

Committee	PLANNING COMMITTEE A	
Report Title	FORMER LADYWELL LEISURE CENTRE, 261 LEWISHAM HIGH STREET SE13 6NJ	
Ward	Lewisham Central	
Contributors	Michael Forrester	
Class	PART 1	23 APRIL 2015

<u>Reg. Nos.</u>	DC/15/90792
<u>Application dated</u>	03.02.2015
<u>Applicant</u>	AECOM on behalf of the London Borough of Lewisham
<u>Proposal</u>	The construction of a four-storey building at the former Ladywell Leisure Centre, 261 Lewisham High Street SE13, comprising 24 x 2 bed-flats on upper floors (Class C3), up to 8 x commercial units on the ground floor for flexible use as retail (Class A1), services (Class A2), business (Class B1) and/or Class D1 non-residential community uses (Class D1), associated soft and hard landscaping boundary treatments, cycle parking and bin store, for a limited period of up to 4 years.
<u>Applicant's Plan Nos.</u>	RSHP-0304-E-W_E rev PO1, RSHP-300-E-N_S rev PO1, RSHP-402-D-X rev PO1, RSHP-0400-D-X rev PO1, RSHP-401-D-X rev PO1, RSHP-0201-S-BB_CC rev PO1, RSHP-0200-S-AA rev PO1, RSHP-0103-P-03 rev PO1, RSHP-0102-P-02 rev PO1, RSHP-0101-P-01 rev PO1, RSHP-0100-P-01 rev PO1, RSHP-0002-P-X rev PO1, LF977.003, LF977.005, LF977.001, LF977.002.B, LF977.004.A, Ladywell Pop-Up Village Transport Statement, Flood Risk Assessment, Planning Statement, Tree Survey, Energy and Sustainability Statement January 2015, Air Quality Assessment, Design and Access Statement (all received 3.2.2015), FRA Technical Note (received 25.02.2015), Energy and Sustainability Statement March 2015 (received 31.03.2015).
<u>Background Papers</u>	(1) Case File LE/152/261/TP (2) Local Development Framework Documents (3) The London Plan
<u>Designation</u>	Lewisham Town Centre Local Plan – Ladywell Policy Area
<u>Screening</u>	Not EIA Development – 27.01.2015

1.0 Property/Site Description

- 1.1 The application site comprises a relatively flat parcel of land measuring approximately 0.7 hectares and is situated on the south eastern side of Lewisham High Street with a return frontage onto Longbridge Way.
- 1.2 The site was formerly the Ladywell Leisure Centre which was demolished in 2014 following the opening of the Glass Mill Leisure Centre on Loampit Vale, Lewisham. Presently cleared and hoarded there is no public access into the site. Two bus stops are located directly outside of the site frontage on Lewisham High Street.
- 1.3 The site is located outside of, but adjacent to the St. Mary's Conservation Area, which extends along the western edge of the Lewisham High Street and south to include the buildings at 293-297 Lewisham High Street. No's 330 and 340 Lewisham High Street (opposite the site), 38-46 Ladywell Road and St Marys Church, Lewisham High Street are all Grade II listed.
- 1.4 The site forms part of Lewisham Town Centre, as defined by the Lewisham Town Centre Local Plan and is allocated for mixed use redevelopment. Surrounding the site are a mixture of uses including Fire Station to the north on Longbridge Way, and a mixture of commercial uses at ground floor with residential above on Lewisham High Street.

2.0 Planning History

- 2.1 DC/13/84503 – Prior notification of the demolition of the former Ladywell Leisure Centre Buildings (incorporating swimming pool, gymnasium, public car park, ventilation tower apartment and other external structures) and restoration of the site – Prior approval not required 21/11/2013.

3.0 Current Planning Applications

The Proposals

- 3.1 Permission is sought for the construction of a four storey building arranged as three blocks connected by two external cores measuring a total of 63.8m in width, 20.8m deep by 15m high (16m to the top of the lift shaft). The blocks are divided by two entrance courtyards with a lift and staircase at ground floor, this is gated at the front and rear entrances to provide a secure entrance into the building.
- 3.2 The building fronts onto Lewisham High Street set back approximately 7-8m back from the pavement edge and would be primarily accessed from the front, a secondary access to the rear of the building is located on Longbridge Way, where a refuse store is located.
- 3.3 At ground floor is designed to accommodate flexible commercial uses measuring a total of 940 sqm and is arranged so that the floor plan can be divided into 4 or 8 separate units, depending on the end user. The intended uses include establishing a Ladywell enterprise hub, community space, café, and start up business space.
- 3.4 On the three upper floors are 24, 2 bedroom 4 person flats, 8 per floor and 4 to each core. Each unit is provided with a balcony and is accessed via an external deck which extends from one of the two lifts.

