

Committee	PLANNING COMMITTEE A	
Report Title	The Catford Bridge Tavern, Station Approach, London SE6 4RE	
Ward	Rushey Green	
Contributors	Luke Mannix/Suzanne White	
Class	PART 1	18 February 2016

Reg. Nos. (A) DC/15/90741

Application dated 30.01.15 as revised 28.01.16

Applicant Planning Sense Ltd. (on behalf of Solitaire Restaurants Ltd.)

Proposal The construction of a single-storey extension with roof terrace at lower ground floor level and a roof extension at second floor level to the rear of The Catford Tavern, Station Approach SE6, together with the reconstruction, alteration and conversion of the upper floors from Use Class A4 (public house) to Use Class C3 (dwellings) to provide 1 one-bedroom and 5 two-bedroom self-contained flats, as well as associated works including alterations to the elevations, the insertion of rooflights in the rear roof slopes, landscaping and boundary treatment and the provision of cycle and refuse stores.

Applicant's Plan Nos. D_1250_rev00; D_1000_rev01; D_1000_rev02; D_1000_rev03; D_1000_rev04; D2301 Rev 03; D2302 Rev 03; Sustainability Statement; Flood Risk Assessment; Lifetime Homes Plan; Acoustic Design Advice (Pace consult, Jan 2015); CIL form (received 5th May 2015);

Planning, Design & Access Statement (received 18 September 2015);

15003_D1004_rev01; 15003_D1101_rev04; 15003_D1102_rev04; 15003_D1103_rev04; 15003_D1104_rev04; 15003_D2000_rev04; 15003_D2001_rev04; 15003_D2003_rev04; 15003_D2004_rev04; 15003_D2101_rev04; 15003_D2102_rev04; 15003_D2103_rev04; 15003_D2104_rev04; 15003_D2202_rev04; 15003_D2205_rev00; 15003_D3001; 15003_D3002; 15003_D3003; 15003_V_2300_rev03; 15003_V_2301_rev01; 15003_V_2303_rev02; 107254_SK02 rev P2; Structural Summary on Fire Damage (Fairhurst, December 2015); Viability Statement (Solitaire, December 2015) (received 21st December 2015)

Clay tiles existing; Proposed front door precedent; Email from agent re approach to rebuilding/refurbishment; Dreadnought tiles brochure (received 12th January 2016);

107254_SK01 revP2 (received 14th January 2016); and

15003_D2204_rev02; 15003_D2002_rev04 (received 28th January 2016).

Background Papers

- (1) Case File LE/947/C/TP
- (2) Development Management Local Plan (2014)
- (3) Core Strategy (2012)
- (4) The London Plan (2015)

Designation

Locally Listed Building
Article 4(1) Direction
Catford Major District Centre
Area of Archaeological Priority
Flood Risk Zone 2/Zone 3

Screening

N/A

1.0 Property/Site Description

- 1.1 The application relates to the Catford Bridge Tavern, formally known as the Copperfield and the Railway Tavern.
- 1.2 Catford Bridge Tavern is a two storey building with additional accommodation in the roofspace and an accessible basement level. The tavern included ancillary landlord and employee accommodation above the ground floor pub and therefore the entire building is considered to fall within Use Class A4 (public houses). The pub was built with an off license which still remains to the rear of the building with its original decorative timber shop front. A garden and yard is accessed from the rear of the site while there is a first floor terrace for private amenity to the upper floors.
- 1.3 The tavern was built in the 1930's by Courage Brewery in the 'Tudorbethan' house style, being a popular style for public houses for this period. The ground floor of the building has a smooth faience blockwork and the upper levels are mainly clad in timber bracing and decorative motifs, although there are small areas of red brick some with diachromatic detail. There are substantial red brick chimneys which rise from the first floor in some cases and are topped with decorative diamond profiled stacks.
- 1.4 The existing windows are leaded casements to the upper floors and clear glazed timber casements to the ground floor. It has three dominant gables

that address the key views; down Catford Hill; along Catford Road and from the station. The entirety of the pitched roof and dormer pitches are plain clay tiles. Although it should be noted that the majority of the roof has been destroyed by fire damage in early 2015. Furthermore windows and doors have been altered to prevent squatting during vacancy.

- 1.5 The property is not located within a Conservation Area, nor is it a listed building. However, it is a locally listed building with an Article 4(1) Direction removing permitted development rights.
- 1.6 The site is designated within the Catford Major District Centre, although it is not designated as primary or secondary shopping frontage.
- 1.7 The site is bordered by Station Approach to the north, the South Circular (Catford Road) to the south, Doggett Road to the east and Catford Bridge Station to the west. The South Circular is a classified 'A' road under Transport for London (TfL) ownership while the remaining roads are unclassified.
- 1.8 Parking is not allowed along the South Circular being a red route and is restricted to resident parking only along Doggett Road. The site has a PTAL rating of 6a based on a scale of 0-6b with 6b the highest. Therefore the access to public transport is considered to be excellent.

2.0 Planning History

- 2.1 DC/12/81142 – Planning permission was refused for the change of use of the Catford Bridge Tavern (formerly the Copperfield) Station Approach, from a public house (Class A4) to a retail unit (Class A1) at basement and ground floor levels and at first and second floor levels to provide 4 two bedroom and 1 three bedroom residential self-contained flats (Class C3), together with alterations to the elevations including the provision of bicycle and bin storage.
- 2.2 Planning permission was refused for the following reasons:-

1) The proposed change of use from a public house (Class A4) to retail unit (Class A1) and residential accommodation (Class C3) would cause the loss of a vital and valued community facility without a suitable replacement contrary to policy LCE2 Existing Leisure and Community Facilities in the UDP (July 2004); Core Strategy Policy 19 Provision and maintenance of community and recreational facilities in the Core Strategy (June 2011); Policies 3.1 Ensuring equal life chances for all; 4.6 Support for and enhancement of arts, culture, sport and entertainment provision and 7.1 Building London's neighbourhoods and communities in the London Plan (2011) and Paragraph 70 of the NPPF.

2) The loss of a public house (Class A4) and the creation of a retail unit (Class A1) would have a negative impact on the viability and vitality of Catford town centre contrary to Core Strategy Strategic Objective 4 Economic activity and local businesses in the Core Strategy (June 2011); Policy 4.1

Developing London's economy and Policy 4.8 Supporting a successful and diverse retail sector in the London Plan (2011) and Paragraph 152 of the NPPF.

