

Committee	PLANNING COMMITTEE (A)	
Report Title	Land Behind 26-32 George Lane, SE13	
Ward	Catford	
Contributors	Geoff Whittington	
Class	Part 1	31 March 2016

Reg. Nos. DC/15/90510

Application dated 12 January 2015, revised 17 June 2015 and 27 January 2016

Applicant Mr Josh Chadd

Proposal The demolition of the existing buildings on land to the rear of 26-32 George Lane SE6 and the construction of 4 part single/ part two-storey three bedroom houses and a single-storey three bedroom house with courtyard gardens, and a single storey, one bedroom dwelling with courtyard fronting George Lane, together with associated landscaping, car parking, cycle store, refuse collection point and communal garden.

Applicant's Plan Nos. SP-01 PL1; EX-01 PL1; EX-02 PL1; GA-01 PL5; GA-02 PL3; GA-03 PL3; GA-04 PL1; GA-05 PL3; GA-06 PL1; GA-17 PL4; GA-19 PL1; GA-20 PL2; GA-21 PL2; LTH-01 PL2; 3D-01 PL1; 3D-01 PL2; 3D-03 PL1; Design & Access Statement; Sustainability Statement; Lifetime Homes; Tree Report; Planning Statement; Energy Statement; Ecology received 17 June 2015

3D-03 PL1 (north-east view); 3D-03 PL1 (south-west view); GA-01 PL6; Report on Inspection (John Heyler); Structural Appraisal of Existing Buildings (Bridges) received 27 January 2016.

Background Papers (1) Case File LE/904/G/TP  
(2) Local Development Framework Documents  
(3) The London Plan (2015)

Designation (1) Local Open Space Deficiency  
(2) Area of Archaeological Priority  
(3) PTAL 3  
(4) Locally Listed Building

## 1.0 **Property/Site Description**

1.1 The application site is located in George Lane, which runs east from its junction with Rushey Green/ Lewisham High Street in Catford, approximately 40 metres

east of the junction with Aldworth Grove. The L-shaped site lies on the south side of George Lane and comprises two elements.

- 1.2 The first is the commercial yard between 32 and 34 George Lane fronting George Lane. The yard contains former workshop buildings that are mainly single-storey, with a two-storey section located directly on the eastern boundary, behind the rear building line of the adjoining residential property at 34 George Lane.
- 1.3 The second part of the site is 'land-locked' garden land, located behind 26-30 George Lane, which was formerly a densely overgrown plot that included vegetation and a number of trees, until it was largely cleared in March 2015.
- 1.4 The workshop buildings once formed part of the curtilage with nos. 30-32 George Lane, which is a locally listed semi-detached pair of residential properties. At the time of the local listing, the workshop buildings were part of number 32 and are therefore being considered as locally listed buildings. In 2004, the land was subdivided due to a change of ownership.
- 1.5 George Lane and Davenport Road are generally residential, characterised by terraced dwelling-houses. There is some commercial activity at the western end of George Lane.
- 1.6 Immediately to the west of the application site is the rear garden of 26a George Lane, whilst adjoining that to the west is the Calabash Centre, which is a single-storey community building of substantial depth that lies some 6.7 metres away from the western-side site boundary.
- 1.7 The application site is located within a designated Local Open Space Deficiency, and an Area of Archaeological Priority. The site is not within a conservation area, and there are no Article 4(2) Directions.
- 1.8 The immediate area is a designated CPZ. The site has a PTAL rating of 3 on a scale of 1-6, where 6 is excellent.

## **2.0 Planning History**

- 2.1 In May 1955, the former LCC granted permission for the carrying out of alterations to an existing building and its use as a store and spray-painting room in connection with the existing use of other buildings in the yard for the repair of architectural metalwork at 32 George Lane.
- 2.2 In March 1977, permission was refused for the use of the yard and buildings at the rear of 32 George Lane for the storage of scaffolding equipment with ancillary offices, together with the erection of a six-foot high brick wall to enclose private open space for the residential property at 32 George Lane. The reason for refusal was that the proposed development would be likely, by reason of noise and general disturbance, to be detrimental to the amenities of the residential locality and the enjoyment of their properties by neighbouring occupiers.
- 2.3 This refusal was then the subject of an appeal to the Department of the Environment, and a local enquiry was held in September 1977. The Inspector reached the conclusion that this was without doubt a predominantly residential area and it was therefore the residential interests that must come first. He concluded that the use of the yard for the storing, loading and unloading of

scaffolding equipment, much of it heavy, onto large lorries must be expected to give rise to noise and vehicle movements seriously disturbing to the peace and quiet which the local householders have a right to expect. He therefore dismissed the appeal in October 1977 (DoE Reference: T/APP/5024/A/77/4046/G6).

