



Riverside Studios, Hammersmith
for Mount Anvil

Revised 12th May 2016

Schedule of Planning Conditions as listed in the 'FULL PLANNING PERMISSION' dated 22nd January 2014

Ref: 2013/03799/FUL

Revisions since last issue of schedule in red.



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	total	submitted	discharged	outstanding
NOTE: Includes NMAT Conditions listed on Page 14.				
Prior to Demolition works	3	3	3	0
Prior to Commencement of development	27	27	27	0
On completion of bulk excavation works	2	2	0	0
Prior to Commencement / Installation of relevant part(s)	7	7	6	0
Prior to Commencement / Installation of relevant part(s) (RST team to action)	4	2	1	2
Within 6 months of Commencement (RST team to action)	2	2	0	0
Prior to First Occupation	4	2	1	2
Compliance (to note only)	25	-	-	-

Conditions are turned **YELLOW** when application submitted

Conditions are turned **GREEN** when application approved and discharged

Condition	Timing Of Submission	To Action	Consultant Info Date	Submission Date	Validation Date	Submission Reference	Approval Letter Date
8. Construction Logistics Plan – No demolition work shall commence prior to the submission and approval in writing by the Council of a construction logistics plan (in accordance with Transport for London guidelines), which shall include details of the steps to be taken to re-use and recycle waste, details of site enclosure throughout construction avoidance of impact on nesting birds, and details of the measures proposed to minimise the impact of the construction processes on the existing amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours, waste classification and disposal procedures and locations, and the measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site in connection with the demolition and construction processes. It should set out how the flood defences will be maintained to the statutory level of 5.54m AOD throughout demolition and construction. All construction and demolition works shall be carried out in accordance with the approved details.	Prior to Demolition	Mount Anvil (4PA to submit info)	08/07/2014	08/07/2014	Registered 21/07/2014	2014/03334/DET	12/11/2014 (Partial discharge for Demolition Phase works only).
				(Phase 3 document submitted 26/03/2015)	Registered 27/03/2015	2015/01586/DET	30/04/2015 (Full discharge)

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9. Demolition Method Statement & Construction Management Plan – Prior to commencement of demolition works, a demolition method statement and a construction management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 08.00-18.00hrs Mondays to Fridays and 08.00-13.00hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details for each relevant plot shall be implemented throughout the project period.	Prior to Demolition	Mount Anvil / Demolition Contractor (4PA to submit info)	08/07/2014	08/07/2014	Registered 21/07/2014	2014/03343/DET	12/11/2014 (Partial discharge for Demolition Phase works only).
				(CEMP document submitted 26/03/2015)	Registered 27/03/2015	2015/01585/DET	30/04/2015 (Full discharge)
56. Strategy for maximising River Thames to transport materials – Prior to commencement of demolition works, a strategy that seeks to maximise the use of the River Thames for the transport of construction and waste materials to and from the site shall be submitted to and approved in writing by the Council, with the works to be carried out in accordance with the approved strategy. All construction and demolition works shall be carried out in accordance with the approved details.	Prior to Demolition	Mount Anvil (4PA to submit info)	08/07/2014	08/07/2014	Registered 21/07/2014	2014/03344/DET	12/11/2014
3. Details / Samples of External Facing Materials – Prior to the commencement of the development, details and samples of materials to be used on all external faces of the buildings, and all surface treatments shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be used or occupied prior to the implementation of the approved details. Samples panels shall be erected onsite for the inspection by the Council's Conservation Officer prior to commencement of the relevant part of the development. The development shall be carried out in accordance with such details as have been approved.	Prior to commencement	Mount Anvil / 4PA	26/09/2014	30/09/2014 (Additional / amended info submitted 29/10/2015, 02/12/2015 & 15/04/2016)	13/11/2014	2014/04779/DET	04/05/2016
4. Hard & Soft Landscaping – Details of hard and soft landscaping, including planting schedules and details of the species, height and maturity of any trees and shrubs and proposed landscape maintenance shall be submitted to the Council for approval prior to commencement of development. The approved scheme shall be implemented in the next winter planting season following completion of the building works, or before the occupation and use of any part of the buildings, whichever is the earlier, and the landscaping shall thereafter be retained and maintained in accordance with the approved details.	Prior to commencement	Modular	26/09/2014	02/10/2014 (Additional / amended info submitted 04/06/2015, 09/07/2015 & 29/07/2015)	13/11/2014	2014/04793/DET	18/08/2015
5. Detailed Drawings – The development shall not commence before the detailed drawings at a scale no less than 1:20 in plan, section and elevation of a typical bay of each elevation to show details of any proposed cladding, fenestration, glazing, balconies and winter gardens have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	Prior to commencement	4PA	26/09/2014	30/09/2014 (Additional / amended info submitted 29/10/2015, 02/12/2015 & 15/04/2016)	13/11/2014	2014/04779/DET	04/05/2016