3) *The proposed extension at first floor level would by reason of its appearance appear as a visually obtrusive and bulky form of development, failing to relate to the host building contrary to policies URB 3 Urban Design; URB 6 Extensions and Alterations; URB 20 Locally Listed Buildings; HSG 4 Residential Amenity and HSG 12 Residential Extensions of the Council's adopted Unitary Development Plan (2004) and Spatial Policy 5 Areas of Stability and Managed Change and Core Strategy Policy 15 High quality design for Lewisham in the adopted Core Strategy (2011).*

4) *The proposed bicycle and bin stores by reason of their size, design and location would have a detrimental impact on the character and appearance if the building contrary to policies URB 3 Urban Design; URB 6 Extensions and Alterations; URB 20 Locally Listed Buildings; HSG 4 Residential Amenity and HSG 12 Residential Extensions of the Council's adopted Unitary Development Plan (2004) and Spatial Policy 5 Areas of Stability and Managed Change and Core Strategy Policy 15 High quality design for Lewisham in the adopted Core Strategy (2011).*

5) *The flats proposed would provide a substandard level of accommodation and external amenity space to the detriment of future occupiers contrary to policies URB 3 Urban Design; URB 6 Extensions and Alterations; HSG 4 Residential Amenity and HSG 12 Residential Extensions in the adopted UDP (July 2004); Policy 1: Housing provision, mix and affordability and Policy 15: High quality design for Lewisham; policies 3.5 Quality and design of housing; 7.4 Local character and 7.6 Architecture in the London Plan 2011 and Mayor London Housing Supplementary Planning Guidance (2012).*

3.0 Current Planning Applications

- 3.1 The application proposes works of rebuilding, refurbishment and extension of the existing building and change of use of the first and second floors.
- 3.2 Two extensions are proposed. The first would be on the north elevation of the building at lower ground level, extending into the existing yard. The extension (50sqm) would provide additional floorspace to the secondary bar/function room at this level and an external terrace to the main bar at ground floor level. The extension would be clad in red brick to match the existing building, with aluminium-framed windows. A metal frame canopy with glass roof is provided over the terrace.
- 3.3 A roof extension at 2nd floor level is also proposed, to the rear of the building. The extension would have a flat roof, but with a pitch to the north

and west elevations of the building. It would sit below the main ridge line of the building. Pitched dormers following the Tudorbethan style of the existing dormers are proposed to each elevation. The extension would be clad in matching roof tiles to the existing.

- 3.4 The additional space at 2nd floor level is proposed for residential use. The application seeks to extend and sub-divide the existing accommodation (Use Class A4) at 1st and 2nd floor levels into six self-contained flats (Use Class C3). The new units would comprise 1 one-bedroom and 5 two-bedroom self-contained flats.
- 3.5 This space currently comprises one large flat, the existing pub kitchen and office. A new entrance would be created from the rear of the building to serve the flats. New kitchen facilities would be provided at ground floor level for the refurbished pub.
- 3.6 Bin and cycle storage for the new flats would be provided at lower ground level, utilising 34.5sq m of the existing pub storage area. Approximately 84sq m internal storage would be retained, together with the external storage area.
- 3.7 The roof of the building would be re-constructed. Where possible, existing roof tiles not damaged by the recent fire would be re-used. The applicant has identified that the original manufacturer is still producing the same tiles and it is proposed that these are specified to supplement the salvaged tiles.
- 3.8 Other minor works to the elevations are proposed, including the addition of rooflights, new windows and doors.

Supporting Documents

- 3.9 The application was submitted with Lifetime Homes drawings, together with a Design & Access Statement, Noise Report and a Flood Risk Assessment.

Revisions

- 3.10 The initially submitted drawings were revised to alter the form of the 2nd floor extension from a flat topped mansard roof, introduce the canopy to the terrace and correct inaccuracies in the existing elevation drawings.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received.
- 4.2 49 letters of notification went out to nearby properties and businesses. Site notices were displayed and a press notice was placed in the Lewisham Shopper on the 8th of July 2015. Finally, Ward Councillors and statutory bodies and organisations were notified.

- 4.3 The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement. The responses received are detailed below.

Written Responses received from Local Residents and Ward Councillors

- 4.4 A response was received from a resident in Dowanhill Road which provided support for the development to re-introduce the pub, however felt the introduction of residential above would lead to land use conflict leading to the pub's eventual closure.
- 4.5 No formal response was received from Ward Councillors.

Written Responses received from Statutory Agencies

- 4.6 TfL raised no objections, however made the following comments:-
- The proposed cycle parking should comply with the London Plan (2015) standards for both residents and pub employees and patrons in an accessible location;
 - A condition should be added for the submission of a Construction Management Plan and Delivery and Servicing Plan, bearing in mind the site adjoins the South Circular with bus stops to the front;
 - A section 106 agreement should be entered exempting future residents from obtaining a CPZ permit;
 - The design of the outside seating area around the entrance should ensure no impacts on the adjoining footway;
 - Clarification on disabled access; and,
 - Information appears to be missing from the Design and Access Statement.
- 4.7 It was also raised that separate approvals may be needed from TfL as highway authority for the South Circular additional to any planning permission, for example hoardings licences. In the event planning permission is granted the applicant is advised to contact TfL direct once proposals have been confirmed.
- 4.8 The Environmental Agency (EA) advised that planning permission could be granted with the following condition relating to the protection of groundwater:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To prevent pollution of controlled waters and comply with the National Planning Policy Framework.

- 4.9 An informative was also suggested in relation to the appropriate treatment and disposal of contaminated soil.
- 4.10 With respect to flood risk management, the EA noted that the flood risk assessment lacked information such as estimated flood levels for the site to adequately allow an assessment of the potential flood depths. However, given the residential units are above ground floor level, there is no objection to the proposal.
- 4.11 It was also recommended that the use of flood proofing measures is considered to reduce the impact of flooding on the proposed development. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.
- 4.12 Finally, a condition was raised which may be added requiring the submission of an emergency flood evacuation plan which is acceptable to your emergency planning department.
- 4.13 Network Rail were consulted and raised no objections nor comments with regard to the proposed development.

