

Committee	PLANNING COMMITTEE A	
Report Title	1 Blythe Hill SE6 4UJ	
Ward	Perry Vale	
Contributors	Geoff Whittington	
Class	PART 1	19 June 2014

Reg. Nos. DC/14/86432

Application dated 8 February 2014, amended 4 April 2014.

Applicant Mr McQuade Rossmore Property Investments Ltd

Proposal The construction of a part single/ part two/ part three storey building including basement at 1 Blythe Hill (land adjacent to 3 Blythe Hill) SE6, to provide 3, two bedroom self-contained flats, together with associated landscaping, refuse/ recycling and cycle storage.

Applicant's Plan Nos. PO1, PO2a, PO3a, PO4a, PO5a, PO6, PO7, PO8, PO9, P10, P12a, P13a, P14, P16a, P17, P18a, P20a, P25, Sustainability Report, Lifetime Homes Assessment and Site Location Plan.

Background Papers

- (1) Case File LE/942/1/TP
- (2) Lewisham Development Framework: Core Strategy (2011)
- (3) Unitary Development Plan (July 2004)
- (4) The London Plan (February 2011)

Zoning Adopted UDP - Existing Use
PTAL 3
Not in a Conservation Area
Not a Listed Building

1.0 Property/Site Description

- 1.1 The application plot lies on the north side of Blythe Hill and is currently vacant and overgrown. The plot has at some stage been divided into two sections, with both owned by the applicant. It is the southern half of the plot fronting Blythe Hill that is the subject of this application.
- 1.2 The application plot has a depth of 21.6 metres whilst the remaining half that is not part of the application site measures 22 metres. The width of the plot is 7.7 metres. The land slopes downwards in a westerly direction along Blythe Hill and slopes upwards in a northerly direction along Blythe Hill Lane towards Blythe Hill Fields.
- 1.3 Located at the junction of Blythe Hill and Blythe Hill Lane, officers have been advised the site once accommodated a property. The surrounding area is predominantly residential in character.

1.4 Neither Blythe Hill, nor Blythe Hill Lane are classified roads, the site is not within a conservation area and there are no listed buildings within the vicinity.

2.0 Planning History

2.1 In 2009, planning permission was granted for the construction of a three storey, 3 bedroom dwellinghouse on land adjoining 3 Blythe Hill SE6, together with the provision of a cycle store.

2.2 In 2012, a renewal application relating to the 2009 consent was granted permission.

2.3 In 2012, an application was submitted for the northern parcel of land, proposing the construction of a part single/part two storey 2 bedroom dwelling house, together with the provision of bin / cycle stores and 1 car parking space with vehicular access onto Blythe Hill Lane. Permission was refused for the following reasons:

- 1) It is considered that the development by reason of its design and position, would fail to respect the established settlement pattern and townscape character, and is not of a sufficiently high quality design for its backland and in-fill location. The development would fail to respect the local character of the area, contrary to Policy HSG 8 'Backland and In-fill Development' of the UDP (July 2004), Policy 15 'High Quality Design for Lewisham' of the Core Strategy (June 2011), and Policies 7.4 'Local Character' and 7.6 'Architecture' of the London Plan (July 2011).
- 2) It is considered that the proposal would be overly intrusive and would fail to sit sensitively within the constrained site. The development would cause an unacceptable loss of privacy to the adjoining properties by reason of overlooking contrary to Policy 1 'Housing Provision, Mix, and Affordability' of the Core Strategy (June 2011), and policies HSG 4 'Residential Amenity', HSG 5 'Layout and Design of New Residential Development' and HSG 8 'Backland and In-fill Development' of the UDP (July 2004).
- 3) It is considered that the proposed development would provide a substandard unit of accommodation by reason of insufficient internal floor space and internal floor to ceiling height. As such the development would be contrary to Policy 1 'Housing Provision, Mix, and Affordability' of the Core Strategy (June 2011), and Policies HSG 4 'Residential Amenity', HSG 5 'Layout and Design of New Residential Development' and Policy 3.5 'Quality and Design of Housing' of the London Plan (July 2011).

2.4 The decision was appealed and subsequently upheld by the Planning Inspectorate on 10 September 2013.

3.0 Current Planning Application

3.1 The current application proposes the construction of a part single/ 2/ 3-storey residential building to land at the side of 3 Blythe Hill. The building would accommodate 3, 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 front and rear of the building. Private amenity space would be afforded to the lower ground floor and ground floor flats, whilst the upper floor unit would have use of a roof terrace fronting Blythe Hill Lane.

3.4 Refuse/ recycling stores would be located to the front, together with a cycle store.

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 24 local residents on 25 February 2014, together with a notice displayed on site. Ward Councillors were also consulted.

4.4 Subsequently, four letters were received from the occupiers of 3 Blythe Hill, and 21, 28 & 54 Blythe Hill Lane, objecting to the proposed development on the following grounds:

- over-development;
- the property is higher than no.3 Blythe Hill;
- additional on-street parking;
- noise and overlooking from proposed roof terrace;
- sub-standard amenity space provision;
- insufficient bin store provision;
- the development should use both parcels of land to enable increased amenity space.

