

## Conditions and Reasons – 150 High Street, Stratford

1. The development hereby permitted shall be commenced not later than the expiration of THREE YEARS from the date of this permission. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act (as amended).

2. This planning permission applies to Drawing Numbers PL201A to PL215A inclusive, PL102A to PL121A inclusive and PL401 to PL408 inclusive and no other. The development shall not be constructed except in accordance with the approved plans.

Reason: To ensure that the development is constructed in accordance with the approved plans received by the Council on July 2007 and the revised plans received in October 2007 and there shall be no departures from those details unless otherwise agreed by the local planning authority in writing.

3. Development shall not commence until the developer has submitted to the Local Planning Authority an Environmental Code to cover all aspects of the development at the site, i.e. in respect of remediation, ground works, demolition, clearance and construction stages and modes of operation relating to hours of operation, refuse disposal, dust, smoke and odour control, avoidance of fires, wheelwashing, noise and vibration etc and the Local Planning Authority has given its approval. The approved code shall include details of its implementation and monitoring and shall be in place for the whole period of the works at the site. The development shall not be carried out except in accordance with the approved code.

Reason: To ensure that the works do not adversely impact on adjoining occupiers.

4. A sample of the materials to be used on all external surfaces shall be submitted to and approved by the Local Planning Authority before construction of any phase of the development starts on site. The development shall not be constructed except in accordance with the approved details.

Reason: To ensure a satisfactory standard of external appearance.

5. Development shall not commence unless and until the developer has submitted details of acoustic insulation and ventilation with mitigation measures producing internal noise levels specified in BS8233 to the Local Planning Authority and it has given its approval in writing. The development shall not be occupied until the approved details have been completed and the approved details shall be permanently retained.

Reason: To protect the amenity of future occupiers with regard to Policy EQ19 of the UDP.

6. The use of the commercial space within buildings D to G shall be restricted to Use Classes A1, A2, A3, B1 and D1 unless otherwise agreed in writing by the local planning authority. Furthermore, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 once a use has been implemented any subsequent material change of use should be the subject of a planning application if required by the General Development order as amended.

Reason: To ensure the use complies with the relevant policies in the adopted UDP.

7. Development shall not commence unless and until the developer has submitted a phasing scheme to the Local Planning Authority and it has given its approval in writing. The development shall not be constructed except in accordance with the approved phasing scheme.

Reason: To prescribe the order in which the different phases of the development will be carried out

8. Development shall not commence unless and until the developer has submitted a scheme including details of sound insulation between residential and business use to the Local Planning Authority and it has given its approval in writing. The development shall not be occupied until the approved scheme has been completed and the approved scheme shall be permanently retained.

Reason: To protect the amenity of future residential occupiers and with regard to policy EQ19 of the Council's Unitary Development Plan, adopted June 2001.

9. Development shall not commence unless and until the developer has submitted details of the construction of the surface and foul water drainage system to the Local Planning Authority and it has given its approval in writing. The development shall not be constructed except in accordance with the approved details.

Reason: To prevent pollution of the water environment.

10. Development shall not commence unless and until: a) details and plans of the water supply infrastructure together with the anticipated flow rates necessary to support this development have been submitted to and approved by the Local Planning Authority in consultation with Thames Water, and b) the provision of water supplies for the whole of the development has been secured. Such supply shall be secured by means of a water main requisition pursuant to Sections 41 to 44 of the Water Industry Act 1991. The development shall not be constructed except in accordance with the approved details.

Reason: To ensure that the network infrastructure has sufficient capacity to cope with this additional demand.

11. Development shall not commence unless and until the developer has submitted detailed design drawings (including pedestrian and cycle facilities) and safety audits of the proposed access arrangements and access to the basement car park to the Local Planning Authority, in consultation with the local highway authority, and it has given its approval in writing. The development shall not be constructed except in accordance with the approved drawings and safety audits.

Reason: to agree an acceptable vehicular access to the development to maintain pedestrian and vehicular safety in accordance with UDP Policies T14, T19 and London Plan Policy 3C.20.

12. The applicant shall maintain at all times during construction local access to public footways and bus stops surrounding the development.

Reason: to ensure that safe and accessible footways and public transport links are maintained for pedestrians around the construction site in compliance with UDP policy T19 and London Plan Policy 3C.20.

13. No phase of the development shall be occupied unless and until all damage to the existing public highway (including footway in the locality) caused by construction works has been renewed and repaired in accordance with the standards of the relevant local highway authority.

