached Dwellings

Application Ref: 71704/APP/2023/1169

Condition 4, 9, partially 10 and 12 is addressed in a separate document/drawing.

Condition 3
Save for demolition and site clearance works, no above ground works shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.
Details should include information relating to make, product/type, colour and photographs/images.

- External Wall finish: two coat sand/cement render

- Roof Tile finish: Sandtoft Humber Plain Clay Roof Tile – Tuscan Colour

- Entrance Door finish: Wilson Four Glazed UPVC Front Door

- Window Finish: White UPVC Window

71-75 Shelton Street, Covent Garden, London, WC2H 9JQ
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- Rear Patio Door: White Aluminium Bifold 2 Door Set

Condition 7

Prior to works commencing, details of step free access via the principal private entrance, and all the other points of entry and exit, shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON To ensure that an appropriate standard of housing stock, in accordance with the 2021 London Plan policy D7 is achieved and maintained.

- LEVEL APPROACH
  Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm, non-slip and capable of supporting the weight of a wheelchair and its user (loose material such as gravel and shingle would not be suitable).

- ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING
  Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

Condition 9

Prior to commencement of the hereby approved development, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how the approved development will incorporate sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:
i. provide information on all SuDs features including the method employed to delay and control the
surface water discharged from the site and:
ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

- RAINWATER DRAINAGE
  New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authority approval), filled with suitable granular fill and provided with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

- WASTEWATER HEAT RECOVERY SYSTEM (WWHRS)
  All showers to connect to instantaneous WWHR with 36% recovery efficiency utilization of 0.98, including showers over baths as detailed in the SAP report.
  Recovery system and components to be independently tested and assessed by BRE.
  All works to be in compliance with Approved Document H and L.
  All boxing off to be accordance with NHBC standards and Approved Document E.
  Installation and water fittings to be compliant with The Water Supply Regulations 1999 and BS 6920.
  Design stage checklist to be completed and system to be installed and commissioned by a qualified plumber. Operational and maintenance instructions to be given to owner on completion.
  System to have factory fixed NCM (SAP) Identifier label. An identical second NCM (SAP), identifier label is also required to a nearby service cupboard.
  System to be installed vertically so that it is fitted on the floor below the shower.
  WWHR units to be installed inside the building
  WWHR unit and the drain connector to have min 10mm clearance from the any adjacent structure.

WWHR system not to be installed in an environment where the ambient temperature is naturally above 25 degrees centigrade to minimise the risk of legionella growth.
Supply temperature of at least 60 degrees centigrade to be maintained from the heat source and/or storage vessel.
An approved single check valve prevention device providing backflow prevention to at least fluid category 2 to be fitted at the point of connection(s) between the water supply and the fitting or appliance.
Length of drainpipe between shower and WWHR system to be less than 3 meters as far as practicable.
Access points to be provided.
Any shut-off valves for inlet and/or outlet to be full flow (non-restricting) shut off-valves.
WWHR pipe to be the same nominal size as the waste pipe to which it is connecting.
Pipework between the WWHRS preheated water outlet and the water heater and the shower cold-water inlet(s) to be insulated in accordance with the specification for DHW primary circulation pipes defined in 'Domestic Building Services Compliance Guide'.

- EXTERNAL SURFACE WATER DRAINAGE
  Drainage of paving areas to be carried out in accordance with BS EN 12056-3:2000 and Approved Document H.
  Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS EN 1338:2003, to allow adequate drainage.
  or be provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.
  Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

Condition 10:

Please see drawing A02 for landscaping plan and details for parking

- SOLID WASTE STORAGE (REFUSE)
  Bin storage to be in accordance with BS 5906:2005 Code of Practice for waste management in buildings to ensure that there is suitable spaces/enclosures for bins.
  Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.
  The new dwelling is to be provided with an area of 1.2m x1.2m for refuse storage containers. Separate containers are to be provided for recycling and non recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority.
  Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuge more than 30m. Refuse storage areas are to be

positioned away from any windows and ventilators and are not to impede access into the dwelling.

- FIXED EXTERNAL LIGHTING
  Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt.
  External light fittings to have both the following:
  Automatic controls which switch luminaires off in response to daylight.
  If luminous efficacy is 75 light source lumens or less, provide automatic controls which switch luminaires off after the lit area becomes unoccupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.
  Dwelling primary energy rate and dwelling emission rate calculations to account for the efficacy of lamps installed in the fixed lighting locations.

- UNDERGROUND FOUL DRAINAGE
  Underground drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

- H4 BUILDING OVER OR NEAR PUBLIC SEWERS

  The developer is to consult the Local Sewers Undertaker when constructing, extending or underpinning over a sewer or within 3m of the centreline of sewer shown on the sewerage undertakers sewer records and when the following applies:
  The building or extension is to be constructed over a manhole or inspection chamber or other access fitting on a sewer.
  The length of the drain or sewer under the proposed building or extension will exceed 6m.
  The Building or extension is to be constructed over or within 3m of any drain or sewer more than 3m deep or greater than 225m in diameter.

- PUBLIC SEWER REQUIREMENTS

  Special measures may be required for the following:

- Soils easily eroded by ground water leaking into the drain or sewer, e.g. silty sands, saturated silts and peat.
  A rising main (except those used for the building only).
  Any sewer or drain constructed from brick or masonry.
  Drains or sewers in poor condition.
  Sites prone to subsidence.
  (Advice to be sought from the Sewerage undertaker).

- Other provisions that may apply to Sewers:

- Any repairs or replacements of a sewer public or drain is to be carried out by the sewerage undertaker.
- Access points to sewers to be in places where they are accessible and apparent for use in a emergency.
- All drains or sewers running under a building to be provided with a minimum of 100mm of granular fill around the pipe.
- the crown of a pipe is within 300mm of the underside of a floor slab special protection to be provided.
- Where a pipe runs less than 2m below a building the foundation is to be extended so that the pipe passes through the wall.
- Where the pipe is more than 2m deep to the invert and passes beneath the foundation, the foundation is to be designed as a lintel, spanning over the drain, the lintel should span 1.5m either side of the pipe.
- A drain trench is not to be excavated lower than the foundations of any building nearby.