4.5 One letter of support was received from a neighbouring occupier.
(All letters available to Members)

Highways and Transportation

4.6 No objections raised.

Environmental Health

4.7 No comments received.

Design Officers

4.8 No objections raised.

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 27 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
	<ul style="list-style-type: none">• <i>Siting and layout of development</i>• <i>Internal standards</i>
DM Policy 33	Development on Infill Sites, Backland Sites, Back Gardens and Amenity Areas
	<ul style="list-style-type: none">• <i>General principles</i>• <i>A: Infill sites</i>• <i>B: Backland sites</i>• <i>C: Back gardens</i>• <i>D: Amenity areas</i>

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 Considering the surrounding area is predominantly residential in character, whilst it is understood the application site once accommodated a residential dwelling, officers raise no objection to the principle of using the site for residential purposes. In 2008 and 2012, planning permission was approved for the construction of a single dwellinghouse upon the site.

6.3 The proposed development would also serve to improve the appearance of the unsightly and overgrown site that impacts negatively upon the character of the streetscene.

Design

6.4 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.

6.5 Policy 7.4 of the London Plan, Local Character, states that development should have regard to the pattern and grain of existing spaces and streets in orientation, scale, proportion and mass.

6.6 Core Strategy Policy 15 states that infill and small scale development in areas of stability and managed change will need to be designed and laid out to complement the character of surrounding development. Any adverse effect on neighbouring amenity will need to be addressed.

6.7 The proposal is considered to represent a good design, being respectful of the character and width proportions of neighbouring properties. The new building would measure 0.4 metres higher than the ridgeline of the adjoining dwelling at no.3, incorporating a pitch roof style that would replicate neighbouring properties.

6.8 The applicant advises the reason for the step-up from the ridgeline of the adjoining dwelling is:

'No.3 is at odds with the street, in that it steps down uncomfortably in height, and lacks the semi-basement level typical of this terrace and the row of houses opposite.'

- 6.9 The height of no.3 does indeed drop further down in comparison with the remainder of the terrace. The previous approval relating to the application site proposed a similar step-up from no.3, which was considered to be appropriate whilst complementing the general appearance of the terraced block. These considerations remain applicable to the current application.
- 6.10 The external faces of the building would be of brick, which is yet to be specified. The applicant has advised 'the brickwork will be selected to match as closely as reasonably possible in colour the main general facing brick used for the existing adjacent terrace.' The front bay would be of white painted render, all external doors and windows would be white powder coated uPVC, whilst the roof would be of slate.
- 6.11 A condition will be included to request samples of the facing materials for further assessment, however in principle, the proposed nature of materials are considered to be appropriate, contributing positively to the appearance of the development, whilst relating well with existing properties.
- 6.12 In regard to density, the Council's former density policy (HSG 16) was not among those saved by the Secretary of State, therefore the London Plan now contains the detailed density policies for Development Plan purposes.
- 6.13 The Council's assessment of the nature of the immediate area is that the site falls within a suburban setting, therefore any development upon this site must respect the existing character.
- 6.14 The London Plan refers to 'suburban' as being areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys.
- 6.15 Guidance states that the Council should make the best use of previously developed land, however such aspirations should not negate the requirement for developments to blend with the surrounding character. The Public Transport Accessibility Level (PTAL) for the area is 3. The London Plan Matrix table 3.2 advises that densities in suburban areas should be between 150-250 habitable rooms per hectare.
- 6.16 The density of the proposed scheme is 266 habitable rooms per hectare, which exceeds the given range. Officers, however consider that the density would not result in demonstrable harm to the character of the local area or the amenities of neighbouring residential occupiers.
- 6.17 In summary, the development is considered to be appropriate in scale, height and massing, respecting the general form of development within the immediate area, and befitting of this location. The applicants will be requested by way of a planning condition to provide external material samples.

Standard of Residential Accommodation

- 6.18 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).

- 6.19 All flats would be dual aspect, whilst the majority of habitable rooms would be assured of sufficient natural light intake and outlook. The rear rooms within Flat 1 would experience restricted outlook and daylight due to being partially below ground level, together with the slope of the site and boundary fencing, however considering these would be bedrooms, some leniency may be shown in this case.
- 6.20 The lower ground floor unit would have use of a small courtyard at the rear, measuring 3 metres deep and sloping away from the building. Whilst this would be relatively small, the primary external amenity space would be provided to the front of the building.
- 6.21 The upper floor flat would have sole use of a more sizeable rear garden, whilst Flat 3 would be afforded a second floor terrace to the side of the building. Public amenity space lies a short walking distance away from the application site at Blythe Hill Fields to the north.
- 6.22 The Council requires all new residential development to be built to Lifetime Homes Standards, in accordance with London Plan policies. The applicant has confirmed the development would be fully compliant with these standards.
- 6.23 Officers raise no objections toward the proposed standard of accommodation within the development.

