**P/3088/20 – Stanmore and Edgware Golf Club – Draft Conditions**

**PRE-COMMENCEMENT**

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| **Con No.** | **CONDITION NAME** | **WORDING** |
|  | Full Time | The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. |
|  | Approved Plans and Documents | Save where varied by other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:  MP\_00\_0200 Rev 19, MP\_00\_2200 Rev 16, MP\_00\_0300 Rev 04, MP\_00\_0003 Rev 07, MP\_00\_0004 Rev 07, B1\_10\_4201 Rev 02, B1\_10\_4200 Rev 02, B1\_05\_2200 Rev 07, B1\_05\_2000 Rev 05, B1\_04\_2201 Rev 04, B1\_04\_2200 Rev 04, B1\_02\_2202 Rev 07, B1\_02\_2201 Rev 07, B1\_02\_2200 Rev 07, B1\_02\_2000 Rev 05, B1\_02\_2002 Rev 05, B1\_02\_2001 Rev 05, TPP/BHGCBHS/010 B  Sequential Site Assessment (August 2020), Planning Statement (August 2020), Design and Access Statement (August 2020), Sequential Site Assessment – Supplementary Note (September 2020);  Supplementary Planning Statement (January 2021), Supplementary Design and Access Statement (January 2021), Ecology Assessment (January 2021), Landscape and Visual Appraisal (January 2021), Noise Impact Assessment (January 2021), Transport Assessment (January 2021), Archaeological Desk Based Assessment (January 2021), Energy Assessment (21/01/21), BREEAM Preliminary Assessment (05/01/21), Life Cycle Assessment (21/021/21), Overheating Analysis (21/01/21), Flood Risk Assessment and Drainage Strategy (January 2021), Arboricultural report by David Clarke  Fire Statement (April 2021)  , , Supplementary Planning Statement (September 2021), Supplementary Openness and Landscape Appraisal (September 2021), Parking Management Plan dated Sept 2021, Ecology Technical Note and Rebuttal to Officer's Report to Committee (29th September 2021), Archaeological Evaluation (9th September 2021), Appendix 1: Landscape and Visual Appraisal (CLPD 036 R02b) (September 2021)  REASON: For the avoidance of doubt and in the interests of proper planning |
|  | Construction Logistics Plan | No development shall take place until a construction logistics plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail the arrangements for:  a) the parking of vehicles of site operatives and visitors;  b) loading and unloading of plant and materials;  c) storage of plant and materials used in the construction of the development;  d) the erection and maintenance of security hoardings including decorative displays and facilities for  public viewing;  e) wheel washing facilities;  f) a scheme for recycling/disposing of waste resulting from demolition and construction works;  g) measures for the control and reduction of dust;  h) measures for the control and reduction of noise and vibration.  The construction of the development shall be carried out in accordance with the plan so approved.  REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers. |
|  | Site Levels | No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the level of the site, has first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.  REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement. |
|  | Landscaping | Other than demolition works, hereby approved shall not commence until a scheme for detailed hard and soft landscaping of the development has been submitted to and approved in writing by the Local Planning Authority. This scheme must include:  a) A scheme for detailed hard and soft landscaping of the development. Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes, plant container sizes (all at time of planting) and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples (or appropriate specification) to show the texture and colour of the materials to be used and information about their sourcing/manufacturer.  b) Details of all furniture, boundary treatment, specification for the proposed supports and fixings for plants, landscape structures and any pergolas and climbing plant frames, including proposed material and source /manufacturer and detailed drawings of such, for all external areas and raised beds.  The development shall be carried out in accordance with the approved details and retained and maintained thereafter unless otherwise agreed by the Local Planning Authority.  REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm. |
|  | Surface and Foul Water Disposal | No development, other than works of demolition, shall take place until details of the disposal of surface and foul water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details so approved and shall be retained as such thereafter.  REASON: To ensure that the development achieves an appropriate greenfield run-off rate in this critical drainage area and to ensure that sustainable urban drainage measures are exploited. |
|  | Surface Water Attenuation | No development, other than works of demolition, shall take place until details of surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details so approved and shall be retained as such thereafter.  REASON: To ensure that the development achieves an appropriate green-field run-off rate in this critical drainage area and to ensure that sustainable urban drainage measures are exploited  REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework. |
|  | Permeable Paving and Drainage Strategy | Prior to the commencement of development other than works of demolition, full details of the permeable paving and details relating to the long-term maintenance and management of the on-site drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be retained thereafter.  REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk and would not impact the character and appearance of the development. |
|  | Lighting Strategy | The development hereby approved shall not commence until details of the lighting (full specification, elevations and location) of all public realm and other external areas (including buildings, the car park/ garden and key entrance / access points) within the site have been submitted to, and approved in writing by, the local planning authority. The details shall include details of the intensity of light emissions (including the surface areas to be illuminated), light spillage, specification and detailed drawings of the proposed lighting columns and fittings and any measures for mitigating the effects of light pollution. The exterior lighting would need to take account of any biodiversity recommendations or requirements, such as bat friendly lighting. The development shall be carried out in accordance with the details so approved and shall be retained as such thereafter.  REASON: To ensure that the development incorporates lighting that contributes to Secured by Design principles, achieves a high standard of residential quality and protects biodiversity. |
|  | Construction  Environment  Management Plan/  Landscape  Enhancement  Management  Plan | The development hereby approved shall not commence until the following details have been submitted to and approved in writing by the local planning authority:   * 1. An update to the ecological assessment that includes a reptile survey to be undertaken in accordance with a scope of work to be agreed with the Local Planning Authority prior to the commencement of surveys. The update will include any ecological mitigation measures required to be implemented during the construction process;   2. A Construction Environment Management Plan (CEMP) to include: ecological, tree and species protection for the duration of the construction of the development ;   3. A Landscape Enhancement Management Plan (LEMP), to include measures for ecological enhancement and management for 5 years following completion of the development, providing full details of required operations and an at-a-glance summary of these to guide those responsible for undertaking, overseeing and monitoring the works. The LEMP should include full details of the enhancement proposals including biodiversity net gain provision.   The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.  REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area. |

