

Committee	PLANNING COMMITTEE (A)	
Report Title	Riverdale House, 68 Molesworth Street SE 13	
Ward	Lewisham	
Contributors	Colm Harte	
Class	PART 1	19 November 2015

Reg. Nos. DC/15/91069
Application dated 19 February 2015

Applicant Mr Gaskell CMA Planning

Proposal Construction of a part one, part two storey extension to the roof of Riverdale House, 68 Molesworth Street, London, SE13 7EY and the alteration and conversion of the Mill House to residential use to provide a total of 25 dwellings comprising fourteen 1 bedroom dwellings, seven 2 bedroom dwellings and four 3 bedroom dwellings along with the provision of associated cycle parking and refuse storage.

Applicant's Plan Nos. EX-P-B01;EX-P-L00; EX-P-L01; EX-P-L02; EX-P-L03; EX-P-L04; EX-P-L05; EX-P-L06; EX-E-01; EX-E-02; EX-E-03; EX-S-01;EX-S-02; EX-S-03; EX-P-D-L05; EX-P-D-L06; EX-P-D-R01; EX-E-M-01; EX-S-M-01; EX-P-M-L00; EX-P-M-L01; EX-P-M-L02; EX-P-M-L03; EX-P-M-L04; EX-P-M-D-L00; EX-P-M-D-L01; EX-P-M-D-L02;EX-P-M-D-L03; EX-P-M-D-L04; SC-EW; GA-P-B01; GA-P-B01 W/C; GA-P-L04_01; GA-P-L04_01 LTH; GA-P-L05; GA-P-L05_01; GA-P-L05 LTH; GA-P-L06; GA-P-L06_01; GA-P-L06_01 LTH;GA-P-L06 WC; GA-P-L07; GA-P-L07_01; GA-P-L07_01 LTH;GA-P-R01; D-TY-FT1; D-TY-RT1;D-TY-RT2, D-J-101; D-J-102; D-J-103; D-J-104; D-J-105; D-J 106; EX-P-D-B01; EX-P-D-00; EX-P-D-01; EX-P-D-02; EX-P-D-03; EX-P-D-04; EX-P-D-L05; EX-P-D-L06; EX-P-D-R01; Site Location Plan; Planning Statement Version 2 (March 2015, CMA Planning); Design and Access Statement including Lifetime Homes Standards (February 2015, Alan Camp Architects);Noise Impact Assessment (November 2014, KR Associates); Viability Statement (February 2015, Strut and Parker); Ground Borne Vibration Assessment (January 2015, Peter Brett Associates); Flood Risk Assessment (January 2015, Peter Brett Associates); Phase 1 Ground

Condition Assessment (Contamination) (January 2015, Peter Brett Associates); Sustainability Statement (January 2015, Metropolis Green); Built Heritage Statement (January 2015, CgMs); Energy Strategy (January 2015, Metropolis Green); Air Quality Assessment (December 2014, Air Quality Consultants); Mill House Building Design Philosophy Statement (January 2015, Tully De'Ath Consultants); Transport Statement (January 2015, Peter Brett Associates); Residential Travel Plan Framework (January 2015, Peter Brett Associates); Daylight and Sunlight Assessment (January 2015, DPR)

D-J-110; D-J-111; D-J-112; D-J-113; D-J-114; D-J-115; D-J-116; D-J-117; D-J-118; D-TY-WT1 rev A; D-TY-WT1-Plan; D-TY-WT2 rev A; GA-P-M-L04 rev A; GA-P-M-L02 rev A; Addendum to Design and Access Statement – Appearance; Proposed living roof specification and management strategy (dated June 2015) Email correspondence from applicant received 23 July 2015

D-J-101 rev B; D-J-116 rev A; D-J-119 rev A; GA-E-01 rev A; GA-E-02 rev A; GA-E-03 rev A received 26 August 2015; GA-SP rev B (Site Plan) received 25 September 2015; GA-SP (Construction site layout plan); Riverdale House-Phase Two Logistic Strategy rev 2 received 28 September 2015; D-J-120; D-J-121; GA-P-M-L00-01-LTH rev A; GA-P-M-L01-01-LTH rev A; GA-P-M-L02-01-LTH rev A; GA-P-M-L03-01-LTH rev A; GA-P-M-L04-01-LTH rev A; GA-S-M-01 rev A; GA-S-M-02 rev A; GA-S-M-03 rev A; GA-S-M-04 rev A; GA-E-M-01 rev A; GA-E-M-02 rev A; GA-E-M-03 rev A; GA-E-M-04 rev A received 08 October 2015

Background Papers

- (1) Local Development Framework Documents
- (2) The London Plan
- (3) Case File LE/812/A/TP

Designation

Area of Archaeological Priority
Local Employment Location

PTAL 6b
Major District Centre
Local Open Space Deficiency
Development Site
Metropolitan Open Land
Flood Risk Zone 3
Not in a Conservation Area
Not a Listed Building

A Road

1.0 Property/Site Description

- 1.1 Riverdale House is located on the western side of Molesworth Street towards the junction with Engate Street and is bounded by the Ravensbourne River to the west. Directly north of the site is a 6 storey building which is in use as a data centre and to the south is an area of open space, known as the Sculpture Park, which gives access to the Ravensbourne. The building is located within a landscaped setting with a pond to the front and a separate part two part four storey building, plus roofspace known as the Mill House.
- 1.2 Riverdale House is a four to six storey building plus an undercroft built in the early 1980s on the site of a former bakery. The building has a distinctive design in red brick with a series of turret type structures and a distinctive parapet delineating the roofline. The undercroft provides car and cycle parking in addition to refuse storage for the building. Riverdale House has previously been in use as an office for the Citibank Group since the early 1990s.
- 1.3 The four-storey plus attic Mill House is built of yellow stock brick, and is rectangular in plan with a pitched slate roof. The regular fenestration has multi-paned, timber, pivot-hung sashes although those on the ground floor of the south-east elevation are modern uPVC replacements. This elevation has weather-boarded housing for the hoist with a multi-paned sash window and hipped slate roof. The mill is adjoined on the north-west elevation by a 1990s three-storey link building with a sloping slate roof linking to the two-storey element. All original internal machinery has been removed, although the interior does retain the original cast-iron columns, timber floor beams and roof structure. The largely rebuilt stock brick engine house stands to the south-west, separated from the mill by a replacement waterwheel which was added in 1982.
- 1.4 The site is located within the Lewisham Town Centre and is a Local Employment Location. The Waterlink Way cycle route is located on Molesworth Street and the vehicular access crosses that route.

2.0 Planning History

- 2.1 There is an extensive planning history for this site. The history of most relevance is:
- 2.2 DC/14/87761: Approval of alterations to the existing elevations at Riverdale House, 68 Molesworth Street SE13 together with the installation of replacement of aluminium framed double glazed windows and the replacement of the semi circular curtain wall glazing above the entrance canopy (currently being implemented).
- 2.3 DC/14/86564: Prior approval was given for the change of use of Riverdale House, 68 Molesworth Street SE13, from office use (Class B1(a)) to residential (Class C3) to create 137 units (currently being implemented).
- 2.4 DC/13/85132: Prior approval was given for the change of use of Riverdale House, 68 Molesworth Street SE13, from office use (Class B1(a)) to residential (Class C3) to create 99 units.
- 2.5 DC/95/39068: Approval of a change of use of the Mill House Molesworth Street SE13 to a restaurant (Use Class A3) together with the erection of a side extension.
- 2.6 DC/94/37963: The change of use of the ground and first floors of The Mill House and the second & third floors as offices (Use Class B1).
- 2.7 Planning permission was granted in 1978 for the redevelopment of the former Wallis Bakery site for 180,000sq.ft of office space and 20 residential units in accordance with the Riverdale Site Development Brief. The approval reserved details of the siting and the design of buildings subject to further approvals. The site now known as Riverdale House formed part of this wider area along with the public space to the south and the data centre and car park to the north.
- 2.8 The detailed design aspects were approved in 1979 and Riverdale House was constructed in the early 1980s as 'phase 1' of this wider redevelopment. The later phases of this plan were not built and the housing element was removed from the development brief.
- 2.9 Applications to Historic England to nationally list the Mill House:
- 2.10 Council records reveal that two applications have previously been made to Historic England to nationally list the Mill House building. On 21 August 1974, the Department of the Environment concluded that the Mill Houses, due to the removal of the original industrial mill fittings was not sufficient interest to warrant national listing
- 2.11 On 30 September 2015 , Historic England concluded that Riverdale Mill, Lewisham does not merit listing for the following principal reasons:

- Architectural interest: The mill is an imposing but architecturally plain building, typical of its date and type and, therefore, lacking special architectural interest;
- Degree of alteration: The building has been subject to major alteration, albeit largely sympathetically done, during and since its restoration in 1982;
- Date: The early C19th date of the building means that it is a relatively late example of a water-driven flour mill and many more complete examples survive nationally;
- Technical innovation: The addition of auxiliary steam power to the mill is of some interest but by the 1830s was not uncommon and the surviving expression of this technological development, the engine house, has been largely rebuilt;
- Machinery: The mill has lost all its machinery, including the original waterwheel;
- Historic association: The probable builder, John Penn Senior, is of local rather than national interest.