Environmental Health/Noise

- 4.14 There is no objection to the development on the basis of noise provided the applicant follows all the recommendations detailed in the acoustic design advice report.
- 4.15 However of particular note is the impact on residential units overlooking the proposed terrace with a greater impact due to open doors and patron noise. The report does recommend specific glazing for these bedrooms, however this is based on levels appropriate before 11pm but where sleep is to be protected then the level of noise reduction should be greater.
- 4.16 There would need to be consideration for some form of mechanical ventilation so the resident has the choice of keeping windows closed during hot weather.
- 4.17 If amplified systems are being used, then the pub should have its own noise limiting device where all equipment has to pass through it. This could include electric contacts on doors and windows so if opened the limiter reduces levels further thus controlling noise within the premises.
- 4.18 Recommend attaching the standard noise condition so that the specification of the detailed glazing design is required to meet BS8233: 2014.

Highways and Transport

- 4.19 The site is well located in terms of access to public transport and therefore a car-free scheme is considered acceptable.

- 4.20 However, it is considered that the applicant has not given due regard to the pedestrian environment for future residents or how the development would be serviced. It is noted that the existing pedestrian environment is not suitable for residential development, especially factoring the current state of parking along Doggett Road/Station Approach leading to Catford Bridge Station.
- 4.21 Therefore the proposal would only be considered acceptable if the applicant entered into a S278 agreement with the Highway Authority. The S278 Highways Agreement is required to secure highways improvement works on the public highway adjacent to the site and shall include widening the footways adjacent to the site, the removal of the unregulated parking spaces on the Doggett Road frontage and any associated Traffic Regulation Orders.
- 4.22 The proposed works would rationalise on-street parking, manage traffic flows and create an improved public realm which will benefit future residents and users of the application site, and provide wider benefits for pedestrians, cyclists and road users accessing Catford Bridge Station.
- 4.23 A Construction Management Plan, Waste Management Plan and Delivery and Servicing Plan, together with details of secure cycle storage would also be required.

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-
- (a) the provisions of the development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.
- A local finance consideration means:
- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
 - (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan,

the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14, a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary, this states in paragraph 211, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 5.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

Other National Guidance

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

London Plan (March 2015)

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

Policy 2.14 Areas for regeneration
Policy 2.15 Town centres
Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 3.16 Protection and enhancement of social infrastructure
Policy 4.7 Retail and town centre development
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.12 Flood risk management
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture

London Plan Supplementary Planning Guidance (SPG)

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

Housing (2012)

Core Strategy

5.8 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Development Management Local Plan and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Spatial Policy 1 Lewisham Spatial Strategy

Spatial Policy 2 Regeneration and Growth Areas

Core Strategy Policy 1 Housing provision, mix and affordability

Core Strategy Policy 8 Sustainable design and construction and energy efficiency

Core Strategy Policy 10 Managing and reducing the risk of flooding

Core Strategy Policy 14 Sustainable movement and transport

Core Strategy Policy 15 High quality design for Lewisham

Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Local Plan

5.9 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Core Strategy and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:

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

DM Policy 20 Public houses

DM Policy 26 Noise and vibration

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 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest

6.0 Planning Considerations

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

a) Principle of Development

b) Design

- c) Standard of Accommodation
- d) Noise
- e) Impact on Adjoining Properties
- f) Highways and Traffic Issues
- g) Sustainability and Energy
- h) Flooding

Principle of Development

- 6.2 Policy 20 of the Development Management Local Plan recognises the importance of public houses as a community resource and seeks to prevent their redevelopment or change of use, except in limited circumstances where evidence has been submitted to demonstrate that the pub is not economically viable.
- 6.3 The policy states that the Council will only permit the change of use or redevelopment of a public house (Use Class A4) after an assessment of the following:
- A viability report that demonstrates the public house is no longer economically viable;
 - The role the public house plays in the provision of space for community groups and evidence that the building has been offered to community groups at a reasonable rate
 - The design, character and heritage value of the building. If significant to the streetscape, the Council may require retention of the ground floor in D1 use
 - The ability and appropriateness of the building or site to accommodate an alternative use and the acceptability of any alterations these may entail
- 6.4 The policy states that the change of use of a public house to residential will only be acceptable where:
- The proposal has been assessed as acceptable against the above criteria;
 - The accommodation to be provided is of the highest design quality.
- 6.5 The upper floors of the pub, which contain living accommodation, the existing pub kitchen and office and the lower ground floor storage area are considered to be in A4 use, forming ancillary facilities to the main pub use. The proposed change of use of these areas to residential (Use Class C3) will only be acceptable if it can be demonstrated that neither the loss of this floor space, nor the nature of the new uses introduced, would impact negatively on the future viability of the pub use.
- 6.6 Of the floor area that is proposed to change to residential, only the kitchen, office and lower ground floor area to be used for a bike/bin store comprise floorspace directly associated with the operation of the pub. This must be set against the proposed lower ground floor extension (50sq m), new

terrace and refurbishment works which extend and improve the pub facilities. The extended kitchen at ground floor level will be smaller in area than the combined area of the existing kitchens, though at 26.1sq m is considered adequate for the size of the pub. Overall, the impact of the extension and change of use of A4 floorspace is considered to have a neutral impact on the future viability of the pub use.

