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<td>FOREST HILL POOLS DARTMOUTH ROAD SE23 3HZ</td>
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Reg. Nos.  
DC/10/74205, DC/10/74205A & DC/10/74205B

Application dated  
29.4.10 completed 6 May 2010 and revised 20.5.10 and 30.6.10

Applicant  
Savills (L&P) Ltd on behalf of London Borough of Lewisham

Proposal  
The redevelopment of the Forest Hill Pool site comprising refurbishment of the existing frontage building, provision of a new 25m pool/learner pool, gym, leisure/community rooms with associated facilities, plant and café (A3 Use), in addition to associated landscaping works to the public park, highways works and provision of parking, cycle and refuse storage.

Applicant's Plan Nos.  
L(0)001 Rev D; L(0)002 Rev E; L(0)003 Rev E; L(0)004 Rev D; L(0)007; L(9) EX001; L(0)EX001; L(0)EX002; L(0)EX003; L(0)EX004; L(0)EX005; L(0)EX006; 0739/E09 Rev P3; 21016/01 Rev A; 21016/02 Rev 1; Site Location Plan; L(0)006 Rev E; L(0)005 Rev E; 6625 L(0)05 Rev E; 6625 L(0)06 Rev E; Un-numbered proposed view illustrations (x 3 sheets) submitted on 30th June 2010, Design and Access Statement April 2010 (Roberts Limbrick Architects), Planning Statement April 2010 (Savills), Heritage Statement June 2010 (Savills), BREEAM Assessment 27 April 2010 (Revision 2) (WYG Environment), Energy Saving and Carbon Reduction Appraisal Report April 2010 Revision 1.3 (Building Services Partnership Ltd), Flood Risk Assessment April 2010 (WYG Engineering), Statement of Community Involvement April 2010 (Savills), Transport Statement April 2010 (Intermodal Transportation), Travel Plan Framework April 2010 (Intermodal Transportation), Parking Beat Survey received 8 June 2010 (Intermodal
Transportation), Ecological Appraisal and Bat Survey January 2010 (CSa Environmental Planning), Environmental Noise Survey 21 April 2010 (Impulse Acoustics Ltd), Boiler Flues Report Revision A and Ventilation Report Revision A 13 April 2010 (Buildings Services Partnership Ltd),

Background Papers

(1) Case File LE/458/P/TP
(2) Adopted Unitary Development Plan (July 2004)
(3) The London Plan (February 2008) Consolidated with Alterations Since 2004
(4) PPS 1: Delivering Sustainable Development (2005)
(5) Planning and Climate Change – Supplement to PPS 1 (2007)
(6) PPS 4: Planning for Sustainable Economic Growth (2009)
(7) PPS 5: Planning for the Historic Environment (2010)
(9) PPG 13: Transport (2001)
(10) PPG 17: Planning for Open Space, Sport and Recreation (2002)
(12) PPS 23: Planning and Pollution Control (2004)
(13) PPG 24: Planning and Noise (1994)
(19) Mayor of London’s The Control of Dust and Emissions from Construction and Demolition BPG (2006)

Zoning

UDP – Existing Use, Locally Listed Building, Within the Boundary of an Air Quality
1.0 **Property/Site Description**

1.1 The application site is located on the western side of Dartmouth Road opposite the junction with Clyde Vale, within Forest Hill Town Centre. The site is roughly rectangular in shape with an area of 0.46ha.

1.2 The site formerly comprised the Victorian swimming baths. Demolition of the former buildings has now taken place. The Victorian frontage of the existing building (Superintendents House) has been retained and the site boundary includes an area of open space formerly known as ‘Pocket Park’ as well as an existing area of landscaped space in front of the adjacent flat development ‘Salcombe House’. There is an existing vehicular access onto Dartmouth Road and a footpath running along the northern boundary of the site linking Dartmouth Road and Torcross Drive.

1.3 With regards to topography, there is significant level change rising up to two metres towards the rear of the site.

1.4 The urban townscape adjacent to the site comprises a mixture of 2/3 storey shops/residential units along the eastern side of Dartmouth Road. There is a four storey block of flats with associated communal garden space to the north of the site, residential dwellings to the west (Thorpewood Avenue, Derby Hill Crescent and Torcross Drive) and a group of important Victorian buildings to the south (Louise House, Forest Hill Library, Holy Trinity School).

1.5 Public transport infrastructure includes bus services along Dartmouth Road and Forest Hill Railway Station 10 minutes walk (350m) to the north.

2.0 **Planning History**

2.1 The former baths were opened in 1885. The use of the building ceased in 2006 and has been vacant since 2007 when it was decommissioned.

2.2 There have been relatively few planning applications submitted at the Forest Hill Pools site. The most recent being 1995 for the retention of two direct gas fired central heating and ventilation units and associated ducting (DC/95/39583).

2.3 In 2008 the Council considered refurbishing the existing building. However, this proved to be impractical due to high risks associated with the project and the significant cost implications.

2.4 In March 2008 the Council decided to consult on options for redeveloping the site. A stakeholder group was formed, led by the Head of Cultural Services. The stakeholder group represented the local community, tasked with communicating local requirements, providing feedback during design and programme development and support consultation. Stakeholder meetings and public consultation took place throughout the period March 2008 – July 2009.

2.5 In August 2008 during the public consultation English Heritage informed the Council of the Grade II Listing of the adjacent Louise House. However, English
Heritage advised that the existing Forest Hill Pools buildings did not warrant listing. The demolition of the pools building and Louise House formed part of the feasibility study and options for redeveloping the site.

2.6 In July 2009 a report was produced to inform the Mayor of the findings following the public consultation on the future of Forest Hill Pools site. The report assessed risks and delivery approach for progressing the project.

2.7 In July 2009 the Council (Landowner) approved a new proposal by Allies and Morrison Architects for the redevelopment that includes the retention and integration of the Victorian frontage building. A consultancy team was appointed in late 2009 to take the project forward.

2.8 Roberts Limbrick Architects have progressed the principles of the feasibility study and agreed Allies and Morrison proposal in preparing the detailed proposal subject of this application. The current application has been strongly steered by the history set out above and has been submitted following extensive Pre Application discussions with Planning and Conservation Officers.

3.0 Present Application

3.1 The current application is for the alteration, part demolition and refurbishment of the existing Forest Hill Pools building to provide a new pool and leisure centre behind the existing frontage which will be retained. Demolition of the former buildings has already been undertaken, only the Victorian frontage (Superintendents House) remains on site.

3.2 The existing 2 ½ storey Victorian frontage will be refurbished to accommodate the main entrance to the building. The majority of the facilities will be provided in the proposed modern additions to the north and west. It is proposed to erect a two storey contemporary flat roofed addition to the north of the existing building and a two storey curved roof addition to the west of the existing building.

3.3 The new building will provide the following facilities:

Basement Level - Plant and filtration equipment.
Ground Floor Level – Reception, associated staff facilities, toilets, wet changing and shower facilities, main pool (25m x 6 lanes), learner 16.7m pool and café.
First Floor Level – Dry changing and shower facilities, toilets, community room, 2no. studios, fitness gym and plant room.
Upper Mezzanine (contained within the modern northern element) – Plant room.

3.4 The proposal also includes an extension into the adjacent land to the north of the existing building known as ‘Pocket Park’. This space will be re-provided for in an area of landscaped public open space along the frontage to Dartmouth Road.

3.5 It is proposed to provide ramped access to the building frontage (east elevation) as well as ramped access to the café (north elevation). One disabled parking space will provided within the site adjacent to the front entrance. Motorcycle parking and cycle parking are proposed to the south of the building. A drop-off area will utilise the existing vehicular access onto Dartmouth Road.

3.6 The remainder of the site will be soft and hard landscaped.
4.0 **Application Documents**

4.1 This application is supported by the following documents:

- Design and Access Statement
- Planning Statement
- Heritage Statement
- BREEAM Bespoke Assessment
- Energy Saving and Carbon Reduction Appraisal Report
- Flood Risk Assessment
- Ventilation Strategy
- Ecological Appraisal and Bat Survey
- Fume Extraction Strategy
- Environmental Noise Survey
- Transport Statement
- Travel Plan Framework
- Parking Beat Survey
- Statement of Community Involvement

The content of each statement will be addressed under relevant sections in this report.

5.0 **Consultation Process**

5.1 The application was advertised in the local press on 12 May 2010 (giving 21 days for the submission of representations). A site notice was displayed on 13 May 2010.