- 3.5 The area to the front of the site is to be landscaped in 'Perfecta' paving with linear planters incorporating trees and shrubs. The main elevations are to be clad in a black finish cladding, with balcony reveals and access decks in a range of bright coloured panels including red, green, pink, yellow and orange.
- 3.6 The building is modular in nature and is constructed off-site. Each dwelling is completed as a single unit which are latterly joined together to create the final building layout on site. The proposals have are submitted by Lewisham's Strategic Housing Department as a solution to short-term temporary housing, where currently homeless families and individuals are accommodated in bed and breakfast accommodation.
- 3.7 The building is intended to be located on the Ladywell Leisure site for a maximum of 4 years while the site awaits permanent redevelopment, upon which the buildings will be dismantled and relocated elsewhere in the borough. Accordingly a temporary permission is sought.
- 3.8 This type of modular construction is currently being used by other house builders (Urban Splash at New Islington, Manchester) and within school projects. The flexibility of the buildings is as such that at an alternative site, the units could be stacked to create a taller building, or decreased in height, they can be joined to create a continuous terrace, remain in separate blocks or could potentially located in different sites.

Supporting Documents

- 3.9 Design and Access Statement (RSH+P) – This document provides a site description, rationale of the design proposals, an overview of the historical context including historic maps and detailed drawings. These include elevations, detailed sections, streetscene and flat/ core arrangements. Details of landscaping, lighting and materials are also provided and details of secure by design are detailed.
- 3.10 Planning Statement (AECOM) – The planning statement provides a site description, overview of the proposals and confirms that the scheme is of a temporary nature. A review of planning policy is provided as well as pre-application engagement with LBL, Lewisham Design Review Panel and a public consultation. Details of potential job creation from the ground floor commercial units are also provided. An overview of pre-application consultation and community engagement is also provided within the report. The Planning Statement details significant benefits to off site construction including lower production costs (estimated at £130,000 per unit versus £202,000 per unit that the Councils recent Mercator Road development cost), more certainties around project time and fewer risks. The modular construction also allows for strict quality control, ensuring a very high standard of finish and that by taking households out of bed and breakfast accommodation saves the Council £20,800 per unit per annum, i.e. on a development of 24 units £499,200 per annum and ensure that families are placed in accommodation of an equal standard.
- 3.11 Transport Statement (AECOM) – The report confirms that the scheme is car free and anticipates that will generate a low level of trip generation and would therefore be of no adverse impact upon the local highway network. Details of site access, cycle parking and adjacent car club spaces are provided

- 3.12 Air Quality Assessment (AECOM) – The report states that the site is located within an Air Quality Management Area for nitrogen dioxide and particulate matter. This management area covers a large part of the London Borough of Lewisham. The development site is located in an area where future occupants may be exposed to pollution and therefore air quality mitigation should be given consideration. The report states that the development proposes no parking and would not produce on site sources of combustion and would therefore be unlikely to have a significant impact upon air quality.
- 3.13 Energy and Sustainability Statement (AECOM) – This document provides a policy overview and a Code for Sustainable Homes Pre-assessment which gives a score of 71.95, equating to a Code 4 rating. Details of baseline conditions for air, noise and light pollution are provided as it a review of local green spaces and public transport infrastructure.
- 3.14 Flood Risk Assessment (AECOM) – This document provides a site description, stating that the site is 3km from the River Thames and 0.25km from the River Ravensbourne, the recorded ground level is 12.15m AOD sloping down to 11.59 AOD. Details of local drainage networks are provided and the report confirms that the site falls between Flood Zone 1 and Flood Zone 2.
- 3.15 Tree Survey (The Landscape Partnership) – The report states that the site is largely cleared, following the demolition of the leisure centre and the trees which exist to the boundaries are not subject to a Tree Preservation Order. A survey of these trees divides them into groups (1 - trees facing St Marys Conservation Area, 2 – trees within existing soft landscape area and 3 – self seeded across the site). The report concludes that the trees within character area 1 are of value but that trees across the site vary in condition and quality.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the applicant prior to submission and 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.

Pre-Application Consultation

- 4.2 The Planning Statement provides details of pre-application engagement and confirms that the scheme was presented to the Lewisham Design Review Panel in November 2014 at pre-application stage. Exhibition boards were displayed at Lewisham Library between the 14th and 24th January 2015 with a drop in session held on the 24th January 2015. The scheme was presented to the Lewisham Central Local Assembly on the 24th January 2015.

Application Consultation

- 4.3 Site notices were displayed on the Lewisham High Street and Longbridge Way frontages and letters were sent to residents and business in the surrounding area and the relevant ward Councillors. TfL, the Environment Agency were also consulted.

- 4.4 Notification letters were sent to 233 properties and to local ward Councillors. Two site notices were displayed outside of the site 3 representations have been received, these are detailed below.

Written Responses received from Local Residents and Organisations

- 4.5 The Ladywell Society have commented on the proposals, stating that the coloured panels are too bright (described as “fluorescent” in the appendix to the Planning Statement) for a building on the edge of a Conservation Area. The St. Mary’s Conservation Area contains listed buildings in muted colours and that whilst the applicant (Lewisham’s Housing Department) would like to draw attention to this new form of social housing, it is felt that the palette should be in keeping with the surrounding buildings. Comments regarding the ground floor uses, and the knock on impact this could have upon the viability of existing businesses on the eastern edge of Lewisham High Street. Security concerns were also raised.
- 4.6 An objection was received from the Fox and Firkin 316 Lewisham High Street stating that government planning policy changed before Christmas and highlight the impact of new residential development upon live music venues.
- 4.7 An objection on behalf of the Romborough Gardens Allotments has raised concern that the future development of the leisure centre site may lead to the change in the allotment to a building plot. Concern is also raised with regard to security and future damage to the allotments.

