

Committee	PLANNING COMMITTEE A	
Report Title	7 Albacore Crescent SE13 7HW	
Ward	Rushey Green	
Contributors	Geoff Whittington	
Class	PART 1	19 June 2014

<u>Reg. Nos.</u>	DC/11/78077
<u>Application dated</u>	17 May 2011, amended 11 March 2014.
<u>Applicant</u>	Mr Anthony
<u>Proposal</u>	The demolition of the existing garage at 7 Albacore Crescent SE13, and the construction of a 2-storey building accommodating 1, one bedroom and 1, two bedroom self-contained flats, together with associated landscaping and the provision of one off-street parking space.
<u>Applicant's Plan Nos.</u>	DWG Nos 3, 4, 5C, 6C, 7D & 8C, Design and Access Statement and Site Location Plan.
<u>Background Papers</u>	(1) Case File LE/912/7/TP (2) Lewisham Development Framework: Core Strategy (2011) (3) Unitary Development Plan (July 2004) (4) The London Plan (February 2011)
<u>Zoning</u>	Adopted UDP - Existing Use PTAL 4 Area of Archaeological Priority Not in a Conservation Area Not a Listed Building

1.0 Property/Site Description

- 1.1 The application site lies on the south side of Albacore Crescent, and currently accommodates a 2-storey plus roofspace semi-detached dwelling-house, with associated garden to the rear. A former detached garage to the side of no.7 has since been demolished.
- 1.2 The property is not within a Conservation Area, nor within the vicinity of any listed buildings.
- 1.3 The surrounding area is mostly residential, characterised by terraced dwellings and flats. Lewisham Hospital lies to the north of the site, with an access into an associated car park from Albacore Crescent.
- 1.4 The PTAL rating for this area is 4, attributed to the excellent provision of public transport nearby.

2.0 Planning History

2.1 No planning history on file.

3.0 Current Planning Application

3.1 The current application proposes the construction of a 2-storey residential building to land at the side of 7 Albacore Crescent, which would accommodate 1, one bedroom and 1, two bedroom self-contained units.

3.2 The applicant has advised all units would be built to Lifetime Homes standards, and would meet Code Level 4 for Sustainable Homes.

3.3 The application also includes associated landscaping to the rear of the building, with the ground floor unit being afforded a private garden space.

3.4 Refuse/ recycling stores would be located to the front, together with one off-street car-parking space.

3.5 The application has been ongoing for a significant length of time due to a number of revisions that have been undertaken. In March 2014, further plans were submitted to the Council, proposing a reduction in both the scale of the building and the number of units from 3 to 2, which officers consider to be an improvement upon the previous proposals.

4.0 Consultation

4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.

4.2 Site notices were displayed and letters were sent to residents and business in the surrounding area and the relevant ward Councillors.

Written Responses received from Local Residents and Organisations

4.3 Letters of consultation were sent to 13 local residents on 5 August 2011, together with a notice displayed on site. Ward Councillors were also consulted.

4.4 Subsequently, four letters were received from 9a Albacore Crescent, 18 & 22 Blagdon Road, and Cllr Fitzsimmons, objecting to the proposed development on the following grounds:

- Over-development;
- Parking concerns;
- Visual appearance and relationship with neighbouring properties.

4.5 In light of the submission of amended plans, a further period of consultation was undertaken on 13 March 2014. No further responses were received.

Highways and Transportation

4.6 No objections raised.

Environmental Health

- 4.7 No objections raised.

Design Officers

- 4.8 Whilst officers raised no objections to the principle of a residential scheme upon the site, they were concerned with the scale and appearance of the original submission.

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)

- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy and policies in the London Plan (July 2011). The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27th March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary this states that (paragraph 211), policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.

- 5.4 Officers have reviewed the Core Strategy and saved UDP policies for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

Ministerial Statement: Planning for Growth (23 March 2011)

- 5.5 The Statement sets out that the planning system has a key role to play in rebuilding Britain's economy by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible. The Government's expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.

