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| Committee | PLANNING COMMITTEE A | |
| Report Title | 14 Wastdale Road | |
| Ward | Crofton Park | |
| Contributors | Luke Mannix | |
| Class | PART 1 | 08 October 2015 |

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| <u>Reg. Nos.</u> | DC/15/91507 |
| <u>Application dated</u> | 20.03.15 [as revised on 13.08.2015] |
| <u>Applicant</u> | Rapleys LLP on behalf of Bernard Construction |
| <u>Proposal</u> | The redevelopment of the existing hall consisting of the retention of the facade, the demolition of the rest of the existing building and the construction of a three storey block with green roof and photovoltaic panels at 14 Wastdale Road SE23, to provide 6, one bedroom and 3, two bedroom self-contained flats, together with the provision of cycle storage, refuse storage and associated amenity space. |
| <u>Applicant's Plan Nos.</u> | 615/SE23/7/1_SLP01; Loss of Community Use Statement; Planning Statement; Sustainability Statement; Transport Technical Note; Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (received 23rd March 2015); Design and Access Statement; Sustainability Monitoring Form (received 19th May 2015); 1113/P/100/001 Rev A; 1113/P/100/002 Rev B; 1113/P/100/003 Rev Mar 15; 1113/P/100/004 Rev A; 1113/P/100/005; 1113/P/100/006 Rev A; 1113/P/100/007 Rev B; 1113/P/100/008 Rev A; 1113/P/1250/001; 1094/P/50/001 Rev A; 1094/P/50/002; 1094/P/50/003; 1094/P/50/004 Rev C; 1094/P/50/005; 1094/P/50/006; 1094/P/50/007; 1094/P/50/008; 1094/P/50/009 (received 13th August 2015). |
| <u>Background Papers</u> | (1) Case File LE/641/14/TP (2) Local Development Framework Documents (3) The London Plan |
| <u>Designation</u> | Undesignated land. Existing use is sui generis (social club). |
| <u>Screening</u> | Not applicable |

1.0 Property/Site Description

- 1.1 The property is located on the east side of Wastdale Road and contains a rendered brick hall of late Victorian construction. The building is currently used as

a private members club (formerly the Royal Naval Association Club) and includes rear amenity space that is ancillary to the use.

1.2 The surrounding area includes ex-GLC estate buildings constructed in the 1970's with a number of shop units opposite the site along Wastdale Road. The Forest Hill / Honor Oak Park railway line is located further west, with the light industrial buildings of the Malham Road Industrial Estate in between.

1.3 The property is not located in a Conservation Area, nor is it a listed building. However, the building is of special architectural merit, given the building's design and location amongst more modern 1970's residential buildings. As such the building is considered an 'undesigned heritage asset'.

2.0 Planning History

2.1 DC/12/80278 - Planning permission was refused for the construction of a part two/part three storey building on land to the rear of 14 Wastdale Road, to provide 5 one-bedroom self-contained flats, together with the provision of 5 cycle spaces and landscaping.

2.2 The proposal was refused for the following reasons:-

1. *The development would provide a poor level of accommodation for future residential occupiers, by reason of some rooms having unacceptable levels of outlook, four of the units being unacceptably cramped and a lack of direct and immediate vehicular access to the site. The proposal therefore conflicts with Policy 3.5 Quality and Design of Housing of the London Plan (July 2011), Core Strategy Policy 15: High Quality Design for Lewisham, Objective 10: Protect and Enhance Lewisham's character of the Core Strategy (June 2011) and Policies URB 3 Urban Design, HSG 4 Residential Amenity, Policy HSG 5 Layout and Design of New Residential Development and HSG 8 Backland In-fill Development of the UDP (July 2004).*

2. *The proposal would introduce a new form of over-intensive development which would be visually obtrusive and harmful to the amenity of neighbouring properties by reason of overbearing impact and loss of outlook. Consequently the proposal is contrary to Policies URB 3 Urban Design, HSG 4 Residential Amenity, HSG 5 Layout and Design of New Residential Development and HSG 8 Backland In-fill Development of the UDP (July 2004), SPD: Lewisham's Residential Standards (Section 5.4), Policy 15: High Quality Design for Lewisham and Policy 1: Housing Provision, Mix, and Affordability of the Core Strategy (June 2011) and Policy 3.5 Quality and Design of Housing of the London Plan (July 2011).*

2.3 DC/13/82482 - Planning permission was refused for the construction of a part two/part three storey building on land to the rear of 14 Wastdale Road, comprising 3 two-bedroom self-contained flats, together with the provision of cycle and bin storage and associated landscaping.

2.4 The proposal failed to overcome the reasons for refusal from the previous application and subsequently was refused.

3.0 Current Planning Application

The Proposals

- 3.1 Planning permission is sought for the redevelopment of the existing private members club and the construction of a three storey block with green roof and photovoltaic panels at 14 Wastdale Road, to provide 6 one bedroom and 3 two bedroom self-contained flats, together with the provision of cycle parking, refuse storage and associated amenity space.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the applicant and Council at pre-application and application stages.