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<p>10. Archaeological Scheme for Investigation – No development shall take place until the applicant has secured the implementation of a programme of archaeological work across the site in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Council. The scheme shall make provision for:</p> <p>a) a programme of excavation and trial trenching; b) the assessment of the results from all investigations, and proposals for their publication; c) the publication of the results: and d) the deposition of the site archive.</p> <p>The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council in accordance with the approved details.</p>	Prior to commencement	Mount Anvil / Specialist	17/09/2014	30/09/2014 (Amended Report submitted 13/01/2015)	13/11/2014	2014/04771/DET	11/02/2015 (Partial discharge for Stage 1 works only).
				(Watching Brief dated April 2015 submitted 07/05/2015 to agree Parts b, c and d)	08/05/2015	2015/02171/DET	10/06/2015 (Full Discharge)
<p>17. Energy Strategy – Prior to the commencement of the development, details of compliance with the approved Energy Strategy for the development, which will include details of an acceptable location for the CCHP units, shall be submitted to and approved in writing by the Council. The development shall be implemented in accordance with the details as approved.</p>	Prior to commencement	WSP M&E	26/09/2014	30/09/2014 (Additional / amended info submitted 10/12/2014 & 13/07/2015)	13/11/2014	2014/04774/DET	20/08/2015
<p>19. Refuse & Recycling Arrangements – Details of the refuse arrangements including storage, collection and recycling for all uses shall be submitted to and approved in writing by the Council prior to the commencement of the development. The approved details shall be implemented prior to the use or occupation of the relevant part of the development and shall be maintained permanently thereafter.</p>	Prior to commencement	4PA	19/09/2014	02/10/2014 (Additional info submitted 08/12/2014, 07/08/2015 & 21/08/2015)	13/11/2014	2014/04790/DET	22/10/2015
<p>20. Preliminary Risk Assessment (Contamination) – No development shall commence until a Preliminary Risk Assessment Report, in connection with land contamination, is submitted to and approved in writing by the Council, unless otherwise agreed in writing by the local planning authority. This report shall comprise:</p> <p>a) a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses b) a site reconnaissance c) a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site d) a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials.</p> <p>All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing (<i>Note: This statement / requirement applies to Conditions 20-25</i>).</p>	Prior to commencement	Specialist / Mount Anvil	17/09/2014	02/10/2014	13/11/2014	2014/04787/DET	14/01/2015

Condition	Timing Of Submission	To Action	Consultant Info Date	Submission Date	Validation Date	Submission Reference	Approval Letter Date
21. Site Investigation Scheme (Contamination) – No development shall commence until a Site Investigation Scheme, in connection with Condition 20, is submitted to and approved in writing by the Council unless otherwise agreed in writing with the local planning authority. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater.	Prior to commencement	Specialist / Mount Anvil	17/09/2014	02/10/2014	13/11/2014	2014/04787/DET	14/01/2015
22. Quantitative Risk Assessment (Contamination) – No development shall commence (or unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until, following a site investigation undertaken in compliance with the approved Site Investigation Scheme as part of Condition 21, a Quantitative Risk Assessment Report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment.	Prior to commencement	Specialist / Mount Anvil	17/09/2014	02/10/2014	13/11/2014	2014/04787/DET	14/01/2015
23. Remediation Method Statement (Contamination) – No development shall commence (or unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until, a Remediation Method Statement, in connection with Condition 22, is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved Quantitative Risk Assessment.	Prior to commencement	Specialist / Mount Anvil	28/01/2015	30/01/2015	02/02/2015	2015/00461/DET	05/02/2015
24. Verification Report (Contamination) – No development shall commence (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until the approved Remediation Method Statement in connection with Condition 23 has been carried out in full and a Verification Report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the Remediation Statement and verification of these works included in the Verification Report.	On Completion of Bulk Excavation Works	WSP Geotechnical (Report to be submitted once excavation works are complete and any contamination is evidenced).	12/05/2016	12/05/2016	TBC	TBC	TBA
25. Onward Long-term Monitoring Methodology Report (Contamination) – No development shall commence (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until an Onward Long-term Monitoring Methodology Report, in connection with Condition 24, is submitted to and approved in writing by the Council where further monitoring is re-quired past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist.	On Completion of Bulk Excavation Works	WSP Geotechnical (Report to be submitted once excavation works are complete and any contamination is evidenced).	12/05/2016	12/05/2016	TBC	TBC	TBA