- 2.4 In 1982, nos 30-32 George Lane were locally listed, being included on the Council's list of buildings of architectural interest.
- 2.5 In August 2004, planning permission was granted for the alteration and conversion of 32 George Lane to provide two self-contained residential units, including the construction of a two-storey side extension and a single-storey rear extension (DC/04/56962). Other properties on the George Lane frontage have also been the subject of conversion permissions in the past.
- 2.6 In 2013, permission was refused for the demolition of existing buildings on land to the rear of 26-32 George Lane SE13 and the construction of 6 two storey plus roof space three bedroom houses and 1 one storey plus roof space 2 bedroom house, together with the provision of 3 car parking spaces, bin stores and landscaping, for the following reasons:
- 1 The proposed development would result in the loss of employment potential for this site, contrary to Policy 5: Other Employment Locations and emerging policy Option 10 Other Employment Locations of the Local Development Framework - Core Strategy.
  - 2 The proposed residential scheme is considered to constitute unacceptable backland development by reason of creating an independent terrace of housing set behind the existing housing in George Lane, contrary to the existing pattern of development in the area and in conflict with Objective 10: Protect and Enhance Lewisham's Character and Policy 15: High Quality Design for Lewisham of the Local Development Framework – Core Strategy (June 2011) and emerging policy option 32 Infill, Backland, Back Garden and Garden Amenity Area Development of the Development Management Local Plan - Further Options Report (December 2012) and saved policy HSG 8 Backland and Infill Development of the adopted Unitary Development Plan (July 2004).
  - 3 The proposed two and three-storey terraced housing would result in a building of significant bulk and height that would have a detrimental impact on the amenities of residents to the north in properties in George Lane and to the south in properties in Davenport Road, contrary to Objective 10: Protect and Enhance Lewisham's Character and Policy 15: High Quality Design for Lewisham of the Local Development Framework – Core Strategy (June 2011), and emerging policy option 32 Infill, Backland, Back Garden and Garden Amenity Area Development of the of the Development Management Local Plan - Further Options Report (December 2012) and saved policies HSG 4 Residential Amenity, HSG 5 Layout and Design of New Residential Development, HSG 7 Gardens and HSG 8 Backland and Infill Development of the adopted Unitary Development Plan (July 2004).
- 2.7 A subsequent appeal was dismissed, however the Planning Inspector raised no objection to the loss of employment upon the site. (see paras 6.7-6.10)

### **3.0 Current Planning Application**

#### The Proposal

- 3.1 The application is for the demolition of the existing buildings and the construction of 4 part single/ part-two storey mews style houses (Units 2-5) and a single-storey dwelling (Unit 1) to the rear of 26-32 George Lane.
- 3.2 A single-storey one bedroom dwelling (Unit 6) would front George Lane. Each dwelling would be afforded private external amenity space.
- 3.3 Access into the application site would be via a 3.4 metre wide passageway from George Lane, adjacent to the proposed one bedroom single dwelling.
- 3.4 Units 2-5 would have an initial 7 metre deep 2-storey element, with the upper floors located within the pitched roofs. The dwellings would then fall to a single-storey height, extending approximately 11 metres to the existing rear boundary. The central areas of each dwelling would provide external private gardens, varying in size between 8.8sq.m for the one bedroom dwelling, and between 44 - 63 sq.m for the family units.
- 3.5 These units would be family sized dwellings, each accommodating 3 bedrooms for up to 5 persons.
- 3.6 Unit 1 would be entirely single-storey, located at the western end of the site. Access would be via a gate into the private garden, with entry into the building at the far end of a pathway. The dwelling would provide 3 bedrooms (1 double and 2 singles) for up to 4 persons.
- 3.7 Unit 6 would also be single-storey, located to the western side of the site, adjacent to 34 George Lane. The 1 bedroom, 2 person dwelling would be afforded a small courtyard area.
- 3.8 Proposed facing materials would include Stock Clay bricks and Clay Plain roof tiles. External doors would be of timber, whilst windows are 'to be confirmed'. Timber cladding is suggested to some elevations.
- 3.9 Four car parking spaces are proposed to the area in front of Units 4 and 5, whilst a secure, dry store for up to 12 bicycles would be provided adjacent to the parking bays.
- 3.10 Each dwelling would have sufficient space for individual bin storage, with a bin collection area located to the front of Unit 6.
- 3.11 The remainder of the site would comprise hard and soft landscaping measures, including a designated 'allotment area' for future occupiers.
- 3.12 All dwellings would be market properties for sale or rent.

#### Supporting Documents

- 3.13 The applicant has submitted a Design and Access Statement, Energy & Sustainability Statements and Ecology Report.

*Design and Access Statement:*

- 3.14 This report sets out an overview on the design rationale for the proposed development and details and how it relates to the locality. In essence the statement concludes that through the design, materials, landscaping and provision of amenity areas; the development will provide a high quality contemporary but sympathetic development that relates well to its surroundings.

*Energy and Sustainability Statements:*

- 3.15 This report sets out design parameters in order to achieve the energy and sustainability requirements within the borough. In summary the report concludes that a Code for Sustainable Homes Level 4 can be achieved. Proposed measures would include the construction of a green living roof and the installation of PV panels. The scheme would be 'lean', 'clean' and 'green', with a CO<sub>2</sub> reduction of 35%.

*Planning Statement:*

- 3.16 This report details the potential impact that the development will have in terms of parking, access and congestion. Overall this report concludes that the site is suitable for residential development and that no material residual impact will result.

*Ecology Statement:*

- 3.17 The report advises the site remains unchanged from its condition at the time of the 2013 survey and with the exception of a number of mature trees is of low ecological value in terms of habitats and plant species. No evidence of roosting bats was found during either building inspection in 2013 and 2015, and protected animal species issues are restricted to breeding birds, including house sparrow (a Red-listed and London BAP species) and the possible presence of stag beetle (a protected and London BAP species). The presence of breeding birds and potentially stag beetle are not considered to be over-riding constraints to future development.

## **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. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.2 Site notices were displayed and letters were sent to residents and business in the surrounding area and the relevant ward Councillors. The Environment Agency was also consulted.

