

8th October 2010

6031/B1/JB

10/0176 /DIS
7/12/10



DD

Mr L Moore
Planning Department
Community and Environment Services
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Herts WD3 1RL

Received in Planning Admin,
8 OCT 2010

Dear Mr Moore,

**Proposed Block of Six Flats in Two Storey Building on Existing Car Park at Grove Crescent, Croxley Green.
Application Ref No: 09/1288/FUL**

We refer to the planning permission granted on 30th November 2009, the subsequent Approval of Non-Material Amendment dated 29th July 2010, your letter dated 5th October received on the 6th, and our meeting on site also of the 6th, and herewith apply to have the following conditions discharged.

- 1 Commencement within three years – Noted, and you are aware that Bugler's intend to start operations on site as soon as possible.
- 2 Samples of materials etc. – Submitted samples approved 05/10/10.
- 3 Boundary treatment – Two copies of our drawing 6031/PL007 showing the information requested, are attached.
- 4 Existing site levels etc. – Drawings submitted for approval on 05/10/10.
- 5 Operating hours relating to heavy plant – Noted.
- 6 Drainage details – Two copies of M. Pegram & Associates Ltd. drawings 1072/50/A & 51/A showing this information are attached.
- 7 Contamination of the site etc. – Submitted report approved 05/10/10.
- 8 Contamination of the site – Noted.
- 9 Contamination of the site – Noted.
- 10 Parking spaces 8-15 – Letter from Bugler Homes Ltd dated 08/10/10 attached confirming that parking spaces 8-11 and 14&15 will be allocated individually to each flat, and spaces 12&13 will be reserved for visitors. They also confirm that prior to any of the dwellings being occupied they will have formed a management company that will be responsible for the management and maintenance of the parking areas.
- 11 Parking spaces 1-7 – Two copies of M. Pegram & Associates Ltd. drawings 1072/50/A & 51/A showing the information requested, are attached.

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- 12 Removal of trees – Submitted information approved 05/10/10.
- 13 Landscaping – Proposals are being prepared and will be submitted within the next few days.
- 14 Planting season etc. – Noted.
- 15 Landscape management plan – Bugler Homes Ltd confirm in their attached letter dated 8th October 2010, that the management company referred to in Condition 10, would also be responsible for the maintenance of all communal landscaped areas.
- 16 Site drainage – We can confirm that the site drainage system will be carried out in accordance with the details submitted to and approved in writing by the Local Planning Authority. Please also refer to Condition 6.
- 17 Refuse and recycling storage – Drawings submitted for approval on 05/10/10.
- 18 Removal etc. of trees and shrubs etc. – Noted, and any such works will not be carried out without the prior consent of the Local Planning Authority.
- 19 Tree protection measures – Protective fencing has been erected and will remain in place at all times during the course of the construction of the development.
- 20 Construction method statement – Attached.
- 21 Tree protection works etc. – Protective fencing in place, please also refer to the reply to Condition 19.
- 22 Access Driveway – Two copies of M. Pegram & Associates Ltd. drawings 1072/50/A & 51/A showing the information requested, are attached
- 23 Disposal of surface water – Two copies of M. Pegram & Associates Ltd. drawings 1072/50/A & 51/A showing the information requested, are attached.
- 24 Parking – Parking and delivery statement attached.
- 25 Energy saving measures – These have been included within our Building Regulations application submitted on the 14 September 2010, following consultation with Mike Holdbrook, the senior building surveyor. Would you please liaise with Mr Holdbrook regarding this.

Unilateral Undertaking-S106 Payment – We understand that the required sum was sent to you by Bugler's on the 6th October 2010, receipt has been acknowledged by Julie Scott from the Council.

As explained, and you will have observed from your visit to site of Wednesday last, pre-construction enabling works have commenced, consisting of the erection of a hoarding to secure the site, removal of those trees permitted under the planning approval, diversion of heating pipes serving the adjoining properties either side of the site (this had to be carried out prior to the onset of winter to maintain heating to these premises, some of which are occupied by retired/elderly people) and the removal of vegetation topsoil and tarmacadam parking surfaces.

Although not approved, we hope that the submitted information and that previously submitted/approved will enable Bugler's to commence construction works (ie drainage/foundations) on Monday 11th October 2010, in an effort to take advantage of the favourable weather conditions before the onset of winter.

We attach our cheque in the sum of £85.00, which we understand to be the appropriate fee for the discharge of these conditions.

Mr Kieran Bugler (whom you met on Wednesday last) managing director of Bugler Homes, who are a long established building and development company based in Rickmansworth, has asked that I convey his thanks and appreciation for your assistance in dealing with this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Bowers', written over a large, light-colored scribble or flourish.

John Bowers
Canvas Architects Ltd

Enclosures

cc. Mr K Bugler – Bugler Homes Ltd.

5th October 2010

6031/B1/JB

Mr L Moore
Planning Department
Community and Environment Services
Three Rivers District Council
Three Rivers house
Northway
Rickmansworth
Herts WD3 1RL

THREE RIVERS D.C.
RECEIVED
06 OCT 2010
PLANNING DEPT



LM
ESC
DD
£85.00
10/01/10
1/12/10.

Dear Mr Moore,

**Proposed Block of Six Flats in Two Storey Building on Existing Car Park at Grove Crescent, Croxley Green.
Application Ref No: 09/1288/FUL**

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Condition 4

Levels – We enclose two copies of the following drawings which set out the existing site levels and proposed slab levels.

6031/PL001 – Location & Existing Site Plan.

6031/PL002/A – Site Layout.

6031/PL004 - Section.

Condition 17

Refuse and Recycling Storage – We enclose two copies of drawing 6031/PL005. You will see that brickwork and roof tiles will be the same as those approved for the main building, other than it is proposed that the roof tiles will be plain tiles to suit the smaller scale of this building. The number of bins required has been discussed with Mike Holdbrook of Building Control, who we understand will discuss the provision with your good self.

Although not required by condition, we also enclose a copy of drawing 6031/PL006 relating to the cycle store, which follows the same general appearance and construction as the Refuse Store.

You may recall that the design of both structures was discussed and agreed at our meeting back in August.

We attach our cheque in the sum of £85.00, which we understand to be the appropriate fee for the discharge of conditions.

Yours sincerely,

John Bowers
Canvas Architects Ltd

Cc. Mr K Bugler – Bugler Homes Ltd

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