

Conditions

1. Time limit

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. Approved Plans

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

2033-A-A-001 Rev P4; 2033-A-A-L-002 Rev P4; 2033-A-A-L-100 Rev P8; 2033-A-A-L-101 Rev P8; 2033-A-A-L-104 Rev P8; 2033-A-A-L-105 Rev P8; 2033-A-A-L-116 Rev P8; 2033-A-A-L-117 Rev P7; 2033-A-A-L-118 Rev P8; 2033-A-A-L-119 Rev P8; 2033-A-A-L-200 Rev P3; 2033-A-A-L-201 Rev P3; 2033-A-A-L-202 Rev P3; 2033-A-A-L-203 Rev P3; 2033-A-A-L-250 Rev P1; 2033-A-A-L-251 Rev P1; 2033-A-A-L-252 Rev P1; 2033-A-A-L-253 Rev P1; 2033-A-A-L-300 Rev P4; 2033-A-A-L-301 Rev P4; 2033-A-A-A-400 Rev P1; 2033-A-A-A-401 Rev P1; 2033-A-A-A-402 Rev P1; 2033-A-A-A-450 Rev P2; 2033-A-A-A-451 Rev P2; 2033-A-A-A-452 Rev P2; TOWN554(08) 5201 R00; TOWN554(08) 5101 R01; TOWN554(08) 7101 R00; TOWN554(08) 5011 R06; DFCEP 2697 TPP Rev E; Arboricultural Impact Assessment (DF Clark Bionomique Ltd, October 2015); Access Statement (David Bonnett Associates, October 2015); Daylight Sunlight Report (EB7, October 2015); Energy Statement (BBS Environmental, October 2015); External Building Fabric Report (RBA Acoustics, October 2015); Flood Risk Assessment and Drainage Strategy (WYG, October 2015); Plant Noise Assessment (RBA Acoustics, July 2015); Sustainability Statement (BBS Environmental, October 2015); ES Non-Technical Summary (Aecom, October 2015); Environmental Statement including Townscape and Visual Impact Assessment (Aecom/Greer Pritchard, October 2015); Plant Noise Assessment (received 23rd October 2015); External Lighting Design Statement (Whitecode, October 2015); Transport Assessment (Aecom, October 2015); Ventilation/Extraction Statement (Whitecode, October 2015); Operational Waste and Recycling Management Strategy (Aecom, October 2015); Wind and Microclimate Report (RWDI, October 2015); Land Contamination Statement (RSA Geotechnics, October 2015); Baseline Television Signal Survey and Television Reception Impact Assessment (GTech Surveys Ltd, October 2015); Ecological Appraisal (EDP, October 2015); Public Realm Strategy (Townshends, October 2015); Design and Access Statement, including Crime Prevention/Safer Places Report (received 23rd October 2015);

Extra Roof Information (Townshend, October 2015); TOWN554(08) 6301 R00; (received 28th October 2015); and

Air Quality Neutral Assessment (received 19th November 2015);

Additional visualisations (received 2nd February 2016); and
2033-A-A-L-302 (received 29th February 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. Construction Environmental Management Plan

No development shall take place 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, maintenance of access to the stations and to maintain access to and along the Waterlink Way.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements and any Environmental 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. Site contamination

- (a) No development shall take place above ground level 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 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 is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

5. Sound insulation

- (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 L_{Amax} (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided. 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) No development shall take place above ground level 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).

6. Soundproofing for mixed use

- (a) No development shall take place above ground level until full written details, including relevant drawings and specifications of the proposed works of sound insulation against airborne noise to meet $D'nT,w + Ctr$ dB of not less than 55 for walls and/or ceilings where residential parties adjoin non domestic use have been submitted to and approved in writing by the local planning authority.
- (b) The development shall only be occupied once the soundproofing works as agreed under part (a) have been implemented in accordance with the approved details.
- (c) The soundproofing shall be retained permanently in accordance with the approved details.

Reason: In the interests of residential amenity 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).