Pre-Application Advice

- 4.2 No pre-application consultation with the community was undertaken by the applicant, though discussions were held with officers. A summary of those discussions is set out below.
- 4.3 Pre-application advice was sought on the proposed scheme and a letter formulating the Council's response was given on the 7th October 2014.
- 4.4 Objections were raised to the loss of the private members club without adequate justification. It was considered that, as a community facility facilitating the social meeting of residents, the premises was protected under local and regional policy. Therefore any loss of community premises without justification would be resisted.
- 4.5 The proposed buildings were considered to be overdevelopment of the site leading to poor levels of residential amenity. Furthermore, concerns were held over the standard of external amenity space in terms of access to sunlight and privacy.
- 4.6 The retention of the front facade was supported, however it was felt that the articulation of the building behind the facade would need more thought. In particular, the symmetry of the new buildings and the enhancement of the existing openings would be of particular importance in reaching the highest design standard necessary for planning permission to be granted.
- 4.7 Amended plans and subsequent information was received and further advice from the Council was sent on the 5th February 2015. This included a loss of community facility statement.
- 4.8 The loss of community facility statement was considered to be well thought out with a survey of other nearby community facilities and detailed justification of the loss against local and regional policies. Therefore it was concluded that the loss of the facility would be acceptable on the basis of this report.
- 4.9 However objections were still raised on the basis of the scale and design of the buildings. Issues had not been overcome in terms of the amount and usability of external amenity space. Furthermore, it was again outlined to the applicants that the articulation of the front facade would need to be improved in order to gain planning permission.

Statutory Consultation

- 4.10 The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.11 Site notices were displayed and letters were sent to 55no. residents and businesses in the surrounding area and the relevant ward Councillors.

Written Responses received from Local Residents and Organisations

- 4.12 Objections were received from three local residents. Their concerns are summarised as follows:
- Loss of daylight to east
 - Increased street lighting required to access road to east
 - Scale in relation to existing buildings
 - Increased visibility of building compared to existing
 - Increased parking pressure
 - Potential obstruction of highway with cars parked both sides
- 4.13 One letter of support was received, making the following comments:
- Sensitive and high quality design which will enhance the area

Sustainability Manager

- 4.14 No comments received.

Highways and Transportation

- 4.15 The results of the parking survey are accepted. The likely demand for parking in the area during the day is as a result of commuters using Forest Hill Station. A car free development of this scale is acceptable given the frequency of trains and buses available nearby, and provided that car club membership is secured for each unit. The location of the refuse storage is acceptable.
- 4.16 The above matters will be taken into consideration in the report.

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)

On 10 March 2015 the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are:

- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.8 Housing choice

Policy 3.16 Protection and enhancement of social infrastructure
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 6.9 Cycling
Policy 7.4 Local character
Policy 7.6 Architecture

London Plan Supplementary Planning Guidance (SPG)

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

Housing (2012)

Core Strategy

- 5.6 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 1 Lewisham Spatial Strategy

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 14 Sustainable movement and transport

Core Strategy Policy 15 High quality design for Lewisham

Core Strategy Policy 19 Provision and maintenance of community and recreational facilities

Development Management Local Plan

- 5.7 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:

- 5.8 The following policies are considered to be relevant to this application:

DM Policy 22 Sustainable design and construction

DM Policy 24 Biodiversity, living roofs and artificial playing pitches

DM Policy 30 Urban design and local character

DM Policy 32 Housing design, layout and space standards

Site Allocations Local Plan

- 5.9 The Site Allocations local plan was adopted by the Council at its meeting on 26 June 2013. The Site Allocations, together with the Core Strategy, the Lewisham

Town Centre Local Plan, the Development Management Local Plan and the London Plan is the borough's statutory development plan.

Residential Standards Supplementary Planning Document (August 2006)

- 5.10 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.

Planning Obligations Supplementary Planning Document (January 2011)

- 5.11 This document sets out guidance and standards relating to the provision of affordable housing within the Borough and provides detailed guidance on the likely type and quantum of financial obligations necessary to mitigate the impacts of different types of development.

6.0 Planning Considerations

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

- a) Principle of Development
- b) Mix of Units
- c) Design
- d) Standard of Accommodation
- e) Highways and Traffic Issues
- f) Impact on Adjoining Properties
- g) Sustainability and Biodiversity
- h) Trees and Landscaping

Principle of Development

- 6.2 The London Plan recognises the importance of housing given the need across the city. For this reason the Mayor has outlined the requirement of 423,887 new homes in London between 2015-2025, of which Lewisham has a target of providing 13,847 new homes.
- 6.3 The Council's Core Strategy has been developed in line with the London Plan and outlines the area of expected housing growth within the Spatial Strategy. It is expected that the majority of housing development would be within the regeneration areas of Lewisham and Catford town centres, as well as New Cross and Deptford. However, other parts of the Borough are expected to contribute through lower scale and infill development.