2.12 Historic England's report concluded that the Mill House does not have sufficient special interest, in a national context, to recommend for statutory designation but does however have clear local interest.

2.13 During the course of the negotiations regarding the subject application, the Mill Building has been identified as a non designated heritage asset by Council Officers.

The Proposals

2.14 The subject application involves two elements, the first relating to the main Riverdale House; involving the addition of a series of separate roof extensions, resulting in the addition of one storey to the stepped roof profile, save for the central section of the building where the roof extension would be a part 1/part 2 storey. The extensions would accommodate 17 dwellings in a mix of 13 x 1 bed and 4 x 2 bed units. The proposed single storey roof extensions which would be added to the roof of the fourth, fifth and seventh floors would extend to a height of 3.4 meters above the existing roof. The proposed part one/ part two storey extension to the sixth floor would have a maximum height of 5.7 metres above the existing parapet. The proposed extensions which would infill the entire area of the existing roof would also involve the provision of three communal roof terraces at fifth, sixth and seventh floors. These proposed areas would provide communal amenity space to serve the overall development.

2.15 As the existing parapet of Riverdale House has an irregular elevational treatment the setback of the proposed extensions typically vary between 300mm and 1.7 meters from the existing decorative parapet, which is to be retained.

2.16 The second component of the subject application involves the conversion of the Mill House located in front of the Riverdale House,

which currently has an A3 use to provide 8 dwellings in a mix of 1 x 1 bed, 3 x 2 bed and 4 x 3 bed units. So as to enable the proposed conversion, it is noted that both internal and external alteration are proposed, and would include changes to existing internal floor levels and the introduction of the roof dormer windows and the replacement of existing windows. The proposed alterations and additions would be as follows:

- Provision of four dormer windows onto the southern roof slope of the four storey original mill building in addition to the provision of six conservation roof lights, set flush to the northern roof slope of the four storey component of the Mill House;
- The addition of four dormer windows on the northern roof slope of the later two storey side extension;
- Addition of external balconies to the eastern and northern elevations along with the inclusion of two ground floor private terrace areas for use by the proposed 3 bed duplex units;
- Lowering of the internal third floor so as to provided a minimum floor to ceiling height of 2.3 metres for the proposed fourth floor units;
- Partial demolition and replacement of the existing roof of the Mill House so as to enable the proposed works, however in terms of external appearance, the height and profile of the roof would not be changed and would be finished using replacement like for like height quality natural slate to match that of the existing;
- Like for like replacement of the existing windows to provide double glazing to meet residential standards in terms of acoustic and thermal comfort;

Supporting Documents

- 2.17 Planning Statement: This document provides a policy compliance overview in support of the subject application.
- 2.18 Built Heritage Statement (CgMs): This document provides an overview of the historical significance of the existing Mill House and details the proposed changes to the building which has been identified, during the course of pre-application discussion, as being an non designated heritage asset.
- 2.19 Mill House Building Design Philosophy Statement (Tully De'Ath Consultants): This document details the specific structural alterations which are to be undertaken to the Mill House.
- 2.20 Transportation Statement (pba): This document states that the site has a PTAL rating of 6a/ 6b, indicating good access to public transport and seeks to justify the level of vehicle and cycle parking proposed. Contained within the Transport Statement submitted includes the following:

- Delivery and servicing Strategy
 - Framework Construction Logistics Plan
- 2.21 Residential Travel Plan Framework (pba): This document has been prepared to provide information on public transport connections, how staff, visitors and residents would be encouraged to use public transport and therefore reduce reliance on car usage and promote car sharing, walking and cycling. This Travel Plan is inline with that included as part of the previous application for prior approval (DC/14/86564).
- 2.22 Air Quality Assessment (Air Quality Consultants): This document assesses existing baseline air quality conditions and the impact of construction, for example the risk of dust and the significance of effects. Proposed mitigation measures during the construction are detailed, such as utilising suitable site management, waste management, site storage and controlled demolition. The document concludes that operational air quality mitigation measures are not required and the development would have no adverse impact on air quality.
- 2.23 Noise and Vibration Assessment (pba): This document details the main noise sources as being from traffic along Molesworth Street and the Railway line behind the building. This report detail that the proposed building has been designed to protect future occupants from excessive noise levels. It is noted that during the course of the application, additional information was submitted in response to the a concerns raised by Council's Environmental Health Officer. This is detailed in the report below.
- 2.24 Flood Risk Assessment (pba): This document, which was reviewed by the Environmental Agency, states that the site lies within the floodplain of the Ravensbourne River and accordingly is designated as being within Flood Zone 3a. However, the FRA details that as all ground floor units would be elevated over 300mm above the 1 in 100 annual flood probability.
- 2.25 Daylight and Sunlight Assessment (DPR): This report assesses daylight and sunlight levels received by the proposed units within both Riverdale House and the Mill House.
- 2.26 Energy Strategy(Metropolis Green): This document provides detail as to how the proposed development will comply with relevant policy requirement as detailed within the London Plan and Council Core Strategy.
- 2.27 Logistic Strategy: This document details how the proposed works, particularly the roof extension component can be carried out while minimising the level of disturbance to the for the residential units

which are currently being fitted out and will be required to be fitted out before the proposed development can commence.

- 2.28 Phase 1 Ground Condition Assessment (Contamination) (pba): The Phase 1 Risk Assessment identified that the potential for contaminants is low and small in scale however recommends that *“Before development, a full asbestos and hazardous materials survey.... should be carried out”*.

3.0 Consultation

- 3.1 This section outlines the consultation carried out by the applicant prior to submission and by the Council following the submission of the application and summarises the responses received. The Council’s consultation exceeded the minimum statutory requirements and those required by the Council’s adopted Statement of Community Involvement.

- 3.2 Site notices were displayed, letters were sent to residents and business in the surrounding area and the relevant ward Councillors were notified. Transport for London, National Rail, Thames Water and the Environment Agency were also consulted in addition to internal planning consultees. The following responses were received:

Transport for London (TfL):

- 3.3 No objection was raised to the proposed development subject to the sufficient provision of Blue Badge parking and cycle spaces. TfL have also sought to have secure the applicants participation in the Lewisham Gateway developers’ forum and an undertaking to inform residents prior to occupation about changes to road infrastructure as a result of the Lewisham Gateway development.

Thames Water:

- 3.4 No objection raised to the proposed development

Network Rail:

- 3.5 No objections were raised to the proposed development.

Environment Agency:

- 3.6 No objection to the scheme subject to the inclusion of conditions and informatives upon any consent should the application be recommended for approval. This is discussed in the relevant section of the report below.

The following internal consultee responses were received:

LBL Highways:

- 3.7 No objection raised to the proposed development. The site is considered to be well located in terms public transport accessibility and has a PTAL rating of 6b. A car-free scheme (except for the

provision of 2 disabled parking spaces) is acceptable in this location, subject to a S106 Agreement preventing future occupiers from acquiring permits for the CPZ adjacent to the site. It is also noted that a S278 agreement has been entered into with TfL to ensure the reinstatement of a section of Molesworth Street footway following the proposed development of the site.

LBL Environmental Health:

- 3.8 This application is supported by an Acoustic Report, Air Quality Assessment and a Phase 1 Ground Condition Assessment (Contamination). Following the submission of additional information in support of the recommendations for the Acoustic Report no objections have been raised to the proposed development, subject to the conditions being imposed.

LBL Ecological Regeneration officer:

- 3.9 Officers confirmed that they were satisfied with the submitted documents, in principle and were supportive of proposals to deliver two separate areas of bio diverse living roof. Conditions have been recommended to be imposed, should the application be considered acceptable regarding types of species to be used and maintenance of the living roofs, once installed.