7. Fixed plant

- (a) The rating level of the noise emitted from fixed plant on the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142:2014.
- (b) No development shall take place above ground level until details of a 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 scheme approved pursuant to paragraph (b) of this condition has been implemented in its entirety. Thereafter the scheme shall be maintained in perpetuity.

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).

8. BREEAM

- (a) The non-residential areas of the building hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'.
- (b) Prior to the occupation of the non-residential floorspace hereby approved, a BREEAM 2011 Excellent design and procurement certificate and report shall have been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) Within 3 months of occupation of any of the building, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (a) for that specific building.

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

9. Water efficiency

The building hereby approved shall be constructed in order to achieve a reduction in potable water demand for all residential units to a maximum of 110 litres per person per day.

Reason: To comply with Policies 5.3 Sustainable design and construction and 5.15 Water use and supplies of the London Plan (2015) and Policy 8 Sustainable design and construction and energy efficiency of the Core Strategy (2011).

10. Connection to site wide CHP

No part of the development shall be occupied until all residential dwellings, communal areas and commercial units have been connected to, and take their energy supply from, the Energy Centre located within Block B/C of the Catford Green development.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.5 Decentralised energy networks and 5.7 Renewable energy in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

11. Surface Water Drainage

- (a) No development shall take place on site until a scheme for surface water

management, including specifications of the surface treatments and sustainable urban drainage solutions, has been submitted to and approved in writing by the local planning authority.

- (b) The development shall be carried out in accordance with the approved scheme and thereafter the approved scheme is to be retained in accordance with the details approved therein.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13 Sustainable drainage in the London Plan (July 2011) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10: Managing and reducing the risk of flooding (2011).

12. Piling Method Statement

- (a) No piling or any other foundation designs using penetrative methods shall take place, other than with the prior written approval of the local planning authority.
- (b) Details of any such operations must be submitted to and approved in writing by the local planning authority prior to commencement of development on site and shall be accompanied by details of the relevant penetrative methods.
- (c) Any such work shall be carried out only in accordance with the details approved under part (b).

Reason: To prevent pollution of controlled waters and to comply with Core Strategy (2011) Policy 11 River and waterways network and Development Management Local Plan (November 2014) DM Policy 28 Contaminated land.

13. Materials

No development shall take place above ground level on site until a detailed schedule, specification and provision of sample panels on site for all external materials including surface treatments and finishes, windows, external doors and roof coverings to be used on the building shall 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(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.

14. Commercial frontages

- (a) No development shall take place above ground floor level on site until plans and sectional details at a scale of 1:10 or 1:20 showing the proposed frontages to the commercial units have been submitted to and approved in writing by the local planning authority.

- (b) The development shall be constructed in full accordance with the approved details.

Reason: 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 Development Management Local Plan (November 2014) DM Policy 19 Shop fronts, signs and hoardings.

15. Refuse storage

The refuse and recycling facilities shown on approved plans 2033-A-A-L-100 Rev P8 and 2033-A-A-L-002 Rev P4 shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained. The development shall be operated in accordance with the Operational Waste and Recycling Management Strategy (Aecom, October 2015).

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).

16. Cycle facilities

- (a) A minimum of 156 secure and dry and 3 visitor cycle parking spaces for the residential units and 3 secure and dry and 10 visitor cycle spaces for the commercial units shall be provided within the development as indicated on the plans hereby approved.
- (b) No development shall take place above ground level on site until 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).

17. Tree Protection

The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment and Tree Protection Plan (TPP) DFCP 2697 TPP Rev E, (DF Clark Bionomique Ltd, October 2015).

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban

design and local character of the Development Management Local Plan (November 2014).

18. Living roof

- (a) The development shall be constructed with a biodiversity living roof of a minimum area of 212sqm, laid out in accordance with the Extra Roof Information (Townshends, October 2015) hereby approved and maintained thereafter.
- (b) The living roof 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).