Impact Upon Neighbouring Occupiers

- 6.24 The initial concern with the development related to the 0.8 metre projection beyond the existing rear wall of no.3, and why this would be required. The reasons have not been clarified, however it is noted that no.3 is set back from the established rear building line of the other dwellings that comprise this terrace. Considering the depth is less than a metre, whilst the orientation of the properties would not result in significant overshadowing or unacceptable sense of enclosure, officers raise no objections to this aspect.
- 6.25 In regard to the side roof terrace at 2nd floor level, the applicant has advised a frosted screen along its length would be provided to avoid overlooking to the neighbours on the opposite side of Blythe Hill and Blythe Hill Lane.
- 6.26 It is not considered that windows to the front and rear of the new building would result in any harmful impact upon the amenities of neighbouring occupiers.
- 6.27 Overall, officers are satisfied the level of visual impact, including overshadowing and overlooking, to existing occupiers would not be significant, therefore the development would be in compliance with Policy HSG 5 Layout and Design of New Residential Development, which expects all new residential development to be neighbourly, and to avoid adversely affecting the amenity enjoyed by residential properties.

Highways and Parking

- 6.28 The development proposes no off-street parking spaces. 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.'
- 6.29 The PTAL rating for this area is 3, with bus routes operating on nearby Stanstead Road, whilst the nearest train stations are Catford and Catford Bridge. On-street parking within the immediate area is unrestricted - although it is acknowledged there are parking pressures, particularly during the evening hours, there are parking opportunities available.
- 6.30 Cycle parking for the three units would be provided within a secure covered store located to the front of the building, accommodating up to 6 bicycles. A condition will be included in regard to further details of the construction of the store, and to ensure of its provision prior to first occupation.
- 6.31 As a result, it is considered the provision of a car-free development is acceptable, therefore officers raise no objections to the development on Highways grounds.

Sustainability

- 6.32 The London Plan requires that all new residential developments meet Code Level 4 for Sustainable Homes, together with a reduction in carbon emissions.
- 6.33 In this case, the applicant has advised that the development would meet Code Level 4, with measures including the use of double glazing, solar hot water, water efficient devices to reduce water consumption and energy efficient lighting.
- 6.34 Officers are satisfied with the sustainability methods proposed, and is considered compliant with London Plan policies, however a condition will seek to ensure evidence is formally submitted that demonstrates Code 4 has been suitably achieved.

Landscaping

- 6.35 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 upper ground floor occupiers.
- 6.36 Generally, officers are satisfied with the principle of proposed landscaping works, however more details are required for a formal assessment.

Refuse

- 6.37 Refuse and recycling bins would be located to the front of the building, adjacent to the cycle store. Flat 1 would have refuse space provided within its own front yard area. A condition will seek to ensure the areas are provided for such use prior to first occupation of the flats.

Community Infrastructure Levy

- 6.38 The Community Infrastructure Levy (CIL) is a levy which was implemented by the London Mayor on 1 April 2012.
- 6.39 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

- 6.40 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.
- 6.41 The protected characteristics under the Act are: Age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.42 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.
- 6.43 In this case, the development does not provide any internal lifts to ease disabled access to the upper floors. For a development of this scale and height, officers acknowledge it would be difficult to make such provision, therefore the proposal is not considered to conflict with Section 149.

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 habitants. 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 The development would enhance the long neglected plot, benefitting the streetscene generally.
- 8.4 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:

PO1, PO2a, PO3a, PO4a, PO5a, PO6, PO7, PO8, PO9, P10, P12a, P13a, P14, P16a, P17, P18a, P20a, P25, Sustainability Report, Lifetime Homes Assessment 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 elevation and construction details of the proposed refuse and recycling facilities

have been submitted to and approved in writing by the local planning authority.

- (b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Saved Policies URB 3 Urban Design and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004) and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

- 5) Construction details of the proposed cycle store shall be submitted to and approved in writing by the LPA prior to construction of above ground works. All cycle parking spaces shall subsequently 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).

- 6) 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).

- 7)
 - (a) A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
 - (b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees, hedges or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Core Strategy Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policies URB 3

Urban Design, URB 12 Landscape and Development and URB 13 Trees in the Unitary Development Plan (July 2004).

- 8)
 - (a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
 - (b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
 - (c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

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).

- 9) 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).

- 10) The whole of the amenity spaces hereby approved shall be retained permanently for the benefit of the occupiers of the residential units 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).

- 11) 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).

- 12) 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).

- 13) The proposed opaque screening to the 2nd floor terrace, as shown on P16a, shall be installed in full prior to first occupation, and thereafter maintained.

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).

- 14) The Lifetime Homes 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).

- 15) (a) No development above ground level shall commence on site until drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted and approved in writing by the local planning authority.
- (b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2011),

Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policies URB 3 Urban Design and URB 12 Landscape and Development of the Unitary Development Plan (July 2004).

Informatives

- 1) 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>