Pre-Application Consultation

- 3.10 The applicant attended a number of pre-application meetings with Officers and a 'Desk top review' of the proposal was carried by Lewisham's Design Review Panel (DRP). Concerns were raised regarding the level of information which was originally provided in support of the proposed cladding system. In particular concern was raised with use of a white coloured glazed system which would likely contrast sharply with the dark reflections created by the windows and doors set within the rooftop extension. The DRP recommend that the applicant team explore alternative colours/system solutions.
- 3.11 In response to the comments raised from the desktop review by Lewisham's Design Review Panels the development has been amended to propose the use of a combination of grey glazed cladding panels and tinted glazing will ensure the extension has light weight uniform appearance.
- 3.12 Officers consider that the subject application has suitably responded to the concerns raised by the DRP members.
- 3.13 In addition, the applicant consulted the owners of the commercial properties immediately adjoining the site prior to submission.

Written Responses received from Local Residents and Organisations

- 3.14 At the time of writing the committee report one objection was received regarding contractual issues between the objector and the applicant. This did not raise any valid planning considerations and therefore has not been considered any further in the determination of this application.

4.0 Policy Context

Introduction

- 4.1 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)

- 4.2 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

- 4.3 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)’.

- 4.4 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

- 4.5 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)

- 4.6 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 3.18 Education facilities
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.18 Construction, excavation and demolition waste
- Policy 5.19 Hazardous waste
- Policy 5.21 Contaminated land
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- 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
Policy 7.14 Improving air quality
Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
Policy 7.19 Biodiversity and access to nature
Policy 7.21 Trees and woodlands
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

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

Accessible London: Achieving an Inclusive Environment (2004)
Sustainable Design and Construction (2006)
Shaping Neighbourhoods: Character and Context (June 2014)
Sustainable Design and Construction SPG (April 2014)
Housing (November 2012)
Shaping Neighbourhoods: Play and Informal Recreation (September 2012)

Core Strategy

4.8 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 1 Lewisham Spatial Strategy
Spatial Policy 2 Regeneration and Growth Areas
Core Strategy Policy 1 Housing provision, mix and affordability
Core Strategy Policy 3 Strategic Industrial Locations and Local Employment Locations
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 11 River and waterways network
Core Strategy Policy 12 Open space and environmental assets
Core Strategy Policy 14 Sustainable movement and transport
Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment
Core Strategy Policy 18 The location and design of tall buildings
Core Strategy Policy 21 Planning obligations

Development Management Local Plan

4.9 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:

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

- DM Policy 1 Presumption in favour of sustainable development
- DM Policy 4 Conversions of office space and other B Use Class space into flats
- DM Policy 7 Affordable rented housing
- DM Policy 10 Local Employment Locations (LEL)
- DM Policy 22 Sustainable design and construction
- DM Policy 23 Air quality
- DM Policy 24 Biodiversity, living roofs and artificial playing pitches
- DM Policy 25 Landscaping and trees
- DM Policy 26 Noise and vibration
- DM Policy 27 Lighting
- DM Policy 28 Contaminated land
- DM Policy 29 Car parking
- DM Policy 30 Urban design and local character
- DM Policy 31 Alterations/extensions to existing buildings
- DM Policy 32 Housing design, layout and space standards
- DM Policy 35 Public realm
- DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest
- DM Policy 38 Demolition or substantial harm to designated and non-designated heritage assets

Lewisham Town Centre Local Plan

4.11 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.

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

- Policy LTCP0 Presumption in favour of sustainable development
- Policy LTCP1 Plan boundaries
- Policy LTC2 Town centre boundary
- Policy LTC12 Conversion of existing buildings

Policy LTC14 Town centre vitality and viability
Policy LTC18 Public realm
Policy LTC19 Tall buildings
Policy LTC21 Sustainable transport
Policy LTC23 Heritage assets
Policy LTC24 Carbon dioxide emission reduction
Policy LTC25 Adapting to climate change

Residential Standards Supplementary Planning Document (August 2006)

- 4.13 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.

Planning Obligations Supplementary Planning Document (February 2015)

- 4.14 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.

5.0 Planning Considerations

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

- a) Principle of Development
- b) Design and Heritage
- c) Quality of Accommodation
- d) Highways and Traffic Issues
- e) Noise
- f) Sustainability and Energy
- g) Ecology and Landscaping
- h) Planning Obligations

Principle of Development

- 5.2 As detailed previously in this report, Riverdale House received prior approval under Class J (currently Class O) which permits development consisting of a change of use of a building and any land within its curtilage from B1(a) (offices) to C3 (dwellinghouses) if the property meets the relevant criteria and conditions. The criteria

includes a requirement that development is not permitted if the use of the building falling within Class C3 (dwellinghouses) was begun after 30th May 2016. The Mill House, which has an approved A3 use was not included as part of the Prior Approval application, and its conversion to residential use forms part of the application currently before Council.

- 5.3 Part of the current application proposes the extension of Riverdale House which, because of the criteria within Class O, will not have permitted development rights until such time as that residential use has begun. Officers note that fitout works are currently ongoing, however residential use has not yet begun. Therefore, the current use of Riverdale House remains office (Class B1(a)). Accordingly, a residential extension to a B1(a) office in a Local Employment Location would not be acceptable in principle, as set out in DM Policy 10. The present application therefore must be considered in the context of the recent prior approval application, rather than in isolation.
- 5.4 The existing property does not have the benefit of permitted development rights. It is considered however that in order to provide a pragmatic approach in dealing with the subject application the proposed development could be linked to the prior approval application (DC/14/86564) through planning obligations which would not permit the occupation of the units for residential purposes (those units being the subject matter of this application) until the residential use under DC/14/86564 commences and is established.

Land Use

- 5.5 The subject site is located within the Lewisham Town Centre Regeneration and Growth Area as defined by Core Strategy Spatial Policy 2. This seeks to, amongst other things, accommodate additional retail and leisure space, contain a Local Employment Location at Molesworth Street [being the subject site] and provide new homes.
- 5.6 This scheme does not accord with policies which seek to protect the site as a local employment location. However, given that Riverdale House benefits from prior approval for residential use, if that use is begun by 30th May 2016, there is no objection in principle to that use being extended in this context, subject to the scheme being well designed, delivering a good standard of accommodation and meeting the Council's policy requirements generally.
- 5.7 The permitted use of the Mill House is currently Class A3. Policy LTC 12 in the Lewisham Town Centre (LTC) Local Plan encourages the conversion of existing buildings provided that a high quality living environment is provided, there is no conflict with existing land uses, the proposal complies with Policy LTC 11 (Employment uses), it meets a demonstrated housing need and provision can be made for

refuse and cycle storage. Subject to those matters being adequately addressed, there is no objection in principle to the loss of the A3 use at the Mill building subject to that loss being adequately mitigated. Policy LTC 10 encourages a mix of land uses in Lewisham Town Centre and where these are not provided, evidence of why this is not deliverable will be needed. In this case, given the location of the Mill building and the fact that its use was linked to the Riverdale House office use rather than as a stand alone commercial tenancy, it is considered that there is a justifiable exception to be made to this requirement for a mix of uses on site. The acceptability of the introduction of the residential use and the associated loss of the existing A3 use would be subject to the payment of a contribution for the offset of the loss of employment within the Mill House.

- 5.8 The applicant has agreed to the payment of a financial contribution of £20,000 toward Employment and Training to mitigate for the loss of the existing A3 Mill House building and the associated Jobs. Officers are satisfied that this would be accurate.