19. Ventilation system

- (a) Detailed plans and a specification of the appearance of and the equipment comprising a ventilation system for any unit to be used for A3 or A4 use, which shall include measures to alleviate noise, vibration, fumes and odours (and incorporating active carbon filters, silencer(s) and anti-vibration mountings where necessary) shall be submitted to and approved in writing by the local planning authority.
- (b) The ventilation system shall be installed in accordance with the approved plans and specification before use of the relevant unit first commences and shall thereafter be permanently maintained in accordance with the approved specification.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 17 Restaurants and cafes (A3 uses) and drinking establishments (A4 uses) of the Development Management Local Plan (November 2014).

20. Lighting

All external lighting to be provided on site shall be installed in accordance with the approved drawings and External Lighting Design Statement and retained permanently thereafter.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible

light pollution to the night sky and neighbouring properties and to comply with DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

21. Delivery and Servicing Plan

- (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 include:
- Details of how access to the site by refuse and delivery vehicles will be managed.
 - Details of measures to rationalise the number and time of delivery and servicing trips to the commercial element of the development, with the aim of minimising conflict with pedestrian movements and 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).

22. Travel Plan

- a) The development hereby approved shall be operated in full accordance with all measures identified in the Travel Plan which forms Appendix L of the Transport Assessment (Aecom, October 2015) from first occupation.
- (b) Within six months of occupation, evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms set out within the approved Plan.

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).

23. Archaeological Investigation

- a) No development shall take place until a programme of archaeological evaluation site work in accordance with a Written Scheme of Investigation which has first been submitted to and approved in writing by the local planning authority has been implemented.
- b) Dependent upon the results presented under Part (a), no development shall take place until a programme of archaeological mitigation site work in accordance with a Written Scheme of Investigation, which has first

been submitted to and approved in writing by the local planning authority, has been implemented.

c) The site investigation and post-investigation assessment pursuant to Part (b) shall be submitted to and approved in writing by the local planning authority prior to occupation of the development.

Reason: To comply with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (July 2011).

24. Accessibility Standards

(a) The detailed design for each dwelling hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as specified below:

- (i) 4no. 1bed units and 5no. 2bed units shall meet standard M4(3)(2)(a)
- (ii) All other units shall meet standard M4(2)

(b) No development shall commence above ground level until written confirmation from the appointed building control body has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a) of this condition.

(c) The development shall be carried out in accordance with the requirements of part (b) of this condition.

Reason: In order to ensure an adequate supply of accessible housing in the Borough in accordance with Policy 1 Housing provision, mix and affordability and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

25. Details of Roof Apparatus

(a) No development shall take place above ground level until details of the satellite dishes, photovoltaic panels and any other plant or equipment to be installed on the roofs of the building hereby approved, have been submitted to and approved in writing by the local planning authority.

(b) Any such equipment shall be installed in accordance with the details approved under part (a).

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).

26. Pipes

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 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).

27. Use of flat roofs

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofs on the building hereby approved shall be as set out in the application and no development or the formation of any additional doors providing access to the roof shall be carried out.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011) of the Development Management Local Plan (November 2014).

28. Opening Hours

The commercial units shall only be open for customer business between the hours of 6am and 11pm on any day of the week.

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, DM Policy 32 Housing design, layout and space standards, DM Policy 16 Local shopping parades and corner shops, DM Policy 17 Restaurants and cafes (A3 uses), and drinking establishments (A4 uses) of the Development Management Local Plan (November 2014).

29. Landscape Strategy

(a) Notwithstanding the approved plans, a Landscaping Strategy (including details of hard landscaping materials and design, play equipment, street furniture, boundary treatment, any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

(b) All hard landscape works, including play equipment and street furniture, approved under part (a) shall be completed prior to occupation of the

development.

(c) 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 Policy 3.6 of the London Plan (2015), 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).

30. Flood Risk

The minimum finished ground floor levels of the building hereby approved shall be set no lower than 17.22m AOD.

Reason: To mitigate the risk of fluvial flooding in compliance with London Plan Policy 5.12 Flood risk management (2015) and Core Strategy Policy 10 Managing and reducing the risk of flooding (2011).

