

CONDITION SCHEDULE

LAND ADJACENT TO 36 COLERIDGE WAY, WEST DRAYTON, MIDDLESEX, UB7 9HR

CONDITION NUMBER	DESCRIPTION		
1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	Informative	
2	The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers; 1311-C-012, 1311-P-010, 1311-P-011 Rev A and Design & Access Statement	Informative	
3.	The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.	Informative	
4.	The first and second floor window(s) facing the Flats between Nos.38 and 70 Coleridge Way shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.	Informative	
5.	Notwithstanding the provisions 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 additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.	Informative	
6.	No above ground works shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. 1. Details of Soft Landscaping 2. Details of Hard Landscaping 3. Living Walls and Roofs 4. Details of Landscape Maintenance 5. Schedule for Implementation 6. Other	Application made to discharge Condition.	Refer to: 1. Soft Landscape Plan and Schedule - Allaboriculture 2. Abay Architecture Drawing 1311-C-109 3. Abay Architecture Hard Landscape schedule

7.	Details showing that No.36 and No.36a Coleridge Way are allocated one off-street parking space each shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.	To be discharged on first occupation	Implement and take photograph
8.	Details showing accessible, sheltered and secure cycle parking for 2no. bicycles per dwelling shall be submitted to, and approved in writing by the Local Planning Authority prior to the first occupation of the development. The cycle storage shall be completed in accordance with the approved details and maintained as such for the lifetime of the development.	Application made to discharge Condition.	1. Abay Architecture Drawing 1311-C-109 2. Abay Architecture Hard Landscape schedule
9.	Prior to the first occupation of the development, details of electric vehicle charging points shall be submitted to, and approved in writing by, the Local Planning Authority. The charging points shall be completed in accordance with the approved details and maintained as such for the lifetime of the development.	Application made to discharge condition	1. Refer to Abay Architecture Drawing 1311-C-109 for location of electric charging point to front of new dwelling house.
10.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.	Informative	
11.	The dwelling hereby approved shall not be occupied until it has achieved an energy efficiency standard of a minimum 10% CO2 improvement over Building Regulations requirements Part L 2013 (TER Baseline).	To be discharged Pre-occupation	
12.	The proposed dwelling hereby approved shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.	To be discharged Pre-occupation	

13.	Prior to any works on site above damp proof course level, details of step free access via all 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.	Application made to discharge condition	1. Refer Section AA 2. Refer to Step Free access detail