Design and Heritage

- 5.9 The NPPF states that good design is indivisible from good planning and that design is a key aspect of sustainable development. Policy 15 'High quality design for Lewisham' of the Core Strategy states that the Council will apply policy guidance to ensure highest quality design and the protection or enhancement of the natural environment. The policy requires development to be sustainable, accessible to all, to optimise the potential of sites and be sensitive to the local context and character. DM Policy 30 'Urban design and local character' states that the Council will require all development proposals to attain a high standard of design. With regards to detailed design, the Policy requires an adequate site-specific response to the following detailed matters;

- the creation of a positive relationship to the existing townscape, natural landscape, open spaces and topography to preserve and / or create an urban form which contributes to local distinctiveness such as plot widths, building features and uses, roofscape, open space and views, panoramas and vistas including those identified in the London Plan, taking all available opportunities for enhancement height, scale and mass which should relate to the urban typology of the area as identified in Table 2.1 Urban typologies in Lewisham;
- layout and access arrangements. Large areas of parking and servicing must be avoided;
- how the scheme relates to the scale and alignment of the existing street including its building frontages;

- the quality and durability of building materials and their sensitive use in relation to the context of the development. Materials used should be high quality and either match or complement existing development, and the reasons for the choice of materials should be clearly justified in relation to the existing built context;
- details of the degree of ornamentation, use of materials, brick walls and fences, or other boundary treatment which should reflect the context by using high quality matching or complementary materials;
- how the development at ground floor level will provide activity and visual interest for the public including the pedestrian environment, and provide passive surveillance with the incorporation of doors and windows to provide physical and visual links between buildings and the public domain;

5.10 The immediate context of the site, within the Lewisham Town Centre area is one of change with a mixture of design quality and building typologies. In particular it is noted that the redevelopment of the Lewisham Gateway, to the north along Molesworth Street, is currently ongoing and when completed will significantly alter the immediate setting of the subject site and wider town centre streetscape.

5.11 The existing buildings on site, although varying in terms of scale and design, are considered to be of high quality and make a significant and positive contribution to the overall streetscape. The current scheme has been subject to lengthy negotiations with Council officers and the applicant has revised the scheme extensively in order to overcome previous concerns regarding scale, massing and detailing of the proposed development.

5.12 It is further noted that through pre-application discussions the Mill House has been identified as a non- designated heritage asset and an assessment of the proposed alterations and additions, including heritage considerations, are outlined in the report below.

5.13 As the proposed development relates to two separate elements being the conversion of the Mill House and the part one/ part two storey extension to the roof of Riverdale House the specific details of each component are outlined separately below :

Riverdale House

5.14 The proposed part one/ part two roof extension demonstrates a considered design philosophy, relating to the construction of one additional single storey element at each level, with the exception of the upper most level which would have a part one/ part two storey addition. The proposed design would retain the existing and distinctive stepped roof profile of the original office building. The

proposed use of a combination of glazed cladding panels (colour: Grey) and tinted glazing will ensure the extension has a light weight uniform appearance, enabling the original roofscape, including the existing parapets and turret features to be retained and remain prominent.

- 5.15 Officers consider that the use of a simple design approach, such as that proposed, is highly dependant upon the quality and detailing of materials to ensure this design approach can be suitably achieved.
- 5.16 Samples have been provided by the applicant which demonstrates that the images provided are a realistic interpretation of the proposed development. It is considered that the details provided demonstrate that despite the simplicity of the building form, the detailing ensures that the extension would sit as a modern addition to an existing distinctive building that would not compete with the host property but rather emphasise the intricate detailing of the existing building through the provision of a simple addition. During the course of the subject application, additional details were provided to Council officers in order to demonstrate how high quality materials and detailing will be delivered. These details confirm that the use of a Alsecco ESG 8 mm (RAL 7012) and lightly tinted window panels that will complement the existing red brick finish of the host property. Conditions have been recommended, should the application be approved that prior to commencement the applicant shall be required to construct a sample cladding section on site, detailing the proposed intersection of the window junction and the cladding panel, for approval by Council Officers.

The Mill House

- 5.17 The subject application also proposes alterations and additions to the Mill House to enable the conversion of the existing Mill House to provide 8 residential units, being a mix of 1 x 1 bed, 3 x 2 bed and 4 x 3 bed units.
- 5.18 The historical significance of the Mill House building within the existing Lewisham Town Centre is recognised by Council officers and was identified as being a non designated heritage asset, inline with DM Policy 37, at the outset of pre-application discussions with Council Officers. It is however neither locally or nationally listed and is not located within a Conservation Area. In addition, Historic England received a request to investigate if the Mill House was worthy of national listing. Following their investigation, the building was found not to be worthy of listing.
- 5.19 Nevertheless, officers acknowledge that the proposed external alterations to the existing Mill House, in particular the proposed changes to the roof through the introduction of roof dormers, roof lights and external balconies would change the appearance of the existing non designated heritage asset. It is considered however that

the proposed roof dormers are well detailed and are subservient to the existing building. While it is acknowledged that the proposal would introduce distinctive residential elements, such as external balconies, that are not typical of industrial mill type buildings, the proposed scheme locates the majority of balconies onto the less visible southern and western facades, away from the more visible eastern and northern elevations, adjacent to Molesworth Street.

- 5.20 Internally, it is noted that the building has undergone considerable alterations to enable its use as an A3 unit. According the majority of the historic building fabric related to its previous mill use has been lost. The proposed internal changes are therefore considered to be acceptable.
- 5.21 Officers consider that the proposal provides sensitive alterations to enable the existing building to be converted to residential use, without involving substantial alterations and enabling the provision of a suitable level of residential amenity for future occupants. As such its interest as a non-designated heritage asset is considered to be retained.

Deliverability

- 5.22 The overall development, especially in regard to the proposed roof extension to Riverdale House, involves the use of high quality materials and will be expensive to deliver. Deliverability is a consideration within the NPPF and the viability and deliverability of development should be considered in plan making. The NPPF goes on to say that to ensure viability, the cost of requirements should, when taking into account the normal cost of development and mitigation, provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable. In this case, to overcome concerns about the scale, massing and design of the scheme and the relationship with the immediate context which are fundamental to the acceptability of the redevelopment of this site, the scheme was designed and details provided to demonstrate the inherent quality of the architecture and design approach. Construction costs have been considered as part of the Viability Assessment as these elements are vital to demonstrate the acceptability of this development in principle. Based upon the accepted Viability Assessment, reviewed on behalf of Council by Lambert Smith Hampton, the scheme as developed and proposed is considered to be viable and deliverable. Given how integral the design quality of the scheme is to the acceptability of the scale and mass, any future attempt to alter or reduce the quality of the design or materials could not be accepted as a minor material amendment but will instead require the principles of proposal, including its scale and massing to be reconsidered.

Quality of Accommodation

A) Size:

- 5.23 Core Strategy Policy 1 'Housing provision, mix and affordability' states that the Council will seek the maximum provision of affordable housing with a strategic target for 50% affordable housing from all sources. In order to ensure that proposed housing development responds to local need, the provision of family housing (3+ bedrooms) will be expected as part of any new development with 10 or more dwellings. In the case of affordable housing, the Council will seek a mix of 42% as family dwellings.
- 5.24 The proposed development comprises 25 residential units and the table below provides a breakdown of the proposed accommodation:

Table 1.1: Residential Mix*

	1 B 2P	2 B 3P	2B 4P	3B 4P	Total
Riverdale House (roof extension)	13 (2)	2	2	0	17(2)
Mill House conversion	1	2	1	4	8

**Wheelchair accessible units shown in ()*

- 5.25 As set out in the table above, 16% of the proposed 25 units would be 3 bedroom family dwellings, which would be contained within the Mill House building. It is considered that the inclusion of family accommodation is welcomed and the provision of two of the 3 bedroom units with direct access onto private garden space is considered to be successful.

B) Affordable Housing:

- 5.26 In accordance with The London Plan and Core Strategy, affordable housing will be sought on developments of 10 units or more. The starting point for negotiation is 50%, and would be subject to a financial viability assessment. To ensure mixed tenure and promote mixed and balanced communities, the affordable housing component to be provided should achieve at least 70% social rented and 30% intermediate housing.
- 5.27 The proposed scheme would provide 100% market housing, with no affordable housing provision, which would not be policy compliant.

The applicant, from the outset has advised the scheme would be unable to support a policy compliant quantum of affordable housing, attributed in part to the cost of renovating the existing Mill House along with the use of high quality materials for the proposed roof extensions to Riverdale House.