Other National Guidance

- 5.6 The other relevant national guidance is:

By Design: Urban Design in the Planning System - Towards Better Practice (CABE/DETR 2000);
Planning and Access for Disabled People: A Good Practice Guide (ODPM, March 2003);
Safer Places: The Planning System and Crime Prevention (ODPM, April 2004);
Code for Sustainable Homes Technical Guide (DCLG/BRE, November 2010).

London Plan (July 2011)

- 5.7 The London Plan policies relevant to this application are

Policy 1.1 Delivering the strategic vision and objectives for London
Policy 3.1 Ensuring equal life chances for all
Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.6 Children and young people's play and informal recreation facilities
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 3.14 Existing housing
Policy 3.15 Co-ordination of housing development and investment
Policy 3.16 Protection and enhancement of social infrastructure
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.4 Retrofitting
Policy 5.5 Decentralised energy networks
Policy 5.6 Decentralised energy in development proposals
Policy 5.7 Renewable energy
Policy 5.8 Innovative energy technologies
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.15 Water use and supplies
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

5.8 The London Plan SPG's relevant to this application are

Accessible London: Achieving an Inclusive Environment (2004)
Housing (2012)
Sustainable Design and Construction (2006)
Shaping Neighbourhoods: Play and Informal Recreation (2012)

London Plan Best Practice Guidance

5.9 The London Plan Best Practice Guidance's relevant to this application are:

Development Plan Policies for Biodiversity (2005)
Control of dust and emissions from construction and demolition (2006)
Wheelchair Accessible Housing (2007)
Health Issues in Planning (2007)
London Housing Design Guide (Interim Edition, 2010)

Core Strategy

5.10 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the London Plan and the saved policies of the Unitary Development Plan, is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application

Spatial Policy 1 Lewisham Spatial Strategy
Spatial Policy 2 Regeneration and Growth Areas
Spatial Policy 3 District Hubs
Spatial Policy 4 Local Hubs
Spatial Policy 5 Areas of Stability and Managed Change
Core Strategy Policy 1 Housing provision, mix and affordability
Core Strategy Policy 7 Climate change and adapting to the effects
Core Strategy Policy 8 Sustainable design and construction and energy efficiency
Core Strategy Policy 9 Improving local air quality
Core Strategy Policy 10 Managing and reducing the risk of flooding
Core Strategy Policy 12 Open space and environmental assets
Core Strategy Policy 14 Sustainable movement and transport
Core Strategy Policy 15 High quality design for Lewisham

Unitary Development Plan (2004)

5.11 The saved policies of the UDP relevant to this application are:

STR URB 1 The Built Environment
URB 3 Urban Design
URB 12 Landscape and Development

HSG 4 Residential Amenity
HSG 5 Layout and Design of New Residential Development
HSG 7 Gardens
HSG 8 Backland and In-fill Development

Residential Standards Supplementary Planning Document

- 5.12 This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, affordable housing, self containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space, Lifetime Homes and accessibility, and materials.

Emerging Plans

- 5.13 According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:
- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, (the greater the weight that may be given).
- 5.14 The following emerging plans are relevant to this application.

Development Management Plan

- 5.15 The Development Management Local Plan – Proposed Submission Version, is a material planning consideration and is growing in weight. Following the close of public consultation on 4 October 2013, the Proposed Submission Version will be submitted to the Planning Inspectorate for an Examination in Public. Therefore, in accordance with the NPPF, the weight decision makers should accord the Proposed Submission Version should reflect the advice in the NPPF paragraph 216.
- 5.16 The following policies are considered to be relevant to this application:
- | | |
|--------------|---|
| DM Policy 1 | Presumption in favour of sustainable development |
| DM Policy 22 | Sustainable design and construction |
| DM Policy 23 | Air quality |
| DM Policy 25 | Landscaping and trees |
| DM Policy 29 | Car parking |
| DM Policy 30 | Urban design and local character |
| | <ul style="list-style-type: none">• <i>General principles</i>• <i>Detailed design issues</i> |
| DM Policy 32 | Housing design, layout and space standards |

- *Siting and layout of development*
 - *Internal standards*
- DM Policy 33 Development on Infill Sites, Backland Sites, Back Gardens and Amenity Areas
- *General principles*
 - *A: Infill sites*
 - *B: Backland sites*
 - *C: Back gardens*
 - *D: Amenity areas*