- 6.4 Given the above, the proposed increase in housing provision is supported by the Council.
- 6.5 The NPPF recognises three dimensions to planning, being an economic role, a social role and an environmental role. Under the social role, planning should support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- 6.6 For this reason, it is considered that local plans and planning decisions should not only look to increase housing but look to supply, and protect, facilities that meet the communities needs in a social sense.
- 6.7 Policy 3.16 of the London Plan is in line with the NPPF and states that proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure, without realistic proposals for reprovision, should be resisted. The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.
- 6.8 The Core Strategy is also in line with the NPPF. Objective 11 relates to community well being and states that the Council will provide and support measures and initiatives that promote social inclusion and strengthen the quality of life and well-being for new and existing residents of the borough. This includes the provision of infrastructure which fosters community living.
- 6.9 Core Strategy Policy 19 seeks to implement this objective and outlines that the work of the Lewisham Infrastructure Delivery Plan and the relevant corporate plans and strategies of partners will be used to inform the provision of social infrastructure.
- 6.10 The proposal includes the loss of the existing private members club, which is considered to be a form of social infrastructure which provides residents with the opportunity to meet and socialise.
- 6.11 The Loss of Community Use Statement prepared by Rapleys LLP describes the use of the building in greater detail and assesses its importance as a community facility against the Council's Local Development Framework policies as well as the Infrastructure Delivery Plan (IDP). The statement also includes an assessment of other nearby community facilities and meeting spaces within a 1km radius of the site.
- 6.12 Regarding the community use, the statement draws the following conclusions:
- The existing private members club should not be classed as a community facility as it is not available to the general public. As stated in paragraph 3.16 of the report, the building is not listed as one of 90 community facilities within Lewisham under the IDP;
 - There is a healthy supply of alternative community facilities within the area, including the Ewart Road clubhouse adjoining the site to the north;

- The building is a dated facility which is no longer viable for continued use in light of declining membership (currently 20 members) and the availability of alternative facilities; and
- The constraints of the site and location of other community uses means there is no potential to develop for a new community use and therefore residential development is an acceptable form of development.

6.13 Whilst officers disagree with the assertion that the premises is not a community facility, it is recognised that the building is not well used and is not available for hire to the local community. Therefore, it does not form a significant role in the provision of community facilities locally. Furthermore, given the good number of nearby suitable facilities, including the Ewart Road clubhouse, it is considered that adequate provision of space for community meeting and socialising is available in order to meet the Council's objectives for community well-being.

6.14 Therefore the loss of the facility and the principle of redevelopment for residential purposes is considered acceptable.

Mix of units

6.15 The Council is seeking to reduce inequalities by providing greater housing choice in order to represent the needs of Lewisham's diverse community. While the quantity of housing will vary across the borough there are common issues that will need to be addressed regardless of location, such as dwelling size. For instance, it is known through the borough's Strategic Housing Marketing Assessment (SHMA) that there is a demand for three bedroom family dwellings.

6.16 This is outlined in Objective 3 of the Core Strategy, which states that provision will be made to meet the housing needs of Lewisham's new and existing population, which will include:

(a) provision of affordable housing;

(b) a mix of dwelling sizes and types, including family housing;

(c) lifetime homes, and specific accommodation to meet the needs of an ageing population and those with special housing needs; and,

(d) bringing vacant dwellings back into use.

6.17 For this reason, Core Strategy Policy 1 seeks to implement this objective and outlines that the Council will seek an appropriate mix of dwellings within a development, having regard to the following criteria:

- the physical character of the site or building and its setting;
- the previous or existing use of the site or building;
- access to private gardens or communal garden areas for family dwellings;
- the likely effect on demand for car parking within the area;
- the surrounding housing mix and density of population; and,

- the location of schools, shops, open space and other infrastructure requirements.

- 6.18 The Core Strategy policy is in line with London Plan Policy 3.8, which also states new developments should offer a range of housing choices, in terms of the mix of housing sizes and types, taking into account the identified needs of residents.
- 6.19 It is noted within the supporting Planning Statement that the proposal is not a major application and therefore the requirement for 3 bedroom family dwellings is not applicable. Whilst this is accepted, it is the Council's opinion that the mix of dwellings should be in line with the provisions of Core Strategy Policy 1 as detailed above.
- 6.20 The proposed building would accommodate 3 two bedroom dwellings and 6 one bedroom dwellings. It is noted that the site is constrained in terms of width, limiting the ability to provide family dwellings, as well as the space required for external amenity. Furthermore, as the retention of the facade is supported in order to provide a high quality design, this creates a further limitation on the configuration of the building behind.
- 6.21 It is considered that the access to parking and good availability of public transport would favour one and two bedroom flats. The availability of parking and public transport is detailed further below.
- 6.22 The surrounding area is dominated by the ex-GLA housing estate. It is unknown what the mix of housing sizes in these estate buildings would be. However, across the wider area there is a mix of single dwelling houses and flats. The provision of this number of flats on the application site would not cause an over provision of flats in the area.
- 6.23 The location of the site is near Dalmain Primary School on Brockley Rise. The site is also located close to shops and other services in Forest Hill town centre. There is an area of open space located close to the north of the site, however it is rather small and relatively hidden, thereby reducing its safety. Overall, the infrastructure in the area is considered to facilitate families, however it is considered that this is not sufficient enough to overturn the lack of on-site or nearby external amenity space and overall constraints of the site and area in general.
- 6.24 Therefore, on balance, the mix of one and two bedroom dwellings is considered acceptable.