- 5.28 This is reflected in the viability assessment, which confirmed they are seeking a developer profit of below 17% on Gross Development Value for residential use.
- 5.29 A developer profit level below 17% (on GDV) for residential development is the generally accepted level of return at the current time. This can be a minimum requirement of some lenders to ensure there is sufficient margin to cover potential cost over-runs or falls in sales values while ensuring the lender has recourse to recover its debt. The developer also needs to have a sufficient incentive for taking on the risk of development, albeit with the housing market in London appearing relatively strong.
- 5.30 The Viability Statement has been prepared for Council by Lambert Smith Hampton, who have advised that on the basis that the proposed scheme would need to be delivered as a single phase, they are of the opinion that the level of return is in line with small to medium sized developments, and is therefore acceptable.
- 5.31 The final Mayoral CIL and LB Lewisham CIL charges form part of Lambert Smith Hampton appraisal. The Lewisham CIL was adopted on 1 April 2015 after the current application was formally submitted, therefore it is subject to a CIL payment of approximately £124,880 (£70 per sq.m).
- 5.32 The viability assessment support the assertion of the developer that the scheme would be unviable with a policy compliant provision of 50% affordable units which would be unachievable based on projected development costs.
- 5.33 Lambert Smith Hampton, for the Council, have advised that a payment in lieu of £490,352 toward affordable housing provision in the Borough should be sought from the applicant. This would allow the scheme to continue to prove to be viable and would uphold a reasonable developer profit. This would also enable the payment of an additional £48,648 in additional financial contributions, to further mitigate the impact of the proposed development. The developer has agreed to provide the payment.
- 5.34 Officers consider it appropriate that should no building works commence beyond 18 months of the application being determined, the profit level of the scheme should be re-examined by way of a review mechanism, which would be secured by the Section 106 Agreement. This has been discussed with the applicant, who has agreed to the review procedure.

5.35 In summary, based upon the findings of Lambert Smith Hampton, officers raise no objections to the proposed scheme providing no affordable housing, subject to the payment of a financial contribution.

C) Standard of Residential Accommodation

5.36 London Plan Policy 3.5 sets out the minimum floor space standards for new houses relative to the number of occupants. It outlines that the design of all new dwellings should include adequately sized rooms, convenient and efficient room layouts and meet the changing needs of Londoners' over their lifetimes.

5.37 New residential development is no longer required to meet the Lifetimes Home Criteria at planning stage, however this remains a matter to consider. Lifetime Homes Criteria seeks to incorporate a set of principles that should be implicit in good housing design enabling housing that maximizes utility, independence and quality of life. The applicant has advised all units would allow for easy conversion to wheelchair accessible units. This is considered to be acceptable.

5.38 Three wheelchair units would be provided within the scheme, compliant with Core Strategy Policy 1 Housing provision, mix and affordability, which requires a minimum 10% provision of wheelchair units in schemes providing 10 or more residential units. From 1 October 2015, this would be in accordance with Building Regulation M4 (3) Wheelchair User Dwellings.' The wheelchair units will be secured by planning condition.

5.39 DM Policy 32 'Housing design, layout and space standards' and Policy 3.5 'Quality and design of housing developments' of the London Plan requires housing development to be of the highest quality internally, externally and in relation to their context. These policies set out the requirements with regards to housing design, seeking to ensure the long term sustainability of the new housing provision. Informed by the NPPF, the Mayors Housing SPG provides guidance on how to implement the housing policies in the London Plan. In particular, it provides detail on how to carry forward the Mayor's view that "providing good homes for Londoners is not just about numbers. The quality and design of homes, and the facilities provided for those living in them, are vital to ensuring good liveable neighbourhoods".

5.40 In addition to this, DM Policy 32 seeks to ensure that new residential development provides a satisfactory level of privacy, outlook, direct sunlight and daylight. It also states that new housing should be provided with a readily accessible, secure, private and usable external space and include space suitable for children's play.

5.41 The table below illustrates that all the proposed units which form part of the roof extension to Riverdale House and the conversion of the Mill House are policy compliant with regards to the minimum floor

space standards as set out in Table 3.3 of the London Plan. It is also a requirement of DM Policy 32 that the proposed floor areas have a minimum floor to ceiling height of 2.5m.

- 5.42 On 21 August 2015 the Mayor of London published Minor Alterations to the London Plan 2015 which states that *'considering the nationally described space standard sets a minimum ceiling height of 2.3 meters for at least 75% of the gross internal area of the dwelling'* it is proposed to change London Plan requirements to reflect the proposed national standards. It is noted however that 2.5 would be a recommend floor to ceiling height, in order to address the unique heat island effect of London and to ensure that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.

Table 1.2: Residential Internal Floor Areas

Unit type	No. of units	Policy requirement (GIA sq m) (Table 3.3, Policy 3.5 London Plan 2015, SELHP Standards)	Proposed GIA (sq m)
1B2P	12	50	Min: 50
1B2P (Wheelchair Housing)	2	65	Min: 70.5
2B3P	2	61	Min: 61
2B3P (2 storey)	2	74	Min: 78
2B4P	3	70	Min: 82
3B4P	2	74	Min: 74
3B4P (2 storey)	2	87	Min: 89

- 5.43 While the new build component, above Riverdale House, would meet the minimum floor to ceiling height requirements, a floor to ceiling height of 2.3 metres for the new units within the Mill House is proposed which would comply with the National Technical Standards. London Plan Housing SPG does however provide addition guidance relating to the application of floor to ceiling heights where new

dwellings are created in existing buildings, and states that lower ceiling heights may be permitted by the local borough.

- 5.44 In the case of the subject application it is noted that the existing floor to ceiling heights are, with the exception of the second floor, below the recommended 2.5 metre standard. Officers consider that, when dealing with the conversion of an existing buildings, a pragmatic approach should be taken to the application numerical standards including minimum internal floor to ceiling heights. As previously detailed in this report, officers have identified the Mill House as a non designated heritage asset and resisted initial proposals by the applicant for the partial demolition of the existing building, which would have enabled compliance with the numerical standards of the relevant policies. It is considered that extensive alterations to the existing building, would negatively impact the heritage asset. Further to this, it is noted that the change to the internal floor levels would likely conflict with the existing windows, and may result in the repositioned floors plates traversing window openings. This would not be considered to be a successful design response.
- 5.45 Nevertheless officer acknowledge that ceiling heights are an important element in the design of a dwelling and can impact upon the internal amenity of a property in terms of light, ventilation, thermal comfort and flexibility of use. In this regard, all units would comply with the minimum internal floor space standards, with six of the proposed eight units providing areas in excess of London Plan standards and would also be dual aspect.
- 5.46 In terms of private open space, Standard 4.10.1 of the Housing SPG sets out the baseline requirements for private open space. The standard requires a minimum of 5 sqm to be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant. Three proposed units would not be provided with any private open space, these being proposed Unit 7 of the Mill House and two proposed units located on the proposed sixth floor of Riverdale House.
- 5.47 When dealing with conversions and alterations to existing buildings the Council adopts a pragmatic approach to the provision of amenity space. Where external space can be provided it will be secured but in some instances the provision of balconies are not always appropriate, due to design or privacy considerations.
- 5.48 The majority of the units proposed as part of the roof extension to Riverdale House would be provided with an area of private open space located behind the existing parapet of the building at each level. Two units located upon the 6th floor however, would not be provided with any private open space. It is noted however that the provision of external open space for the two subject units on the sixth floor would require the alteration to the existing parapet of the roof which officers consider to be a distinctive feature of the existing building that has been sought to be retained.

- 5.49 Furthermore Unit 7, which is to be created in the Mill House, would also not be afforded an area of private amenity. Due to the proposed unit configuration, should an area of private open space be provided for this unit it would most likely be located along the primary Molesworth Street elevation and would require significant alterations to the original façade of the Mill House to enable access. This would not be a successful design response. Furthermore, any such balcony would likely prove unsuitable in regards to amenity, considering the proximity to the heavily trafficked Molesworth Street.
- 5.50 It should be noted however that the three units which would not be afforded any directly accessible private open spaces, would be provided with internal floor areas in excess of London Plan internal floor space standards.
- 5.51 Three separate areas of communal open space with a total area of 425.7 sq.m would also be provided at roof level in Riverdale House at the fifth, sixth and seventh floors respectively, to which future residents would be able access. Officers therefore consider that as all units would have access to these communal spaces the proposed provision of amenity space is, on balance, considered to be acceptable. Officers are therefore satisfied that the proposed residential units would provide an adequate amount of amenity space, both private and communal.
- 5.52 In addition to this, through negotiations with the applicant, officers have secured a commitment to provide a £25,000 contribution towards the upkeep of the adjacent Sculpture Park, which will also be available for use as an addition area of amenity by the future residents.
- 5.53 In terms of visual privacy of the proposed units, officers acknowledge that there will be a certain level of overlooking between a portion of the approved units to be created as a result of the prior approval application (DC/13/85132), particularly at first and second floor levels, and the proposed units within the Mill House. In this regard, the Mill House is located 18 metres from Riverdale House which is considered to be an acceptable separation distance to preserve privacy. In addition to this it is noted that the current approved use of the Mill House is A3- Café/ Restaurant and it is considered the potential level of disturbance and impact on residential amenity that could be created, should the applicant seek to re-establish the previous use would impact residential amenity to a greater extent, than that likely to be created as a result of this application.
- 5.54 In relation to solar access, the subject application is supported by a Daylight and Sunlight report prepared by Delva Patman Redler Chartered Surveyors. The report assess the level of solar access received by the proposed units created through the conversion of the Mill Building. The report, which takes account of the proposed roof extensions to Riverdale House, concludes that all units and

associated private open spaces, will obtain adequate levels of daylight and sunlight, in line with the relevant standards. It is further noted that all but three of the proposed units would be dual aspect, and all single aspect units would have either south east or south west orientation. This is considered to be acceptable.