Written Responses received from Statutory Agencies

Transport for London (TfL)

- 4.8 TfL welcomes the provision of cycle parking in accordance with the 2014 Further Alterations to the London Plan. It is recommended that given the sites location on the TLRN that a construction management plan is secured by condition. All site accesses, unloading/ offloading etc, should be on the side roads rather than Lewisham High Street.
- 4.9 As the TLRN adjoins the site, a number of other consents may be required from TfL, for example scaffolding or hoardings. Appropriate arrangements should also be put in place for delivering and servicing of the development, which again should take place away from the TLRN and in particular should ensure that vehicles do not use the bus stop.. A Delivery and Service Plan should therefore be secured through condition.
- 4.10 Comments regard the car free nature of the proposal, and need to secure travel plans for the D1 uses are also provided. TfL raises no objection to the proposals but requires conditions to be attached to any permission.

Lewisham Design Panel

- 4.11 The proposals were presented to the Lewisham Design Review Panel at pre-application stage in November 2014. The Panel regards this scheme as of a very high order, and commended LBL Housing for its vision in addressing a very pressing housing need in a radical and innovative manner. It commended the architects for responding to the brief with an outstanding set of proposals. The Panel particularly supported the idea that the housing is systematised and can be redeployed in different locations and given that it is modular can be added to or

adapted over time. The Panel regarded the building proposals as exciting and very well planned, elegant in appearance and material, and subject some comments raised regarding the use of gates and layout of the service space, believe the project to be exemplary. The Panel regards the proposals as also likely to make positive contributions to the townscape, the St. Mary's Conservation Area and the nearby listed buildings.

- 4.12 The Panel gives the project its fullest possible support and hopes that planning consent be granted in the shortest permissible timeframe to enable the project to proceed.

Sustainability Manager

- 4.13 The Energy Statement does not clearly set out energy or carbon reductions that will be delivered and the application is not accompanied by a BREEAM pre-assessment for the commercial units. The application should be refused on sustainability grounds. .

Highways and Transportation

- 4.14 There is no objection to the proposals from a highways perspective, however, a Construction Management Plan should be secured by condition to ensure that no adverse impact arises to Lewisham High Street. TfL should also be consulted.
- 4.15 Letters are available for Members to view.

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 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. 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 in paragraph 211, that 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 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.

Other National Guidance

- 5.5 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

London Plan (March 2015)

- 5.6 On 10 March 2015 the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are
- Policy 2.13 Opportunity areas and intensification areas
 - Policy 2.14 Areas for regeneration
 - Policy 2.15 Town centres
 - Policy 3.3 Increasing housing supply
 - Policy 3.4 Optimising housing potential
 - Policy 3.5 Quality and design of housing developments
 - Policy 3.7 Large residential developments
 - Policy 3.8 Housing choice
 - Policy 3.9 Mixed and balanced communities
 - Policy 4.10 New and emerging economic sectors
 - 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 5.12 Flood risk management
 - Policy 5.13 Sustainable drainage
 - Policy 6.9 Cycling
 - 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 7.8 Heritage assets and archaeology

London Plan Supplementary Planning Guidance (SPG)

- 5.7 The London Plan SPG's relevant to this application are:
Accessible London: Achieving an Inclusive Environment (2004)
Housing (2012)
Sustainable Design and Construction (2006)

Core Strategy

- 5.8 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Development Management Local Plan and the London 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 2 Regeneration and Growth Areas
Core Strategy Policy 1 Housing provision, mix and affordability
Core Strategy Policy 6 Retail hierarchy and location of retail development
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 14 Sustainable movement and transport
Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment
Core Strategy Policy 19 Provision and maintenance of community and recreational facilities

Development Management Local Plan

- 5.9 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Core Strategy and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:
- 5.10 The following policies are considered to be relevant to this application:
- | | |
|--------------|--|
| DM Policy 1 | Presumption in favour of sustainable development |
| DM Policy 7 | Affordable rented housing |
| 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
DM Policy 32	Housing design, layout and space standards
DM Policy 33	Development on infill sites, backland sites, back gardens and amenity areas
DM Policy 35	Public realm
DM Policy 36	New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens
DM Policy 41	Innovative community facility provision

Lewisham Town Centre Local Plan

5.11 The Council adopted the Lewisham Town Centre Local Plan (LTCLP) on the 26th February 2014. The LTCLP, together with the Core Strategy, the Site Allocations Local Plan, the Development Management Local Plan and the London Plan is the borough's statutory development plan.

5.12 The following policies are considered to be relevant to this application:

Policy LTCP0 Presumption in favour of sustainable development

Policy LTC7 Ladywell Policy Area

Policy LTC9 Growing the local economy

Policy LTC10 Mixed use

Policy LTC11 Employment uses

Policy LTC18 Public realm

Policy LTC22 Social infrastructure

Policy LTC23 Heritage assets

Policy LTC24 Carbon dioxide emission reduction

Policy LTC25 Adapting to climate change

Residential Standards Supplementary Planning Document (August 2006)

5.13 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.