Design

- 6.25 Policy 3.4 of the London Plan 2011 specifies that Boroughs should take into account local context and character, the design principles (in Chapter 7 of the Plan) and public transport capacity; but that development should also optimise housing output for different types of location within the relevant density range.
- 6.26 Core Strategy Policy 15 states that for all development the Council will apply national and regional policy and guidance to ensure the highest quality design and the protection or enhancement of natural environment. The policy promotes development which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character.

- 6.27 DM Policy 30 provides direction for the design of new development in line with the Council's framework. Within the general principles, the policy states development proposals will need to be compatible with and/or complement the urban typologies and address the design and environmental issues identified within the policy.
- 6.28 The detailed design issues outlined in DM Policy 30 include the creation of a positive relationship to the existing townscape to preserve and/or create an urban form which contributes to local distinctiveness such as plot widths, building features and uses, roofscape taking all available opportunities for enhancement. Furthermore, materials used should be high quality and either match or complement existing development.
- 6.29 The site contains an existing building 20m deep, 10.1m wide and 8.65m in total height. However the roof is pitched behind the facade with the eaves height being 6.2m in height and part of the building is single storey to the rear. The building is a handsome late Victorian community building with ornate detailing around the openings in the front facade. However it is noted that the building is in poor condition, with the top and southern-most window in the front facade blocked. The open space to the rear is used as amenity space for the existing club.
- 6.30 The area is dominated by ex-GLA estate buildings that extend towards Brockley Rise, Stanstead Road and Ewart Road. This is considered to be within the 'free form houses' residential urban typology as described within the Lewisham Character Study. Whilst there are lower scale urban terraces along Wastdale Road and industrial buildings around Malham Road, the dominant urban form is free form house.
- 6.31 The typology is typically a product of the early post-war period. It features low rise terraces and detached buildings which have a fragmented urban layout. This typically offers a poor relationship between building frontages and public spaces but does feature a relatively high degree of pedestrian permeability.
- 6.32 Development in the surrounding area features a mixture of heights, with the ex-GLA estate buildings typically two storey plus roof space. The terrace row opposite the site are a mixture of three and two storey properties.
- 6.33 The proposed development includes the retention of the original facade with a new rectangular building erected behind, to provide nine residential units. Overall, the proposed building would measure 32.4m deep, 8.3m wide and 8.65m high with a flat roof behind a parapet.
- 6.34 The proposed building would match the height of the existing development, however with a flat roof the height at the eaves would be greater than existing. The building would be slightly narrower behind the existing facade, however it would extend a further 12.4m in depth infilling the existing open space to the rear.
- 6.35 Whilst the proposed development would increase the scale and size of development on the site, given the building's setting with the free form house typology, the proposed height, scale and size is considered acceptable.
- 6.36 The proposal would retain the front facade, which is supported on account of its design quality and contribution to the character of the area. The design of the western elevation facing Wastdale Road has undergone various alterations during the planning determination stage in order to ensure that the integrity of the

articulation of the original façade is maintained. These changes are described below.

- 6.37 The original door would be retained as an entrance, however it would be a single door and much smaller. The areas around the door would be filled with panelling, however details of this has not been provided. The southern-most window would be opened up to the amenity space behind. The northern-most window would be opened up into the ground floor flat, which has an area of double height rooms to support the full glazing. The top window would open into the bedroom of the top floor flat.
- 6.38 With the above changes made to the design, the proposed development is considered to integrate satisfactorily within the existing facade. Furthermore the mass of the new building behind the front facade is considered to be symmetrically placed and is considered to sit comfortably behind the facade.
- 6.39 The proposed material palette would be simple, with a singular bright coloured brick. The windows and doors would be metal framed, most likely aluminium. Likewise, the boundary treatment is understood to be metal. Overall, the materials shown are considered acceptable within the existing character of the area. However, to ensure the highest standard of design is met, a condition should be added for the submission of material samples/specifications as well as the boundary treatment.
- 6.40 Overall, the design of the front of the building are considered to be sensitive to the existing character. Moreover, the retention and restoration of the front facade is a notable benefit to the architectural history of the area. Therefore, with the alterations made to the scheme on the recommendation of officers, the development is considered to be of the highest design standard and therefore is acceptable.

Housing Standards

- 6.41 DM Policy 32 states that the standards in the London Plan will be used to assess whether new housing development provides an appropriate level of residential quality and amenity. This will involve an assessment of whether the proposals provide accommodation that meet the following criteria:
- meet the minimum space standards for new development which should conform with the standards in the London Plan;
 - floor to ceiling heights of 2.5metres are sought for habitable rooms and kitchens and bathrooms, though the new Technical Housing Standards require 2.3 metres as a minimum across at least 75% of the floor area. Space that does not meet this standard will not count towards meeting the internal floor area standards;
 - provide accommodation of a good size, a good outlook, with acceptable shape and layout of rooms, with main habitable rooms receiving direct sunlight and daylight, and adequate privacy. There will be a presumption that residential units provided should be dual aspect. North facing single aspect flats will not be supported; and,

- include sufficient space for storage and utility purposes in addition to the minimum space standards.