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27. Enhanced Sound Insulation (between residential units) – Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value DnT,w and L'nT,w for the floor / ceiling / wall structures separating different types of rooms / uses in adjoining dwellings, namely living room and kitchen adjoining bedroom of separate dwelling. The enhanced values shall be 5dB more stringent than the requirements of Approved Document E. Approved details shall be implemented prior to occupation of the relevant part of development and thereafter be permanently retained.	Prior to commencement	Sandy Brown	26/09/2014	30/09/2014	13/11/2014	2014/04778/DET	12/02/2015
28. Building Vibration Levels – Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of building vibration levels, together with appropriate mitigation measures where necessary. The criteria to be met and the assessment method shall be as specified in BS 6472:2008. The relevant part of the development shall not be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.	Prior to commencement	Sandy Brown	26/09/2014	30/09/2014	13/11/2014	2014/04778/DET	12/02/2015
29. Plant / Machinery / Equipment Noise Levels – Prior to commencement of the development details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant / machinery / equipment. The measures shall ensure that the external noise level emitted from plant / machinery / equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and / or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.	Prior to commencement	Sandy Brown	03/11/2014	27/11/2014 (Additional info submitted 08/01/2015 & 17/03/2016)	28/11/2014	2014/05697/DET	15/04/2016
32. Artificial / External Lighting – Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, in consultation with the Port of London Authority, of any artificial or external lighting. Details shall demonstrate that the recommendations of the Institution of Lighting Engineers in the 'Guidance Notes For The Reduction Of Light Pollution 2011' will be met with regard to glare, sky glow and illuminance of neighbouring facades. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.	Prior to commencement	WSP M&E	03/11/2014	27/11/2014 (Additional info submitted 01/04/2015, 25/08/2015, 12/10/2015 & 10/12/2015)	28/11/2014	2014/05698/DET	29/02/2016
36. Surface Water Drainage Scheme – Prior to the commencement of the development, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to, and approved in writing, by the local planning authority. The Scheme shall include details of the maintenance programme to be implemented to ensure SUDS measures operate as outlined in the FRA for the lifetime of the development. The scheme shall be prepared in accordance with the Proposed Surface Water Drainage Strategy included in the FRA prepared by Consulting Ref: 5001-UA006131-GDR-03. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.	Prior to commencement	WSP Civils & Structures	26/09/2014	30/09/2014	13/11/2014	2014/04773/DET	14/01/2015
37. Raised Flood Defence Proposals – Prior to the commencement of the development, an assessment of how the flood defences can be raised in the event of sea level rise from climate change, shall be submitted to, and approved in writing, by the local planning authority. The assessment should show that the defences can be raised by at least 600mm without creating adverse environmental or structural impacts, encroaching into the river channel, being disproportionate to the scale of the development, or incurring excessive costs.	Prior to commencement	MA / Beckett Rankine	17/09/2014	02/10/2014 (Additional info submitted 29/07/2015)	13/11/2014	2014/04794/DET	20/08/2015

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44. Cycle Parking Provision – Prior to the commencement of the development, details of the proposed cycle parking provision shall be submitted to and approved in writing by the Council. The development shall accord with the details as approved, and the cycle parking shall be installed prior to occupation and retained thereafter.	Prior to commencement	4PA	19/09/2014	02/10/2014 (Additional info submitted 08/12/2014, 07/08/2015 & 21/08/2015)	13/11/2014	2014/04790/DET	22.10.2015 (24 visitor spaces at Ground Level to be agreed separately by RST Travel Plan)
46. Habitat Scheme – Prior to the commencement of development, a proposed habitat enhancement scheme and habitat management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens) and ecological habitat, shall be submitted to and approved in writing by the local planning authority. The habitat management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.	Prior to commencement	Ecologist / Mount Anvil	17/09/2014	02/10/2014 (Additional & amended info submitted on 18/12/2014 & 02/03/2015, specifically for related Condition 62)	13/11/2014	2014/04789/DET	14/07/2015
47. Drainage Strategy – Development shall not commence until a drainage strategy detailing any on and / or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.	Prior to commencement	WSP Civils & Structures	26/09/2014	30/09/2014 (Amended info submitted on 08/12/2014)	13/11/2014	2014/04777/DET	08/01/2015
49. Ramp gradient & width details – The development hereby permitted shall not commence until details of the gradient and width of the proposed ramp(s) have been submitted and approved by the Council. The ramp shall be completed in accordance with the approved plans before the development is occupied or used.	Prior to commencement	4PA	19/09/2014	02/10/2014 (Additional info submitted 08/12/2014, 07/08/2015, 21/08/2015 & 15/09/2015)	13/11/2014	2014/04788/DET	23/09/2015
62. Inter-tidal Ecological Enhancements to River Wall – No development shall take place until a scheme for the provision and management of inter-tidal ecological enhancements to the river wall has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the enhancements proposed and an assessment of the impact of scour on the foreshore, resulting from the outfalls. The scheme shall also include details of scour protection, if the assessment shows that it is required. Thereafter the development shall be implemented in accordance with the approved scheme.	Prior to commencement	Mount Anvil / Ecologist	17/09/2014	02/10/2014 (Additional & amended info submitted on 18/12/2014 & 02/03/2015)	13/11/2014	2014/04789/DET	14/07/2015
63. Flood Defence Improvements – Prior to the commencement of the development, a scheme outlining how the life of the flood defence will be improved to the expected 100 year life of the development, shall be submitted to, and approved in writing, by the Local Planning Authority. The scheme shall include a method statement detailing how the defence will be maintained to the statutory level of 5.54m AOD throughout the demolition, construction and subsequent occupation, including any temporary works to the defence. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.	Prior to commencement	Mount Anvil / WSP Civils & Structures / Beckett Rankine	17/09/2014	30/09/2014	13/11/2014	2014/04775/DET	08/01/2015