### Written Responses received from Local Residents and Organisations

- 4.3 30 letters have been received objecting to the proposed development, in addition to 2 petitions signed by 42 residents. The main grounds of objection includes:
- Loss of privacy and overlooking;
  - Ecological concerns;
  - Overshadowing;

- Overbearing;
- Noise during construction;
- Inadequate parking provision;
- Poor design;
- Out of character;
- Adversely affect visual amenity;
- Impact upon southern boundary wall;
- Character and architectural merit of the existing outbuildings;
- Impact upon the existing locally listed buildings.

4.4 Due to the number of objections received, a local meeting was held on 2 June 2015 at the Civic Suite, Catford. In the event, 10 residents attended the meeting. The minutes of the meeting are attached as an appendix to this report.

4.5 Following the intention to report the current scheme to Planning Committee in 2015, a series of letters were received noting the historic interest of the workshop buildings and querying their locally listed status.

#### Highways and Transportation

4.6 Unobjectionable in Principle

#### Ecological Officer

4.7 Requested further information in regard to the construction of the proposed green living roofs.

### **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 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 5.3 Sustainable design and construction  
Policy 6.3 Assessing effects of development on transport capacity of the London Plan  
Policy 7.1 Lifetime neighbourhoods  
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)  
Sustainable Design and Construction (2006)

## Core Strategy

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

Core Strategy Policy 1 Housing provision, mix and affordability  
Core Strategy Policy 5 Other employment locations  
Core Strategy Policy 8 Sustainable design and constructions and energy efficiency  
Core Strategy Policy 12 Open space and environmental assets  
Core Strategy Policy 14 Sustainable movement and transport  
Core Strategy Policy 15 High quality design for Lewisham

## 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 policies from the Development Management Local Plan as they relate to this application:

The following policies are considered relevant to this application:

DM Policy 1 Presumption in favour of sustainable development  
DM Policy 11 Other employment locations  
DM Policy 22 Sustainable design and construction  
DM Policy 28 Contaminated land  
DM Policy 29 Car parking  
DM Policy 30 Urban design and local character  
DM Policy 32 Housing design, layout and space standards  
DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas  
DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest  
DM Policy 38 Demolition or substantial harm to designated and non-designated heritage assets

## Residential Standards Supplementary Planning Document (August 2006, amended 2012)

- 5.10 This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, affordable housing, self containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space, Lifetime Homes and accessibility, and materials.



## **6.0 Planning Considerations**

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

- a) Principle of development, including local listing and ecology;
- b) Design, scale and massing;
- c) Standard of accommodation;
- d) Impact on neighbouring properties;
- e) Car parking/ access;
- f) Refuse storage/ collection;
- g) Landscaping;
- h) Sustainability.

### Principle of Development

6.2 The first issue relates to the loss of the existing employment use. The former owners had operated their business buying and selling office furniture to trade since 1978, but during the 2000s, the business experienced a decline and the owners retired in 2013. The applicants consider the existing buildings to be in a state of disrepair, not fit for purpose as a modern storage or employment space.

6.3 The Council's policy relating to the loss of employment on other employment locations is set out in Core Strategy Policy 5 states that the Council will protect the scattering of employment locations throughout the borough outside Strategic Industrial Locations, Local Employment Locations and Mixed Use Employment Locations. Employment land within town centres, which has the potential to contribute to a Major town centre, District Hub, a Local Hub, or other cluster of commercial and business uses, should be recommended for retention in employment use.

6.4 Other uses including retail, community and residential will be supported if it can be demonstrated that site specific conditions including site accessibility, restrictions from adjacent land uses, building age, business viability, and viability of redevelopment show that the site should no longer be retained in employment use.

6.5 The Council's general approach to such sites is that residential or live/work options would not be considered unless the relevant site had been unoccupied for a significant period and extensively marketed for further employment use.

6.6 The previous planning application was refused on grounds relating to the loss of employment land, however this reason was dismissed at the subsequent appeal. The Planning Inspector stated:

6.7 'Furthermore, there are site specific circumstances which indicate that the release of this particular site would not undermine the supply of employment land in the Borough. The existing buildings are currently occupied by a second hand furniture dealer but the total gross internal floor area is circa 238 square metres, which does not, in my view, amount to a substantial loss of floor space.

6.8 'Moreover, the buildings are in a poor state of disrepair and require significant investment for modernisation, which is likely to have some viability implications.

- 6.9 'I find that the development would not, in principle, be totally out-of keeping with the main land use. Accordingly, the proposed development would comply with CS Policy 5 and advice contained in paragraph 22 of the Framework. This is because the appellant has sufficiently shown that site specific conditions indicate that the site should no longer be retained in employment use.
- 6.10 'For all of the above reasons, I conclude that the release of this particular site for residential development would not have a detrimental effect upon the supply of employment land within the Borough.'
- 6.11 In consideration of the Inspectorate's decision, the principle of a wholly residential development is acceptable. However, the Inspector did not acknowledge that nos. 30 and 32 George Lane are locally listed buildings, therefore an assessment of this matter is necessary.