6.0 Planning Considerations

6.1 The main issues to be considered in respect of this application are:

- a) Principle of Development
- b) Design
- c) Standard of Accommodation
- d) Impact on Neighbouring Properties
- e) Highways and Traffic Issues
- f) Sustainability and Energy
- g) Landscaping
- h) Refuse/ Recycling
- i) Community Infrastructure Levy

Principle of Development

- 6.2 The application proposes the construction of a 2-storey plus roofspace building that would accommodate two self-contained flats upon land to the side of 7 Albacore Crescent.
- 6.3 The applicant has confirmed he owns the existing residential property at no.7, and the associated land to the side, which was formerly occupied by a single-storey detached garage.
- 6.4 The London Plan Policy 3.3 seeks to increase the housing supply via sensitive renewal of existing residential areas. This housing should be of the highest quality internally, externally and in relation to their context. New housing should enhance the quality of local places.
- 6.5 In principle, an additional property in this area is acceptable provided the design is of the highest quality, and other policies are met, such as ensuring no negative impact upon neighbouring amenity or the character of the streetscene. Considering the size and location of the application site, a redevelopment would have the potential to enhance the quality of the streetscene, whilst bringing into use a long redundant plot.

Design

- 6.6 Paragraph 15 of the National Planning Policy Framework (p15) states: "local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

- 6.7 The application originally proposed a contemporary approach, which did not itself raise officer objections, rather the scale of the development. During the course of the application period, officers have met with the applicant on several occasions to discuss alternative designs.
- 6.8 The current plans propose a simpler, more traditional approach that draws upon the design principles of the existing dwellings at 5, 7 and 9 Albacore. The width of the side area is 650mm less than no.7, therefore the applicant has stepped the building back from the frontage by 450mm to maintain the subordinate appearance of the existing pair of semis.
- 6.9 The roof height would be level with the existing, forming a gable end. The original hip ended roof to no.7 was extended in 2012 to form a gable, whilst the property at no.5 also has a gabled roof, therefore the proposal would be in keeping with the appearance of the immediate neighbours. The proposed height would also assist in providing a better standard of accommodation within the roofspace, which would be compromised if the ridgeline was positioned any lower.
- 6.10 At the rear, a 2-storey projecting element is proposed, measuring 4.8 metres in length. Nos 7 and 9 both have such elements, which are of a greater length and height. The original plans proposed a 3-storey rear element, however this was reduced due to officer concerns.
- 6.11 A condition has been included to request the formal submission of facing material samples and a concise materials schedule for further assessment, thereby ensuring the development contributes positively to the streetscene generally.
- 6.12 It is also considered appropriate for a condition requesting further detailed elevational plans that ensures a high quality finish would be achieved. The front elevation windows are similar to the openings at no.5, rather than incorporating a bay window similar to nos. 7 and 9. Officers consider that bay windows would be inappropriate in this case, considering they would unlikely be of the same proportions due to the width of the new building.
- 6.13 To ensure the proposed fenestration is suitable, a condition will request detailed 1:20 plans and sections of the external windows and doors.
- 6.14 In summary, the proposal is considered to be appropriate in appearance, scale and massing, respecting the general form of development within the immediate area, and befitting of this location, whilst representing good design.

Standard of Residential Accommodation

- 6.15 The layout and circulation of the proposed units is considered to be acceptable, and would provide a good standard of accommodation for future occupiers. Flat sizes would accord with minimum guidance stated in The London Plan (2011). In terms of room sizes, the combined lounge/ dining/ kitchen areas within Flat 1 would measure 26sq.m, which exceeds the 23sq.m stated in Standard 4.4.1 of the GLA Housing SPG (2012).
- 6.16 All flats would be dual aspect, whilst each habitable room would be assured of sufficient natural light intake and outlook.