**Local Residents and Businesses**

5.2 Notification letters were sent to 552 local residents on 6 May 2010. The letters gave 21 days for written representations to be submitted to the Council.

5.3 Copies of all documents were published on the Council’s website.

**Statutory Agencies and Organisations and Internal Consultees**

5.4 The following statutory agencies and organisations and internal consultees were consulted:

- English Heritage
- Environment Agency
- Forest Hill Society
- Forest Hill Traders Association
- Sydenham Society
- Design Panel
- Conservation & Urban Design
- Ecological Regeneration Manager
- Environmental Protection
- Environmental Sustainability
- Highways & Transportation
- S106 Officer

5.5 Ward Councillors were consulted.
6.0 Consultation Responses

Written Responses from Residents and Organisations

6.1 At the time of writing 4 individual letters of support were received from the occupiers of 64 Thorpewood Avenue, 8 Round Hill and 20 Courtryside Dartmouth Road, together with the Sydenham Society.

Sydenham Society: support the application.

At the time of writing 12 individual letters of objection were received from the occupiers at 63, 78, 82 (x3), 90 Thorpewood Avenue, 20 Torcross Drive, 8 Derby Hill Crescent, 90 Dartmouth Road, 14 Allenby Road, 1 Normanton Street (x2).

Whilst the provision of a pool is supported in principle the following objections were raised:

- The plant block design could be improved by virtue of roof design and use of one tile instead of the multi-coloured materials proposed;
- The plant/cafeteria area is too bulky in design. The louvred element on the top is too large;
- The plant room should be located to the rear of the site;
- The windows in the plant block as asymmetrical;
- There is a metal pipe sticking up from the left section of the Victorian block;
- Why do there need to be 2 ramps?
- Disappointed that less roof lights are proposed over the pool area;
- Disappointed at the loss of the glazed wall between the gym and the pool;
- The south wall was previously proposed to be fully glazed;
- The loss of natural lighting will make the building less attractive internally and will increase energy use;
- The south elevation is disappointing (larger windows and a sign would improve this);
- The new chimney will be very visible;
- The opportunity for a coordinated approach to join Louise House and the library has been missed. There should be pedestrian routes through these sites and comprehensive landscaping;
- Insufficient ‘greening’ at the front of the building;
- It is not clear whether the first floor studio spaces will have curved ceilings following the shape of the roof?
- A children’s play area was previously proposed, this would have been a useful community facility;
- Tables/chairs should not be left outside the café when its closed as this will encourage anti-social behaviour;
- A condition is needed to control use of community space.

Forest Hill Society: support the application in principle but raised the following concerns:

- Concerns about scale, bulk and design of the café block;
- The design needs further consideration;
- Would like to see protection of the use of the community room;
- Concern about pedestrian safety in the coach drop-off area;
- The building does not seem to be making the most of natural lighting;
- It is not clear whether the first floor gym will benefit from the high curved ceiling;
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- The internal visual interaction between the gym and pool may not work;
- The southern elevation of the existing building has not been given sufficient consideration;
- The pool covers are not drawn on the plans;
- The lockers adjacent to the first floor windows in the Superintendents block would be unsightly;
- Can the 2 studios be used as one large studio?
- Concern over lack of children’s play equipment;
- Is it proposed to provide security fencing along the northern boundary? If so details should be submitted as part of this application.;
- The opportunity for a coordinated approach to join Louise House and the library has been missed;
- Concerns over accessibility in the building, use of the lift and hoist;
- Why hasn’t the mobile phone mast been relocated?

Any further representations received will be reported verbally to Planning Committee.

Local Meeting

6.2 Given the number of letters of objection received a local meeting was held on 22 June 2010. The meeting was chaired by Councillor Peake. Ten residents attended the meeting.

6.2.1 A copy of the minutes of the meeting are attached as Appendix 1.

Environment Agency

6.3 No response received as this site lies within Flood Zone 1 and is less than 1 hectare in size.

English Heritage

6.4 Although not included in the List of buildings of special architectural or historic interest the building forms a good group with Holy Trinity School, Forest Hill Library and the adjacent Louise House (the latter two buildings both listed as Grade II). English Heritage welcomes the decision to retain the front element of the building which makes such a positive contribution to the streetscape and incorporate it within the proposed new development. The proposed new works whilst being clearly of a contemporary design, have qualities which emphasise with the architecture of the retained building and the proposed landscaping works will add interest to the setting of the new building and wider townscape. English Heritage has no objection subject to recommended Archaeology and Building Recording conditions.

Design Panel

6.5 Since the Panel last saw the scheme the changes to the corner building, in terms of terracotta cladding panels, the internal lobby to the main entrance, and the extended terrace wrapping around the corner, were welcomed. However the Panel has reservations about the following details:

- It was not clear how the zinc cladding on the building frame would work. It is not a sustainable use of material and has high environmental impacts. On
the images it appeared more like stonework. The Panel questioned how it would be neatly detailed, especially on the roof curves. Detailed drawings are needed to illustrate how it will work.

- The relationship and distinctiveness between the corner and pools buildings was considered important and not yet successfully resolved. The Panel recommended that consideration should be given to more thoroughly separating the two buildings by carrying the glass facade above the entrance door up to roof level, replacing the horizontal zinc clad component.

- The access ramp to the front entrance is inevitably dominating the façade of the retained frontage building. Consideration should be given to minimising its impact by simplifying the design. The mix of both brick and terracotta was thought inappropriate. Two simple planes of brickwork could improve it. The need for yet another ramped access between pavement and side entrance was also questioned; instead the space could be given over to an extended terrace.

Ecological Regeneration Manager

6.6 The ecological appraisal and bat survey appear to be comprehensive. The measures contained within the ecological appraisal must be acted upon and provision should be made for new bird nesting and bat roosting opportunities. This should form part of an appropriate condition which also requires the planned package of ecological mitigation measures to be implemented.

6.6.1 The change from the installation of a sedum mat living roof system in favour of a living roof that will perform for biodiversity is welcome. The preference is for the Lindum green roof mix. This product is laid on a substrate of about 75mm and would be an acceptable wildlife enhancement in this instance. This should also be controlled by condition.

Environmental Protection (Noise and Air Quality)

6.7 An assessment has been made in respect of air quality impact based on the information provided in the Transport Assessment and Energy Saving Report.

6.7.1 As the car parking spaces and resultant traffic movements are minimal and the preferred option for providing energy is Air Source Heat Pumps together with Gas-fired Combined Heat Power, it is considered that the impacts on air quality in this location from the proposed development will be negligible.

6.7.2 There is a concern regarding the proposal for coaches bringing and collecting children from the site but waiting in a nearby area. There are potential air quality impacts from the buses engines being left running while stationary but this could be addressed in the Travel Plan through a statement to the effect that engines must be switched off while waiting.

6.7.3 In addition, the standard condition for controls of dust during construction/demolition should be included.

6.7.4 Satisfactory information has been provided in respect of noise attenuation. This is subject to the acoustic consultant being aware of all the issues that need to be incorporated and that the developer is able to design the attenuation in line with the
Council’s conditioned criteria. It is noted that the acoustic consultant will provide a full noise report once details of plant and hence attenuation is fully known. This should be controlled by a condition.

Environmental Sustainability

6.8 It has not been adequately demonstrated that Air Source Heat Pumps are technically suited to the proposed use. A higher amount of renewable energy should be incorporated into the scheme.

Highways & Transportation

6.9 In Transport and Highway terms this proposal is a simple intensification of an existing permitted use on the site. Therefore the main considerations are the impact of the additional journeys that are likely to be generated and the impact of additional car parking that is likely to be generated.

6.9.1 The site is well located in terms of public transport accessibility with a PTAL of 4 which is considered to be "above average". In practical terms the site benefits from:

(a) local service bus stops located within 40m and 140m of the site.

(b) Forest Hill Station (which is served by both overground and underground services) is located only 1/4 mile away, as are

(c) additional bus stops on the A205 which serve bus routes on district linkages and strategic routes.

6.9.2 The Transport Statement submitted in support of the application utilises the Council's Leisure Management Options Appraisal to calculate the number of additional journeys to and from the site. This assumes a growth from an average of 116,000 annual users (data from last five years that the pools were open), to 192,000 annual users i.e a growth factor of 65.5%. Therefore an increase in travel demand in all modes of transport is inevitable.