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64. Sound Insulation (from neighbouring dwellings) – Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor / ceiling / walls separating the plant rooms, including substations, and car park from neighbouring dwellings. Details shall demonstrate that the sound insulation value DnT,w is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the ‘Good’ criteria of BS8233:1999 within the dwellings / noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.	Prior to commencement	Sandy Brown	26/09/2014	02/10/2014	13/11/2014	2014/04778/DET	12/02/2015
65. Sound Insulation (separating commercial parts from dwellings) – Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor / ceiling / walls separating the commercial parts of the premises from dwellings. Details shall demonstrate that the sound insulation value DnT,w is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the ‘Good’ criteria of BS8233:1999 within the dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.	Prior to commencement	Sandy Brown	26/09/2014	02/10/2014	13/11/2014	2014/04778/DET	12/02/2015
70. Ground or Enabling Works details – Prior to commencement of the development hereby approved, details of the ground or enabling works including any demolition shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved enabling works plan unless otherwise agreed in writing by the Local Planning Authority.	Prior to commencement	Mount Anvil	17/09/2014	30/09/2014 (Amended info submitted on 11/12/2014)	13/11/2014	2014/04772/DET	19/02/2015
71. Television Interference – Details of the methods proposed to identify any television interference caused by the proposed development, including during the construction process, and the measures proposed to ensure that television interference that might be identified is remediated in a satisfactory manner shall be submitted to and approved in writing by the local planning authority before commencement of works, save for the approved enabling works. The approved remediation measures shall be implemented immediately after any television interference is identified.	Prior to commencement	Specialist / Mount Anvil	17/09/2014	02/10/2014	13/11/2014	2014/04792/DET	29/01/2015
13. Lifetime Homes Standards and 10% Wheelchair provision – Prior to the commencement of the residential part of the development, details of compliance with Lifetime Homes Standards for the residential units and of the provision of 10% of the residential units to Wheelchair Housing standard or accessible to this standard, shall be submitted to and approved in writing by the Council. Development shall accord with the details as approved.	Prior to commencement / installation of relevant part(s)	4PA	26/09/2014	02/10/2014 (Additional info submitted 22/06/2015)	13/11/2014	2014/04795/DET	14/07/2015
16. Green / Brown Roofs – Prior to the commencement of work on the relevant part of the development, details of green / brown roofs, including planting and maintenance schedules, and ecological enhancement measures for that part of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details as approved.	Prior to commencement / installation of relevant part(s)	Modular	Jan 2016	19/01/2016	21/01/2016	2016/00307/DET	29/02/2016
26. Anti-Vibration Measures – Prior to installation of the plant equipment, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that machinery, plant / equipment, extract / ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.	Prior to commencement / installation of relevant part(s)	Sandy Brown / WSP M&E	March 2016	29/03/2016	01/04/2016	2016/01416/DET	05/05/2016