Reason: not to compromise highway or pedestrian safety in the locality in compliance with UDP Policy T11 and London Plan policy 3C.15.

14. No doors of the development to open outwards on to public highway.

Reason: to prevent pedestrian accidents on the public highway in compliance with UDP policy T19 AND London Plan policy 3C.20.

15. Development shall not commence unless and until the developer has submitted to the Local Planning Authority details of finishes/specifications of all highway materials/surfaces and the Local Planning Authority, in consultation with the local highway authority, has given its approval in writing. The development shall not be constructed except in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the highways

16. Development shall not commence unless and until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the approved detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: Important archaeological remains may exist on this site. Accordingly the Local Planning Authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16 and Policy EQ43 of the London Borough of Newham's adopted UDP and Policy 4B.14 of the adopted London Plan.

17. Development shall not commence unless and until the developer has submitted to the Local Planning Authority details of an assessment of the potential for utilising waterborne transport to move demolition waste, excavation spoil and construction materials into and out of the site and the removal of waste and recyclates from the site and the Local Planning Authority has given its approval in writing. Where the approved assessment

reveals that waterborne transport is available waterborne transport shall be used during the construction of the development in accordance with proposals set out in the approved assessment.

Reason: To encourage the use of the waterways for transporting waste and bulk materials in accordance with Policies 3C.24 and 4C.14 of the London Plan and the Draft Further Alterations to the London Plan.

18. Development shall not commence unless and until the developer has submitted to the Local Planning Authority full details of a proposed landscaping scheme, including the public walkway between the Greenway and Bridgewater Road, and the Local Planning Authority, in consultation with British Waterways and the Environment Agency, has given its approval in writing. The landscaping scheme shall include reference to plant species types, surface treatments, fences and walls, planting arrangements to address any localised microclimate matters, any signage and information boards together with the means of on-going maintenance for a five year period. The approved landscaping scheme shall be implemented by the first planting scheme after the development commences and shall be carried out in accordance with the approved details of the scheme.

Reason: In the interest of preserving open views to and from the canal, the living environment for future residents, ecology and the canal setting.

19. All planting within 8 metres of the watercourse shall be of locally native plant species only, of UK genetic origin.

Reason: Use of locally native plants in landscaping is essential to benefit local wildlife and to help maintain the region's natural balance of flora. Native insects, birds and other animals cannot survive without the food and shelter that native plants provide - introduced plants usually offer little to our native wildlife. Local plants are the essence of regional identity and preserve the character of the British landscape. Local plants are adapted to local soils and climate, so have low maintenance requirements. In addition, planting locally native plants helps to prevent the spread of invasive plants in the region.

20. Development shall not commence unless and until the developer has submitted to the Local Planning Authority a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (except small, privately owned domestic gardens) and the Local Planning Authority has given its approval in writing. The landscape management plan shall subsequently be implemented in accordance with the approved details of the plan.

Reason: To protect and enhance the natural features and character of the area.

21. Development shall not commence unless and until the developer has submitted to the Local Planning Authority a light spill scheme to include details of the level of light spill from the new development into the watercourse or adjacent river corridor habitat and the Local Planning Authority has given its approval in writing. External artificial lighting within 8 metres of the watercourse should be minimised. No phase of the

development shall be occupied except in accordance with the approved scheme.

Reason: Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. The corridor adjacent to a watercourse provides important habitat for the terrestrial life stages of many aquatic insects. metres of the bank top shall be directed away from the watercourse and shall be focused with cowlings. The river channel with its wider corridor should be considered an 'intrinsically dark area' and treated as recommended under the Institute of Lighting Engineers 'Guidance Notes for the Reduction of Light Pollution'.

22. Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of surface water flooding and improve water quality.

23. During construction no solid matter shall be stored within 10 metres of the banks of the Waterworks River and thereafter no storage of materials shall be permitted in this area.

Reason: To prevent solid materials from entering the Waterworks River and causing pollution.

24. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

25. Development shall not commence unless and until the developer has carried out and submitted to the Local Planning Authority a foundation works risk assessment to establish the potential risk of contamination of controlled waters from the intended foundation works on site and the Local Planning Authority has given its approval in writing. The construction of the site foundations shall then be carried out in accordance with details before the development commences.

Reason: To prevent pollution of controlled waters.

26. Development shall not commence unless and until the developer has submitted to the Local Planning Authority a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water and the Local Planning Authority, in consultation with the British Waterways Board, has given its approval in writing. Works to be carried out adjacent to the water shall be carried out in accordance with the approved Risk Assessment and Method Statement.