- 6.17 The ground floor unit would have sole access and use of the rear garden. The first floor unit would not benefit from this, however public open space is located nearby, including Ladywell Fields approximately 170 metres to the west.
- 6.18 The Council requires all new residential development to be built to Lifetime Home Standards, in accordance with London Plan policies. The applicant has confirmed the development would be fully compliant with these standards.
- 6.19 Officers raise no concerns toward the proposed standard of accommodation within the development.

Impact Upon Neighbouring Occupiers

- 6.20 Officers are satisfied the proposed development would not result in significant visual harm to neighbouring occupiers. The flank wall of no.5 has a staircase window, and what appears to be a secondary opening serving the roofspace bedroom, which also benefits from a front dormer.
- 6.21 At the rear, whilst the 2-storey element would project beyond the rear wall of no.5 by 2.7 metres, it would be unlikely to harm outlook from their habitable rooms as they have an existing ground floor extension, whilst lying a sufficient distance away.
- 6.22 To the south of the site is a recent residential development at the rear of 1 Blagdon Road that accommodates 1, one bedroom and 8, two bedroom self contained maisonettes, incorporating balconies and associated landscaping. There are no windows that would be affected by the proposed development.
- 6.23 No.7 has windows within the flank wall of the existing 2-storey outrigger that would face the new development, however these serve the existing kitchen and bathroom, in addition to providing a secondary window for the 1st floor bedroom.
- 6.24 Overall, officers are satisfied the level of visual impact, including overshadowing and overlooking, to existing occupiers would not be significant, and therefore the development would be in compliance with policies.

Highways and Parking

- 6.25 The development proposes one off-street parking space to the frontage. Policy 6.13 of The London Plan states; 'The Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car-parking provision that can undermine cycling, walking and public transport use.' 'In locations with high PTAL, car-free developments should be promoted.'
- 6.26 The PTAL rating for this area is 4, with very good bus and train links locally. As a result, the provision of one space is considered acceptable.
- 6.27 Despite not being shown on the plans, secure cycle stands would be provided to the front. A condition would ensure this is provided in full prior to first occupation.
- 6.28 Officers subsequently raise no objections to the development on Highways grounds.

Sustainability and Energy

- 6.29 The London Plan requires that all new residential developments meet Code Level 4 for Sustainable Homes, together with a reduction in carbon emissions.
- 6.30 In this case, the applicant has advised that the development would meet Code Level 4, with measures including the use of double glazing, condensing boilers, water efficient devices to reduce water consumption and energy efficient lighting.
- 6.31 The flat roof areas of the development would incorporate green living roofs, in compliance with Policy 5.3 Sustainable design and construction of the London Plan (2011). Construction details of the green roof have been provided, however further details are required by condition, including confirmation of use of species.
- 6.32 Officers are satisfied with the sustainability methods proposed, and is considered in principle to be compliant with London Plan policies.

Landscaping

- 6.33 The areas to the front and rear of the development would comprise a mix of soft and hard landscaping, including a lawned garden at the rear for the ground floor occupiers.
- 6.34 Generally, officers are satisfied with the principle of proposed low maintenance landscaping works.

Refuse

- 6.35 A timber framed refuse and recycling chamber would be located to the front of the building, measuring a length of 2.4 metres and 1.2 metre height. The siting and appearance is considered to be acceptable.

Community Infrastructure Levy

- 6.36 The Community Infrastructure Levy (CIL) is a levy which was implemented by the London Mayor on 1 April 2012.
- 6.37 This development is considered to be CIL liable. The chargeable development is £35 per m², which must be paid to the Council prior to the commencement of building works.

Equalities Considerations

- 6.38 Section 149 of the Equality Act 2010 (“the Act”) imposes a duty that the Council must, in the exercise of its functions, have due regard to:
- (a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act
 - (b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not
 - (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 6.39 The protected characteristics under the Act are: Age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.40 The duty is a “have regard duty” and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.
- 6.41 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

7.0 Consultations

- 7.1 With regard to procedural matters, neighbour notifications have been carried out in accordance with the Council’s usual procedure. Officers are satisfied that all statutory Council procedures have been followed and all neighbour concerns have been addressed.