- 6.7 The applicant states that the new residential units are intended to be rented out in order to provide an income stream to support the pub. The text to support criterion 1a. of DM policy 20 states that in order to ensure that the Council can make a sound assessment when a change of use is proposed, applicants will be required to submit a viability report. The applicant has submitted a statement which provides an overview of their experience of operating pubs in London and of converting the upper floors to supplement income; the challenges of running a successful pub in the current market; the costs of refurbishment; anticipated income from the pub and rental of the flats above. This indicates that the rental of the flats will make a significant contribution to the overall earnings of the pub building.
- 6.8 The proposal would introduce noise sensitive users to the site. The ability of the public house use to continue to function in close proximity to residential accommodation is fundamental to the acceptability of the conversion of the upper floors in principle. The design and noise insulation of the new residential units must ensure that a nuisance issue is not created which could impact on the pub use in the future.
- 6.9 A noise assessment was submitted with the application. The Council's EHO raised concern over the potential impact on the new residential units overlooking the outside terrace area, advising that the potential for noise escape due to doors being opened and patron noise was likely to generate levels that could disturb. However, he advised that this could be addressed by improving the glazing specification and providing mechanical ventilation to the units. This is proposed to be secured by condition.
- 6.10 It is also relevant to note that the design has reduced the potential for conflict between the uses through the layout of the residential units. The bedrooms of the unit which wraps around the proposed pub terrace at second floor level would not have windows overlooking this space and therefore can more easily be insulated against noise. This unit and the corresponding unit at first floor level only have living rooms overlooking this space, which have aspect also to the west, enabling occupiers to open these windows rather than those overlooking the terrace. In addition, the relevant British Standard, BS8233: 2014 Guidance on sound insulation and noise reduction for buildings, sets a higher internal noise limit for living rooms, which are deemed less sensitive than bedrooms.
- 6.11 Overall, officers are satisfied that the proposals, together with the proposed conditions, will not impact negatively on the future viability of the pub use.

Design

- 6.12 Urban design and the conservation of heritage assets are key considerations in the planning process. The NPPF makes it clear that national government places great importance on the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 6.13 In assessing the impact of a proposed development on the significance of a non-designated heritage asset, paragraph 135 of the NPPF advises 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.”*
- 6.14 National Planning Policy Guidance reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 6.15 London Plan Policy 7.8 advises that *“Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”*
- 6.16 Core Strategy Policy 15 seeks to *“ensure any development conserves and enhances the borough’s heritage assets, and the significance of their settings, such as conservation areas, listed buildings etc”*, while Policy 16 states that the Council will: *“ensure that the value and significance of the borough’s heritage assets and their settings, which include other non designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.”*
- 6.17 London Plan and Core Strategy design policies further reinforce the principles of the NPPF setting out a clear rationale for high quality urban design, whilst the Development Management Local Plan, most specifically DM Policy 30 and 31, seeks to apply these principles.
- 6.18 The Catford Bridge Tavern is a local landmark building and identifies the location of the station from the main road. It is a good quality example of an early twentieth century public house and makes a handsome and positive contribution to the streetscape in this area. Furthermore, being a locally listed building, it is considered to be a non-designated heritage asset.
- 6.19 The alterations to the building proposed as part of this application can be divided into works of extension and refurbishment/rebuilding. The impact of these works are considered in turn below.

Extensions

- 6.20 The pub's roofscape features steeply double-pitched roofs that are typical for the Tudorbethan style of the building. While the principle of an extension at second floor level was accepted from an early stage in the application process, the design as originally submitted - a flat topped mansard - was considered inherently out of character with the style and composition of the building. This issue was particularly significant given that the rear elevation is highly visible from the public realm, notably from the South Circular in the approach from the West, from Catford Bridge Station and from Catford Station where the extension can be seen at eye level.
- 6.21 The design was subsequently amended in discussion with officers to that which is now proposed, with the pitch on the west and north elevations more closely matching that of the existing roof slopes. In addition, the dormer windows on each elevation have been altered to Tudorbethan style, more in keeping with the character of the building. Overall it is considered that the scale, form and detailing of the roof extension are appropriate to the character of the existing building.
- 6.22 The location of the proposed extension at lower ground level to the rear of the building is presently a small yard which is underutilised. The extension of the pub into this area is considered to be acceptable in principle. The design is simple and contemporary, faced in brick to match the existing building. The roof terrace above would be enclosed with a glass and metal balustrade and canopy. The structure of the canopy appears visually 'heavy' in the drawings and therefore it is recommended that further details are provided by condition in order to ensure that the eventual treatment is lightweight and does not detract from the character of the existing building.
- 6.23 A new staircase is proposed on the north elevation leading to the new entrance which will serve the residential units above. An existing door on this elevation, behind which will be the extended kitchen, is retained and refurbished. The new residential entrance will have a contemporary design, with a new canopy clad in copper. Access to the bin and cycle store is provided directly below.
- 6.24 Overall, it is considered that the extensions and associated changes to the north elevation have been treated sensitively and will complement the existing building.

Rebuilding/refurbishment works

- 6.25 The application was submitted in January 2015, prior to the fire which happened in March and caused significant damage to the roof and second floor of the building. As a result, the scope of the application has been extended to include rebuilding and refurbishment works.
- 6.26 The applicant has confirmed their intention to reinstate the roof on a like-for-like basis and the submitted plans demonstrate this. Many of the existing roof tiles were damaged by the fire, however the applicant has established that they are still in production by the original manufacturer. Existing roof tiles will be re-used where possible and supplemented by matching tiles.

- 6.27 The existing chimney stacks are a key feature of the existing building and officers have worked to ensure that they would be retained and supported during the re-construction works. The applicant has responded by providing a structural report and drawings to demonstrate that they are sound and would be protected during the building works.
- 6.28 A new chimney is proposed to the north elevation to provide ventilation to the kitchen. Officers had queried whether one of the existing chimney stacks could be utilised, but it is understood that this is not possible. In any case, provided that the new stack is detailed to match the existing chimneys, the addition is considered acceptable.
- 6.29 The building features leaded lights to the first and second floors. These are high quality details and are arranged with careful thought, with a pattern of diamond and rectangular leaded lights. These windows form an intrinsic part of the building's significance as a Tudorbethan public house. The proposal is now to retain all existing single glazed windows and their leaded lights, to repair and repaint these and to introduce a secondary glazing system. New windows are distinct from the historic ones by being aluminium framed. This is acceptable and welcome.
- 6.30 The window and door to the kitchen on the east elevation are believed to have historically been part of the off licence shopfront, but are currently boarded. It is proposed that these are retained and refurbished.
- 6.31 Rooflights are proposed to be introduced to serve the new residential units. All are shown as conservation type set flush in the roofslope and metal framed on the proposed plans, which is welcomed.
- 6.32 Externally, an enlarged and formalised seating area is proposed adjacent to the main pub entrance on the east elevation. The enlarged area would be enclosed by extending the existing brick wall and railing. The enlarged area would not impede the footpath and would improve the appearance of this area and is considered acceptable on this basis. A condition is recommended however in order to ensure that the hard landscape treatment is of a high quality and coordinated with the improvements to the footpath which are proposed to be undertaken through a Section 278 agreement.
- 6.33 Finally, the proposals include the provision of an access ramp to the main entrance to ensure that the pub, once re-opened, will be fully accessible.
- 6.34 In order to ensure that the works are carried out sensitively in the interest of the special character of the building, conditions are recommended in respect of materials and detailed design elements.
- 6.35 Overall, it is considered that the design of the development proposals is generally of a high quality, sympathetic to the form, scale, materials and architecture of the locally listed building. For these reasons, the proposals are considered acceptable in design and conservation terms.