6.9.3 In order to assess travel impact, the statement utilises the National Travel Survey data to calculate modal share for Leisure related journeys. This is considered to be a robust approach as the national survey data includes activities at rural locations where public transport accessibility is much lower than for urban locations. Car use in rural areas is much higher for all journey types and this will inevitably "bump up" the national average. Therefore the conclusion must therefore be that the predicted car use levels are higher than will be the actual case.

6.9.4 However, using that data to calculate increased travel demand on all modes it is clear that the existing highway and public transport networks have sufficient surplus capacity to cope with the additional travel demands.

6.9.5 To support the principle of modal shift away from car use, the applicant proposes a Staff Travel Plan to encourage greater use by staff of public transport and other non car modes of travel. Members may wish to consider additional Travel Plan measures such as client information packs and public transport service information being available at the site.
6.9.6 In accordance with local and regional planning policies and national planning policy guidance, the proposal is "car free" (except for disabled car parking provision). However given that local streets are visibly relatively heavily parked, it was considered appropriate to request the applicant to carry out local parking beat surveys. These would establish whether there is sufficient surplus or available on-street car parking capacity to cope with the consequent additional car parking demand generated by the additional car trips to the Pools.

6.9.7 The surveys were carried out on all streets within a 250m walking isochrone from the site. The surveys established

(a) how much legal on-street kerb-side car parking space was available for all users and then

(b) measured how much of that identified on-street kerb-side space was occupied during periods of probable maximum demand from the new Pools. This then enabled

(c) available or surplus on street car parking space to be calculated.

6.9.8 The surveys were carried out during periods of probable peak demand by car borne clients (e.g. between 0700 - 0900hrs and 1700 - 1900 hrs on a Friday and between 1300 - 1600hrs on a Saturday). The surveys identified 283 legal on-street kerb-side car parking spaces. The worst case car parking accumulation surveyed within the 250m walking isochrone was 46% which meant that some 160 on-street kerb-side car parking spaces were available for potential occupation.

6.9.9 The Transport Statement robustly predicted peak car borne arrivals at 33 per hour. If a robust maximum 2 hour stay is assumed at the pools, then peak car parking accumulation would not exceed 66 cars. Therefore there is sufficient on-street kerb-side car parking capacity within 250m of the proposal site to meet the likely car parking demand. It should be borne in mind that.

(i) the car borne trip generation predictions are robustly over-estimated and are unlikely to be met - let alone exceeded

(ii) the "duration of stay" is also robustly assumed to be up to 2 hours for all pool users,

6.9.10 Having considered the application and supporting documents the proposal is Unobjectionable in principle subject to recommended conditions.

7.0 Policy Context

Planning Policy Guidance and Planning Policy Statements

7.1 Planning Policy Guidance and Statement of relevance to the application are:

PPS 1: Delivering Sustainable Development (2005)
Planning and Climate Change – Supplement to PPS 1 (2007)
PPS 4: Planning for Sustainable Economic Growth (2009)
PSS 5: Planning for the Historic Environment (2010)
PPG 13: Transport (2001)
Other National Guidance

7.2 The following national guidance is also considered relevant to the application:

Circular 05/05 – Planning Obligations

London Plan

7.3 The London Plan, consolidated with alterations since 2004, was published in February 2008. Together with the saved policies in the adopted Lewisham UDP (July 2004), the London Plan comprises the development plan for Lewisham. The policies that are relevant to this applications are:

3A.18 Protection and enhancement of social infrastructure and community facilities
3C.1 Integrating transport and development
3C.3 Sustainable transport in London
3C.21 Improving conditions for walking
3C.22 Improving conditions for cycling
3C.23 Parking strategy
3D.1 Supporting town centres
3D.6 The Olympic and Paralympic Games and sports facilities
3D.8 Realising the value of open space and green infrastructure
3D.11 Open space provision in DPDs
3D.12 Open space strategies
3D.14 Biodiversity and nature conservation

4A.1 Tackling climate change
4A.2 Mitigating climate change
4A.3 Sustainable design and construction
4A.4 Energy assessment
4A.5 Provision of heating and cooling networks
4A.6 Decentralised energy: heating, cooling and power
4A.7 Renewable energy
4A.9 Adaption to climate change
4A.10 Overheating
4A.11 Living roofs and walls
4A.12 Flooding
4A.14 Sustainable drainage
4A.16 Water supplies and resources
4A.19 Improving air quality
4A.20 Reducing noise and enhancing soundscapes
4A.28 Construction, excavation and demolition waste

4B.1 Design principles for a compact city
4B.2 Promoting world-class architecture and design
4B.3 Enhancing the quality of the public realm
4B.5 Creating an inclusive environment
4B.6 Safety, security and fire prevention and protection
4B.8 Respect local context and communities
4B.11 London’s built heritage
4B.12 Heritage conservation
4B.13 Historic conservation-led regeneration
4B.15 Archaeology

7.4 The Mayor of London has also published a number of strategies, Supplementary Planning Guidance (SPG) and Best Practice Guidance (BPG) notes in order to help implement London Plan policies. The following strategies, SPGs and BPGs are particularly relevant to this application:

- Mayor of London’s Transport Strategy (2001)
- Draft Transport Strategy (2009)
- Mayor of London’s Biodiversity Strategy (2002)
- Mayor of London’s The Control of Dust and Emissions from Construction and Demolition BPG (2006)

Adopted Unitary Development Plan (July 2004)

7.5 The relevant saved policies of the UDP (adopted July 2004) are:

- STR.URB 1
- URB 1 Development Sites and Key Development Sites
- URB 3 Urban Design
- URB 4 Designing out Crime
- URB 12 Landscape and Development
- URB 13 Trees
- URB 14 Street Furniture and Paving
- URB 18 Preserving Listed Buildings
- URB 20 Locally Listed Buildings
- URB 21 Archaeology

- STR.OS 1, STR.OS 2 and STR.OS3
- OS 5 Green Corridors
- OS 7 Other Open Space
- OS 13 Nature Conservation

- STR.ENV.PRO 1, STR.ENV.PRO3
- ENV.PRO 10 Contaminated Land
- ENV PRO 11 Noise Generating Development
- ENV.PRO 12 Light Generating Development
- ENV.PRO 15 Sustainable Surface Water Drainage in New Development
- ENV.PRO 17 Management of the Water Supply

- HSG 4 Residential Amenity

- STR.TRN 1, STR.TRN 3 and STR.TRN 4
- TRN 1 Location of Development
- TRN 2 Travel Impact Statements
- TRN 3 Developer Contributions
- TRN 4 Access for Public Transport
On 19 February 2010 Lewisham Council published its proposed submission version of the Core Strategy. This is the principal Development Plan Document and, once adopted, will replace many of the policies in the current UDP. It is a material consideration in the determination of applications for planning permission, but it will not form part of the Development Plan for the Borough until it is formally adopted. Government advice on the weight to be attached to emerging DPD policies remains that this is determined upon the stage of preparation or review, increasing as successive stages are reached. As the emerging draft Core Strategy is currently out for public consultation it will carry little weight in the determination of planning applications because consultation is at an early stage in the preparation process.

8.0 Planning Considerations

8.1 The main planning considerations relevant to the proposed development are land use, design and townscape impact, neighbour amenity, sustainability, highways and parking, and flood risk. Other relevant planning considerations, including planning obligations, are discussed at the end of this section of the report.

Land Use

8.2 The former use of this site was as a public swimming baths (Use Class D2). As such no change of use is proposed and the principle of redeveloping the site for leisure purposes is acceptable. The proposal will result in an efficient and comprehensive regeneration of a Brownfield site with a more intensified use, which will provide community space and café facilities in addition to the enhanced leisure facilities and improved recreational space. The additional community room on the first floor level of the building is a welcome addition to the leisure use. A condition is recommended to ensure that the community use is provided and retained.

8.2.1 The site is located within an established District Centre which is an entirely suitable location for the facility proposed and therefore the proposal is considered to be acceptable in accordance with Policies STR.LCE1, STR.LCE2, LCE1 and LCE2 of the UDP.
8.2.2 It is recognised that the proposal will result in the loss of some Public Open Space to accommodate the footprint of the new building. However, this open space will be re-provided by way of a landscaped area to the north of the site. The new open space will benefit from enhanced landscaping, increased natural surveillance, improved safety and security. The proposed area of open space will in fact be of better quality and much greater gain to the local community and is therefore considered to be acceptable in accordance with Policy OS7 of the UDP.