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) Housing
- d) Highways and Traffic Issues
- e) Impact on Adjoining Properties

- f) Environmental Impacts
- g) Sustainability and Energy
- h) Ecology and Landscaping

Principle of Development and Temporary use

- 6.2 The site is located within the boundaries of Lewisham Town Centre, the adopted Lewisham Town Centre Local Plan provides a framework for development and provides vision to *'make Lewisham the best place in London to live, work and learn'*.
- 6.3 Policy LTCP0 of the adopted Lewisham Town Centre Local Plan (LTCLP) states that *'when considering development proposals in favour of sustainable development in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals secure development that improves the economic, social and environmental conditions in the borough'*.
- 6.4 Policy LTC2 of the LTCLP requires all new development to contribute positively to the delivery of the vision for Lewisham Town Centre, development will be required to:
- A) demonstrate how the proposal will support the delivery of the town centre vision and the objectives for both the town centre and the individual Policy Areas.*
 - B) demonstrate how the proposal for a site has been informed by the current, emerging and future context of both the town centre and the individual Policy Areas.*
 - C) ensure that the proposal is in no way detrimental to the successful current or future implementation of other nearby sites or their ability to meet the LTCLP vision or objectives.*
- 6.5 Policy LTC7 of the LTCLP states that the Ladywell Policy Area is designated for mixed use development, and Additional Site Specific Requirements are given for the Leisure Centre Site (Site Allocation S8) which states that:
- 6.6 *'The Council will seek to bring forward a comprehensive development on the Ladywell Leisure Centre site and adjoining land where appropriate for a mix of uses including housing (C3) and retail (A1, A2, A3), subject in the case of the retail element to its having no demonstrable adverse impact on the Primary Shopping Area.*

The following key principles will apply:

- A) Proposals should seek to enhance the Lewisham High Street frontage through the incorporation of active uses at ground floor level and enhancements to the public realm in front of the site and enhancements to permeability through the site. Residential units should be situated at upper levels and to the rear of the site with associated amenity space provision.*
- B) New development should seek to improve vehicular servicing of adjoining land to the south,*

C) Opportunities to establish a site-specific communal energy system with potential link into a larger Lewisham Hospital decentralised energy system in the longer term will be encouraged,

(D) Proposals could include the redevelopment of Lewisham Opportunity Pre-School, subject to the allowance being made for alternative provision of equivalent benefit to the community.

- 6.7 The proposed development provides a mixed use block which fronts onto Lewisham High street, to the rear is an access from Longbridge Road, cycle and refuse storage and landscape strip, behind which a new hoarding line would be erected to enclose the rest of the cleared site. As stated above, the scheme is designed to be temporary in nature and be located on the former leisure centre site for up to 4 years.
- 6.8 A decision behind the temporary nature of the scheme has been detailed within the Planning Statement and in a Mayor and Cabinet report by the Councils Strategic Housing Department (October 2104). At present the borough has a low supply of short-term housing, with many families of no permanent address accommodated in bed and breakfast accommodation. At the same time, the Council are progressing ways of addressing housing shortage by pursuing major estate renewal and regeneration and other new build housing opportunities (such as the New Homes Better Places programme). However, there remains an immediate shortage of homes and there are vacant Council owned sites which are awaiting redevelopment but with no firm scheme in place.
- 6.9 The Ladywell Leisure Centre was demolished in 2014, following the opening of the Glass Mill Leisure Centre on Loampit Vale and is vacant, enclosed by a hoarding. There is no current scheme for redevelopment on this site. Whilst the land at the leisure centre remains vacant the borough will continue to face significant pressures for housing of all types, and housing for homeless households in particular. This demand translates into a cost pressure for the authority as the unavailability of short term housing means that the Council has to procure housing at a high cost. Currently the Council makes use of bed and breakfast accommodation which is costly, of varying quality and often inappropriate for long term stays especially for families.
- 6.10 Given these pressures, the Council has been exploring innovative ways in which it may be able to make short term use of vacant land. The October 2014 Mayor and Cabinet report set out the feasibility of using factory built modular construction for new build housing that could be re-deployed across the borough, making use of vacant land, whilst providing a high quality standard of residential accommodation that would be of a fixed priced and affordable nature.
- 6.11 The proposals at the former leisure centre site, are designed to provide affordable high quality residential accommodation, taking homeless households out of bed and breakfast accommodation whilst animating a prominent town centre site.
- 6.12 The proposals by their temporary nature do not masterplan the site as required by LTC Policy 2 or 7 as the scheme is a designed to be a single event pop-up scheme, rather than form part of a wider regeneration proposal. Officers have discussed this scheme at pre-application stage and are supportive of the proposals to provide temporary uses on a prominent town centre site.

- 6.13 As stated throughout this report, the proposed building is intended to be located at the former leisure centre site for a period of no more than 4 years, after which the building would be dismantled (to leave separate units) and re-located elsewhere in the borough, where a separate planning application would be required. The proposed building makes use of modern methods of construction and are manufactured off site (factory built), and each unit arrives completed, including kitchens/ bathrooms. These individual units are then assembled on site and connected into services water/ electric etc. Once removed the site would be cleared, including the proposed landscaping, ready for redevelopment, as such the proposals would not adversely prejudice any future development proposals. Furthermore, the scheme takes up the front part of the former leisure centre site and would not preclude the site from being masterplanned during its residency.