*Local Listing:*

- 6.12 DM Policy 37 states the Council will seek to retain and enhance locally listed buildings and structures and may use its powers to protect their character, significance and contribution made by their setting where appropriate. It will also resist the demolition of locally listed buildings and expect applicants to give due consideration to retaining and incorporating them in any new development.
- 6.13 Nos 30-32 George lane were locally listed in 1982, being considered of architectural and historic interest. Due to the lack of description at the time of their adoption however, there is ambiguity as to whether the local listing refers only to the pair of semi-detached residential buildings, or if the redundant workshop buildings to the rear were also considered to contribute to the local interest of the site.
- 6.14 At the time of the local listing, the workshop buildings were within the curtilage of no.32. The curtilage was subsequently sub-divided and the land to the rear changed ownership in 2004. Neither sub-division of curtilage nor change of ownership would affect heritage significance or status as locally listed buildings.
- 6.15 Consequently, it is appropriate that officers evaluate the character of the rear buildings, and to determine whether they are of sufficient merit to be considered as non-designated heritage assets.
- 6.16 Officers have concluded that the two-storey building meets the Council's criteria for local listing, as do the attached single-storey wing to the north and the eastern part of the south wing for their group value.
- 6.17 In regard to the western building, it is considered that later alterations have affected its character and architectural integrity as a historic stable/workshop building to such an extent that it no longer contributes to the architectural interest of the yard.
- 6.18 Historic stable buildings or backland workshops have become rare survivals within the borough, most of them having been demolished and redeveloped with housing. The application site is the only known example of a yard that provided stabling for several horses. As a building type, the yard would therefore meet the

criteria for local listing as a rare survival of a stable yard within the local context of Lewisham.

- 6.19 The buildings have some historic interest, giving evidence of both the development history and former uses of the area, and are considered to be well detailed, including the unusual gabled roof for the two-storey building.
- 6.20 The open yard itself is of significance, being an intrinsic element to the former use of the buildings. The review also establishes that the brick boundary wall to the rears of nos. 28-32 George Lane is also of historic and architectural interest.
- 6.21 In regard to nos 30-32 George Lane, it is considered that due to later alterations, these two buildings have lost their integrity and character as early 19<sup>th</sup> century suburban houses and no longer meet the criteria for inclusion in the Council's local list.

*Structural Condition of Workshops:*

- 6.22 DM Policy 38 recognises that heritage assets are an irreplaceable resource and that proposals for their demolition will require clear and convincing evidence. The applicant has provided two structural reports of the rear buildings, undertaken by 'Bridges' and 'John Heyler'. Both have arrived at similar conclusions, advising of 'marked movement' in some walls, with temporary propping necessary.
- 6.23 'Bridges' refers to the general disrepair of the buildings, stating the buildings have clearly been amended and altered without due regard to safe practices and building regulations. The foundations of the 2-storey building are relatively shallow, whilst external walls show signs of movement.
- 6.24 The John Heyler report draws attention to the walls of two of the single-storey buildings 'bowing to the extent that their stability is at risk.' Significant works, including underpinning, internal steel frames and rebuilding of brick walls would be required to ensure the structural integrity of the buildings.
- 6.25 The Council's Building Control officers inspected the site in December 2015, and have advised they concur that the structural integrity of the buildings are sub-standard, due to their age and poorly constructed additions.

*Planning View:*

- 6.26 Officers acknowledge the historic interest of the rear buildings, however in this case given the evidence supplied of the condition of the buildings which has been verified by the Council's Building Control service and the later alterations that have taken place, the principle of demolishing the rear buildings is considered acceptable. It is evident that the condition of the buildings have deteriorated, and are not entirely original, which has been confirmed by Conservation officers. All of the buildings have been altered to varying degrees, and no original windows or doors remain.
- 6.27 The change in brickwork on the flank elevation to the single-storey eastern wing shows that the building had originally a single-pitched roof and that its height was raised at a later date to the ridge height and a flat roof installed. The same change appears to have been carried out to the other single-storey buildings and accounts for the notable difference between the brickwork in the lower parts and

the use of concrete blocks and cement rendered upper parts that support the modern flat roofs.

- 6.28 In regard to the single-storey building along the western boundary, it is considered that the cumulative effect of later changes has eroded its architectural integrity and any architectural interest. This is also applicable to the southern building with the exception of its eastern part.
- 6.29 The replacement roofs have been poorly constructed, and as a consequence, the buildings have suffered significant structural harm, with cracks appearing and bowed external walls.
- 6.30 The applicant had considered retaining the 2-storey building, however the extent of work that would be required to rebuild it would be unviable. It is instead proposed that the original brickwork would be salvaged and reused in the single-storey building (Unit 6) that would front George Lane, subject to a planning condition.
- 6.31 The existing rear wall along the eastern and southern boundaries has been identified as being of architectural and historic merit, and would be retained should permission be granted.
- 6.32 In conclusion, whilst the significance of the workshop buildings and yard are acknowledged, it is also important to consider their poor structural condition and shallow foundations, and the subsequent difficulty to convert them to provide residential accommodation.
- 6.33 The layout of the proposed scheme would be significantly compromised should the existing buildings be retained. It must also be acknowledged that a local listing is different to a Grade I or II listing as it does not protect a building from permitted development, such as demolition.
- 6.34 For these reasons, officers raise no objection toward the principle of demolishing the existing workshop buildings.

*Ecology:*

- 6.35 The applicants submitted an Ecology Survey (17 March 2015) produced by Applied Ecology Ltd, which concluded that no evidence of roosting bats was found during site inspections in 2013 and 2015.
- 6.36 The section of application site adjacent to the commercial element had until March 2015 comprised overgrown vegetation and trees, providing a green outlook for neighbouring occupiers. The site however has largely been cleared by the developers during the course of the application.
- 6.37 The removal of the trees and site clearance is not a planning consideration in this case. The applicant did not require planning consent to undertake clearance works as the site is not protected under planning regulations, i.e. a Tree Preservation Order.