**Design and townscape impact**

8.3 National and local planning policies place considerable emphasis on the importance of achieving high quality design that complements existing development, established townscape and character. Where relevant new development must respect the character and setting of National and Locally Listed Buildings. All new developments should contribute towards improved safety and security and new buildings must be fully accessible.

8.3.1 In response to the comments received from the Council’s Design Panel, concerns raised by the Council’s Design & Conservation Team and in order to address some of the minor design points raised by third parties the original submission has been amended (revised plans submitted on 30 May 2010) to incorporate the following:

- Change in materials for the front ramped access to brickwork only;
- Extension of the vertical glass element linking the old and new building on the north elevation so that the glass panels occupy the full height up to roof level;
- Clarification of how the curved roof will actually work shown on larger scale drawings.

8.3.2 The design concept for this proposal has been formulated through a detailed assessment of the opportunities and constraints of the existing site, the functional requirements of an established local leisure facility and the issues identified in the stakeholder group meetings. The internal design and massing of the building has been driven by the functional requirements of the leisure centre. The external design has been driven by the need to ensure a balanced relationship between the new building and the existing Victorian frontage and to make a high quality contribution to the townscape.

8.3.3 A comprehensive assessment has been made of the condition of the Victorian parts of the building which are to be retained, this includes a full investigation into the restoration works required to fully restore these elements.

8.3.4 The layout of the facilities internally has been designed to meet the functional requirements of the building, to ensure full accessibility and provision of enjoyable spaces. The internal arrangement is considered to be acceptable. Whilst concerns have been raised regarding the location of the plant room, this has been driven by the need to protect neighbouring amenity and will be addressed under the relevant section of this report.

8.3.5 The massing of the new build elements is a direct reflection of the internal spatial requirements along with the need to link the floor levels of the new build with the floor levels of the Victorian frontage. The roof design of the new build rear element has been driven by the functional requirements for the studio and fitness centre taking account of design guidelines recommended by Sport England. The roof
design of the café/plant element has been driven by the spatial requirements of the ventilation plant set out over two levels. The main wave form roof to the leisure element will be linked by a lower flat roof to the café and pitched roof of the Victorian frontage. The proposed new build elements are considered to be acceptable in terms of massing, design and relationship to the existing Victorian frontage.

8.3.6 The elevational treatment and materials have been chosen for their visual and technical characteristics following extensive discussion with the Council’s Conservation and Design Officers.

8.3.7 The materials chosen for the rear new build element comprise mill finish aluminium standing seam and single ply roof with a section of living roof on the eastern section of the ‘wave’. This will improve the visual appearance of the roof as well as bringing ecological benefits to the site. A combination of Flemish bond brickwork (to match existing) self coloured rendered and Kalwall and clear glazing will be used for the walls. Kalwall has been chosen as the material allows controlled, diffused, glare-free light into a building whilst protecting privacy. It also has high thermal performance.

8.3.8 A lightly mirrored, flush silicone joined glazing will be used for the section joining the existing Victorian frontage and the new build element on the north elevation. The glazed vertical element linking the old and new building is considered to provide a suitable contrast between old and new and is an innovative way of linking the contemporary and Victorian elements. Revised plans were submitted which show this area of glazing to be taken up to roof level on request of the Design Panel and Conservation Officer. A condition is recommended requiring further large scale detailed plans to be submitted showing the detailed proposals for execution of this element of the design. This will enable the local planning authority to control the matter in detail and to ensure that the design concept is executed to a high quality standard.

8.3.9 Materials chosen for the new build northern element (café/plant) comprise mill finish aluminium standing seam and single ply roof, the upper section of the building will be finished in multi-toned terracotta with zinc rainscreen cladding for the fascia and light grey polyester powered coated aluminium for rainwater downpipes, glazing frames, louvers and intermediate fascias. The lower section will be fully glazed. The materials chosen will be modern yet sympathetic and will appropriately reflect the palette of materials on the nearby Listed Buildings. The terracotta will reflect the terracotta on the library building to the south of the site whilst the brickwork will reflect the Victorian frontage of the former pool.

8.3.10 The contemporary elements of the design have been carefully developed to respect the established context. It is considered that the contemporary additions will add to the variety of building styles in the area and will have a positive impact upon the views of the site and surrounding area.

8.3.11 Concerns have been raised regarding the plain and what has been referred to as ‘rather boring’ appearance of the south elevation of the Superintendents House. However, it has been a conscious effort throughout the design process to retain the Superintendents House in its original form, this includes the south elevation. This approach follows the desire expressed during early Stakeholder meetings to incorporate this element of the Victorian building into redevelopment proposals. With this in mind the applicant has chosen not to incorporate any changes to this
façade but simply to restore it to its original condition. It has been suggested that this elevation may provide an opportunity for future signage which would be subject to a separate application for Advertisement Consent. On balance, it is considered that that the retention of the south elevation in its original state is an acceptable solution.

8.3.12 The proposed principle ramped access to the front elevation will be constructed of brickwork to match the Victorian frontage. The design of the proposed building, elevational treatment and materials are considered to be appropriate for this site. The resultant building will make a valuable contribution to the existing townscape.

8.3.13 The Victorian frontage to Dartmouth Road has been designed to become the main entrance and focal point for the building. The café will also front Dartmouth Road as well as addressing the northern frontage of the site, where a new pedestrian route will run from Forest Hill Centre through the proposed area of public open space and into the building.

8.3.14 The area immediately in front of the Victorian frontage will be landscaped and planned to accommodate a car and coach drop-off area together with one disabled car parking space. A feature ramped and stepped access will be provided to the front elevation to address level changes and ensure full accessibility. The existing front wall and gates will be retained and rebuilt where necessary.

8.3.15 The café has been designed to provide views over the pools to the west and views over Dartmouth Road to the east. The café would benefit from direct access from Dartmouth Road, would provide an active frontage onto Dartmouth Road and the proposed open space increasing natural surveillance. The café element of the proposal would enhance the vibrancy and vitality of the area.

8.3.16 The pools and gym facilities will be located to the rear of the site set in from the south and west boundaries leaving space for fire escape routes. The boundaries of the building will be landscaped and could be used by community groups (managed by the leisure centre).

8.3.17 The applicants are aware of the importance of the adjacent Grade II Listed Building (Louise House). Whilst the redevelopment of Louise House does not fall within the scope of this application the proposal does not preclude the linking up of frontages as public space in the future. For this reason minimal development is proposed beyond the existing southern boundary of the building formed by the southern elevation of the Superintendents House. Landscaping of this area will ensure a satisfactory appearance whilst the redevelopment of Louise House is still being considered.

8.3.18 The proposed new build elements of the building will have no detrimental impact upon the adjacent Listed Building given that they are concealed behind the existing Victorian frontage and located towards the northern boundary of the site.

8.3.19 As part of the proposal the former ‘Pocket Park’ will be re-provided with the intention of providing a more effective, safe and usable park. A scheme of both soft and hard landscaping has been proposed. The scheme proposes full landscaping of the new park, planting of trees and hedges surrounding the northern, southern and western sides of the building. The landscaping proposals are considered to be acceptable in accordance with Policies URB 12 and URB 13
Conditions are recommended to ensure that approved landscaping is implemented and maintained.

8.3.20 Following extensive pre application discussions and minor alterations during the lifetime of the application the proposal is now considered to be a suitable design solution for this site. The scale, massing, form and design of the proposal sits sensitively within the prevailing urban form and will improve the character and appearance of the area whilst respecting the setting of the adjacent Listed Buildings. As such the proposal is considered to comply with urban design policies contained within the adopted UDP.

Inclusive Access

8.4 The building has been designed to achieve inclusion for all users in accordance with Equalities Legislation and the Disability Discrimination Acts 1995 and 2005. This includes all public areas, areas of the building where people work, including reception, administration, pool, gym, changing and refreshment areas. Wherever possible the minimum requirements of Approved Document M of the Building Regulations 2004 and BS:8300:2009 are met and exceeded in the design.

Crime Prevention

8.5 The design of the proposed building has been undertaken with the aim to create a leisure centre that will be enjoyable and safe to use. The Applicants have considered ‘Secure by Design’ and propose to address safety and security through the following methods:

- Controlled views in and between spaces;
- Eliminating obscure corners that are difficult to monitor;
- Ensuring that adequate facilities are provided for safe storage of personal belongings;
- Providing adequate lighting both internally and externally;
- Installing surveillance and monitoring hardware;
- Effective staff management within the centre;
- Provision of strong and vandal proof external doors;
- Providing a well designed building that users will feel proud of and want to care for.