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34. River Walk details – Prior to the commencement of the relevant part of the development, details of the proposed River Walk, including whether the walkway stops or provides a return journey, shall be submitted to and approved in writing by the Council. The River Walk shall be constructed in accordance with the Council’s Streetsmart Guide.	Prior to commencement / installation of relevant part(s)	4PA / WSP Civils & Structures	07/11/2014	27/11/2014 (Additional & amended info submitted 13/07/2015 & 15/02/2016)	28/11/2014	2014/05705/DET	04/05/2016
45. River Walk Safety Measures & Equipment – Details of the provision of lifesaving equipment, grab chains or similar, riverside ‘furniture’, means of access / egress to and from the water bodies and measures to delineate the river edge and reasonably prevent persons or property from falling into the water shall be consistent with flood defence details approved pursuant to Conditions 37 and 63 and shall be submitted to and approved in writing by the local authority. Such measures shall be installed in accordance with the approved details prior to public access to the riverside edges, and thereafter retained.	Prior to commencement / installation of relevant part(s)	Mount Anvil / Beckett Rankine	14/11/2014	27/11/2014 (Amended info submitted 13/07/2015)	28/11/2014	2014/05703/DET	20/08/15
51. Outdoor Play-Space details – Prior to the construction of the central courtyard, a scheme detailing the play equipment, boundary treatments and ground surface treatment of the outdoor play spaces shall be submitted to the local planning authority and approved in writing. Any play equipment will be designed to be fully inclusive to ensure the play areas are accessible to all and will be implemented in accordance with the approved plans, to be permanently retained thereafter.	Prior to commencement / installation of relevant part(s)	Modular	10/11/2015	27/11/2015 (Additional info submitted on 11/05/2015)	01/12/2015	2015/05730/DET	TBA
68. Corridor separation details (2nd floor) – Prior to commencement of the relevant part of the development, details of the permanent separation between corridors servicing cores C - D and E - D, on the second floor shall be submitted to and approved in writing by the Council.	Prior to commencement / installation of relevant part(s)	4PA	26/09/2014	02/10/2014 (Amended info submitted 24/06/2015)	13/11/2014	2014/04791/DET	24/09/2015
58. Studios Signage – No later than 6 months after commencement of development, details of the signage for Riverside Studios should be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details. (Condition reworded within 2014/04247/NMAT approval)	Within 6 months commencement / RIVERSIDE TRUST TEAM TO ACTION	Riverside Trust Team	March 2016	17/03/2016	21/03/2016	2016/01310/DET	TBA
59. Scene Dock Gates & Wall Details – No later than 6 months after commencement of development details of the gates to the scenic dock and the internal walls (of the docking area) at a scale of no less than 1:20 in plan, section and elevation shall be submitted and approved in writing by the Local Planning Authority in consultation with the Greater London Authority. The development shall be carried out in accordance with these details. (Condition reworded within 2014/04247/NMAT approval)	Within 6 months commencement / RIVERSIDE TRUST TEAM TO ACTION	Riverside Trust Team	March 2016	15/03/2016	21/03/2016	2016/01228/DET	TBA
30. Odour Abatement Equipment & Extract System – Prior to commencement of works on the replacement arts and entertainment facility, details of the installation, operation, and maintenance of the best practicable odour abatement equipment and extract system shall be submitted to and approved in writing by the Local Planning Authority, including the height of the extract duct and vertical discharge outlet, in accordance with the ‘Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems’ January 2005 by DEFRA. Approved details shall be implemented prior to occupation of the relevant part of the development and thereafter be permanently retained, unless subsequently otherwise approved in writing by the Local Planning Authority.	Prior to commencement / installation of relevant part(s) RIVERSIDE TRUST TEAM TO ACTION	Riverside Trust Team	07/11/2014	27/11/2014 (Amended info submitted on 03/03/2015)	28/11/2014	2014/05706/DET	28/05/2015