8.0 Conclusion

- 8.1 Officers consider the design and massing of the proposed development to be acceptable, respecting the general character of the area. The proposal accords with Policy URB 3 Urban Design, which expects a high standard of design that seeks to complement the scale and character of existing development and its setting, and HSG 5 Layout and Design of New Residential Development, which expects all new residential development to be attractive, to be neighbourly and to meet the functional requirements of all future inhabitants. The standard of proposed accommodation and on-site parking provision is in compliance with guidelines.
- 8.2 The applicants will be requested by way of a planning condition to provide external material samples, together with detailed plans of the windows to ensure the development would impact positively upon the streetscene.
- 8.3 For these reasons, it is therefore recommended that planning permission be granted.

9.0 RECOMMENDATION

- 9.1 **GRANT PERMISSION** subject to the conditions set out below and such amendments as considered appropriate to ensure the acceptable implementation of the development:-

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

DWG Nos 3, 4, 5C, 6C, 7D & 8C, Design and Access Statement and Site Location Plan.

Reason: 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.

- 3) (a) The building hereby approved shall achieve a minimum Code for Sustainable Homes Rating Level 4.
- (b) No development shall commence until a Design Stage Certificate for each residential unit (prepared by a Code for Sustainable Homes qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) Within 3 months of occupation of any of the residential units, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Code for Sustainable Homes qualified Assessor) to demonstrate full compliance with part (a) for that specific unit.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

- 4) (a) No development shall commence on site until full details of cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- (b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

- 5) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Saved Policies URB 3 Urban Design and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004) and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) of the adopted Core Strategy (June 2011)

- 6) The proposed refuse and recycling chamber shall be provided in full prior to first occupation of the development, and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with Saved Policies ENV.PRO 12 Light Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

- 7) Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no windows (or other openings) shall be constructed in any elevation of the building other than those expressly authorised by this permission.

Reason: To enable the local planning authority to regulate and control any such further development in the interests of amenity and privacy of adjoining properties in accordance with Saved Policy HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

- 8) The whole of the amenity space hereby approved shall be retained permanently for the benefit of the occupiers of the ground floor residential unit hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy HSG 7 Gardens in the Unitary Development Plan (July 2004).

- 9) The whole of the car parking accommodation shown on DWG No.5C hereby approved shall be provided prior to the occupation of any dwelling and retained permanently thereafter.

Reason: To ensure the permanent retention of the space for parking purposes, to ensure that the use of the building does not increase on-street parking in the vicinity, to ensure highway safety, and to comply with Policies 1 Housing provision, mix and affordability and 14 Sustainable movement and transport of the Core Strategy (June 2011) and Table 6.1 of the London Plan (July 2011).

- 10) No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

- (a) Dust mitigation measures.
- (b) The location and operation of plant and wheel washing facilities
- (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties

and to comply with Saved Policies ENV.PRO 9 Potentially Polluting Uses and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

- 11) No development above ground level shall commence on site until a detailed schedule of all external materials and finishes to be used on the building have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

- 12) Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), the use of the 1st floor flat roof area at the rear of the building hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roofs shall be carried out, nor shall the roof areas be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Saved Policy HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

- 13) No development shall commence on site until detailed plans demonstrating compliance with Lifetime Home Standards (in accordance with the 2010 (Revised) document) have been submitted to and approved in writing by the local planning authority. Thereafter, the plans as approved shall be implemented in full prior to first occupation.

Reason: In order to ensure an adequate supply of accessible housing in the Borough in accordance with Saved Policy HSG 5 Layout and Design of New Residential Development in the Unitary Development Plan (July 2004) and Core Strategy Policy 1 Housing provision, mix and affordability and Core Strategy Policy 15 High quality design for Lewisham (June 2011).

- 14) No development above ground level shall commence until 1:20 plans of the proposed windows and doors are submitted to and approved in writing by the local planning authority.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design of the Unitary Development Plan (July 2004).

Informatives

- 1) Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.

- 2) As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. The Council will issue you with a CIL liability notice detailing the CIL payable shortly. For CIL purposes, planning permission permits development as at the date of this notice. However, before development commences you must submit a CIL Commencement Notice to the council. More information on the CIL is available at: - <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11> (Department of Communities and Local Government) and <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>