8.5.1 It is considered that the above measures will help to achieve a safe and secure building. The design of the building is such that the proposed areas of public open space will benefit from high levels of natural surveillance which is a welcome improvement on the former situation with ‘Pocket Park’ which was previously underused due to lack of natural surveillance and fear of crime.

8.5.2 Concerns have been raised regarding the possibility of anti-social behaviour occurring if chairs/tables are left outside of the café overnight. The Applicant has been made aware of such concerns and has stated that any future occupier of the café premises would be required to ensure that measures are undertaken to prevent anti-social behaviour occurring. In this respect it is considered that the arrangement for ensuring that chairs/tables are not left outside of the building when the café is closed is a matter to be controlled by the Landowner and future occupier of the café premises. This matter extends beyond the scope of planning control and therefore a condition attached to a planning permission would not be appropriate.
Sustainability

8.6 Achieving more sustainable patterns of development and environmentally sustainable buildings is a key objective of national, regional and local planning policy. This application was accompanied by a number of supporting documents which seek to demonstrate how the proposal will address relevant sustainability policies.

8.6.1 In terms of sustainable development the first approach should be to re-use existing buildings as much as possible. The proposed development involves retaining the main façade of the existing building and extending the building, refurbishing the internal and external elements. This is considered to represent a sustainable approach to redeveloping the site compared to the alternative option of complete demolition and rebuild. As such the amount of construction waste and new materials generated will be reduced.

8.6.2 In addition it is intended that the new building will be energy efficient, employing renewable technologies where possible and using construction materials from sustainable sources. The building will achieve a Bespoke BREEAM rating of ‘Very Good’. This application was accompanied by a report setting out the BREEAM Assessment based on the provisional design which will then be used to progress the scheme for formal Assessment. A condition is recommended to ensure that the building will in fact achieve the specified BREEAM rating of ‘Very Good’.

8.6.3 In submission of this application the Applicants have sought to comply with emerging planning policies which will require an energy reduction of 20% and carbon reduction of 44% as oppose to current adopted policies which require 20% renewable energy to be provided on-site. Whilst emerging policies can be material considerations such policies do not hold as much weight as adopted planning policies within the London Plan and UDP.

8.6.4 An ‘Energy Saving and Carbon Reduction Appraisal Report’ was submitted with this application demonstrating an aim to achieve 30% reduction in CO2 emissions and assessing the appropriateness of renewable technologies for the site. The report analyses all forms of renewable technology but concludes that only the following sustainability features are suitable for use on this site:-

- Air Source Heat Pumps which will provide cooling to the fitness suites and the rejected heat shall be recuperated and used in pre-heating water systems;
- Gas fired Heat and Power which will provide on-site electricity generation to serve the building base loadings. This form of electricity whilst being gas fired, is more efficient than grid supplied electricity as there are no distribution losses which therefore reduces the carbon impact of the building;
- Rainwater harvesting: reclaimed water will be used for sanitary flushing and potential use in external irrigation to reduce water consumption across the site;
- An area of living roof at the rear of the site;
- Swimming pools covers to reduce pool water evaporation and heat loss;
- Pool tank insulation to reduce conductive heat loss and in turn reduction in heat input;
- Insulating pool filter vessels which will reduce heat loss;
- Pool water circulation pumps which will reduce energy consumption;
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- Ultra Violet lamps with reduced operation at night

8.6.5 The following renewable energy sources have been discounted:-

- Ground Source Heat Pumps – not a financially viable solution.
- Gas Fired Absorption Heat Pumps – discounted as greater efficiencies and energy savings can be achieved through the installation of an electrically driven Air Source Heat Pump;
- Biomass Boiler Plant – the location of the site does not lend itself to fuel deliveries due to the limited site access for fuel vehicles and there is no storage capacity on site. Furthermore, the combustion emissions are deemed a cause for concern with regards to dust and odours.
- Wind Turbines – discounted due to the impact that a turbine would have on nearby neighbouring properties.
- Photovoltaic Generation – the orientation of the building does not lend itself to positioning the panels in their most efficient and effective orientation. Due to the building configuration the PVs would require substantial bracketary to position the panels in their most efficient operation. This would be costly and impact on the visual appearance of the building.
- Solar Heating - the orientation of the building does not lend itself to positioning the panels in their most efficient and effective orientation. Due to the building configuration the solar panels would require substantial bracketary to position the panels in their most efficient operation. This would costly and impact on the visual appearance of the building.

8.6.6 Whilst the objections raised by the Council’s Environmental Sustainability Officer are valid and noted, in this instance it is considered that the Applicants have gone as far as practically possible in seeking to ensure sustainable performance of the building, reduced carbon emissions and reduced energy consumption given the constraints of the site and financial restrictions imposed.

8.6.7 The orientation of the building is dictated by the need to retain the existing Victorian frontage. As a consequence the orientation precludes efficient use of solar or photovoltaic panels. The Council would not wish the design of the building, its orientation, the retention of the Victorian frontage or setting of adjacent Listed Buildings to be compromised in favour of provision of the aforementioned renewable energy sources, particularly as the proposal delivers a comprehensive package of sustainable features.

8.6.8 It is considered, on balance, that the proposal accords with the overarching aims of national, regional and local policies which seek to reduce the environmental impact of new developments. Whilst it is recognised that 20% renewable energy will not be achieved a reduction in carbon emissions and energy use would be achieved through efficient building design and energy efficient building services in operation. Taking account of the clear public benefits of the proposal, the fact that a redundant Brownfield site will be brought back into use and having regard to the constrained urban location it is considered reasonable in this case to recommend approval of the scheme without full compliance with renewable energy targets.

Neighbouring Amenity

8.7 This sites lies within a busy District Centre and forms part of a group of community use buildings fronting Dartmouth Road which is a predominantly commercial street.
Nevertheless there are a number of residential properties within the vicinity of the site particularly to the rear that could be affected by the development.

8.7.1 The principle of the proposed use is considered to be acceptable given the previous use and town centre location of the site. Subject to careful detailing and execution of the design, and conditions to control hours of operation, use of plant and machinery and adequate ventilation it is not considered that unacceptable harm to neighbouring amenity will occur by way of disturbance, noise or pollution.

8.7.2 During previous use of the site the plant and equipment for the former building was located at the rear of the site in fairly close proximity of residential dwellings. This had caused problems in respect of noise nuisance. As such when considering options for redevelopment of the site the Applicants wanted to address this issue to prevent future noise complaints. This application proposes to locate all plant equipment in the basement and at the front of the site in order to reduce noise impact for residential properties at the rear. This is considered to be a suitable solution as acoustic control is more effectively achieved in this less sensitive area fronting Dartmouth Road.

8.7.3 The application was accompanied by a Noise Impact/Acoustic Assessment. As part of the assessment two surveys were carried out, one to the front of the building facing Dartmouth Road and one to the back at a residents property off Derby Hill Crescent. The preliminary report concludes that sufficient noise attenuation measures can be undertaken to prevent noise nuisance. The Council’s Environmental Protection Team have confirmed that the preliminary assessment is acceptable. A condition is recommended to ensure that detailed noise attenuation measures are submitted and agreed prior to commencement of development.

8.7.4 The application was accompanied by a ventilation strategy for the proposed CHP. The extraction of fumes from the building will be in compliance with Building Regulations. However, a condition is recommend to ensure that details of all necessary ventilation equipment, including that required for the café use are submitted and approved by the Council prior to commencement of development.

8.7.5 In terms of form, massing and height the building has been designed to minimise any impact upon neighbouring properties, particularly those residential properties to the west of the site. There is a significant change in ground levels on the site. The proposed building will sit 1.0m lower than levels on the western boundary, this together with the waved design of the roof and the use of a living roof on the western most roof slope will reduce the impact on neighbouring properties by way of loss of outlook, overbearing impact or overshadowing. Neighbouring amenity will be further protected by virtue of the proposed landscaping.

8.7.6 It is not considered that unacceptable harm will occur by way of overlooking or loss of privacy.

8.7.7 Third party objections relating the impact on parking within neighbouring residential streets have been noted and will be discussed in section 9.0 below.