## Design, Layout and Massing

- 6.38 Paragraph 15 of the National Planning Policy Framework (p15) states: “local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
- 6.39 Policy 32 of the Development Management Plan requires that all new residential development be attractive and neighbourly, and meet the functional requirements of future residents.
- 6.40 The applicants have engaged in pre-application discussions with officers to seek advice on what would constitute an acceptable form of development upon the site. Officers provided advice on planning policies, the constraints of the site, design, layout and relationship with surrounding development.
- 6.41 Units 2-5 would incorporate a first floor element within their pitched roofs, measuring a maximum height of 6.5 metres, which is less than the neighbouring dwellings on George Lane and Davenport Road. Three metre spaces would lie between the first floors of each dwelling, thereby serving to reduce the overall massing of the development. These dwellings would be predominantly single-storey, which would extend to the southern boundary.
- 6.42 This is in response to the 2013 scheme, which was refused on grounds including excessive height and massing. The proposed terrace comprised 2-storey plus roofspace dwellings, which were considerably higher than the current proposal. The refused terrace included no gaps in between the dwellings, which contributed to the excessive nature of the backland scheme.
- 6.43 Design officers have advised they consider the reduction in scale and massing of the current scheme to be acceptable, addressing the concerns raised by officers and the Planning Inspector in 2013.
- 6.44 The scheme is considered to have a satisfactory relationship with existing dwellings due to proposed siting and height, which would ensure that the outlook of neighbours would not be significantly harmed.
- 6.45 The proposed dwellings are considered to be well designed, incorporating a contemporary approach that is influenced by the traditional pitched roof housing that is prevalent within the immediate area.
- 6.46 The proposed external materials are considered to be appropriate, contributing positively to the appearance of the development, whilst relating well with the immediate area. All dwellings would use Stock Clay bricks and Clay Plain tiles, which are a combination of orange/ brown in colour. External doors would be of timber, whilst windows are ‘to be confirmed’. Timber cladding is suggested to some elevations, however the nature of the cladding is not clear at this stage.
- 6.47 The single-storey building (Unit 6) fronting George Lane would accommodate a 1 bedroom unit, provided with a small external courtyard. The applicant has advised that original bricks salvaged from the existing 2-storey locally listed building would be reused in the new building. The applicant originally intended at pre-application

stage that Unit 6 would be a 2-storey building, however officers considered that the relationship with the existing terrace was unacceptable.

- 6.48 Unit 1 on the opposite side of the site would also be entirely single-storey, appearing as a simple lightweight structure, attributed to the extent of proposed glazing.
- 6.49 Whilst the external materials are considered acceptable in principle, it is appropriate that a condition be included requesting the formal submission of samples for further officer assessment prior to construction to ensure that the quality shown on the plans would be delivered. It is also recommended that detailed plans that show the living roof, windows, entrances and brick detailing are provided.
- 6.50 This site is located within a suburban area, which is characterised by 2-storey residential buildings, therefore any redevelopment proposal must respect the existing suburban character. Policy 3.4 of The London Plan provides guidance on density. The development would provide six residential units, equating to a density of 169 habitable rooms per hectare, which falls within the density range of 150-250 hr/ha stated in Table 3.2 of the London Plan for areas with a PTAL of 3.
- 6.51 Density forms only part of the considerations toward developments such as this. Guidance states that the Council should make the best use of previously developed land, however such aspirations should not negate the requirement for developments to blend in with the surrounding character.
- 6.52 In summary, the proposed buildings are considered to represent a high quality, modern design, that would respect the character of the surrounding area. The development is appropriate in scale, height and massing, that acknowledges the general form of development within the immediate area, befitting of this location.

#### Standard of Accommodation

- 6.53 The London Plan Housing SPG sets out guidance to supplement London Plan policies. Part 2 of the Housing SPG deals with the quality of residential accommodation setting out baseline and good practice standards for dwelling size, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity space (including cycle storage facilities) as well as core and access arrangements.
- 6.54 Table 3.3 of the London Plan and Standard 4.1.1 of the SPG sets out minimum space standards for new development, including unit and room sizes.
- 6.55 The Council's adopted Residential Standards SPD (updated 2012) sets out criteria for new residential units but this document is largely superseded by Core Strategy and London Plan requirements.
- 6.56 On 11 May 2015 the Mayor of London published for consultation Minor Alterations to the London Plan, Housing Standards, which will bring the London Plan in line with the new national housing standards. It is likely to be adopted in Spring 2016.
- 6.57 The Technical housing standards – nationally described space standard March 2015, together with the London Plan Housing Standards and Lewisham's

Residential Standards SPD (2012) sets out the standard of accommodation required from new housing development.