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33. Artificial Lighting to any illuminated sign / advertisement – Prior to the display of any illuminated sign / advertisement, details shall be submitted to and approved in writing by the Council, of artificial lighting. Details shall demonstrate that the recommendations of the Institution of Lighting Engineers in the ‘Guidance Notes For The Reduction Of Light Pollution 2005’ will be met, particularly with regard to the ‘Technical Report No 5, 1991 - Brightness of Illuminated Advertisements. Approved details shall be implemented prior to use / occupation of the development and thereafter be permanently retained.	Prior to commencement / installation of relevant part(s) RIVERSIDE TRUST TEAM TO ACTION	Riverside Trust Team	March 2016	April 2016			
60. Arts Centre Facility Layouts – Prior to the commencement of the development of the replacement arts centre facility, details of the basement, ground and first floor layouts identifying the flexible theatre, performance / TV studio spaces and cinema as well as all ancillary facilities (front and back-of-house including bar / cafe and restaurant) shall be submitted to and approved in writing by the local planning authority acting in consultation with The Theatres Trust. The development shall be completed in accordance with the approved details unless otherwise agreed in writing by the local planning authority.	Prior to commencement / installation of relevant part(s) RIVERSIDE TRUST TEAM TO ACTION	Riverside Trust Team	Jan 2016	19/01/2016	21/01/2016	2016/00309/DET	TBA
61. Arts Centre Facility Schedule of Works & Specification – Prior to the commencement of the development (fitting-out) of the replacement arts centre facility, a detailed schedule of works and specification for the arts centre (including back and front-of-house facilities as well as all ancillary areas) together with technical and electrical installations, fixtures, fittings and seating shall be provided and submitted by the tenant. This will be approved in writing by the local authority in consultation with The Theatres Trust.	Prior to commencement / installation of relevant part(s) RIVERSIDE TRUST TEAM TO ACTION	Riverside Trust Team	March 2016	April 2016			
14. Secured-by-Design statement – Prior to first occupation of the residential use or of the replacement arts and entertainment facility, a statement of how “Secured by Design” requirements are to be adequately achieved for the relevant part of the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved secure by design measures shall be implemented in accordance with the approved statement prior to occupation of the relevant part of the development hereby approved.	Prior to first occupation	4PA / Mount Anvil	March 2016	April 2016			
18. CfSH & BREEAM Reports – Prior to first occupation of the residential parts of development, a report confirming that the residential units meet the requirements of Level 4 of the Code for Sustainable Homes shall be submitted to and approved in writing by the Council, and prior to the opening of the replacement arts facility including the restaurant / cafe and offices a report confirming that a BREEAM rating of very good for the non-residential uses shall be submitted to and approved in writing by the Council.	Prior to first occupation	WSP M&E for CfSH	Dec 2015	21/12/2015	24/12/2015	2015/06111/DET	TBA
		WSP M&E for BREEAM	March 2016	April 2016 commercial			
42. Electric Vehicle Charging Points – Prior to first occupation of the development, details of the installation including location and type of active electric vehicle charging points within the basement car park must be submitted to and approved in writing by the Council. The electric vehicle charging points comprising at least 20% of the total number of residential car parking spaces provided shall be active electric vehicle charging points; a further 20% of the total number of residential car parking spaces provided shall be passive. The approved electric vehicle charging points shall be installed and retained in working order for the lifetime of the relevant development. The use of the electric vehicle charging points will be regularly monitored via the Travel Plan and if required the further 20% passive provision will be made available.	Prior to first occupation	WSP M&E	Jan 2016	19/01/2016	21/01/2016	2016/00308/DET	04/05/2016
1. 3 years expiration – The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.	Controlling Condition	Mount Anvil to note					Not Applicable

Condition	Timing Of Submission	To Action	Consultant Info Date	Submission Date	Validation Date	Submission Reference	Approval Letter Date
2. Approved Drawings – The development shall be carried out and completed in accordance with the following plans submitted: A2423 4-198 P3; MA-RSS-P-199-P0; MA-RSS-P-200-P4; MA-RSS-P-201-P2; MA-RSS-P-202-P2; MA-RSS-P-203-P1; MA-RSS-P-204-P0; MA-RSS-P-205-P0; MA-RSS-P-206-P0; MA-RSS-P-207-P0; A2423 4-208 P1; A2423 4-400 P11; MA-RSS-P-401 P0; MA-RSS-P-402-P1; A2423 4-403 P12; A2423 4-404 P9; A2423 405 P3; A2423 4-300 P14; MA-RSS-P-301 P0; A2423 4-302 P15; MA-RSS-P-303 P0; A2423 4-304 P7; MA-RSS-P-305 P0; A2423 4-306 P7	Controlling Condition (Drawing list has been updated to accord with 2014/04247/ NMAT approval)	Mount Anvil to note					Not Applicable
6. Temporary land uses / fences / enclosures / structures – Details of any temporary land uses, fencing, enclosures or structures including sales/marketing suites within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part(s) of the development. Any interim structures, uses and buildings shall be implemented in accordance with the approved details, for a specified time period set out in the details and shall be discontinued / removed once the temporary period has been expired.	Controlling Condition (LBH&F have confirmed this condition does not require written approval)	Mount Anvil to note		Application was submitted on 21/12/2015, but later confirmed as Not Applicable	24/12/2015	2015/06110/DET	Not Applicable (Application was confirmed as having been withdrawn on 15/04/2016)
7. Replacement landscaping – Any tree or shrub planted pursuant to approved landscape details that is removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a new tree or shrub of similar size and species to that originally required to be planted.	Controlling Condition	Mount Anvil to note					Not Applicable
11. Archaeological excavation and trial trenching – No development shall take place other than in accordance with the Written Scheme of Investigation approved under Condition 10 until the excavation and trial trenching have been completed.	Controlling Condition	Mount Anvil to note					Not Applicable
12. Plumbing / Flues on Elevations – No plumbing, extract flues or pipes shall be fixed on the external elevations of the detailed part of the development hereby approved, other than any rainwater pipes shown on the approved plans.	Controlling Condition	Mount Anvil / 4PA to note					Not Applicable
15. Advertisements – No advertisements shall be displayed on or within any elevation of the buildings, new river terrace or river walk without details of the advertisements having first been submitted to and agreed in writing by the Council.	Controlling Condition	Mount Anvil / Riverside Trust to note					Not Applicable
31. Audible music / amplified voices – Neither music nor amplified loud voices emitted from the non-residential part of the development shall be audible at any residential / noise sensitive premises.	Controlling Condition	Mount Anvil / Riverside Trust to note					Not Applicable
35. Flood Mitigation Measures – The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Hyder Consulting Ref: 5001-UA006131-GDR-03 and the following mitigation measures detailed therein: 1) The finished floor levels of the residential units shall be set no lower than the 1 in 200 year flood level in the River Thames of 5.08m AOD. 2) Repairs to the flood defence shall be carried out as indicated in the Schedule of Repairs prepared by Beckett Rankine (dated August 2013). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.	Controlling Condition	Mount Anvil / WSP / 4PA to note					Not Applicable
38. 6m clear access strip – A clear access strip of 6m width shall be provided adjacent to the River Thames to allow access for maintenance purposes.	Controlling Condition	Mount Anvil / WSP / 4PA to note					Not Applicable