8.7.8 In conclusion taking account of the former use of this site and its town centre location and the proposed design it is not considered that unacceptable harm to neighbouring amenity will occur. The proposal therefore complies with Policy HSG 4 of the adopted UDP.
Highways and Parking

8.8 The overarching aim of national, regional and local planning policy is to promote accessibility by public transport, walking and cycling and to reduce the need to travel by car. This site benefits from good public transport accessibility with a PTAL rating of 4 given the site’s proximity to rail and bus services. In addition the site is served by a good road network.

8.8.1 A detailed Transport Assessment was submitted with this application which included a Travel Plan and Parking Beat Survey of the surrounding area.

8.8.2 Given the size constraints of the site and the sustainable location it is not proposed to provide any general on-site parking facilities. One disabled space will be provided on site. Motorcycle parking provision of 6 spaces together with 18 cycle parking spaces will be provided.

8.8.3 It is proposed that servicing, deliveries and refuse collection will be managed through an on-site management and servicing plan. Pool chemical deliveries will occur to the south of the building within a dedicated servicing point. A drop-off zone will be provided at the front of the building.

8.8.4 The Council’s Highways Officers have reviewed all of the transport documents submitted and undertaken a full assessment of the likely traffic and highway impacts of the proposal. Their conclusions have been set out in section 6.9 of this report. Whilst the proposed use will clearly result in an increase in trip generation it is considered that existing transport infrastructure can easily accommodate the additional requirements. Whilst it is recognised that some users of the facilities will choose to drive rather than take advantage of the sustainable modes offered, it is not thought that the proposal will have an unacceptable impact on existing on-street car parking in the surrounding area.

8.8.5 The site lies within a District Centre that is well served by public transport and it is therefore entirely appropriate for no on-site car parking provision to be made except for one disabled parking space. In line with national, regional and local planning policy objectives developments of this nature should seek to reduce reliance on the car and promote alternative sustainable modes of transport. Whilst it is recognised that some potential users will choose to drive to the facility it is considered sufficient on-street parking exists within the vicinity of the site to accommodate this demand. The approach taken and package of measures offered to encourage sustainable transport is welcome. A condition is recommended to ensure that a Travel Plan is submitted and agreed prior to commencement of use of the facility. This will be subject to continued monitoring and review.

8.8.6 The provision of 18 cycle parking spaces is acceptable in accordance with Policy TRN 14 in the UDP. A condition is recommended to ensure that the spaces are provided in accordance with Council standards.

8.8.7 In conclusion the proposal is considered to comply with adopted transport planning policies subject to the conditions recommended by the Council’s Highways Officer.

8.8.8 The concerns raised regarding the safety of the drop-off zone are noted. However, the Councils Highways Officer has not raised any issues in respect of highway safety.
Flood Risk

8.9 This site lies within Flood Risk Zone 1 which is a low risk flood area. A flood risk assessment was submitted with the application. The assessment concludes that the site is at low risk of flooding from sources including rivers and watercourses, overland flow, sewers and groundwater.

8.9.1 The surface water drainage system comprises a piped system that discharges to the public combined sewer in Dartmouth Road via an existing site drainage connection. Ground investigation data has indicated as a means of disposal of surface water run-off would not be feasible due to impermeable ground conditions. The underlying ground condition comprises clayed sub-soils.

8.9.2 Surface water run-off from roofs will be collected separately for rainwater harvesting. Downstream of the rainwater harvesting tank, attenuation storage and a flow control device are provided such that the off-site surface water discharge does not exceed the existing site discharge rate. An indicative layout for the proposed drainage system was submitted with the application. However, development of the drainage system is ongoing and therefore a condition is recommended requiring the submission of further details prior to commencement of development.

8.9.3 Foul water will be collected via a separate system and discharged to the public combined sewer in Dartmouth Road via and existing site drainage connection.

8.9.4 Backwash water from the swimming pools will also be discharged to the public combined sewer in Dartmouth Road. This is the same arrangement as that for the previous swimming baths.

8.9.5 In conclusion the site is at low risk from flooding and suitable for proposed development. A practical means for surface water management can be provided.

Ecology and Biodiversity

8.10.1 A ecology and bat survey accompanied the application. The survey concludes that the development should not have a significant effect on the non-statutory nature conservation sites situated within 2km of the site. There will be no impact upon the nearby Green Corridor.

8.10.2 The majority of the application site comprises negligible ecological value and does not have any large populations or important assemblages of species, although the mature trees in the area known as ‘Pocket Park’ represent a more valuable resource.

8.10.3 The soft landscaping proposals will enhance opportunities for biodiversity on the site as will the use of living roofs. The rear landscaped areas will not be publically accessible but it is intended that such areas could be used in a controlled way for educational purposes. For example visiting school children may use the area to observe biodiversity. Replacement trees as part of the landscape proposals will mitigate any trees lost as part of the redevelopment of the site.

8.10.4 The Applicant has stated that bird nesting and bat boxes could be placed within trees that will be planted along the western boundary of the site. The ecology report submitted identifies the need for an appropriate buffer to protect retained trees during construction and for any clearance of tree surgery works to be
undertaken outside of the main nesting season. Conditions are recommended to this effect.

**Site Contamination**

8.11 There is no evidence to suggest that this site would be affected by land contamination issues.

**Planning Obligations**

8.12 No S106 agreement is considered necessary to secure the benefits or to mitigate the impacts of the proposed development. Any matters which need to be controlled following planning approval can be dealt with by means of conditions attached to such an approval as recommended in this report.

**9.0 Consultations**

9.1 The planning considerations relevant to this application have been discussed in section 8.0 of this report. This discussion addresses the comments of internal and external consultees.

9.2 A number of third party representations were received as a result of the public consultation process. The representations have been summarised in section 6.0. Issues relating to design, internal layout, amenity and transport have been addressed in the relevant sections of this report. Other issues raised will be addressed in turn.

9.3 Two ramps have been chosen in order to improve access into the building and to provide a separate access to the café. This will enhance the overall accessibility of the building and will help to control pedestrian flows, reducing the chance of congestion in the main foyer. This is considered to be appropriate.

9.4 It is considered that sufficient levels of natural light will be provided into the building by virtue of the rooflights and use of Kalwall.

9.5 This application does not include the provision of a Children’s play area. Nevertheless this is not considered to warrant a planning objection.

9.6 All boundary screening including security fencing will be dealt with by way of a condition attached to the approval requiring submission of details prior to commencement of development. This is the established approach for developments of this scale and nature.

9.7 Relocation of the existing telephone mast would be the responsibility of the utility provider. The mast does not fall within the scope of this application.

**10.0 Conclusion**

10.1 The proposal will result in the efficient and comprehensive regeneration of this site bringing back into a use a community and recreational facility which is entirely suitable for this location. The proposal will create an attractive commercial frontage to this part of the Forest Hill Town Centre and will bring much needed restoration to the Locally Listed Victorian frontage of the former pools building. The resultant
building will make a valuable contribution to the townscape and will enhance the setting of adjacent Listed Buildings.

10.2 Neighbouring amenity, sustainability, highways and parking, flood risk, landscaping, ecology and biodiversity have all been either satisfactorily addressed by the Applicant or can be through the use of appropriate conditions.

11.0 Summary of Reasons for Grant of Planning Permission

11.1 The decision to grant planning permission has been taken having regard to the policies and proposals in the London Plan (February 2008) Consolidated with Alterations Since 2004 and the adopted Unitary Development Plan (July 2004), as set out below and all relevant material considerations, including comments received in response to third party consultation.

11.2 The application was granted for the following reasons:

The local planning authority has considered the particular circumstances of the application against relevant planning policy set out in the London Plan (February 2008) Consolidated with Alterations Since 2004 and extended policies in the Council’s adopted Unitary Development Plan (July 2004). The local planning authority has further had regard to the Mayor of London’s Supplementary Planning Guidance and Best Practice Guidance; as well as Government Planning Policy Guidance and Statements, and other material considerations including the conditions to be imposed on the permission. The local planning authority considers that:

(1) On balance, it is considered that the proposal satisfies the Council’s Land Use and environmental criteria, and is acceptable in principle, being in accordance with Policies LCE 1 Location of New and Improved Leisure, Community and Education Facilities, LCE 2 Existing Leisure and Community Facilities and OS 7 Other Open Space in the adopted Unitary Development Plan (July 2004).