**BEYOND DAMP PROOF COURSE**

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| **Con No.** | **CONDITION NAME** | **WORDING** |
|  | Living Wall | The development hereby permitted shall not progress beyond damp proof course until details of the green wall shown on the approved plans have been submitted to and approved in writing by the Local Planning Authority.  The details shall include:  a) Siting and form of green wall  b) Detail, construction and fixing of green wall  c) Plant selection appropriate to aspect and use to encourage biodiversity  d) A mix of species to be planted within the first planting season at a time to be agreed by the Local Planning Authority, following the practical completion of the building works.  e) Maintenance schedule for the green wall  The development shall be carried out and maintained strictly in accordance with the approved details and no change shall take place without the prior written approval of the Local Planning Authority.  Evidence (including photographic) that the green wall has been installed in accordance with sub-points a) to d) above shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.  REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity and to ensure an acceptable impact on the character and appearance of the area. |
|  | Materials | Notwithstanding the details shown on the approved drawings, the development hereby approved shall not progress beyond damp proof course level until samples of the materials (or appropriate specification) to be used in the construction of the following features of the external surfaces of the building have been submitted to, and approved in writing by, the local planning authority:   1. facing materials for the building, including brickwork bond details; 2. roof 3. windows/ doors, including those to all servicing areas; 4. balcony including balustrade detail, and soffits;   The development shall be carried out in accordance with the details so approved and shall be retained as such thereafter.  REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development. |
|  | Noise and Ventilation | The development hereby permitted shall not progress beyond damp proof course level until the details below have been submitted to and approved in writing by the local planning authority:  a) full details (including specification) of any extraction flues, plant/ ventilation systems, rainwater disposal systems (including downpipes), gates and other means of controlling access to the car park or areas within the site;  b) details to demonstrate that all plant/ ventilation systems would meet the plant noise criteria set out in the Noise Report  c) a follow up acoustic survey to demonstrate installed plant compliance shall be submitted within six months of the first use of the development.  The development shall be carried in full accordance with such details, with such details being maintained thereafter.  REASON: To ensure that potential adverse noise impacts to residential premises within the development are mitigated. |
|  | Fire Strategy | Notwithstanding the submitted Fire Strategy, the development hereby approved shall not progress beyond damp proof course until a Fire Safety Statement produced by a third party, suitably qualified assessor has been submitted to and approved in writing by the Local Planning Authority. This statement shall include details of how the development will function in terms of the following:  1) unobstructed outside space: a) for fire appliances to be positioned; and b) for use as an evacuation assembly point  2) incorporation of features which reduce the risk to life and the risk of serious injury in the event of a fire, including fire alarm systems and passive and active fire safety measures  3) minimising the risk of fire spread  4) means of escape, and associated evacuation strategy for all building users, including the provision of fire evacuation lifts, and how and when this strategy will be updated and published  5) access and equipment for firefighting.  The development shall be operated in accordance with the approved details in perpetuity.  REASON: To ensure that the fire safety of the proposed building is managed in a satisfactory manner and that the development contributes to fire safety in line with Policy D12.B of the London Plan (2021). |