Standard of Accommodation

- 6.36 Core Strategy Policy 1, Development Local Plan Policy 32, London Plan Policy 3.5 and the London Plan Housing SPG seek to ensure that all new residential development meets minimum size standards.
- 6.37 The nationally described space standards have been released in March 2015 to replace the existing different space standards used by local authorities. It is not a building regulation and remains solely within the planning system as a new form of technical planning standard.
- 6.38 The national housing standards are roughly in compliance with the space standards of the London Plan. However there are differences in the spacing of individual rooms as well as floor to ceiling heights. In the instance of conflict, the national housing standards take precedent. An assessment of the proposed floorspace against the relevant standard is given in Table 1.
- 6.39 In addition to the internal floorspace, external amenity should also be provided to new residential development with standard 4.10.1 of the London Housing SPG setting out the baseline requirements for private open space. The standard requires a minimum of 5sq m to be provided for 1-2 person dwellings and an extra 1sq m for each additional occupant.
- 6.40 Only proposed flat 1 and 2 would benefit from external amenity space. However, under baseline standard 4.10.1, where external amenity space cannot be provided, an equivalent amount of space should be provided internally. This is in addition to the internal minimum standards.
- 6.41 It should be noted that the applicant has described flat 3 as a two bedroom 3 person unit as stated in the planning, design and access statement, which is contrary to the plans which show double bedrooms. Where there is conflict, the Council has used the minimum bedroom sizes of the national housing standard to determine the occupancy, being 7.5sq m for a single bedroom and 11.5sq m for a double bedroom.
- 6.42 For this reason, it should be noted that bedroom 2 of proposed flat 2 is considered to be a single bedroom at 11sq m and bedroom 2 of proposed flat 3 is considered to be a single bedroom at 10.8sq m.

Table [1]: Unit Size

		Proposed Floorspace (m²)	Minimum Standard (m²)
Flat (2b3p)	1	69	61
Flat (2b4p)	2	79.5	74
Flat (2b3p)	3	69.3	61

Flat (2b3p)	4	72.3	61
Flat (1b2p)	5	54.6	50
Flat (2b3p)	6	67.3	61

- 6.43 Taking the above into account, the proposed units are considered to be in compliance with the minimum floor space of the national housing standards. Furthermore, it is considered that the amount of storage provided meets the requirements of the standards.
- 6.44 However it should be noted that there are elements which do not conform with the national housing standards. For instance, both bedrooms in flat 6 are under 11.5sq m in floor space and therefore the unit does not technically provide at least one double bedroom. Furthermore, taking into consideration flat 5 does not have external amenity, it could be considered to be undersized.
- 6.45 The amount of living/dining kitchen space must also be considered, and whilst the national housing standards have no minimum floor space, the London Plan Housing SPG addresses this under Standard 4.4.1, however it should be noted that this is a good practice standard. Based on the scaled plans, it is noted that the living/kitchen/dining space for proposed flat 2 and 3 would not comply this standard.
- 6.46 Therefore, whilst the proposed units would meet the gross internal floor space standards, there are some standards against which the development fails.
- 6.47 However, the conservation and architectural value of the property should be taken into consideration. It should be noted that, through discussions with planning officers and the conservation officer, an acceptable design has been reached to ensure the development is of a high quality design standard which complements the character of the existing development.
- 6.48 The importance of the public house in providing a community benefit should also be taken into consideration. Pubs are considered to provide valuable social benefits to communities in allowing places to meet and socialise. The proposed development would seek to bring the currently vacant pub into use, as well as providing housing to increase the viability of the pub as a business and ensure its retention.
- 6.49 As a result, while the development does not meet some standards, it is considered to be acceptable on balance due to the high quality of the design and the benefit of bringing the public house back into use. Furthermore, taking into account the minor nature of the non-compliance of the scheme, it would be considered unreasonable to warrant a refusal on the basis of minimally undersized rooms.

- 6.50 The Council's DM Policy 32 outlines a minimum floor height of 2.5m. Whilst it is noted that the national housing standards has a minimum ceiling height of 2.3m over 75% of the gross internal area, the Mayor of London has issued a statement recommending that a minimum ceiling height of 2.5m for at least 75% of the gross internal area. This is to address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.
- 6.51 The proposed residential units would have a floor to ceiling height of 2.75m on the first floor level while the second floor level would have a floor to ceiling height of 2.45m. Furthermore it should be noted that the second floor would have sections of floorspace under 2.3m due to the slope of the roof, however this would be less than 75% of the units overall floor space.
- 6.52 Therefore the proposed development would meet the requirements of the national housing standard. Furthermore, while it would be preferred to have higher floor to ceiling heights in the second floor, it is considered that due to the nature of the conversion of the existing building, this would not be practical and the levels of light, as detailed below, are considered to be acceptable.
- 6.53 DM Policy 32 outlines that new residential development shall provide accommodation of a good size, a good outlook, with acceptable shape and layout of rooms, with main habitable rooms receiving direct sunlight and daylight, and adequate privacy. There will be a presumption that residential units provided should be dual aspect. Any single aspect dwellings provided will require a detailed justification as to why a dual aspect dwelling is not possible and a detailed demonstration that adequate lighting and ventilation can be achieved. North facing single aspect flats will not be supported.
- 6.54 Each proposed unit would benefit from dual aspect, in some cases there would be triple aspect. It is noted that some of these windows would be small, in particular the living rooms to unit 3 and unit 5, bedroom 2 of unit 3 and bedroom 1 of unit 6. However, given the difficulty of converting the existing building, together with the heritage sensitivity, and the adverse impact to the design of any enlargement to the existing windows, this is considered to be acceptable. Furthermore, it is noted that the units in the second floor would benefit from rooflights, which allow additional sunlight.
- 6.55 Therefore the amount of sunlight/daylight and outlook is considered acceptable.
- 6.56 With regard to privacy, it is noted that the existing building is significantly distant from any residential properties. The nearest residential windows are the units above the commercial premises opposite on Doggett Road. Taking this into account the proposed units are considered to have adequate privacy.