6.42 The London Plan recognises the importance of private amenity space as a means of retreat to withdraw from the daily activity of London life. For that reason, all new development should have private open space. The London Plan Housing SPG baseline standard 4.10.1 states that for 1-2 bedroom dwellings, a minimum 5m² private amenity space must be provided. However, in exceptional circumstances, where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement.

6.43 Pursuant to the London Plan and Technical Housing Standards, 1bed 2person units should have a minimum 50m² gross internal floorspace and 2bed 4person units should have a minimum 70m². Furthermore, the Technical Standards require that double bedrooms should have an area of at least 11.5m² and single bedrooms should be at least 7.5 m². The London Plan requires that shared living/dining/kitchen spaces should be 23m² in area for 2 person units and 27m² for 4 person units.

6.44 An assessment of the proposed floorspace is given in Table 1. The areas have been calculated by officers based on the scaled plans submitted.

Table [1]

| | Proposed Floorspace (m²) | Shared Living Space (m²) | Bedroom space (m²) |
|----------------------|--|--|--------------------------------------|
| FLAT 1 (2b4p) | 81.7 | 39.5 | 12.5 & 15.4 |
| FLAT 2 (1b2p) | 61.7 | 35.6 | 14 |
| FLAT 3 (2b4p) | 85 | 36.8 | 14 & 20.7 |
| FLAT 4 (1b2p) | 61.2 | 41 | 15 |
| FLAT 5 (1b2p) | 64.1 | 42 | 15 |
| FLAT 6 (2b4p) | 76.5 | 40.5 | 15 |
| FLAT 7 (1b2p) | 62.3 | 36.9 | 16 |
| FLAT 8 (1b2p) | 53.2 | 30.5 | 13 |
| FLAT 9 (1b2p) | 61.3 | 33.4 | 16.5 |

6.45 The proposed internal floorspace meets, and in some instances significantly exceeds, the minimum standards. Therefore the proposed flats are considered to be acceptable in terms of floorspace.

- 6.46 The proposed floor to ceiling height would be 2.7m on the ground floor, with part of the living room of the front flat double height to incorporate the original front window. However, the flats on the first and second floor would have 2.4m floor to ceiling heights.
- 6.47 It is noted that the agent has argued that the development would be above the Technical Housing Standard requirement of 2.3m. However the mayoral standards state that, to address the unique heat island effect of London and the distinct density and flattened nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.
- 6.48 The ground floor flats are considered to be the most constrained in terms of light due to the balconies above windows and obstruction from existing trees and neighbouring properties. Therefore having the higher floor to ceiling heights in this location is favoured. The upper floor flats are less constrained in terms of light and, given that they are double aspect and exceed the minimum floor area standards, it is considered that the 2.4m floor to ceiling height is acceptable in this case.
- 6.49 The proposed dwellings are dual aspect with windows in the north and south elevation. Furthermore, external amenity space would be located in the south. Therefore the level of outlook is considered acceptable for the proposed units.
- 6.50 It is noted that the light into the south facing openings in the ground floor flats would be hindered due to the first floor balconies. However the windows would be full height and cover most of the external wall on the south elevation. For this reason, the amount of daylight into these flats is considered acceptable on balance. Furthermore, the daylight into the remaining flats is considered acceptable.
- 6.51 Daylight to the south facing windows would be partially obstructed by vegetation and neighbouring buildings to the south, although the buildings would be located a sufficient distance to have a negligible impact on the flats during most of the year. The impact would be most severe on the ground floor flats as there would also be obstruction from the first floor balconies, in particular the flats in Block B and C as the flat to the front would have a window in the west elevation.
- 6.52 However, as stated above, the windows are full length glazing with a higher floor to ceiling height. As such the overall level of amenities would remain at an acceptable level. Furthermore, the obstruction to light from the trees would be dispersed, together with less foliage in the winter months. Therefore the access to direct light is considered acceptable on balance.
- 6.53 The proposal is not overlooked by any adjoining windows, balconies or roof terraces. Therefore the proposed flats would have an adequate amount of privacy.
- 6.54 The ground floor flats would have external amenity space at the front and rear. Whilst the space to the rear would be north facing and narrow with high boundary treatment, thereby rendering the space unusable as amenity, the space to the front would meet the size standards of the London Plan and would be adequately lit.

- 6.55 The proposal includes landscaping and boundary treatment to the front gardens, to reduce overlooking from residents of the other flats as they enter the scheme. It is noted elsewhere in the report that details of boundary treatment and landscaping should be conditioned. This is considered to adequately overcome the issue of overlooking into the external amenity spaces.
- 6.56 Whilst the boundary treatment would improve the privacy of the occupants, it would increase overshadowing and a sense of enclosure. However, taking into account the overall size of the ground floor units, this is considered to offset any underused external amenity space. Therefore the external amenity for the proposed ground floor flats is not considered to be a reasonable reason for refusal.
- 6.57 The proposed balconies and inset terraces on the upper floors are considered acceptable in providing external amenity space.
- 6.58 In conclusion, the amenities of the proposed flats are considered acceptable on balance. Therefore the standard of accommodation is considered to be adequate to provide a suitable quality of life for future residents.