- 5.55 It is therefore considered that the proposed units would be provided with a suitable level of outlook and amenity. Officers therefore consider that, on balance, the proposed development would be provided with an acceptable standard of accommodation.

Child playspace

- 5.56 The proposed development would result in a child yield of 2 based on the Council's Planning Obligations SPD calculator model, which can be broken down into one 0-5 year olds and one 5-12 year old. This methodology of calculating child yield is based on the latest available information from the GLA. London Plan policy 3.6 Children and young people's play and informal recreation facilities states that developments including housing should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. The Mayor's Supplementary Planning Guidance 'shaping neighbourhoods: play and informal recreation (2012)' requires a minimum area of 10sq.m of play space for each child, which is also used as a local benchmark. It goes on to state that the 10sq.m per child benchmark should be set in the context of the overall open space requirements, and where open space provision is genuinely playable, the open space may count towards the play space provision.
- 5.57 As previously stated, the current application involves the provision of three separate areas of communal open space with a total area of 425.7 sq.m, and would provide informal playspace for future residents. Further to this, the applicant has indicated on the proposed Site Plan (2121_GA-SP) an area of playspace would be located the within the existing landscaped setting of the property. Accordingly officers are satisfied that there would be sufficient provision of playspace could be made for the future residents of the development.
- 5.58 A condition has been recommend to secure the design and fit out of the playspace area prior to commencement of the development. It is further noted that the existing landscaping and pond area would further provide informal play areas for future residents of the development. The proposed play area, in addition to the existing provision is considered to provide a suitable quantum and quality of space that would be appropriate to meet the needs of this development.

Heritage

- 5.59 Paragraph 135 of the NPPF states that “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.” DM Policy 37 states that the Council will protect the local distinctiveness of the borough by sustaining and enhancing the significance of non designated heritage assets.
- 5.60 As previously stated the Mill House has been identified as a non-designated heritage asset, in accordance with DM Policy 37, and is a relatively rare building of early date (1828) in Lewisham. It is the only known surviving mill building in Lewisham, however the existing property has undergone significant internal alterations. The building is considered to be a good example of early nineteenth century industrial architecture, in addition to having significant streetscape value as a traditional building in a picturesque setting in central Lewisham. However, the building is not either locally or nationally listed.
- 5.61 The Council’s conservation officer raised no objection to the proposed conversion to residential use; rather concerns have been raised regarding the proposed alterations to original portion of the mill building based upon the introduction of residential elements to a historic industrial building.
- 5.62 Particular concerns relate to the lowering of the existing third floor and associated loss of internal feature including the existing cast iron columns. Further concerns relate to the introduction of roof dormer windows and external balconies and the conversion of two of the ground floor historic windows on the south elevation into doorways.
- 5.63 Officers have also raised concern regarding the lack of detail provided regarding the proposed replacement of the existing windows.
- 5.64 In dealing with the proposed alterations to the Mill House, a balanced approach is required when assessing the acceptability of the level and type of alterations to the existing non designated heritage asset and the requirement to ensure all proposed residential units would be provided with a suitable standard of the residential accommodation and amenity.
- 5.65 The proposed roof dormer elements would be clearly visible from Molesworth Street however considering that they would be timber framed, uniform in size and appearance and would relate well to the existing building officers are satisfied that the proposed changes to the roof would not harm the character or setting of the building.

Further to this, it is considered that the proposed alterations to internal floor heights enables the provision of suitable internal headroom for the proposed upper floor residential units.

- 5.66 Similarly, the proposed introduction of external open spaces are considered vital to ensuring that the proposed units would be afforded with a suitable level of residential amenity. The proposed external balconies would be located upon the less visible southern and eastern facades, which is considered to be an acceptable compromise.
- 5.67 Conservation officers have raised concern regarding the level of detail that has been provided regarding the replacement of existing windows in the Mill House. A condition has been recommend to be imposed, should the application be approved which would require the applicant to provide the detailed specifications of the proposed replacement windows prior to the commencement of works of the Mill House.
- 5.68 Officers are therefore satisfied that the works to the Mill are acceptable, being sensitive to the building and therefore sustaining its significance as a non designated heritage asset whilst providing the necessary standard of accommodation.

Highways and Traffic Issues

- 5.69 The London Plan (2015) states that in locations with high public transport accessibility, car-free developments should be promoted.
- 5.70 No additional off-street parking would be provided within the site, however there are a limited number of existing parking spaces which would be available for the residents. A car free scheme in this case is acceptable considering the PTAL for this area is 6, attributed to the excellent provision of bus routes and Lewisham Station are located within a short walking distance.
- 5.71 It is noted as part of the Prior Approval application, all future applicants are restricted from applying for parking permits. Officer consider it necessary to similarly restrict permits of the future applicants as a result of this application.
- 5.72 Secure and dry parking for 46 bicycles are shown within the existing basement and to the rear of the Mill House. This meets the necessary standard and should be secured by condition.
- 5.73 TfL have reviewed the subject application and have advised that the application is in accordance with the Further Alterations to the London Plan (2015), the development would be required to provide 36 spaces for the dwellings. There is a requirement for the provision of 3 parking spaces for Blue Badge holders living in or visiting the

flats in the proposed extension and at Mill House, which could be secured via a Section 106.

- 5.74 A commitment has also been sought, to be secured within the accompanying Section 106 Agreement, to inform residents of changes to the surrounding road network.
- 5.75 Overall, TfL and Highways officers raise no objections to the proposal and officers are satisfied that subject to the necessary obligations and conditions the scheme could be acceptable in this regard.

Refuse

- 5.76 A refuse store would be located within the existing basement of Riverdale House and to the rear of the Mill House and a private contractor would be engaged to service the development. The proposed refuse details and siting are considered acceptable and a condition to secure details of the waste management as outlined within the accompanying refuse strategy is proposed to be included on any consent should the application be approved.

Construction

- 5.77 The Council's Highways Officer has reviewed the Framework Construction Management Plan submitted in support of the application, which is inline with that approved as part of the prior approval application, currently being implemented.
- 5.78 As previously stated, due the current designation of site as an Employment Location, the residential use of Riverdale House will be required to have begun while the current application, should it be approved, is being implemented. The applicant has submitted a Logistic Strategy, which details how the proposed development can be constructed so as to limit the potential negative impact upon the future residents from the proposed works.
- 5.79 In particular all proposed loading and access will be carried out from the southern portion of the site which would be separated from the remainder of the site, allowing the remainder of the units to be accessed via the primary Molesworth Street entrance. In addition to this the applicant has outlined a clear process for the handling and resolution of complaints between the contractors and future residents, along with a commitment to carry out all works in keeping with the National Considerate Constructors Scheme.
- 5.80 Officers are satisfied that this will manage the construction process appropriately. A condition is recommended requiring this to be implemented.