Commercial Units

- 6.14 The development comprises a ground floor intended for commercial uses at the Ladywell Leisure Centre site (Use Classes A1, A2, B1a, D1). The space is designed to be flexible, and could be arranged as 4, or 8 units. Since the demolition of the leisure centre in 2014, there has been a large inactive frontage on this prominent section of Lewisham High Street. Whilst final occupants are unknown the space has been designed in that it could accommodate retail, café or business space. It is also envisaged that the space could be utilised as an Enterprise Hub, in a similar manner to that at the Kings Cross Enterprise Hub. Officers support the flexible ground floor use within the building, as this offers opportunities to trial new services and provide start up business space, and crucially would animate the high street and to occupy a vacant site within the town centre is considered to promote the town centre vision of LTCP0. However, given that occupiers are not confirmed for the space, to ensure that it is fitted out appropriately details of internal fit out are recommended to be secured by condition.

Design

- 6.15 Paragraph 63 of the National Planning Policy Framework states that ‘in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area’. Whilst paragraph 64 states that ‘permission should be refused for development of poor design that fails to take the opportunities for improving the character and quality of an area and the way it functions’.
- 6.16 Core Strategy Policy 15 states that the Council will apply national and regional policy and guidance to ensure the highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character.
- 6.17 The building as detailed above is modular and employs a simple plan form, arranged as a series of boxes. They can be arranged flexibly, and in this instance it is proposed to construct three blocks linked by two cores creating a single building, rising to four storeys in height. Building in this stretch of Lewisham High Street typically measure between 3-4 storeys in height, with the Fire Station measuring up between 5-6 storeys. The former leisure centre measured part 3, part 4 storeys but given the non residential use had much higher floor to ceiling heights, creating a taller building overall.

- 6.18 The building would stand 2.8m lower than that of the adjacent Fire Station and 3m higher than 293-297 Lewisham High Street. Given the positioning of the building on the site and 28 separation distance between the two structures, it is considered that the building is of an acceptable scale and mass for the location and reflective of this part of Lewisham High Street.
- 6.19 The massing of the building is broken down by the insertion of external lift cores and decks which provide access to each unit, these have the benefit of creating additional external spaces, and ground floor courtyards. These would be enclosed from Lewisham High Street by an gate to provide a secure entrance for the residential units. The animation of the block breaks down the massing of the building and allows for view through to the rear of the site.
- 6.20 The building proposed to be clad in 'Tectiva' by Eternit, finished in Mineral Black with a textured finish, whilst the balcony reveals and fascia between the windows across each level are clad in Vivix by Formica Group a bright contrasting tone, these are proposed as 'Juicy Pink' (pink), 'Levante' (orange), 'Spetrum Yellow' (yellow) and 'Vibrant Green' (green), the lift cores and access decks would be clad in 'Carnival' (red).
- 6.21 The proposals were presented to the Lewisham Design Review Panel at pre-application stage and the scheme has the fully support from the Panel. Whilst the Ladywell Society have commented on the tone of the bright colours within the building, and officers are mindful that these would result in a very prominent building, the colours are striking rather than brash and would animate this key space in the town centre in a positive manner. Officers therefore support the colour scheme given the very high quality of design.
- 6.22 To support the design material samples and detailed sections through the building have been submitted with the application, these are considered to provide a realistic impression of the final buildings appearance and would allow for a high quality scheme.
- 6.23 Officers are very supportive of the design which would offer animation to a prominent vacant town centre site and would contribute to the regeneration of the southern end of Lewisham High Street.

Housing

a) Size and Tenure of Residential Accommodation

- 6.24 Core Strategy Policy 1 confirms that the maximum level of affordable housing will be sought by the Council, with a strategic target of 50% as a starting point for negotiations. The proposals (submitted by the Council's Strategic Housing department) provide 24, 2 (4 person) bedroom units all within an affordable tenure. This therefore meets the requirements of Core Strategy 1 and significantly provides housing for 24 families currently homeless in the borough, who otherwise are temporarily housed within bed and breakfast accommodation.
- 6.25 It is noted that Core Strategy Policy 1 requires an element of family accommodation (3 + bedrooms) to be provided within residential schemes. However, in this case officers are satisfied by the arrangement to provide 2 bedroom units as these have been designed to meet the highest level of need in the borough.

b) Standard of Residential Accommodation

- 6.26 The Council's adopted Residential Development Standards SPD (2006) sets out criteria for new residential units, but this document is largely superseded by Core Strategy policies, London Plan requirements and the adopted Mayors Housing SPG. The Housing SPG sets out guidance to supplement London Plan policies, Part 2 of the SPG deals with the quality of residential accommodation setting out baseline and good practice standards for dwelling sizes, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity space including cycle storage facilities as well as core and access arrangements.
- 6.27 Table 3.3 of the London Plan and Standard 4.1.1 of the Housing SPG set out minimum space standards for new residential development. The plans confirm that all the units would exceed minimum standards by 10% and all dwellings would have a floor to ceiling height which exceeds the minimum 2.5 as set out in the London Plan.
- 6.28 Each unit is dual aspect, provides private amenity space in the form of a balcony and it is considered that the proposed dwellings would provide a high standard of accommodation.