(2) It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. The proposal is thereby in accordance with Policies URB 3 Urban Design, URB 4 Designing out Crime, URB 12 Landscape and Development, URB 13 Trees, URB 14 Street Furniture and Paving, URB 18 Preserving Listed Buildings, URB 20 Locally Listed Buildings and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

12.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:-

(1) Unless minor variations are otherwise approved in writing by the local planning authority, the development shall be carried out strictly in accordance with application documents, plans and drawings hereby approved.

(2) (i) Unless minor variations are otherwise approved in writing by the local planning authority the development shall be carried out in strict accordance with the sustainability documents submitted and approved as part of this application. The building shall achieve a
BREEAM rating of minimum ‘Very Good’ and a carbon emissions reduction of 30% over Part L of the Building Regulations. All sustainability measures detailed in the Energy Saving and Carbon Reduction Appraisal Report shall be implemented in full prior to any part of the building being brought into use.

(ii) Within three months of the building being brought into use evidence shall be submitted to demonstrate full compliance with the requirements of (i) which shall include a Post Construction BREEAM Certificate, evidence of the carbon emission savings and photographic evidence of all sustainability features.

(3) The community room at first floor level hereby approved shall be retained for community use unless otherwise approved in writing by the local planning authority.

(4) The ground floor level cafe hereby approved shall only be occupied for uses falling within Class A3 and for no other purpose, unless minor variations are otherwise approved in writing by the local planning authority.

(5) The leisure centre and café hereby approved shall not be used other than between the hours of 7.00 am and 10:00 pm Monday to Friday inclusive and 8:00 am and 5:00 pm on Saturdays, Sundays and Public Holidays.

(6) No music, amplified sound system or other form of sound or noise (such as singing or chanting) shall be used or generated which is audible at any receptors outside the boundary of Forest Hill Pools, including it’s open space.

(7) (i) Notwithstanding the details shown on approved drawings, full details at a scale of 1:50 of the means of access into and out of the Main and Learner Pools and to and from the Spectators Area shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

(ii) The development shall be carried out strictly in accordance with the approved details unless minor variations are otherwise approved in writing by the local planning authority.

(8) Details of the living roof which shall cover an area no less than 328 sq.m, shall be submitted to and approved in writing by the local planning authority prior to any superstructure works commencing on site. The living roof shall be:

(a) biodiversity based with extensive substrate base (depth 75-150mm);
(b) laid out in accordance with plan L(0)004 Rev D hereby approved; and
(c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works.

The living roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the local planning authority.

(d) Evidence that the roof has been installed in accordance with sub-points (a) to (c) above shall be submitted to and approved in writing by the local planning authority prior to the any part of the building coming into use.

(9) (i) Details of 4no. bird and bat boxes to be provided as identified in the Ecology Statement submitted with this application shall be submitted to and approved in writing by the local planning authority not later than three months from the commencement of development.

(ii) The approved bird and bat boxes shall be installed before commencement of use of any part of the building.

(iii) Thereafter the approved bird and bat boxes shall be retained in accordance with approved details.

(10) No development shall take place within the site until the applicant, or any successors in title, have secured the implementation of a programme of historic asset recording of the standing building(s), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

(11) No development shall take place within the site until the applicant, or any successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall only take place in accordance with the 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.

(12) (i) The rating level of the noise emitted from fixed plant and machinery on the Development shall be 5dB below the existing background level at any time as measured at the façade of any noise sensitive receptor. The measurements and assessments shall be made according to BS4142:1997.

(ii) Design, operation and maintenance details of a scheme for compliance with paragraph (i) of this Condition shall be submitted to and approved in writing by the local planning authority within three months from the commencement of development.

(iii) No part of the building shall be occupied until the approved scheme has been implemented in its entirety.

(iv) Thereafter, the approved scheme shall be retained and maintained in accordance with the approved details.
(13) (i) No development shall commence until a scheme for complying with the surface water management measures identified in the Flood Risk Assessment hereby approved have been submitted to and approved in writing by the local planning authority.

(iii) Development shall be carried out in accordance with the approved scheme and thereafter be retained in accordance with the details approved therein.

(14) All planting, seeding or turfting forming part of the details of landscaping hereby approved shall be carried out in the first planting and seeding seasons following the first occupation of any part of the building and in any event no later than the completion of the whole of the development. Any trees or plants which within a period of 5 years from the completion of the whole development die, are removed, are displaced or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority has given written consent to any minor variation.

(15) No development shall commence on site until adequate steps have been taken in accordance with Section 8 of BS 5837 Trees to safeguard all trees to be retained on site against damage prior to or during building works, including the erection of fencing. These fences shall be erected to the extent of the crown spread of the trees, or where circumstances prevent this, to a minimum radius of 2 metres from the trunk of the tree and such protection shall be retained until the development has been completed. No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage to the root structure of the trees.

(16) Development shall not commence until full details of all repairs, alterations or replacement for existing windows and joinery together with drawings of a scale 1:5 or 1:10 have been submitted to and approved in writing by the local planning authority. Development shall be undertaken in accordance with the approved details, unless minor variations are otherwise approved in writing by the local planning authority.

(17) Development shall not commence until horizontal and vertical section drawings of a scale 1:5 or 1:10 of all roof and wall junctions demonstrating how the proposed new build elements will connect to the existing building have been submitted to and approved in writing by the local planning authority. Development shall be undertaken in accordance with the approved details, unless minor variations are otherwise approved in writing by the local planning authority.

(18) Development shall not commence until full details of cleaning methods and repointing and repairs to the historic facing brickwork have been submitted to and approved in writing by the local planning authority. Development shall be undertaken in accordance with the approved details, unless minor variations are otherwise approved in writing by the local planning authority.

(19) Development shall not commence until full details of a schedule of repairs including method statement to Sandstone have been submitted to and approved in writing by the local planning authority. Full details should
include samples. Development shall be undertaken in accordance with the approved details, unless minor variations are otherwise approved in writing by the local planning authority.

(20) Development shall not commence until details of all facing materials (including their colour and texture) have been submitted to and approved in writing by the local planning authority. This shall include details and samples of all external materials for the building as well as steps, ramp, retaining wall and hand rails. The buildings shall be finished in accordance with the approved details, unless minor variations are otherwise approved in writing by the local planning authority.

(21) (i) No development shall commence until sample panels of all proposed external materials for permitted landscaped areas hereby approved showing the proposed colour, texture and bond in relation to blockwork for hard landscaping have been submitted to and approved in writing by the local planning authority.

(ii) The development shall be carried out in accordance with the approved external materials.

(22) (i) Details of all proposed boundary treatments, means of enclosure and gates shall be submitted to and approved in writing by the local planning authority prior to commencement of development. This shall include detailed drawings of a scale of 1:5 or 1:10 of the proposed front boundary wall, piers lamp columns and lights.

(ii) The approved boundary treatments, means of enclosure and gates shall be implemented before use of any part of the building is commenced.

(23) (i) Details of all external lighting to be installed including details of directional hoods and measures to prevent light spillage, shall be submitted to and approved in writing by the local planning authority prior to commencement of development.

(ii) All such external lighting shall be installed in accordance with the approved details before use of any part of the buildings is commenced and thereafter any external lighting (including any directional hoods) shall be retained in accordance with the approved details.

(iii) Details submitted for approval pursuant to paragraph (i) of this Condition, shall be accompanied by a supporting statement which demonstrates that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

(24) No development shall commence on site until detailed plans and a specification of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate noise, vibration, fumes and odours (and incorporating active carbon filters, silencer(s) and anti-vibration mountings where necessary), have been submitted to and approved in writing by the local planning authority. The ventilation system shall be installed in accordance with the approved plans and specification.
before the development hereby permitted first commences and shall thereafter be permanently maintained in accordance with the approved specification.

(25) No occupation of the buildings hereby approved shall take place until such time as a user Travel Plan has been submitted to and approved in writing by the local planning authority. Once agreed, the development shall operate in accordance with the agreed Travel Plan. The Travel Plan shall specify initiatives to be adopted by the new development to encourage access to the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.

(26) No development shall commence until a Forecourt Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall demonstrate the following:-

(i) How vehicular access to the forecourt will be controlled so that only permitted vehicles are allowed on site;

(ii) How unauthorised vehicles will be prevented from gaining access to the forecourt.

The measures specified in the approved details shall be implemented prior to commencement of use of any part of the building and shall be retained permanently thereafter.

(27) No development shall commence until a Construction Logistics Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall demonstrate the following:

(iii) Identify routes to and from the site;

(iv) How construction vehicle and delivery vehicle access to the site will be managed.