6.57 Overall, it is recognised that there are some elements of the development which do not conform with standards and policies; however, the overall benefit of providing a building of high quality design and bringing the pub back into viable use, as well as the overall acceptability of the amenities provided to future units, means that the development is acceptable in terms of standard of accommodation.

Noise

6.58 DM Policy 32 outlines that housing development should be sited to minimise disturbances from incompatible uses. In addition to this, DM Policy 26 states that new noise sensitive developments are to be located away from existing or planned sources of noise pollution, except if it can be demonstrated through design or mitigation that:-

- internal and external noise levels can be satisfactorily controlled and managed by the noise sensitive development; and
- there will be no adverse impact on the continued operation of any existing or proposed business or operation.

6.59 The proposed development would introduce noise sensitive residential uses to the upper floors of the building, which would be separate to the use of the lower floor public house. In addition, the Hayes railway is located approximately 15m to the west. Taking both these into account, it is considered important to have detailed specifications on how the proposed development would provide suitable noise insulation for the proposed upper floor units.

6.60 A report was submitted in support of the application giving advice with regards to acoustic design. The report noted that the existing separating floor is constructed of 200mm of concrete, estimated to comprise of a density of 1750kg/cu m, which provides above average sound insulation between floors.

6.61 The report outlines recommendations for the design of separating floors and walls between the proposed residential units in order to comply with Building Regulations. It is concluded that with the recommendations within the report, the development would exceed Building Regulations requirements.

6.62 With respect to glazing levels, the report gives details on the guidance for the bedroom windows to proposed flat 1 above the external terrace to the rear. The report expects external noise level to be 70dB or higher and, in order to achieve the internal guidance levels of 35-40dB, a glazing specification resulting in a reduction not less than 40dB is recommended.

6.63 The report also mentions the windows to proposed flat 4, however the external design has since changed to remove the significant setback originally proposed.

6.64 The Council's Environmental Health officer has reviewed the document and in general considers the measures appropriate to ensure sufficient noise insulation.

- 6.65 It is noted that increased sound insulation specification to bedroom windows is required to take into consideration amenities at night during sleeping times.
- 6.66 It is considered that a condition could be added requiring glazing to meet the internal standards on all residential windows within the scheme in order to make the development acceptable. This condition would be worded to ensure units achieve levels not exceeding 30dB LAeq (night) and 45dB LAm_{ax} (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided.
- 6.67 It is also considered necessary to condition the design measures outlined in the report for the separating floor between the pub space and proposed residential units. This is to satisfy the Council that the development would be built to ensure compliance in terms of sound insulation.
- 6.68 Therefore, taking into account the measures described in the acoustic report, together with a condition for external glazing, the proposed development is considered to provide acceptable insulation from noise for the residential units.

Impact on Adjoining Properties

- 6.69 London Plan Policy 7.6 states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings. In addition, DM Policy 32 requires all new residential development to be neighbourly and provide a satisfactory level of privacy, outlook and natural lighting for it's neighbours.
- 6.70 The site, being bordered by Doggett Road, Station Approach, the South Circular and the Catford Bridge Station on either side, is noticeably separate from surrounding properties. The nearest development is a small commercial building fronting the South Circular 10m to the west, commercial properties fronting Station Approach 15m to the north west and ground floor commercial and upper floor residential properties on the corner of Doggett Road and South Circular 25m to the east.
- 6.71 Considering there would be no significant alteration to the scale and massing of the existing building, there would be no adverse impact on adjoining properties in terms of light. Furthermore, as the proposed alterations are considered to be in keeping with the existing structure, the impact on visual amenities of nearby occupiers is considered to be negligible.
- 6.72 The proposed change of use of the upper floors to residential is not considered to be a significant departure from the previous ancillary accommodation use of the area. Therefore the level of overlooking is not considered to increase significantly. Furthermore, due to the separation of the nearest residential property by the highway, any possible overlooking from the proposed eastern first floor terrace is considered to be acceptable.

- 6.73 In terms of noise affecting existing residents, the pub use is existing and it is considered that there is sufficient distance between the development and the nearest neighbouring property. Furthermore, given the location within a Major Town Centre and existing level of noise from traffic, pedestrians and other land uses, together with the previous use of the building for a public house, the proposed development is not considered to significantly increase the level of noise.
- 6.74 Overall the proposed development is not considered to have an adverse impact on adjoining properties in terms of noise, overlooking, sunlight/daylight or visual amenities.

Highways and Traffic Issues

- 6.75 The NPPF and the London Plan seek to promote sustainable development through reducing the reliance on private vehicle travel where appropriate. Encouragement is given to solutions which support reductions in greenhouse gas emissions and reduce congestion and facilitates the use of sustainable modes of transport.
- 6.76 The Council also seeks a managed and restrained approach to car parking provision to contribute to the objectives of traffic reduction while protecting the operational needs of major public facilities, essential economic development and the needs of people with disabilities. The car parking standards contained within the London Plan will be used as a basis for assessment.
- 6.77 The Parking Addendum to Chapter 6 of the London Plan includes the maximum car parking standards. The standards outline for 1-2 bedroom dwellings less than one space per unit is recommended and for 3 bedroom dwelling 1.5 space per unit. There are no standards relating to an A4 public house. However it should be noted that for areas of high PTAL rating, development should look to be significantly under these standards.
- 6.78 In order to promote sustainable modes of transport, the Parking Addendum to Chapter 6 of the London Plan also includes minimum cycle parking standards. For a drinking establishment, 1 space per 175sq m of floorspace for long stay and 1 space per 40sq m for short stay. For residential units, 1 space is required per one bedroom dwelling and two for all others.
- 6.79 The site has an excellent PTAL, being located adjacent to Catford Bridge Station. There is no car parking on the South Circular and a CPZ is located on Doggett Road.
- 6.80 There are some parking spaces along Station Approach, however it should be noted that this area is under strain through unmanaged parking as commuters enter and exit the station or use nearby shopping facilities in the town centre. Furthermore it is noted that the pavement area to the front of Station Approach is in a poor condition, making it unacceptable for residential use. Taking this into account, it is necessary for this area to be improved in order to make the development for residential use acceptable.