- 6.58 The proposal includes the provision of six self-contained dwelling-houses, comprising 1no. three bedroom four person dwelling, 4no. three bedroom five person dwellings, and 1no. one bedroom two person dwelling.
- 6.59 The family sized 3 bedroom courtyard houses would each measure an internal floor area exceeding 100sq.m, whilst the single-storey dwelling would exceed 50sq.m, in compliance with the minimum floorspace standards of the Technical housing standards.
- 6.60 The proposed layout of each dwelling is considered to be acceptable, with all rooms exceeding the minimum room guidance, in accordance with The London Plan Housing SPG. All habitable rooms would be afforded sufficient outlook and natural light intake, in accordance with DM Policy 32 Housing design, layout and space standards, which seeks to resist single aspect north facing residential units.
- 6.61 The provision of amenity space to each family dwelling is considered acceptable, measuring a minimum 40sq.m, whilst the single-dwelling amenity space would measure 8.8sq.m, in accordance with the London Housing Design Guidance, and DM Policy 32 which requires readily accessible, secure, private and usable external space in new build housing development.
- 6.62 In regard to Unit 6, outlook from the proposed bedroom and living room would be into the 4.6 metre wide courtyard, whilst roof lights would provide additional natural light. Officers are satisfied all habitable rooms would be ensured of sufficient outlook and natural light. Privacy for the future occupiers would not be compromised as high level openings would serve the bedroom and bathroom.
- 6.63 New residential development is no longer required to meet the Lifetimes Home Criteria at planning stage, however this remains a matter to consider. Lifetime Homes Criteria seeks to incorporate a set of principles that should be implicit in good housing design enabling housing that maximizes utility, independence and quality of life. The applicant has advised all units would allow for easy conversion to wheelchair accessible units. This is considered to be acceptable.
- 6.64 The proposed development overall is considered to comply with the London Plan accommodation standards, and by way of layout, circulation space and design, would provide a high quality living environment for future occupiers.

#### Impact on Neighbouring Amenity

- 6.65 DM Policy 32 states that new residential development must *'provide a satisfactory level of privacy, outlook and natural lighting for both its future residents and for its neighbours.'*
- 6.66 The development has been designed to minimise the level of visual harm to existing occupiers. The highest part of the development would be the 6.5 metre high 2-storey elements serving units 2-5. These would be located approximately 11 metres from the southern boundary, and 22 metres from the rear elevations of the Davenport Road dwellings, whilst the nearest George Lane dwellings would be located approximately 14 metres away.

- 6.67 The front elevations of units 2-5 would incorporate a staircase window, which would angle back to follow the gradient of the roofslope, whilst front facing habitable room windows would be located at ground level.
- 6.68 The upper floors at the rear would include bedroom openings partly set into the roofslope, with frosted lower vertical panes. DM Policy 32 advises there should be a minimum separation of 21 metres between directly facing habitable room windows on main rear elevations. A greater separation distance will be required where taller buildings are involved.
- 6.69 Considering there would be a 22 metre distance in this case between the proposed 2-storey elements and existing dwellings at Davenport Road, officers are satisfied the development would be unlikely to result in any significant overlooking, loss of privacy or overbearing impact upon neighbouring occupiers.
- 6.70 The single-storey elements are proposed to be no higher than the existing southern boundary wall, sited 0.5 metres lower than the existing ground level, and therefore would result in no visual harm. Green living roofs would be constructed upon the flat roof areas, which would provide a more natural outlook from the rear facing first floor rooms of the Davenport Road dwellings.
- 6.71 The 2-storey elements would be apparent from within neighbouring dwellings and their gardens, however not to the extent whereby outlook would be significantly impaired. Nevertheless, to further reduce the impact of the development, the applicant has proposed increasing the height of the southern brick boundary wall to the rear of 35-45 Davenport Road by installing 1.6 metre high trellis panels whereby planting may be affixed. The applicants have also offered to purchase and plant Pleached Photinia trees within those Davenport Gardens should the occupiers require them, serving to provide additional screening and seclusion at garden level to the Davenport dwellings. The proposed planting of trees within the Davenport Road gardens falls outside the scope of this application and cannot not be secured by a planning condition.
- 6.72 The daylight/ sunlight plans submitted concludes that the development would result in no overshadowing to neighbouring dwellings due to the proposed siting and height, with shadows indicated in the Davenport Road gardens being from the existing houses.
- 6.73 The existing southern boundary wall to the rear of nos 47-51 Davenport Road measures a height of up to 3.5 metres, forming part of the rear elevation of the existing outbuilding that would be demolished. The applicant has confirmed the entire wall would be retained, whilst the rear elevations of the new dwellings would not adjoin it. This has raised concern from the nearest residents that the demolition and proposed foundation works would compromise the integrity of the wall.
- 6.74 Whilst the structural integrity of the wall falls within the jurisdiction of Building Control, Planning officers requested advice from the applicants regarding how they intended to safeguard the wall during demolition and construction works. They have stated that a 'temporary propping solution' for the demolition and excavation works, and then underpinning and masonry wall design for the permanent construction. Building Control officers support this approach in principle.



- 6.75 During the local meeting, the applicants reconfirmed they would undertake sufficient measures to ensure the boundary wall would be maintained, and would be seeking to visit neighbouring Davenport Road gardens to inspect the wall prior to commencement of works. The submission of a construction management plan prior to the commencement of works is proposed.
- 6.76 Low level external wall mounted lighting would be provided to the new dwellings, therefore it is appropriate to include a condition that ensures such lighting would not harm the amenities of neighbouring occupiers.
- 6.77 In summary, the overall reduction in height and massing of the proposed dwellings has addressed the concerns raised toward the refused scheme, including sense of enclosure and overbearing impact upon neighbouring occupiers. The proposal is considered to have an improved relationship with neighbouring dwellings, and would not result in any significant visual harm.