Highways and Traffic Issues

a) Access

- 6.29 The site is arranged to front onto Lewisham High Street, where both the commercial and residential units would have pedestrian access. A secondary access is provided via Longbridge Way. The residential and commercial units would benefit from level access.

b) Cycle and Car Parking

- 6.30 A total of 72 cycle spaces are proposed at the rear of the building, access either through the entrance courtyards or via Longbridge Way, the number of cycle spaces is acceptable and the storage considered to be of a high quality. The number and location of the cycle stores is to be secured by condition.
- 6.31 No car parking is proposed. The site is situated close to existing car club spaces, the nearest being at Longbridge Way. A car-free approach is supported in this location which benefits from a PTAL of 6a.

c) Refuse and servicing

- 6.32 The refuse and recycling store is located within the north-east corner of the development, accessed from the public realm on the southern side of Longbridge Way, a shared surface access is provided adjacent to the bin store, which provides for ad-hoc 'back of house' access and on-foot access to the bin store. The applicant has confirmed that the arrangement will not act as a day-to-day vehicular access.
- 6.33 The Transport Statement anticipates that the proposal will generate a low demand and therefore insignificant volume of servicing and refuse related vehicular traffic, and certainly no greater than that which was experienced previously with the leisure centre. It is the intention to service the site via the southern side of Longbridge Way via the section of carriageway which is demarcated with double

yellow lines, this will enable access to the bin store and commercial units fronting Lewisham High Street located within a short distance of this location.

- 6.34 Loading and unloading is permitted on single and double yellow lines for a maximum of 40 minutes if loading is observed. There are also no double yellow lines painted on the kerbs within this location. A sign is in place on the northern side of Longbridge Way which suggests that vehicles over 5 tonnes other than TfL buses are not permitted on Longbridge Way between the times of midnight and 08:00 and 18.30 and midnight, outside of these times vehicles are permitted. It is considered that the position of the refuse store is acceptable but that further details of servicing should be secured by condition when occupiers are identified for the commercial units at ground floor.
- 6.35 Representations received from TfL have stated that some commercial uses can result in high trip generation. At this stage, the occupiers have not been identified and it proposed that that Travel Plans are to be secured by condition to ensure that the final uses can mitigate their potential trip generation.

(d) Construction

- 6.36 The site is located on the TLRN and is flanked by two bus stops on Lewisham High Street. It is therefore recommended that a Construction Management Plan is secured by condition, which will require details of construction traffic and access. The plan should confirm that no obstruction of Lewisham High Street would occur which would have a knock on impact upon London Buses.

Impact on Adjoining Properties

- 6.37 Development Management Policy 32 requires the siting and layout of all new-building housing to respond positively to the site specific constraints and opportunities, as well as being attractive, neighbourly, provide a satisfactory level of outlook and natural lighting for both future and existing residents and meet the functional needs of future residents.
- 6.38 In this instance the position of the block faces onto Lewisham High Street and the hoarded site to the rear. It is not immediately flanked by residential property.
- 6.39 The position of the block is not considered to result in unneighbourly overlooking of adjacent buildings or residential property. The closest building to the south is 293-297 Lewisham High Street, nor is the building considered to result in unacceptable overshadowing or loss of light.

Environmental impacts

a) Noise

- 6.40 The dominant noise source in the vicinity of the site is road traffic noise. An external noise level survey has been undertaken at the site in order to determine the prevailing ambient and background noise levels to assist in determining the likely levels of noise intrusion to the residential accommodation. The modular construction of the building means that the shell of the units are highly insulated, and are equipped with a high standard glazing specification.

- 6.41 A representation has been received from the Fox and Firkin PH, which is situated on the western side of the Lewisham High Street opposite the site, raising the issue of new residential development and the subsequent impact upon live music venues.
- 6.42 National Planning Practice Guidance states that *'the potential effect of a new residential development being located close to an existing business that gives rise to noise should be carefully considered. This is because existing noise levels from the business even if intermittent (for example, a live music venue) may be regarded as unacceptable by the new residents and subject to enforcement action. To help avoid such instances, appropriate mitigation should be considered, including optimising the sound insulation provided by the new development's building envelope'*.
- 6.43 The Fox and Firkin PH is a live music venue and officers are mindful of the impact that this has upon future development proposals. In this case, the pop up village is located on the opposite side of the street and would be a highly insulated building. It is considered that the design of the building provides adequate mitigation to provide future occupants from adverse noise from not only the Fox and Firkin, but adjacent uses including the Fire Station and general traffic noise.

b) Air Quality

- 6.44 Air Quality Management Area (AQMA) for nitrogen dioxide (NO₂) and particulate matter (PM₁₀) covers a large proportion of the Borough including the proposed development site, due to monitored exceedances of the annual mean air quality objectives for both pollutants. The proposed development therefore has the potential to introduce new exposure to pollution. Air pollutant concentrations likely to affect the proposed development have therefore been estimated following a review of measured concentrations in the vicinity.
- 6.45 With regard to the potential to impact on air quality during the construction phase; the use of modern construction methods (off-site) is likely to reduce any such impacts to a minimum compared to traditional construction.
- 6.46 The proposed development does not incorporate any on-site car parking spaces, therefore traffic flows on adjacent roads are likely to remain relatively unchanged as a result of the development, nor does the development include any significant on-site sources of combustion (e.g. CHP plant). The proposed development is therefore unlikely to have a significant effect on air quality.

c) Land Contamination

- 6.47 The former leisure centre was demolished in 2014 and the land remediated as part of those works. Occupants of the proposed building would therefore not be subject to potential contamination from the land. Furthermore, the building is modular in nature and does not sit on conventional foundations, but instead a level slab.

d) Flooding

- 6.48 The site is located in Flood Zone 1, with the western boundary located in Flood Zone 2. The applicants flood risk assessment states that the development would sit 230mm higher than local roads with residential accommodation located at first floor and above and therefore the building would unlikely to be at risk from flooding.