Reason: In the interests of health and safety and visual amenity

27. Development shall not commence unless and until the developer has submitted to the Local Planning Authority details of proposed safety equipment alongside the Waterworks River and the Local Planning Authority has given its approval in writing. The details shall be implemented in accordance with the approved details before first occupation of the development.
- Reason: In the interest of health and safety.
28. Development shall not commence unless and until the developer has submitted to the Local Planning Authority full details of a proposed lighting and CCTV scheme together with the comments of the Metropolitan Police and the Local Authority, in consultation with British Waterways, has given its approval in writing. The lighting and CCTV scheme shall be implemented in accordance with the approved details of the scheme.
- Reason: In the interest of crime prevention, ecology, visual amenity and the canal setting.
29. The development shall not be occupied unless and until the developer has submitted to the Local Planning Authority a security scheme which shall include details of the following security elements: a security management plan based on an operational requirement and agreed in consultation with the police; an extension to cover all road boundaries of landscaping measures to prevent unauthorised vehicles crossing the site perimeter (as is currently proposed for part of the Warton Road frontage); and parking areas being secured to an agreed standard, including robust vehicle access and egress points, and the Local Planning Authority has given its approval of the scheme in writing. The security scheme shall be implemented in accordance with the approved details of the scheme and retained.
- Reason: In the interests of safety and security because of the proximity of the application site to the Olympic Games venues.
30. The mural located on the elevation of Warton House will be retained and maintained in perpetuity.
- Reason: To ensure a satisfactory standard of external appearance.
31. Workspace Units in Warton House shall be designed and constructed to accommodate easily the full range of B1 (a-c) uses, including provision of industrial strength and size lifts, door openings and corridors.
- Reason: In the interests of the proper planning of the area and policy EMP1 of the Newham UDP.
32. Development shall not commence unless and until the developer has submitted to the Local Planning Authority further details of new and replacement external doors and windows at 1:50 scale and a sample of the materials to be used on all external surfaces of the partially demolished refurbished and extended Warton House and the Local Planning Authority has given its approval in writing. The development shall not be constructed except in accordance with the approved details.
- Reason: to protect and enhance the local interest of the building

33. Construction and fitting out of the ground floor of Building A (the Tower) and Building C (the hotel) shall not commence unless and until the developer has submitted to the Local Planning Authority full details of the ground floor of Building A (the Tower) and Building C (the hotel) including drawings to show the layout of the ground floor and entrances to the buildings and the Local Planning Authority has given approval in writing. The ground floor of Building A (the Tower) and Building C (the hotel) shall not be constructed and fitted out except in accordance with those details.

Reason: to ensure that the entrances are appropriate and contribute as much as possible to the objective of providing active streets and frontages to the development.

### **PLANNING INFORMATIVES**

- 1 The LTGDC has decided to grant permission having regard to:
  - a) the provisions of the Council's Unitary Development Plan (adopted June 2001) and saved from the 27th of September 2007 in accordance with the direction from the Secretary of State;
  - b) the London Plan (adopted February 2004); and
  - c) all other material considerations including the results of consultation as outlined in the officer's report,to ensure a satisfactory standard of external appearance.
- 2 In the event that during construction, craneage or scaffolding is required at a higher elevation than that of the planned development, then their use must be subject to separate consultation with London City Airport. We would advise that the attention of crane operators be brought to the British Standard Code of Practice for the safe use of cranes, British Standard Institute 7121:Part 1: 1989 (as amended). This is required in the interests of aviation safety.
- 3 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures either affecting or within 16 metres of the tidal flood defence structure. Contact Development Control on 01707 632639 for further details.
- 4 The applicant is advised that any discharge of surface water into the waterways requires British Waterway's written permission before development commences.
- 5 The applicant must enter into an appropriate commercial agreement with British Waterways before development commences regarding the encroachment into British Waterway's airspace, land or water. Please contact Brian Casey (Estate Manager) on 020 7985 7285 for further information.
- 6 The applicant/developer is advised to contact, Philip Adshead (Asset Manager) on 020 7985 7704 in order to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways' "Code of Practice for Works affecting British Waterways".
- 7 A separate application will need to come forward in due course for consideration by the local planning authority if British Waterways and the

applicants agree that moorings on the river will be secured through the sale of the British Waterways Land.

- 8 Your attention is drawn to the fact that there is a separate legal agreement with the London Thames Gateway Development Corporation which relates to the development for which this permission is granted.