Highways and Traffic Issues

- 6.59 It should be noted that the NPPF promotes sustainable movement of people and states that the transport system needs to be balanced in favour of sustainable transport modes.
- 6.60 Paragraph 32 of the NPPF states development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 6.61 Paragraph 39 of the NPPF states that, if setting local parking standards for residential and non-residential development, local planning authorities should take into account:-
- the accessibility of the development;
 - the type, mix and use of development;
 - the availability of and opportunities for public transport;
 - local car ownership levels; and,
 - an overall need to reduce the use of high-emission vehicles.
- 6.62 The Core Strategy Policy 14 is in line with the NPPF and outlines that a managed and restrained approach to car parking provision will be adopted to contribute to the objectives of traffic reduction while protecting the operational needs of major public facilities, essential economic development and the needs of people with disabilities.
- 6.63 In line with this, the Council would only require on site parking where the access to public transport is particularly poor and it is demonstrated that the existing level of on street parking is reaching capacity. This is normally calculated at 90% parking stress.

- 6.64 The site has a PTAL rating of 3, based on a scale of 1-6 with 6 being the highest. However it is noted that the site is located 170m from a bus stop with buses servicing Catford and Plumstead, through Lewisham. Furthermore the site is 800m from Forest Hill Station, which services trains into London Bridge and east London. Therefore, overall the access to transport is considered to be moderate/good.
- 6.65 A parking survey was submitted in support of the application. The survey was completed on Tuesday 24th February 2015, at 05:15 taking into account available spaces within 200m. This is considered to be in line with the accepted Lambeth methodology.
- 6.66 The parking survey found a total of 226 parking spaces within 200m of the site. Of these spaces, 78 were recorded as occupied, representing an average parking stress level of 35%. The accompanying technical note concluded that there is a good level of spare capacity in terms of on-street parking availability linked to residential land use.
- 6.67 Whilst it is noted that concerns were raised in regard to parking availability during the day from school parking and workers in the nearby industrial buildings, it is considered that the majority of future residents with cars would not be present at these times due to work. Therefore, the methodology of surveying spaces at early morning is considered the best practice to get a picture of car ownership. The Council's Highways Officer has reviewed the Transport Technical Note and Survey and confirmed that the results are accepted.
- 6.68 The application site is located in an area of moderate/good public transport accessibility. In these areas, planning policy seeks to reduce the need for the car and encourage use of the public transport network available, in order to reduce air pollution and congestion and encourage physical exercise, through walking and cycling, which is beneficial to human health and wellbeing. Notwithstanding this, planning policy also seeks to ensure that car limited developments will not have an undue adverse impact on the surrounding area.
- 6.69 In order to mitigate the lack of any parking provision on site, it is considered necessary to secure the provision of car club membership for the occupiers of each unit. Details of the car club membership proposals can be secured by condition.
- 6.70 The Council promotes the use of bicycles as a sustainable mode of transport in new development. Therefore the cycle parking standards in Table 6.3 of the parking addendum to Chapter 6 of the London Plan. Under this proposed scheme, a total of 13 cycle parking spaces would be required.
- 6.71 The proposal includes space for 16 on site cycle storage spaces. These would be located in the amenity spaces of the ground floor unit and at the end of the communal walkway along to the south of the building. While the number is considered acceptable, little details have been provided to ensure these spaces would be effectively private, dry and secure to promote their use by future residents. Therefore, it is considered necessary and reasonable to add a condition for the submission of these details.
- 6.72 In this case, it is considered that the proposal's "car-free" nature is acceptable, given the demonstrated parking capacity in local streets, the site's good

accessibility levels and the measures proposed to promote sustainable travel choices i.e. car club membership and cycle parking provision.

- 6.73 Under the Council's guidance on refuse storage, 55 litres of refuse should be allocated per future resident. Furthermore, 50% should be allocated to recycling.
- 6.74 The proposed scheme would accommodate a maximum number of 24 people. Therefore a total of 1,320 litres of refuse storage should be allocated and 660 litres should be reserved for recycling.
- 6.75 The proposed refuse storage area would be located to the north of the building close to the Wastdale Road. The location is considered suitable for the collection of waste by the Council, however it is uncertain how much refuse would be allocated to the proposed development. Therefore it is considered reasonable to add a condition for the submission of these details to ensure a sufficient level of storage is provided.