Sustainability and Energy

a) Renewable Energy

- 6.49 The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. The NPPF requires planning policies to be consistent with the Government's zero carbon buildings policy and adopt nationally described standards. In determining planning applications, Local Planning Authorities should expect new development to comply with adopted policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 6.50 London Plan and Core Strategy Policies advocate the need for sustainable development, All new development should address climate change and reduce carbon emissions. For major development proposals there are a number of London Plan requirements in respect of energy assessments, reduction of carbon emissions, sustainable design and construction, decentralised and renewable energy. Major developments are expected to prepare an energy strategy based upon the Mayor's energy hierarchy, adopting lean, clean, green principles. Major development proposals are expected to achieve a minimum carbon reduction saving of 35% above 2013 Part L Building Regulations. Core Strategy Policies support London Plan principles and require all new residential development to meet a minimum of Level 4 in the Code for Sustainable Homes and all non-residential floorspace to meet a minimum of BREEAM 'Excellent'.
- 6.51 Policy LTC7 of the Lewisham Town Centre Local Plan states that development should contribute to the Lewisham Low Carbon Zone target to reduce CO2 emissions of 20% by 2012 and a 60% reduction by 2025.
- 6.52 The modular blocks, built off site are designed as residential units but are ultimately flexible in layout. In this instance, although the project seeks to provide low cost short term housing, the context of the site, means that a wholly residential block is unsuitable, especially at ground floor facing Lewisham High Street. The ground floor units have been designed so that they can operate in commercial uses, before potentially being converted back to residential accommodation when the scheme is re-deployed elsewhere in the borough. Given the temporary pop-up nature of the scheme it has been difficult to consider a BREEAM rating. Officers are mindful of the cost implications for achieving a BREEAM Excellent rating for a temporary period. It is considered that the scheme remains sustainable from alternative perspectives, namely its off-site construction with high thermal capacity.
- 6.53 A Code for Sustainable Homes pre-assessment has been submitted within the Energy Statement and this provides a score of 79.15, therefore achieving a Code 4 rating, this is policy compliant and is therefore supported. This rating includes the use of photovoltaic panels. With the renewables excluded the dwellings have a Code pre-assessment of 69.6, which still represents a Code Level 4 rating.
- 6.54 With regard to carbon reduction, the finished modular units would achieve an 18% carbon reduction on building efficiencies alone and with renewable energy technology (i.e. photo voltaics) would be capable of achieving the full 35%

reduction. However, in this instance, the temporary nature of the scheme, and overall viability of the proposal has meant that renewable technologies are not proposed, but given it is proposed to re-deploy the block, the building has been designed to accommodate a raised parapet at roof level so that should photovoltaics be installed in the future they would not be visible from street level and therefore disrupt the appearance of the elevations. Officers welcome the adaptability of the building and consider that the proposals remain sustainable given the lack of construction wastage that is associated with traditional building sites and recognise that given the overall viability of the scheme and importance of delivering short-term affordable housing for homeless households that not providing on site renewables is justified.

Landscaping

- 6.55 The site is a brownfield site, cleared following the demolition of the former leisure centre. There is an existing soft landscape area to the south of the site which is tree planted and there are a number of trees to the front boundary. Within the area of pavement to the front (controlled by TfL), there are a number of large trees which are under TfL ownership.
- 6.56 It is proposed to retain the soft landscape strip, and define the edge of the site with a new boundary marked by a raised planter. This raises no objections.
- 6.57 The building is set back into the site to create a total pavement width of up to 14m. A series of linear 450mm high raised planters with trees, ornamental shrubs and herbaceous planting is designed to break up the expanse of paving. These planters like the building are re-deployable and would be removed when the building is dismantled.
- 6.58 Officers consider the landscape proposals to be innovate and high quality, and would introduce planting into a currently cleared site with no public access. The retention of the soft landscape strip to the south is also welcomed. However, to ensure that no damage to adjacent trees is caused during construction a condition requiring protection of trees is recommended.

7.0 Local Finance Considerations

- 7.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), 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).
- 7.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 7.3 The Mayor of London's CIL is therefore a material consideration. The building is temporary in nature and is therefore not CIL liable.

8.0 Equalities Considerations

- 8.1 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.

8.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

8.3 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. In this matter there is no impact on equality.

9.0 Conclusion

9.1 This application has been considered in the light of policies set out in the development plan and other material considerations.

9.2 Whilst the proposals do not masterplan the site, the scheme has been designed to be temporary in nature and animate a prominent town centre vacant plot, offering flexible business space and 24 high quality homes for the boroughs homeless households, whom are currently accommodated in bed and breakfast accommodation at a high cost to the Council.