Sustainability and Energy

- a) Renewable Energy

- 5.81 Relevant policies within the London Plan Core Strategy would need to be addressed in any submission.
- 5.82 London Plan Policy 5.2: Minimising Carbon Dioxide Emissions establishes an energy hierarchy based around using less energy, in particular by adopting sustainable design and construction (being 'lean'), supplying energy efficiently, in particular by prioritising decentralised energy generation (being 'clean) and using renewable energy (being 'green).
- 5.83 In terms of being 'lean', London Plan Policy 5.3: Sustainable Design and Construction encourages minimising energy use, reducing carbon dioxide emissions, effective and sustainable use of water and designing buildings for flexible use throughout their lifetime. Major developments should demonstrate that the proposed heating and cooling systems have been selected to minimise carbon dioxide emissions. In terms of being 'green', a reduction in carbon emissions from onsite renewable energy is expected.
- 5.84 The applicant has submitted a Sustainability Statement in support of the application, which satisfactorily addresses the sustainability issues.
- 5.85 Solar panels have been identified as the most suitable renewable technology, and would be installed to the flat roof at the seventh floor.
- 5.86 The scheme would achieve a 35.1% CO₂ reduction, therefore it is considered the development would accord with sustainability policies.

b) Living Roofs

- 5.87 London Plan Policy 5.11 confirms that development proposals should include 'green' roofs and that Boroughs may wish to develop their own green roof policies. To this end, Core Strategy Policy 7 specifies a preference for Living Roofs (which includes bio-diverse roofs) which compromise deeper substrates and a more diverse range of planting than plug-planted sedum roofs, providing greater opportunity for bio-diversity.
- 5.88 Green living roofs are proposed to the flat roof areas at both sixth and seventh floor levels, which the applicant has confirmed would be a quality extensive roof system that would be plug planted and over-seeded. A condition has been recommended to be imposed to ensure the living roof would be constructed in full prior to occupation.

c) Landscaping

- 5.89 The Design and Access Statement which supports the subject application details the proposed landscaping which would be introduced as part of the proposed development. The existing landscaped area and pond establish the setting of both Riverdale

House and the Mill House and are considered to be integral to the relationship of the existing site with Molesworth Street. The subject application seeks to maintain the existing landscaped area.

- 5.90 As part of the subject application three communal open space areas with a total area of 425.7 sqm would be provided at the fifth (196.4sqm), sixth (109.8sqm) and seventh floor (119.5sqm) respectively and would include areas of planting. These areas would provide valuable residential amenity for future residents. This is considered to be an acceptable design response, and a condition has been recommend, should the application be approved, to the secure the details the design of these areas.
- 5.91 The submitted site plan details that there will open, level pedestrian access into the subject site. The application also proposes the construction of a accessible ramp to the main entrance of the subject site.
- 5.92 The ground floor units within the Mill House would be afforded small private gardens, comprised of lawned areas and proposed additional hard surfaces would match the existing paving materials.

Floodrisk and Environmental Considerations

a) Flooding:

- 5.93 The site is located within an area of high flood risk (Flood Zone 3a) and is accompanied by a Flood Risk Assessment which has been reviewed by the Environment Agency. No objection have been raised to the proposed development provided a condition relating to the finished floor level of the ground floor residential units to be created within the Mill House being imposed.

b) Land Contamination:

- 5.94 The Phase 1 Ground Condition Assessment (Contamination) submitted in support of subject application has been reviewed by Council's Principal Environmental Protection Officer. No objection has been raised to the proposed development subject to the inclusion of a condition requiring the contaminative assessment to be undertaken.

c) Noise and Air Quality:

- 5.95 The site is located within an Air Quality Management Area and the subject application is accompanied by an Air Quality assessment. In addition due to the relative location of the subject site in relation to the adjacent railway line and heavily trafficked Molesworth Street, a Noise Impact Assessment was also submitted in support of the application. The accompanying assessments have been reviewed by Council's Environmental Health Officer and, following the submission

additional information, no objections have been raised to the proposed development, subject to conditions.

- 5.96 In terms of noise during construction, a condition is proposed requiring suitable working hours to be adopted.

Planning Obligations

- 5.97 The National Planning Policy Framework (NPPF) states that in dealing with planning applications, local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It further states that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. The NPPF also sets out that planning obligations should only be secured when they meet the following three tests:

- (a) Necessary to make the development acceptable
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development

- 5.98 Paragraph 122 of the Community Infrastructure Levy Regulations (April 2010) puts the above three tests on a statutory basis, making it illegal to secure a planning obligation unless it meets the three tests.

- 5.99 The applicant has provided a planning obligations statement outlining the obligations that they consider are necessary to mitigate the impacts of the development. These are as follows:

- £490,352 off-site payment towards affordable housing;
- Restriction of the Residents' Parking Permits for CPZ to ensure no resident be entitled to a resident or visitors car-parking permit (with exception of disabled residents);
- Provision of two years membership to a Car Club scheme.
- Payment of £20,000 toward Employment and Training to mitigate for the loss of the existing A3 Mill House building.
- Town Centre Management Scheme contribution (£3,648)
- Public realm contribution for improvements to neighbouring sculpture park- £25,000
- Implementation linked to the prior approval and the site benefiting from Class J permitted residential development.

- Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
- Travel Plan monitoring.
- Undertaking to take part in the Lewisham’s Developers’ Forum
- Informing future residents of the works to be carried out to Molesworth Street associated with the ongoing related to the Gateway Development.

5.100 Officers are satisfied the proposed obligations meet the three legal tests as set out in the Community Infrastructure Levy Regulations (April 2010), all of which are required to mitigate the impact of the development and are accepted by officers.

6.0 Local Finance Considerations

6.1 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).

6.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.

6.3 The Mayor of London's CIL is therefore a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

7.0 Community Infrastructure Levy

7.1 The proposed development is 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. 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.
- 8.3 In this particular case, it is not considered that the nature of the proposed development would result in a harmful impact upon 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 design of the proposed development in regard to the height, massing and design of the proposed extension to Riverdale House and the proposed alterations to the Mill House are considered acceptable and worthy of support.
- 9.3 Officers consider that with appropriate planning conditions and obligations in place, the proposal represents a high quality development that would be befitting of this prominent location.
- 9.4 As discussed in this report the proposals are considered to make a positive contribution to the Borough and the high quality design of the proposal and wider public realm improvements are considered to make a significant improvement to this part of Lewisham Town Centre.
- 9.5 It is recognised that its success will be dependent on how the proposal is executed. It is felt that as far as reasonably possible, within the parameters of the planning framework, an appropriate package of measures has been secured to ensure that the benefits of the scheme are delivered and a high quality development executed.
- 9.6 Officers consider that, with the recommended mitigation, planning conditions and obligations in place the proposal represents a high quality development that would bring a range of positive benefits to the Borough. As such the development should be approved.

10.0 RECOMMENDATIONS

10.1 RECOMMENDATION (A)

To agree the proposals and authorise the Head of Law to complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) to cover the following principal matters including other such amendments as considered appropriate to ensure the acceptable implementation of the development. The Heads of Term are to be as follows:

- £490,352 off-site payment towards affordable housing;

- Restriction of the Residents' Parking Permits for CPZ to ensure no resident be entitled to a resident or visitors car-parking permit (with exception of disabled residents);
- Provision of two years membership to a Car Club scheme.
- Payment of £20,000 toward Employment and Training to mitigate for the loss of the existing A3 Mill House building.
- Town Centre Management Scheme contribution (£3,648)
- Public realm contribution for improvements to neighbouring sculpture park- £25,000
- Implementation linked to the prior approval and the site benefiting from Class J permitted residential development.
- Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
- Travel Plan monitoring.
- Undertaking to take part in the Lewisham's Developers' Forum
- Informing future residents of the works to be carried out to Molesworth Street associated with the ongoing related to the Gateway Development.