Impact on Adjoining Properties

- 6.76 DM Policy 32 requires new residential development to be neighbourly and result in no loss of amenities in terms of outlook, privacy and daylight/sunlight for neighbours.
- 6.77 The Council's Residential Standards SPD outlines that proposed development should maintain a 9m distance between neighbouring habitable windows and blank elevations or boundary walls. This is taken flexibly and the greater the height, the more distance required.
- 6.78 The site is situated within the free form housing typology, which is characterised by open spaces between buildings to incorporate pedestrian movement. As such, there are walkways between the site and the adjoining residential units to the south and east. The adjoining property to the north is the Ewart Road Housing Co-operative Office and Ewart Road clubroom. Therefore the impact on this property is negligible.
- 6.79 The existing building to the south, due to the orientation, would not be affected in terms of loss of sunlight/daylight. Furthermore, there are minimal habitable windows on the elevation facing the proposed development with existing vegetation obscuring views. Therefore the amount of overlooking is considered insignificant into these properties.
- 6.80 16 Wastdale Road to the east is expected to have some amount of overshadowing as a result of the development, however this would mostly be later in the day with areas of sunlight in the late morning/early afternoon. Furthermore, the building would be separated from the proposed development by a walkway, with the distance between the buildings being 18.5m. This is more than double the standard outlined in the Residential Standards SPD and therefore capable of absorbing the height of the proposed development. As such the scheme is considered to have an insignificant impact on outlook and daylight/sunlight. The Council also uses the BREEAM guide to good practice to determine the impact on sunlight/daylight from proposed development. The guidance states that if a new building, measured perpendicular to a main window, subtends an angle of more than 25° to the horizontal, then daylight of the existing building may be adversely affected.

- 6.81 When measuring from the scaled plans, the proposed building would be within a 24° angle of the windows on the rear elevation of the building to the east. This leaves 76° visible sky from the windows. Overall this is considered acceptable to provide adequate daylight/sunlight into the adjoining properties.
- 6.82 Whilst it is noted that the previous applications in 2012 and 2013 were refused on the basis of overbearing impact and loss of outlook, they were substantially different proposals, relating to development within the rear amenity area. The current proposal is in line with the design guidance of the Residential Standards SPD and will not result in harm to adjoining occupiers in terms of privacy or loss of daylight/sunlight.
- 6.83 It is also noted that the proposed development would be large, in comparison to the original building, when viewed from the neighbouring properties, as well as the walkway along the edge of the boundaries. However, considering the separation between the development, the high quality design and the presence of mature vegetation on the boundary, the development is not considered to have an adverse impact on the visual amenities, in terms of having an overbearing impact or creating a sense of enclosure, on the neighbouring properties.
- 6.84 Overall the proposed development is not considered to have a significant impact on the amenities of neighbouring properties in terms of sunlight/daylight, privacy or loss of outlook or visual amenities.

Sustainability and Biodiversity

- 6.85 Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.
- 6.86 Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
- Be lean: use less energy
 - Be clean: supply energy efficiently
 - Be green: use renewable energy
- 6.87 Core Strategy Policy 7 Climate change and adapting to the effects, states that the Council will adopt a partnership approach to implement the principles of 'avoidance, mitigation and adaptation' by applying the London Plan policies relevant to climate change including those related to: air quality, energy efficiency, sustainable design and construction, retrofitting, decentralised energy works, renewable energy, innovative energy technologies, overheating and cooling, urban greening, and living roofs and walls and recognising the role that the reuse and modification, where appropriate, of heritage assets can play in securing sustainable development in order to reduce carbon emissions.
- 6.88 Core Strategy Policy 8 Sustainable design and construction and energy efficiency requires all new residential development to achieve a minimum of Code for Sustainable Homes Level 4.

- 6.89 The Code for Sustainable Homes has been replaced by the new Building Regulations which came into force on 1st October 2015. Where there is an existing plan policy which references the Code for Sustainable Homes, the Council may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy concerning energy performance (provided that it is consistent with the Government's proposed approach to zero carbon homes).
- 6.90 On this basis, the standards that will be sought by the Council are:
- Energy efficiency* - a 19% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2013 Building Regulations (approximately equivalent to Code Level 4)
- Water efficiency* - 110 litres per person per day (this includes a 5 litre allowance for external water use).
- 6.91 A Sustainability Statement was included in support of the scheme. The statement outlined that the proposed development would meet Code for Sustainable Homes Level 4. Furthermore, it added that the specification of efficient water fixtures (low flow taps and showers, dual flush WCs and low volume baths) to reduce potable water demand to <90litres/person/day. This target is below the London Plan and above target of <105litres/person/day. Therefore the level of water efficiency is considered acceptable.
- 6.92 The proposal includes solar photovoltaic panels to increase the energy efficiency and reduce carbon dioxide emissions. The statement outlines that the energy generation figure for the units' 1.8kWp PV array would be 1,548kWh/year. Furthermore, other elements such as fabric energy efficiency, A rated white goods, energy efficient boilers and light fittings would be used to ensure the development is energy efficient.
- 6.93 The Council recommends the implementation of living roofs where feasible to enhance biodiversity, improve sustainable urban drainage and energy efficiency. DM Policy 24 relates to living roofs and states that new living roofs are required to be designed and fitted by a qualified and accredited installer and include an extensive substrate base, except where it can be demonstrated that such a base is not feasible and achievable. Developers should enter into an agreement with an installer that guarantees 80% coverage in 5 years.
- 6.94 The scheme proposes 150m² of living roof. It is noted that the roof would be an extensive living roof, which is in line with the Council's policies. Therefore the roof is considered to satisfactorily add to the sustainability of the site and the biodiversity of the area.
- 6.95 However it is noted that no details have been submitted in relation to the proposed living roof. It is essential to have a management and maintenance plan to include a species list and a plan for sustainable irrigation and replacement planting with a cross-section (1:20), demonstrating an appropriate substrate depth, to ensure that within five years of the planting date the selected plants will cover no less than 80% of the vegetated roof. Therefore it is considered reasonable that a condition should be added for the submission of details in relation to the living roof.