**PRIOR TO OCCUPATION**

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| **Con No.** | **CONDITION NAME** | **WORDING** |
|  | Landscape Implementation | All hard landscaping shall be carried out prior to the occupation of the development in accordance with a programme that has been submitted to and approved by the Local Planning Authority. All soft landscaping works including planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the building, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged, diseased or defective, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.  REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity |
|  | Landscape Management | The development hereby approved shall not be occupied until a scheme for the on-going management and maintenance of the soft landscaping within the development has been submitted to and approved by the Local Planning Authority in writing. Details shall include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, (including a calendar of routine physical tasks for all landscape areas and plant replacement strategy for plant failures) and to include details of the arrangement for the implementation for all landscape areas. Details shall also include a schedule of landscape maintenance for year 1, years 2-5 and on-going maintenance from year 6 onwards.  The development shall be carried out in accordance with the scheme so approved and shall be retained as such thereafter.  REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity within the site and surrounding area. |
|  | Secure by Design | Prior to the first occupation of the building, the applicant shall apply for a Secured by Design Certification which shall be submitted to and approved in writing by the local planning authority. Secure by design measures shall be implemented as approved and the development shall be retained in accordance with the approved details.  REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime |
|  | Delivery and Servicing Plan | The development shall not be occupied until a Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Delivery and Servicing Plan shall include full details of the onsite refuse management strategy. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter. All deliveries and servicing associated with the development shall be carried out only in accordance with the approved details.  REASON: To ensure that the transport network impact of deliveries associated with the development are managed |
|  | Car park design and  Management plan | Six months prior to the first event, a detailed parking design and management plan is to be submitted to and approved in writing by the local planning authority. The plan shall ~~make provision for~~:   1. Provide information on travel choices to be made available to all guests; 2. Provide details of on-site management of parking spaces and vehicular movements that includes the submission of the following details:   a car park booking system;  on-site management of car parking by a car park management company for all events  management of car parking on-site for all events to maximise efficient use of space available;  management of coaches on-site;  coaches to only drop off and pick up guests on-site. At other times coaches to park off-site; and  Taxis drop off and pick up to be managed on site.  c) identify the electric vehicle charging point spaces that are to be provided as 'active' spaces and which are to be 'passive' spaces;  d) identify the blue-badge parking spaces within the car park;  e) detail the provision of cycle parking including for visitors to the development, which shall include the type of cycle stands proposed (including specification). The cycle stores shall remain in perpetuity and not be used for any other purpose.  The development shall be carried out with the approved details.  REASON: To ensure that the development provides sufficient blue badge parking, cycle, motorcycle and electric vehicle charging points. |

**POST FINAL COMPLETION**

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| **Con No.** | **CONDITION NAME** | **WORDING** |
|  | Energy | The development shall be undertaken in accordance with the approved Energy Strategy, BREEAM and Overheating Strategy. Within 3 months (or other such period agreed in writing by the local planning authority) of the final completion of the development a post construction assessment shall be undertaken demonstrating compliance with the approved Energy, BREEAM and Overheating Strategy documents; which thereafter shall be submitted to the local planning authority for written approval.  REASON: To ensure the delivery of a sustainable development. |
|  | Landscape  Enhancement  Management  Plan Establishment | On completion of the development, an update to the first and each subsequent LEMP, covering the next 5-year period shall be submitted to the local planning authority for approval in writing, no later than 6 months prior to the conclusion of the then-current iteration, until 30 years from the end of the establishment period.  REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area. |
|  | Site feature  Condition Assessment | On completion of the development at 1, 3, 5 and every subsequent 5 year interval thereafter (together with each updated LEMP), the applicant or whoever then has legal responsibility for guaranteeing that the agreed biodiversity enhancements are delivered and maintained, shall provide to Harrow Council, for approval in writing a site feature condition assessment and shall be obliged to undertake such remedial action as may be required to ensure that the requirements are met, incorporating these within the LEMP programme.  REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area. |

**COMPLAINCE**

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| **Con No.** | **CONDITION NAME** | **WORDING** |
|  | Trees | The development hereby permitted shall be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment Ref by David Clarke. This will include that arboricultural supervision is undertaken throughout the project and the development shall be carried out in accordance with the Tree Protection Plan and Method Statement. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.  REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected. |
|  | Refuse Storage | The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing plans.  REASON: To safeguard the appearance and character of the surrounding area |
|  | Flood Lighting | No floodlighting or other form of external lighting shall be installed unless approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.  REASON: To protect the amenity of existing and future occupiers of the development. |
|  | Opening / operation hours | The use hereby approved shall not be open for customers/community outside the following hours: -  0900 to 2400  REASON: To safeguard the amenity of neighbouring residents. |
|  | Loading and unloading | Unless otherwise agreed in writing by the Local Planning Authority, there shall be no commercial loading or unloading of vehicles, including collections, outside the hours of 0800 to 2400.  REASON: To safeguard the amenity of neighbouring residents. |
|  | Noise and Odour | No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.  REASON: To safeguard the amenity of neighbouring residents. |
|  | LEMP  Implementation | The Landscape Enhancement Management Plan (LEMP) operations approved under condition x shall be implemented in accordance with the agreed schedule, subject to any variation as may be agreed in writing with the local planning authority.  REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area. |
|  | Noise | The development shall be undertaken in accordance with the recommendation of the Noise Report hereby approved for the lifetime of the development. When the banqueting hall is in use all windows and doors shall remain closed and shall be connected to a noise limiter.  REASON: To safeguard the residential amenities of the neighbouring residents. |