Condition	Timing Of Submission	To Action	Consultant Info Date	Submission Date	Validation Date	Submission Reference	Approval Letter Date
39. Material Changes to external appearance – Any material changes to the external appearance of the building, including the installation of air-handling units, ventilation fans or extraction equipment, must first be submitted and approved in writing by the Local Planning Authority prior to their installation.	Controlling Condition	Mount Anvil / Riverside Trust to note					Not Applicable
40. No Roller Shutters – No roller shutters shall be installed on any facade or shopfront hereby approved.	Controlling Condition	Mount Anvil to note					Not Applicable
41. Penetrative Piling / Foundation methods – Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.	Controlling Condition	Mount Anvil / WSP to note					Not Applicable
43. Wheelchair Car Parking – A minimum of 10% of the residential car parking spaces approved shall be provided and maintained for use of wheelchair users.	Controlling Condition	Mount Anvil / 4PA to note					Not Applicable
48. Historic Plaques – There shall be no occupation of the development, until historic plaques are erected detailing the history of the Hammersmith Drawdock and Riverside Studios.	Controlling Condition	Mount Anvil / Riverside Trust to note					Not Applicable
50. Plant on roofs – No plant, water tanks, water tank enclosures or other structures, other than those that are shown on the approved plans, shall be erected upon the roofs of the buildings hereby permitted, unless otherwise agreed in writing by the local planning authority.	Controlling Condition	Mount Anvil to note					Not Applicable
52. Door Widths / Thresholds – The ground floor entrance doors to all publically accessible parts of the building (including the restaurant) and integral lift / stair cores, hereby approved shall not be less than 1 metre wide and the threshold shall be at the same level to the path fronting the entrances to ensure level access. Should there be any future subdivision of the ground floor restaurant unit, any new unit created would need to ensure a level threshold was provided which would be not less than 1.0m in width.	Controlling Condition	Mount Anvil / Riverside Trust / 4PA to note					Not Applicable
53. Aerials / Antennae / Satellite Dishes – Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being obtained.	Controlling Condition	Mount Anvil to note					Not Applicable
54. Outdoor Seating Hours – Any outdoor seating areas within the forecourt to in connection with the Class A3 floor-space hereby approved shall operate within the following hours only: Monday to Saturday and Public Holidays: 0700 to 2245 hours Sunday 0700 to 2200 hours The outdoor seating areas will be closed outside of these hours and any temporary seats / tables shall be removed and stored internally within the A3 unit(s).	Controlling Condition	Riverside Trust to note					Not Applicable

Condition	Timing Of Submission	To Action	Consultant Info Date	Submission Date	Validation Date	Submission Reference	Approval Letter Date
<p>55. Arts & Entertainment Facility Provision – The arts and entertainment facility hereby approved shall contain the following uses, which shall be used in connection with the principal use as an arts and entertainment facility:</p> <p>Cinema Theatre Film, Radio, Television and Recording Studios with associated Post Production facilities Integral Bar / Café / Restaurant Exhibition and Event Space Offices Rehearsal Space / Multi-functional Space</p> <p>Riverside Studios’ cinema, theatre / television / film and recording studios, rehearsal space, exhibition, event space, restaurant and bar / cafe shall be available to members of the general public in accordance with the stated aims of the Riverside Trust to be a National Media and Arts Centre, working in its own right presenting live theatre, cinema and exhibitions whilst providing a service and interaction with all the major arts organisations in the country to make their work more accessible via the internet and visual media with a focus on arts and entertainment through performance, memory, learning, commerce and creation, whilst embracing this in an international context.</p>	Controlling Condition	Riverside Trust to note					Not Applicable
<p>57. Internal Fit-Out requirements – Internal fit out of the development hereby permitted shall comply with the requirements of the access policies set out in the DM Planning Guidance: Supplementary Planning Document (2013).</p>	Controlling Condition	Riverside Trust to note					Not Applicable
<p>66. Noise Level in Rooms – The noise level in rooms at the development hereby approved shall meet the ‘Good’ noise standard specified in BS8233:1999 for internal rooms and external amenity areas.</p>	Controlling Condition	Mount Anvil / Sandy Brown to note					Not Applicable
<p>67. Privacy Screen Installation – Prior to first occupation of any of the residential units, the privacy screens to balconies within its southern elevation, shall be installed in accordance with detailed drawings to be approved as part of Condition 5 of this consent. The privacy screens shall thereafter be permanently retained for the duration of the residential use hereby permitted.</p>	Controlling Condition	Mount Anvil to note					Not Applicable
<p>69. S106 Confirmatory Deed – The development shall not commence until all parties with an interest in the site for the purposes of s.106 of the Town and Country Planning Act 1990 have entered into a confirmatory deed agreeing to the provisions of the s.106 agreement.</p>	Controlling Condition	Mount Anvil / Riverside Trust to note		Deed entered into on 26/11/2014			TBC