- 6.96 The sustainability monitoring form indicates 3 bird boxes, 3 bat boxes and 3 insect boxes would be included within the scheme. This is considered to be a biodiversity enhancement over the baseline position and therefore is supported. The sustainability monitoring form should be added with the approved plans to ensure these measures are implemented within the scheme.

Trees and Landscaping

- 6.97 The scheme involves the retention of the trees on the southern and western boundaries. An Arboricultural survey and tree protection plan was submitted as part of this application. A condition should be added to ensure construction works adhere to the tree protection plan to ensure there is no significant damage to the trees.
- 6.98 It is noted that there would be areas of landscaping around the private amenity space, communal walkway and to the front of the building between the highway. Given the importance of the landscaping to the privacy of residents and the quality of the design to the front, it is considered that a condition for the submission of details in relation to landscaping is relevant and necessary to an acceptable development and should be added to the decision notice.

7.0 Community Infrastructure Levy

- 7.1 The above development is CIL liable. A standard informative should be added to make the developer aware of this.

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.
- 8.4 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

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 The proposed development would involve the acceptable loss of a community facility. Furthermore, the proposed building is considered to be of the highest design standard whilst not significantly impacting on the amenities of neighbouring properties. The standard of accommodation is considered to be acceptable on balance to provide a satisfactory standard of living for future occupiers.

RECOMMENDATION (A)

GRANT PERMISSION subject to the following conditions:-

Conditions

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:

615/SE23/7/1_SLP01; Sustainability Statement; Transport Technical Note; Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (received 23rd March 2015); Sustainability Monitoring Form (received 19th May 2015); 1113/P/100/001 Rev A; 1113/P/100/002 Rev B; 1113/P/100/003; 1113/P/100/004 Rev A; 1113/P/100/005; 1113/P/100/006 Rev A; 1113/P/100/007 Rev B; 1113/P/100/008 Rev A; 1113/P/1250/001; 1094/P/50/001 Rev A; 1094/P/50/002; 1094/P/50/003; 1094/P/50/004 Rev C; 1094/P/50/005; 1094/P/50/006; 1094/P/50/007; 1094/P/50/008; 1094/P/50/009 (received 13th August 2015).

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. 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).
 - (f) Details of the training of site operatives to follow the Construction Management Plan requirements.

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 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).

3. (a) The buildings hereby approved shall be constructed in accordance with the approved Sustainability Statement in order to achieve the following requirements:
- a minimum 19% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2013 Building Regulations; and
 - a reduction in potable water demand to a maximum of 110 litres per person per day
- (b) Within 3 months of occupation of any of the residential units, evidence (prepared by a suitably qualified assessor) shall be submitted to the Local Planning Authority and approved in writing 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 (2015) 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. No development shall commence on site until a detailed schedule and specification/samples of all external materials and finishes, windows and external doors, balcony and stair railings to be used on the buildings 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 buildings 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) .

5. (a) No development shall commence on site until details of proposals for the storage of refuse and recycling facilities for each residential unit hereby approved, 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 Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

6. (a) 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).

- 7. (a) A scheme of soft landscaping (including details 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 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 DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- 8. (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 in perpetuity.

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).

- 9. Details of the number and location of the 3no. bird, 3bo. bat and 3no. insect boxes to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the building and maintained in perpetuity.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

- 10. (a) Prior to the construction of above ground works, details of the living roof shall be

submitted to and approved in writing by the Local Planning Authority. These shall include:-

- (i) Management and maintenance plan;
 - (ii) Cross section at 1:20; and,
 - (iii) An agreement with the installer that guarantees 80% coverage within 5 years.
- (b) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
- (c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2015) , Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

11. None of the trees shown as being retained on the permitted plans shall be lopped or felled without the prior written consent of the local planning authority. The development shall be completed in compliance with the measures and standard outlined in the Tree Protection Plan (TPP) hereby approved by the Council.

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 policies DM 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

12. (a) None of the residential units hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority and approved in writing that car club membership will be provided for a period of two years for the occupiers of each unit beginning the date of occupation of each individual unit.
- (b) within one month of occupation of all the residential units or within 6 months of occupation of the first unit (whichever is earlier) evidence submitted and approved in writing by the Local Planning Authority to demonstrate Part A of this condition has been complied with.

Reason: To minimise the impact of overspill parking from the development in accordance with Core Strategy Policy 14 Sustainable Movement and Transport and Development Management Local Plan Policy DM 29 Car Parking.

Informatives

- A. **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. Further discussions took place which resulted in further information being submitted.

- B. The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.
- C. It is the responsibility of the owner to establish whether asbestos is present within their premises and they have a 'duty of care' to manage such asbestos. The applicant is advised to refer to the Health and Safety website for relevant information and advice.
- D. 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. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: - <http://www.lewisham.gov.uk/myservices/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>
- E. The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Application forms are available on the Council's web site.