9.3 The proposals would not preclude the site being masterplanned and the temporary nature of the development activates this prominent Lewisham High Street frontage. The proposals are considered to provide a genuinely innovative solution to short term housing supply and would considerably add to the character of the southern end of Lewisham High Street.

9.4 The design of the building is considered to be of a very high standard and would set a design standard for this location for which future redevelopment proposals would need to meet and would contribute to the vision for a changing Lewisham Town centre by promoting a very high standard of development.

9.5 It is recommended that the proposals are approved subject to conditions securing a temporary use for up to 4 years.

10.0 **RECOMMENDATION GRANT PERMISSION** subject to the following conditions:-

1. Time Limit

The development to which this permission relates must be begun no later than the 23/04/2016 and shall be discontinued with the building facing Lewisham High Street restored to its former condition on or before 24/03/2020 in accordance with a scheme of work to be submitted to and approved in writing by the local planning authority.

Reason: In order that the local planning authority may assess the impact of the use at the end of the limited period hereby permitted, in the light of relevant policies in the London Plan (2015), Core Strategy (2011) and Development Management Local Plan (2014) and having regard to any complaints received and any other material considerations existing at the time.

2. Accordance with Plans

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

RSHP-0100-P-00, RSHP-0101-P-01, RSHP-0102-P-02, RSHP-0103-P-03, RSHP-0304-E-W_E, RSHP-0300-E-N_S, RSHP-400-D-X, RSHP-401-D-X, RSHP-402-D-X, RSHP-0201-S-BB_CC, RSHP-0200-S-AA, LF977.001, LF977.002.B, LF977.003, LF977.004.A, LF977.005, Site Location Plan, Tree Survey, Transport Statement, Planning Statement, Flood Risk Assessment, Energy & Sustainability Statements, Air Quality Assessment.

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. Affordable Housing

All of the 24 (twenty four) residential units hereby granted temporary permission shall be provided as short term temporary housing on an affordable rent to meet the needs of householders whose incomes are not sufficient to permit them to access and afford to rent on the open market. The affordable housing shall be provided in accordance with the Planning Statement and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it.

Reason: In order to meet the housing needs of the borough and comply with Core Strategy Policy 1 of the Lewisham Core Strategy (2011).

4. Construction Logistics Plan

No development shall commence on site 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:-

- (a) Rationalise travel and traffic routes to and from the site.
- (b) 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 vehicle activity.
- (c) Measures to deal with safe pedestrian movement.

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.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

5. Code for Sustainable Homes

- (a) The buildings hereby approved shall achieve a minimum Code for Sustainable Homes Rating Level 4.
- (b) A Design Stage Certificate for each residential unit (prepared by a Code for Sustainable Homes qualified Assessor) shall be submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a) prior to any above ground works.
- (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 (2015).

6. Material Finishes

- (a) The development shall be constructed in those materials as submitted namely: 'Tectiva' by Eternit, finished in Mineral Black, the balcony reveals and fascia between the windows across each level shall be Vivix by Formica Group 'Juicy Pink' (pink), 'Levante' (orange), 'Spetrum Yellow' (yellow) and 'Vibrant Green' (green), the lift cores and access decks in 'Carnival' (red).
- (b) The scheme shall be carried out in full accordance with those details, as approved.

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

7. Details of non-residential fit out

- (a) The development shall not be occupied until plans (1:50) and details showing the physical fit out of commercial/non residential units at ground floor hereby approved have been submitted to and approved in writing by the local planning authority.
- (b) The development shall be constructed in full accordance with the approved details.

Reason: To ensure that the fit-out of the units is sufficient to ensure that they are an attractive and commercially viable option and to demonstrate the commitment to delivering the commercial units as part of this development in accordance with Core Strategy Policy 5 Other employment locations (June 2011) and Development Management Local Plan (November 2014) DM Policy 11 Other Employment Locations.

8. Protection of Trees During Construction

No development shall commence on site until a Tree Protection Plan (TPP) has been submitted to and approved by the Council. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

9. Boundary Treatment

- (a) 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.
- (b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained for the duration of the scheme.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014)

10. Delivery and Servicing Plan

- (a) The ground floor of the development shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.
- (b) The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.

- (c) The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to in perpetuity.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

11, **Travel plans**

- (a) No part of the development approved (residential and non-residential space) shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- (b) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from 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. The Travel Plan must include use of the buildings/site for community purposes.
- (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

11. **Cycle Parking**

- (a) A minimum of 72 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
- (b) No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- (c) 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).

12. **Use of Units**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), the premises shall be used for A1, A2, B1a and D1 – as a clinic, health centre, day nursery, day centre, art gallery, training centre and non residential

education and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: Reason will vary depending on whether condition is applied to protect retail or employment use or to protect neighbouring amenity or character of area. Therefore bespoke reason must be drafted each time and relevant policies referred to.

13 Construction Hours and Delivers

No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

No work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

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 and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.
- (2) You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.
- (3) The applicant is advised that conditions 4 and 8 require details to be submitted prior to the commencement of works due to the importance to minimise disruption on the local highway network during construction and the protection of trees which form part of the setting of the St Marys Conservation Area.