- 6.81 The Council's Highways Officer and TfL have requested that the applicant enter into a Section 278 agreement to improve the highway to the front of the pub and along Station Approach. These improvements include removal of the existing parking spaces, and widening of the footways around the pub.
- 6.82 With these works to improve the highway, the proposed development is considered to be acceptable in terms of providing satisfactory access and pedestrian movement. A Section 106 agreement is recommended in order to ensure these works are completed. Furthermore, in order to ensure the design and standard of the landscaping works within the applicant's ownership are appropriate, a condition for a hard landscaping plan is also recommended.
- 6.83 Overall, given the site's excellent PTAL, a car free development is considered to be acceptable.
- 6.84 The comments from the highway officer with regard to restricting future residents from gaining residential parking permits for the Doggett Road CPZ is noted and it is recommended this is added to the Section 106 agreement.
- 6.85 The proposal includes residential cycle parking near the entrance to the flats. The proposal includes individual lockers per flat which meets the minimum standards of the London Plan. However it is noted that there are no cycle parking places provided for the public house. Based on the floor space of the ground floor pub, 10 cycle parking spaces would be required.
- 6.86 It is considered that a condition could be added for the provision of the required cycle parking spaces.
- 6.87 The proposed development includes refuse storage for the residential units on the ground floor to the rear near the entrance and for the pub on the lower ground floor to the west. Whilst this is considered acceptable in principle, details are required to ensure the waste is stored in an acceptable manner to enable easy collection by the Council and therefore a refuse strategy should be conditioned.
- 6.88 A delivery and servicing plan and construction management plan have not been submitted with this application. In order to ensure these plans are appropriate, particularly give the location of the development site near Catford Bridge Station and the South Circular, conditions should be added for these to be submitted.

Sustainability and Energy

- 6.89 London Plan Policy 5.2 states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
- 1) Be lean: use less energy;
 - 2) Be clean: supply energy efficiently; and,

3) Be green: use renewable energy.

- 6.90 Core Strategy Policy 7 looks to apply the London Plan policies relevant to climate change including those related to: air quality, energy efficiency, sustainable design and construction, retrofitting, decentralised energy works, renewable energy, innovative energy technologies, overheating and cooling, urban greening, and living roofs and walls. In addition Core Strategy Policy 8 requires all new non-residential development to meet BREEAM 'Excellent' standard.
- 6.91 In line with the Core Strategy, DM Policy 22 outlines within the policy justification that heritage assets have to maximise energy efficiency and carbon reductions whilst protecting the historic and architectural value of a historic asset. Applicants undertaking extensions, conversion or refurbishment of designated heritage assets should give consideration to the energy efficiency requirements outlined in the policy.
- 6.92 With respect to the residential development, following a review of technical housing standards in March 2015, the government has withdrawn the Code for Sustainable Homes from planning to be absorbed into Building Regulation requirements which will be introduced following an amendment to the Planning and Energy Act 2008. This is expected to take place later in 2016.
- 6.93 However, as an interim measure to require sustainability improvements on small scale schemes, Local Government Authority has the benefit of enforcing a Code for Sustainable Homes equivalent in terms of water and energy reduction. Specifically, these are:-
- a 19% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2013 Building Regulations; and,
 - water efficiency measures to achieve a target of maximum 110 litres per person per day which includes a 5 litre allowance for external water use.
- 6.94 The proposal includes a sustainability statement, however it does not detail how the proposed development would meet the Council's standards in terms of BREEAM or residential energy and water saving as outlined above.
- 6.95 However, with respect to the residential dwellings, it is considered that a condition can be added to ensure the development would comply with the sustainability standards.
- 6.96 In relation to the BREEAM rating of the pub, it is noted that the works to extend the floor space are of minor nature, together with refurbishment works to bring it to its original use. As a result, and coupled with heritage value, it is not considered reasonable to place a condition for an 'Excellent' rating or measures above that already required by Building Regulations.

- 6.97 Overall, with the sustainability measures required in the residential units, The proposed development is considered to comply with the Council's sustainability policies.

Flooding

- 6.98 The site is located primarily in flood zone 2, with small amounts of land in flood zone 3.
- 6.99 It is noted that the proposed extensions are minor in nature and therefore are not considered to have an adverse impact in the event of flooding. Furthermore, as the proposed units are located on the first and second floor level, the residential use is considered to be above the flood level.
- 6.100 The comments from the EA are noted with regard to flooding, in particular the recommended condition. However officers consider that as the development is acceptable in respect of flooding, adding a condition for flood proofing and an evacuation plan are not necessary or reasonable. Nonetheless, it is considered that it should be added as an informative.

7.0 Local Finance Considerations

- 7.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:
- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
 - (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).
- 7.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 7.3 The Mayor of London's CIL is therefore a material consideration. In addition to the Mayoral CIL, the Council's local CIL has been adopted and is also a material consideration.
- 7.4 CIL is payable on this application and the applicant has completed the relevant form.

8.0 Equalities Considerations

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

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

9.0 Conclusion

- 9.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 9.2 The proposal intends to bring the currently vacant and damaged Catford Bridge Tavern back into use with a basement and ground floor public house and residential units above.
- 9.3 The proposed change of use to residential is not considered to harm the viability of the pub. Furthermore, the proposed extensions and refurbishment works are considered to be of high quality design which is sympathetic to the character of the existing building and would also improve the viability of the pub.
- 9.4 The proposed dwellings would, on balance, provide an acceptable standard of accommodation for future residents.
- 9.5 It is considered that, through Section 278 agreement works to the highway, the area would be suitable for residential accommodation. Furthermore, due to the excellent PTAL, car free development is considered appropriate.
- 9.6 Overall, the proposed development is considered to be satisfactory in principle and in detail and, subject to the imposition of suitable conditions and a Section 106 agreement regarding the matters set out below, it is recommended that permission is granted.