10.2 **RECOMMENDATION (B)**

Upon the completion of a satisfactory Section 106, in relation to the matters set out above, authorise the Head of Planning to 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:

EX-P-B01;EX-P-L00; EX-P-L01; EX-P-L02; EX-P-L03; EX-P-L04; EX-P-L05; EX-P-L06; EX-E-01; EX-E-02; EX-E-03; EX-S-01;EX-S-02; EX-S-03; EX-P-D-L05; EX-P-D-L06; EX-P-D-R01; EX-E-M-01; EX-S-M-01; EX-P-M-L00; EX-P-M-L01; EX-P-M-L02; EX-P-M-L03; EX-P-M-L04; EX-P-M-D-L00; EX-P-M-D-L01; EX-P-M-D-L02;EX-P-M-D-L03; EX-P-M-D-L04; SC-EW; GA-P-B01; GA-P-B01 W/C; GA-P-L04_01; GA-P-L04_01 LTH; GA-P-L05; GA-P-L05_01; GA-P-L05 LTH; GA-P-L06; GA-P-L06_01; GA-P-L06_01 LTH;GA-P-L06 WC; GA-P-L07; GA-P-L07_01; GA-P-L07_01 LTH;GA-P-R01; D-TY-FT1; D-TY-RT1;D-TY-RT2, D-J-101; D-J-102; D-J-103; D-J-104; D-J-105; D-J 106; EX-P-D-B01; EX-P-D-00; EX-P-D-01; EX-P-D-02; EX-P-D-03; EX-P-D-04; EX-P-D-L05; EX-P-D-L06; EX-P-D-R01; Site Location

Plan; Planning Statement Version 2 (March 2015, CMA Planning); Design and Access Statement including Lifetime Homes Standards (February 2015, Alan Camp Architects); Noise Impact Assessment (November 2014, KR Associates); Viability Statement (February 2015, Strut and Parker); Ground Borne Vibration Assessment (January 2015, Peter Brett Associates); Flood Risk Assessment (January 2015, Peter Brett Associates); Phase 1 Ground Condition Assessment (Contamination) (January 2015, Peter Brett Associates); Sustainability Statement (January 2015, Metropolis Green); Built Heritage Statement (January 2015, CgMs); Energy Strategy (January 2015, Metropolis Green); Air Quality Assessment (December 2014, Air Quality Consultants); Mill House Building Design Philosophy Statement (January 2015, Tully De'Ath Consultants); Transport Statement (January 2015, Peter Brett Associates); Residential Travel Plan Framework (January 2015, Peter Brett Associates); Daylight and Sunlight Assessment (January 2015, DPR)

D-J-110; D-J-111; D-J-112; D-J-113; D-J-114; D-J-115; D-J-116; D-J-117; D-J-118; D-TY-WT1 rev A; D-TY-WT1-Plan; D-TY-WT2 rev A; GA-P-M-L04 rev A; GA-P-M-L02 rev A; Addendum to Design and Access Statement – Appearance; Proposed living roof specification and management strategy (dated June 2015) Email correspondence from applicant received 23 July 2015

D-J-101 rev B; D-J-116 rev A; D-J-119 rev A; GA-E-01 rev A; GA-E-02 rev A; GA-E-03 rev A received 26 August 2015; GA-SP rev B (Site Plan) received 25 September 2015; GA-SP (Construction site layout plan); Riverdale House- Phase Two Logistic Strategy rev 2 received 28 September 2015; D-J-120; D-J-121; GA-P-M-L00-01-LTH rev A; GA-P-M-L01-01-LTH rev A; GA-P-M-L02-01-LTH rev A; GA-P-M-L03-01-LTH rev A; GA-P-M-L04-01-LTH rev A; GA-S-M-01 rev A; GA-S-M-02 rev A; GA-S-M-03 rev A; GA-S-M-04 rev A; GA-E-M-01 rev A; GA-E-M-02 rev A; GA-E-M-03 rev A; GA-E-M-04 rev A received 08 October 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. (a) No development shall commence on the Mill House building and/or the immediate surrounding areas until each of the following have been complied with:-

(i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.

(ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination

status, specifying rationale; and recommendations for treatment for contamination. encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.

(iii) The required remediation scheme implemented in full.

(b) If during any works on the site, contamination is encountered which has not previously been identified (“the new contamination”) the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.

(c) The Mill House development shall not be occupied until a closure report has been submitted to and approved in writing by the Council.

This shall include verification of all measures, or treatments as required in (Section (a) i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

The closure report shall include verification details of both the remediation and post-remediation sampling/works, carried out (including waste materials removed from the site); and before placement of any soil/materials is undertaken on site, all imported or reused soil material must conform to current soil quality requirements as agreed by the authority. Inherent to the above, is the provision of any required documentation, certification and monitoring, to facilitate condition requirements.

Reason: To ensure that the local planning authority may be satisfied that potential site contamination as detailed in the Phase 1 Ground Condition Assessment (January 2015, Peter Brett Associates) is identified and remedied in view of the historical uses of the site, details which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

4. No development shall commence on the Riverdale House until details of all the external materials and finishes listed below (including samples where specified) shall be submitted to and approved and in writing by the local planning authority.

(a) A sample panel of the intersection of the aluminium frame window and glazed cladding panels, as detailed drawing no. 2121_D-J-116 Rev A, dated 25.8.2015 received 26 August 2015 shall be built on site, showing the proposed cladding, tinted glazing and sill detail hereby approved.

The development shall only be carried out in accordance with the approved details.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 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.

5. (a) The development shall be constructed in those materials as submitted namely: Alsecco ESG 8 mm ähnlich RAL 7012 basaltgrau, tinted glazing, aluminium windows, doors and balcony railings and in full accordance with Drawing Nos

(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.

6. No development shall commence on the Mill House until details of all the external materials and finishes listed below (including samples where specified) shall be submitted to and approved and in writing by the local planning authority.

a. Detailed sections and elevations which illustrate the proposed screening of the intersection of the repositioned third floor with the existing windows, as detailed in drawing nos: 212-GA-S-M-01; D-J-105 which serves Flat 07 and 08 shall be submitted to and approved in writing by the local planning authority;

b. A detailed schedule and specification of all replacement windows (including window reveal depths), conservation style roof lights, external doors and roof covering to be used on the Mill House 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: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 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. No Occupation of the Development will be permitted until a Waste Management Plan has been submitted and approved in writing by the local planning authority. The measures shall be in general accordance with the PBA Transport Statement dated January 2015. The approved waste management plan shall thereafter be retained and maintained in perpetuity.

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).

8. The development hereby approved shall be carried out strictly in accordance with the recommendations contained in the Air Quality Assessment (Prepared by Air Quality Consultants, dated December 2015) submitted in support of the application.

Reason: In order that the local planning authority may be satisfied that the development is not going to result in significant health impacts to existing and future residents from a deterioration in local air quality and to comply with Development Management Local Plan (November 2014) Policy 23 Air quality.

9. (a) A minimum of 46 additional secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.

(b) No development shall commence above ground floor level 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).

10. (a)The development shall be constructed with a biodiversity living roof laid out in accordance with plan nos. GA-P-L07; GA-P-R01 received 31 March 2015 and Design and Access Statement (February 2015, Alan Camp Architects) received 19 March 2015 and Proposed living roof specification and management strategy (dated June 2015) received 23 July 2015 and hereby approved and maintained thereafter.

(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. (a)No part of the development hereby approved 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.

(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).

12. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, including rainwater pipes, shall be fixed on the external faces/front elevation of the buildings.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord 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).

13. The three (3) disabled car parking spaces as shown on drawing no. GA-P-B01_W/C (dated 02.02.15) received 31 March 2015 hereby approved shall be provided prior to the occupation of any dwelling and retained permanently thereafter

Reason: To ensure the permanent retention of the spaces for parking purposes, to ensure that the use of the building(s) does not increase on-street parking in the vicinity and to comply with Policies 1 Housing provision, mix and affordability and 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car Parking of the Development Management Local Plan, (November 2014), and Table 6.2 of the London Plan (July 2011).

14. In accordance with the submitted Riverdale House – Phase Two Logistic Strategy dated July 2015 received 23 July 2015, no deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 9 am and 4 pm on Mondays to Fridays and 9 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 17:30 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).

15. The development hereby approved shall not be carried other than in strict accordance with the Energy Strategy prepared by Metropolis Green (dated January 2015) including the 35.1% Carbon Dioxide Emissions Savings relative to 2013 Part L Building Regulations.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions and 5.3 Sustainable design and construction in the London Plan (2011).

16. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Peter Brett Associates (Project Ref: 28979) dated January 2015 and the following mitigation measures detailed within the FRA:

Finished floor levels are set no lower than 10.4 m above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants.

17. (a) Notwithstanding the details already submitted, a scheme of soft landscaping for the communal areas as detailed on Drawing Nos GA-P-L05; GA-P-L06; GA-P-L07 (dated 02 January 2015) received on 31 March 2015 (including 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).

18. (a) The building shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB LAmax (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided. External amenity areas shall be designed to achieve levels not exceeding 55 dB LAeq (day) and the evaluation of human exposure to vibration within the building shall not exceed the Vibration dose values criteria 'Low probability of adverse comment' as defined BS6472.

(b) Development shall not commence until details of a sound insulation scheme complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.

(c) The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (b) has been implemented in its entirety. Thereafter, the sound insulation scheme shall be maintained in perpetuity in accordance with the approved details.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

19. No development shall commence until a detailed specification of the Child playspace area as detailed on drawing no 2121-GA-SP rev B dated 19.09.15 have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.