#### Parking & Access

- 6.78 Policy 6.13 of The London Plan states; 'The Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car-parking provision that can undermine cycling, walking and public transport use.' 'In locations with high PTAL, car-free developments should be promoted.'
- 6.79 Four parking spaces for residents would be provided within the site, with adequate manoeuvring for vehicles. A condition is recommended that all parking and manoeuvring areas are provided prior to first occupation of the units.
- 6.80 The PTAL 3 rating is relatively low, despite the application site lying a short walking distance from Rushey Green and Lewisham High Street, which are well served by public transport.
- 6.81 A car-club operates within the area, which future occupiers may choose to join. A covered cycle store would be located adjacent to the parking bays, accommodating up to 12 bicycles, whilst cycles may also be stored within the individual garden areas.
- 6.82 The 3.2 metre wide passageway into the site is considered to be of sufficient width to allow for an emergency vehicle to gain access.
- 6.83 A drop down bollard is indicated to the front of the accessway, which would be operated by a fob issued to future occupiers.
- 6.84 The Council's Highways & Transportation Officer has raised no objections to the proposed development, and considers it to be in accordance with Core Strategy Policy 14 and Policy 29 of the Development Management Plan.

#### Refuse Storage/ Collection

- 6.85 In terms of refuse provision, the submitted drawings indicate sufficient space for refuse and recycling bins for each unit. It is not envisaged that a refuse lorry would reverse into the site, therefore a refuse collection area would be located to the front of the site.

- 6.86 The area would be set behind a 1.4 metre high hedge and close boarded timber fence, which would provide some screening from the public realm. Residents would be expected to collect their empty bins to store outside their property on non-collection days.
- 6.87 The proposed refuse details and siting are considered acceptable.

#### Landscaping

- 6.88 Proposed hard landscaping measures would include permeable paving to the main access into the site and parking bays and pedestrian pathway adjacent to each dwelling.
- 6.89 A soft landscaped area to the front of Units 2 and 3 is proposed which may be used as a small allotment space for residents, or for amenity purposes. The private courtyards to Units 1-5 would comprise a grassed area and pathway, whilst Unit 6 would be hard landscaped.
- 6.90 Whilst considered acceptable in principle, conditions will ensure further detailed landscaping plans are submitted, and undertaken prior to first occupation.

#### Sustainability and Energy

- 6.91 Relevant policies within the London Plan Core Strategy would need to be addressed in any submission. London Plan Policy 5.2: Minimising Carbon Dioxide Emissions establishes an energy hierarchy based around using less energy, in particular by adopting sustainable design and construction (being 'lean'), supplying energy efficiently, in particular by prioritising decentralised energy generation (being 'clean') and using renewable energy (being 'green').
- 6.92 In terms of being 'lean', London Plan Policy 5.3: Sustainable Design and Construction encourages minimising energy use, reducing carbon dioxide emissions, effective and sustainable use of water and designing buildings for flexible use throughout their lifetime. Major developments should demonstrate that the proposed heating and cooling systems have been selected to minimise carbon dioxide emissions. In terms of being 'green', a reduction in carbon emissions from onsite renewable energy is expected.
- 6.93 Following a review of technical housing standards in March 2015, the government has withdrawn the Code for Sustainable Homes, though residential development is still expected to meet code level in regard to energy performance and water efficiency.
- 6.94 The scheme would achieve Code Level 4 for Sustainable Homes; a 35.2% energy improvement over Building Regulations Part L 2013 Target Emissions Rate; and an overall 21.41% saving in carbon emissions from renewables.
- 6.95 Since 1 October 2015, the standard for energy efficiency in new residential development is a 19% reduction in CO<sub>2</sub> emissions over Building Control requirements, which is equivalent to Code Level 4.

- 6.96 In regard to water efficiency, new development is expected to achieve a consumption of 110 litres per person per day, including a 5 litre allowance for external water use. A condition will ensure this is achieved.
- 6.97 Green living roofs are proposed to the flat roofs of all proposed dwellings, which the applicant has confirmed would be a quality extensive roof system that would be plug planted and over-seeded. A condition will request sectional plans be formally submitted, whilst ensuring the roofs are constructed in full prior to first occupation.
- 6.98 Officers are satisfied with the proposed sustainability measures.

## **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. CIL is payable on this application and the applicant has completed the relevant form.

## **8.0 Community Infrastructure Levy**

- 8.1 The proposed development is CIL liable.

## **9.0 Equalities Considerations**

- 9.1 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 9.2 In summary, the Council must, in the exercise of its function, have due regard to the need to:
- (a) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
  - (b) advance equality of opportunity between people who share a protected characteristic and those who do not;
  - (c) Foster good relations between people who share a protected characteristic and persons who do not share it.
- 9.3 The duty continues to be a "have regard duty", and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

- 9.4 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 9.5 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
  2. Meeting the equality duty in policy and decision-making
  3. Engagement and the equality duty
  4. Equality objectives and the equality duty
  5. Equality information and the equality duty
- 9.6 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>
- 9.7 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.

## **10.0 Conclusion**

- 10.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 10.2 The change of use of the established employment land is considered acceptable given the closure of the long standing business and the subsequent redundant nature of the site.
- 10.3 It has not been established whether the workshop buildings to the rear of 30-32 George Lane also form part of the local listing that was issued in 1982. Officers have therefore undertaken an assessment of the architectural merit of the buildings, and have concluded that their demolition would be acceptable, attributed to their structural condition, and the difficulty that would be encountered in converting them for residential use.
- 10.4 The proposed residential development in terms of layout and design has taken into account the sensitivities of the site constraints by ensuring that adverse

impacts on neighbouring properties are not significant, whilst ensuring a high quality design.