Schedule of Planning Conditions as listed in the 'CONSERVATION AREA CONSENT' dated 22nd January 2014

Ref: 2013/03800/CAC

Revisions since last issue of schedule in red.

	total
Prior to Demolition works	2
Compliance (to note only)	2

Conditions are turned YELLOW when application submitted
Conditions are turned GREEN when application approved and discharged

Condition	Timing Of Submission	To Action	Consultant Info Date	Submission Date	Validation Date	Submission Reference	Approval Letter Date
3. Photographic Record – No demolition within the site shall take place until the applicant has secured the implementation of a full photographic internal record (including later technical and electrical installations) of the Riverside Studios in accordance with a written scheme of investigation (English Heritage Level Three) which shall be submitted by the applicant and approved in writing by the local authority in consultation with English Heritage and The Theatres Trust.	Prior to Demolition	Specialist / Mount Anvil (4PA to submit info)		08/07/2014	Registered 21/07/2014	2014/03333/DCAC	12/11/2014
4. Demolition Preparations – No demolition works hereby permitted shall be undertaken before: (i) a building contract for the redevelopment of the site in accordance with planning permission reference 2013/03799/FUL has been entered into, and (ii) notice of demolition in writing and a copy of the building contract has been submitted to the Council (iii) details of the temporary site hoarding have been submitted to and agreed in writing by the council	Prior to Demolition	Mount Anvil (4PA to submit info)		08/07/2014	Registered 21/07/2014	2014/03341/DCAC	12/11/2014
1. 3 years expiration – The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of the planning permission (Ref: 2013/03799/FUL) to which this Conservation Area Consent relates to.	Controlling Condition	Mount Anvil to note					Not Applicable
2. 3 years expiration – The works hereby granted consent shall not commence later than the expiration of 3 years beginning with the date upon which this consent is granted.	Controlling Condition	Mount Anvil to note					Not Applicable

Schedule of Planning Conditions as listed in the 'NON-MATERIAL AMENDMENT APPROVAL' dated 14th May 2014

Ref: 2014/01290/NMAT

Revisions since last issue of schedule in red.

Condition	Timing Of Submission	To Action	Consultant Info Date	Submission Date	Validation Date	Submission Reference	Approval Letter Date
1. Detailed Parking Layout & Management Plan – Notwithstanding the drawings hereby approved, detailed dimensioned drawing of the parking facilities with superimposed vehicle swept paths and the Car Parking Management Plan should be submitted to the LPA for approval prior to the construction of the development.	Prior to Commencement	4PA / Entran	17/09/2014	02/10/2014	13/11/2014	2014/04796/DET	04/06/2015

Schedule of Planning Conditions as listed in the 'NON-MATERIAL AMENDMENT APPROVAL' dated 7th May 2015

Ref: 2014/04247/NMAT

Revisions since last issue of schedule in red.

Condition	Timing Of Submission	To Action	Consultant Info Date	Submission Date	Validation Date	Submission Reference	Approval Letter Date
72. Opening Hours of Commercial Unit – The commercial unit (78sqm) on Crisp Road hereby approved shall not be permitted to open other than between 0800 hours to 2300 hours on any day.	Controlling Condition	Mount Anvil to note					Not Applicable
73. Details of proposed nature of Commercial Unit – Prior to the first use of the commercial unit (78sqm) on Crisp Road, details of the proposed nature of the commercial use shall be submitted to and approved in writing by the Council. The commercial unit shall not be used for any other use than that use approved in writing by the Council.	Prior to first occupation	Riverside Trust Team	April 2016	April 2016			