31. River Ravensbourne works

(i) Notwithstanding the submitted plans, no development shall take place above ground level until details (including plans, materials and a planting specification) and a method statement to provide for in-channel biodiversity enhancements for the section of the River Ravensbourne that runs through the application site, shall have been submitted to and approved in writing by the local planning authority. The enhancements approved shall be carried out within one month of the completion of the development.

(ii) The building hereby approved shall not be occupied until full details of a management and maintenance plan pursuant to paragraph (i) of this condition, have been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied with the ecological enhancement works to the River Ravensbourne, in the interests of the ecological protection and enhancement of that river to comply with Core Strategy Policy 11 River and waterways network and Core Strategy Policy 12 Open space and environmental assets in the adopted Core Strategy (2011).

32. River Buffer Zone

No works shall take place above ground level until a scheme for the provision

and management of an 8 metre buffer zone alongside that part of the River Ravensbourne that runs through the site, including a planting scheme, management responsibilities and maintenance schedules for the buffer zone, has been submitted to and approved in writing by the local planning authority.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor to comply with Core Strategy Policy 11 River and waterways network and Core Strategy Policy 12 Open space and environmental assets in the adopted Core Strategy (2011).

33. Landscape and Ecology Management Plan

The development hereby approved shall be carried out in accordance with the Ecological Appraisal (EDP, October 2015) and Landscape and ecology management plan set out within Appendix 6 therein.

Reason: To protect/conservate the natural features, ecology and character of the area and to ensure their long-term sustainability through appropriate site management to comply with Core Strategy Policy 12 Open space and environmental assets in the adopted Core Strategy (2011).

34. Wind/microclimate

- (a) No development shall take place above ground level until a scheme for the mitigation of wind conditions in order to provide an acceptable wind environment to all ground, terrace and balcony level spaces within the site and adjoining areas in accordance with the approved Wind Microclimate Report (RWDI, October 2015) has been submitted to and approved in writing by the local planning authority.
- (b) The development shall not be occupied until the measures approved pursuant to paragraph (a) have been implemented in their entirety. Thereafter, the measures shall be maintained in perpetuity in accordance with the approved details.

Reason: To ensure that the public realm, amenity spaces and residential dwellings hereby approved are provide with a comfortable environment appropriate to their use and that the appearance of the buildings are of high quality design to comply with Policy 7.6 of the London Plan (2015), Policy 15 High quality design for Lewisham and Policy 18 The location and design of tall buildings of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

35. A3 Use (no take-away)

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), and the provisions of the Town and Country Planning (Use Classes) Order 1987, (or any Order revoking and re-enacting that Order), the premises shall not be used for any purpose

other than the sale of food or drink for consumption on the premises and no take-away or home delivery service shall be provided.

Reason: To ensure that the use does not result in parking and congestion in surrounding streets, to safeguard the amenities of adjacent premises and to comply with DM Policy 18 Hot food take-away shops (A5 uses) of the Development Management Local Plan (November 2014).

36. Retention of Amenity Space

The whole of the amenity space (including roof terraces and balconies) as shown on the drawings hereby approved shall be retained permanently for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and 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 and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.
- 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. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- D. There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
- E. The developer is reminded that the site lies adjacent to Network Rail owned land. You are advised to contact Network Rail for consent for any works over or affecting their land.
- F. Please be aware that the River Ravensbourne, is a designated 'main river' and under the jurisdiction of the Environment Agency for its land drainage functions as stated within Water Resources Act 1991 and associated byelaws. Any works in, over, under or within eight metres of the top of bank will require consent from ourselves. Please contact PSO.SELondon&NKent@environment-agency.gov.uk for further information.
- G. The applicant is advised that conditions 3 (CMP), 4 (Site Investigation), 11(Surface Water Drainage), 12 (Piling) and 23 (Archaeological Investigation) require details to be submitted prior to the commencement of works due to the importance of minimising disruption on local residents and the local highway network during demolition and construction works, remediating site contamination, ensuring adequate management of surface water drainage and preventing the contamination of controlled waters.