10.5 As such, it is considered that the development is in compliance with London Plan, Core Strategy and Development Management Local Plan policies, and therefore permission is recommended, subject to appropriate conditions.

## 11.0 **RECOMMENDATION**

11.1 **GRANT PERMISSION**, subject to the following 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:

SP-01 PL1; EX-01 PL1; EX-02 PL1; GA-01 PL5; GA-02 PL3; GA-03 PL3; GA-04 PL1; GA-05 PL3; GA-06 PL1; GA-17 PL4; GA-19 PL1; GA-20 PL2; GA-21 PL2; LTH-01 PL2; 3D-01 PL1; 3D-01 PL2; received 17 June 2015

Design & Access statement; Sustainability Statement; Lifetime Home; Planning Statement; Energy Statement.

**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 include but not be limited to:-

- (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.
- (g) Details of how the southern boundary wall will be protected during the works.

**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) Prior to any works commencing, full details of the proposed living roofs shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a 1:20 scale plan of the living roofs that includes contoured information depicting the extensive substrate build up and a cross section showing the living roof components and details of how the roof has been designed to accommodate any plant, management arrangements, and any proposed photovoltaic panels and fixings.
- (b) The development shall be carried out strictly in accordance with the details so approved under (a) and shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority. Evidence that the roof has been installed in accordance with (a) & (b) 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).

- (5) No development above ground level shall commence on site until samples and a detailed schedule/ specification of all external materials and finishes to be used on the buildings, including Stock Clay facing bricks and Clay Plain roof tiles, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

- (6) (a) No works above ground level shall commence 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.

- (7) A scheme of soft landscaping (including details of 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. All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 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 12 Open space and environmental assets, and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (8) All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 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 12 Open space and environmental assets, and 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).

- (9) The whole of the car parking area shown on drawing no. GA-01 PL5 hereby approved shall be provided prior to the occupation of any dwelling and retained permanently thereafter.

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

- (10) Any external lighting is required to meet with CIBSE and ILE criteria of a maximum 2 lux at the nearest neighbouring residential window.

**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).

- (11) The proposed refuse collection point as shown on Plan GA-01 PL5 shall be provided in full prior to occupation of the residential units, and shall thereafter be retained in perpetuity.

**Reason:** In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

- (12) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no windows (or other openings) shall be constructed in the elevations of the buildings other than those expressly authorised by this permission.

**Reason:** To enable the local planning authority to regulate and control any such further development in the interests of amenity and privacy of adjoining properties in accordance with DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (13) No extensions or alterations to the buildings hereby approved, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) of that Order, shall be carried out without the prior written permission of the local planning authority.

**Reason:** In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing



the impact of any further development and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

- (14) (a) A minimum of 12 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
- (b) 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).

- (15) The whole of the amenity spaces (including the communal garden and private rear gardens) as shown on the plans hereby approved shall be provided in full prior to first occupation, and retained permanently thereafter 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).

- (16) 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 roofed elements of the buildings hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

**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), and DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (17) (a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

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

- (18) No development shall commence on site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

**Reason:** To ensure adequate access for archaeological investigations in compliance 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).

- (19) (a) Notwithstanding the details hereby approved, no development above ground level shall commence until detailed plans at a scale of 1:5 showing window, external door and eaves details have been submitted to and approved in writing by the local planning authority.
- (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.

- (20) The proposed southern boundary trellising as shown on Plan GA-05 PL3 shall be provided in full prior to first occupation, and shall thereafter be retained in perpetuity.

**Reason:** In order to provide additional screening of the development hereby granted, and to comply with DM Policy 32 Housing design, layout and space standards and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (21) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the lower pane of the first floor bedroom windows to be installed in the rear elevations of Units 2, 3, 4 and 5 hereby approved shall be fitted as obscure glazed and fixed shut, and shall be retained in perpetuity.

**Reason:** To avoid the overlooking of neighbouring properties and consequent loss of privacy thereto and to comply with DM Policy 32 Housing design, layout and space standards and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (22) Prior to commencement of works (including demolition), details shall be submitted to and approved in writing by the local planning authority of measures to salvage the original brickwork of the existing 2-storey workshop building and shall provide details of how they will be incorporated into the new building known as Unit 6 fronting George Lane. The approved works shall be undertaken in full accordance with the details as approved.

**Reason:** To ensure that the local planning authority may be satisfied as to the external appearance of Unit 6 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.

- (23) (a) The residential units 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) No development shall commence above ground level until a Design Stage Standard Assessment Procedure (SAP) Assessment and Water Efficiency calculations, prepared by suitably qualified assessors, shall have been submitted to and approved in writing by the local planning authority to demonstrate that the detailed design of each unit is in compliance with part (a).
- (c) Within 3 months of occupation of any of the residential units hereby approved, an As Built SAP Assessment and post-construction stage Water Efficiency Calculations, prepared by suitably qualified assessors, shall be submitted to the Local Planning Authority and approved in writing to demonstrate full compliance with part (a) for each unit.

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

## **INFORMATIVES**

- (A) 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) You are advised that the application granted is subject to the Mayoral Community Infrastructure Levy ('the CIL'). More information on the CIL is available at: -

<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

(Department of Communities and Local Government) and

<http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>

- (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) **Pre-Commencement Conditions:** The applicant is advised that Conditions (3) Construction Management Plan, (4) Living roof, (18) Archaeology and (22) Brick salvaging works, 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; and securing quality design; sustainability and overall management to ensure the approved scheme would be delivered as envisaged in the planning submission.