RECOMMENDATION (A)

To agree the proposals and authorise the Head of Law to secure planning obligations under Section 106 of the 1990 Act (and other appropriate powers) to cover the following principal matters:-

- To enter into a Section 278 Agreement to complete improvements to the highway to include widening the footways adjacent to the site, the removal of the unregulated parking spaces on the Doggett Road frontage, provision of loading bay and any associated Traffic Regulation Orders.
- Restrict future residents from obtaining residential parking permits

- Monitoring, legal and professional costs

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:

D_1250_rev00; D_1000_rev01; D_1000_rev02; D_1000_rev03; D_1000_rev04; D2301 Rev 03; D2302 Rev 03; Sustainability Statement; Flood Risk Assessment; Lifetime Homes Plan; Acoustic Design Advice; CIL form (received 5th May 2015);

15003_D1004_rev01; 15003_D1101_rev04; 15003_D1102_rev04; 15003_D1103_rev04; 15003_D1104_rev04; 15003_D2000_rev04; 15003_D2001_rev04; 15003_D2003_rev04; 15003_D2004_rev04; 15003_D2101_rev04; 15003_D2102_rev04; 15003_D2103_rev04; 15003_D2104_rev04; 15003_D2202_rev04; 15003_D2205_rev00; 15003_D3001; 15003_D3002; 15003_D3003; 15003_V_2300_rev03; 15003_V_2301_rev01; 15003_V_2303_rev02; 107254_SK02 rev P2; Structural Summary on Fire Damage (Fairhurst, December 2015); Viability Statement (Solitaire, December 2015) (received 21st December 2015)

Clay tiles existing; Proposed front door precedent; Email from agent re approach to rebuilding/refurbishment; Dreadnought tiles brochure (received 12th January 2016);

107254_SK01 revP2 (received 14th January 2016); and

15003_D2204_rev02; 15003_D2002_rev04 (received 28th January 2016).

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

3. No development shall commence on site until such time as a Construction

Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

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

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

- 4. (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 an 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 occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration, DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space

standards of the Development Management Local Plan (November 2014).

5. (a) The buildings hereby approved shall be constructed in order to achieve the following requirements:
- a minimum 19% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2013 Building Regulations; and
 - a reduction in potable water demand to a maximum of 110 litres per person per day
- (b) Within 3 months of occupation of any of the residential units hereby approved, evidence (prepared by a suitably qualified assessor) shall be submitted to the Local Planning Authority and approved in writing to demonstrate full compliance with part (a) for each unit.

Reasons: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

6. (a) Notwithstanding the details hereby approved, no development shall commence until the following details have been submitted to and approved in writing by the local planning authority:
- elevations and sections at a scale of not less than 1:10 showing the canopy to the roof terrace;
 - elevations and sections at a scale of not less than 1:20 of the proposed new roof dormer;
 - details of all new roofs and doors at a scale of not less than 1:10;
 - section of the new ramp at a scale of not less than 1:10;and
 - details of the proposed new rooflights at a scale of not less than 1:10.
- (b) 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 and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens.

7. No development shall commence on site until a detailed schedule and samples of all external materials to be used on the building have been submitted to and approved in writing by the local planning authority, including:

- all external finishes i.e. windows, doors, railings, handrails, metal gates;
- a sample panels(s) shall be constructed on site of the proposed bricks (showing type of brick, bonding, mortar and pointing) for the new chimney and extensions;
- samples of the existing plain clay tile and proposed clay tile and any other roof coverings.

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(s) 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 and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens

8. Any repairs to, or replacement of, original fabric (e.g. render, Tudor timber work, timber fascias) and works of making good shall be carried out in detail and materials to match the existing.

Reason: To ensure that the works are carried out sensitively in the interest of the special character of the building, in accordance with policy CS16 Conservation areas, heritage assets and the historic environment of the Core Strategy 2011 and policies DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens and DM Policy 38 Demolition or substantial harm to designated and non-designated heritage assets.

9. (a) No development shall commence until a refuse management plan for the on-site storage, disposal and collection of refuse and recycling facilities has been submitted to and approved in writing by the local planning authority.
- (b) The approved details shall be carried out in full prior to the occupation of the development and retained thereafter.

Reasons: 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 DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014) and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

10. (a) A minimum of 11 secure and dry cycle parking spaces for the residential units shall be provided within the development as indicated on drawing no. 15003_D2000 Rev 04 hereby approved.

- (b) No development shall commence on site until the full details of a minimum 10 cycle parking facilities for the public house 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).

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

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2015), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.

- 12. (a) The development shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.
- (b) The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.
- (c) The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to in perpetuity.

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

- 13. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on the elevations or the roof of the building.

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).

14. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces 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).

15. The development hereby approved shall be constructed in accordance with the recommendations set out in the Acoustic Design Advice Report (Pace consult, January 2015) for the design of separating floors and walls in order to improve sound insulation between the residential and commercial uses of the building.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration, DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Informatives

- A. **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
- B. As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: -
<http://www.lewisham.gov.uk/myservices/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>
- C. You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.

- D. Applicants are advised to read 'Contaminated Land Guide for Developers'(London Borough's Publication 2003), on the Lewisham web page, before complying with the above condition. All of the above must be conducted in accordance with DEFRA and the Environment Agency's (EA) - Model Procedures for the Management of Land Contamination.

Applicants should also be aware of their responsibilities under Part IIA of the Environmental Protection Act 1990 to ensure that human health, controlled waters and ecological systems are protected from significant harm arising from contaminated land. Guidance therefore relating to their activities on site, should be obtained primarily by reference to DEFRA and EA publications.

- E. The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Application forms are available on the Council's web site.
- F. Assessment of the sound insulation scheme should be carried out by a suitably qualified acoustic consultant.
- G. It should also be noted that separate approvals may be needed from TfL as highway authority for the South Circular additional to any planning permission, e.g. hoardings licence. The applicant is advised to contact TfL direct once proposals have been confirmed.
- H. The EA recommend that the use of flood proofing measures is considered to reduce the impact of flooding on the proposed development. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Further guidance is available from the Communities and Local Government publication 'Improving the flood performance of new buildings' which can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>.

It is recommended that future occupants register with the EA's flood warning service, 'FloodLine', so that they may prepare themselves in case of flooding. They can do this by calling 0845 988 1188.