The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to during the period of construction.

(28) The development hereby permitted shall not be occupied until an application has been submitted to and agreed by the Highways Group for the removal and revision of pavement crossovers serving the premises and the restoration of footways as appropriate.

(29) A minimum of 18 secure and dry cycle parking spaces shall be provided within the development. The full details shall be submitted to and approved in writing by the local planning authority prior to commencement of development. No part of the building shall be used until the cycle parking spaces have been provided and made available for use. Thereafter such spaces shall be retained and used only as cycle parking.

(30) (i) A minimum of 6 motorcycle parking spaces shall be provided within the development. The full details including location shall be submitted
to and approved in writing by the local planning authority prior to commencement of development. No part of the building shall be used until the motorcycle parking spaces have been provided and made available for use. Thereafter such spaces shall be retained and used only as motorcycle parking.

(31) Details of the construction, including facing materials, of the proposed refuse storage chamber(s) shall be submitted to and approved in writing by the local planning authority and the chamber(s) shall be constructed in accordance with the approved details before any part of the development hereby permitted comes into use.

(32) Details of a refuse collection point shall be submitted to and approved in writing by the local planning authority and such collection point shall be constructed in accordance with the approved drawings before any part of the development hereby permitted comes into use.

(33) No development shall commence on site until a scheme to minimise the threat of dust pollution during site clearance and construction works (including any works of demolition of existing buildings, or breaking out or crushing of concrete) has been submitted to and approved in writing by the local planning authority. The approved scheme shall include a watering regime in the event of dry weather and shall be implemented in its entirety once development has commenced.

(34) No deliveries to or from the site in connection with demolition or construction works shall take place outside the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and no such deliveries shall take place at all on Sundays or Public Holidays.

Reasons

(1) To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

(2) To ensure the development achieves the maximum possible in respect of energy and carbon emissions and to comply with Policies 4A.3 Sustainable design and construction, 4A.4 Energy assessment, 4A.7 Renewable energy, 4A.9 Adaption to climate change and 4A.11 Living roofs and walls in the London Plan (February 2008) Consolidated with Alterations Since 2004.

(3) To ensure retention of the facility for the benefit of the local community in accordance with Policy LCE 1 Location of New and Improved Leisure, Community and Education Facilities in the adopted Unitary Development Plan (July 2004).

(4) To ensure the retention of a café facility which will best serve the users of the leisure centre and the local community. In order to prevent a change of use of the premises to A1 or A2 Use Classes without full and proper consideration by the local planning authority on an application on that behalf. In accordance with Policy LCE1 Location of New and Improved Leisure, Community and Education Facilities in the adopted Unitary Development Plan (July 2004).
(5) To ensure that the development does not prejudice the enjoyment by
neighbouring occupiers of their properties and to comply with Policies
ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating
Development and HSG 4 Residential Amenity in the adopted Unitary
Development Plan (July 2004).

(6) To safeguard the amenities of the adjoining premises and the area generally
and to comply with Policies ENV.PRO 9 Potentially Polluting Uses,
ENV.PRO 11 Noise Generating Development and HSG 4 Residential
Amenity in the adopted Unitary Development Plan (July 2004).

(7) To ensure that the development provides an inclusive physical environment
whereby everyone can make use of the leisure facilities provided and to
comply with Policy 4B.5 Creating an inclusive environment in the London

(8) To ensure the development provides the maximum possible provision
towards creation of habitats and valuable areas for biodiversity in
accordance with Policy OS 13 Nature Conservation in the adopted Unitary
Development Plan (July 2004) and Policies 3D.14 Biodiversity and nature
conservation; 4A.3 Sustainable design and construction; 4A.9 Adaption to
climate change and 4A.11 Living roofs and walls in the London Plan
(February 2008) Consolidated with Alterations Since 2004 and PPS 9
Biodiversity and Geological Conservation.

(9) To ensure that the development enhances biodiversity and complies with
Policy OS 13 Nature Conservation in the adopted Unitary Development Plan
(July 2004) and Policy 3D.14 Biodiversity and nature conservation in the

(10) The historic building on site is of intrinsic archaeological interest and
alteration/demolition of the historic structure should be recorded before it/they are damaged or destroyed by the development hereby permitted and
to comply with Policies URB 3 Urban Design and URB 20 Locally Listed
Buildings in the adopted Unitary Development Plan (July 2004).

(11) To ensure adequate access for archaeological investigations in compliance
with advice contained in PPG 16 Archaeology and Planning and to comply
with Policy URB 21 Archaeology in the adopted Unitary Development Plan
(July 2004).

(12) To protect neighbouring residential amenity in accordance with Policy HSG 4
Residential Amenity in the adopted Unitary Development Plan (July 2004).

(13) To prevent the increased risk of flooding and to improve water quality in
accordance with Policy ENV.PRO 15 Sustainable Surface Water Drainage in
New Development in the adopted Unitary Development Plan (July 2004) and
Policy 4A.12 Flooding in the London Plan (February 2008) Consolidated with
Alterations Since 2004 and ensure that water supply infrastructure has
sufficient capacity to cope with additional demand.

(14) To protect the visual amenity of the neighbouring occupiers and to comply
with the duty imposed on the local planning authority by Section 197 of the
Town and Country Planning Act 1990 and to comply with Policies URB 3

(15) To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the adopted Unitary Development Plan (July 2004).

(16) To ensure that the development is of a satisfactorily high design standard to ensure that it makes a positive contribution to the appearance of the locality and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

(17) To ensure that the development is of a satisfactorily high design standard to ensure that it makes a positive contribution to the appearance of the locality and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

(18) To ensure that the development is of a satisfactorily high design standard to ensure that it makes a positive contribution to the appearance of the locality and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

(19) To ensure that the development is of a satisfactorily high design standard to ensure that it makes a positive contribution to the appearance of the locality and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

(20) To ensure that the development is of a satisfactorily high design standard to ensure that it makes a positive contribution to the appearance of the locality and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

(21) To ensure that the development is of a satisfactorily high design standard to ensure that it makes a positive contribution to the appearance of the locality and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

(22) To ensure that the details of these arrangements are satisfactory and to comply with Policy URB 12 Landscape and Development in the adopted Unitary Development Plan (July 2004).

(23) To ensure that the lighting is installed and maintained in a manner which will minimise possible light pollution to neighbouring properties and to comply with Policies ENV.PRO 12 Light Generating Development and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

(24) To safeguard the amenities of the adjoining premises and the area generally and to comply with Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).
In order that both the local planning authority and highway authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policies in Chapter 6 Sustainable Transport and Parking in the adopted Unitary Development Plan (July 2004).

In order to ensure satisfactory vehicle management and to comply with Policies in Chapter 6 Sustainable Transport and Parking in the adopted Unitary Development Plan (July 2004).

In order to ensure satisfactory vehicle management and to comply with Policies in Chapter 6 Sustainable Transport and Parking in the adopted Unitary Development Plan (July 2004).

To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to comply with the Policies in Chapter 6 Sustainable Transport & Parking in the adopted Unitary Development Plan (July 2004).

In order to ensure adequate provision for cycle parking and to comply with Policies TRN 14 Cycle Parking and TRN 15 Provision for Cyclists and Walkers in the adopted Unitary Development Plan (July 2004).

In order to ensure adequate provision for motorcycle parking and to comply with Policy TRN 28 Motorcycle Parking in the adopted Unitary Development Plan (July 2004).

In order that the local planning authority may be satisfied as to the appearance of the refuse chamber(s) and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

In order that the local planning authority may be satisfied with the provisions for refuse collection in the scheme and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

In order that the local planning authority may be satisfied that the demolition process is carried out in a manner which will minimise possible dust pollution to neighbouring properties and to comply with Policies ENV.PRO 9 Potentially Polluting Uses and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

Informative

The applicant be advised that the development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with English Heritage guidelines.
(2) The applicant be advised that there is a concern regarding the proposals for coaches bringing and collecting children from the site but waiting in a nearby area. There are potential air quality impacts from the buses engines being left running while stationary but this could be addressed in the Travel Plan through a statement to the effect that engines must be switched off while waiting.

(3) The applicant be advised that the local planning authority would like existing windows to be repaired and up-graded or, only where repairs are not possible the existing windows should be replaced like-for-like.

(4) Construction Code of Practice.

(5) The applicant be advised to contact the Council’s Drainage Design team on 020 8314 2036 prior to the commencement of work.