

Committee	PLANNING COMMITTEE B	
Report Title	144A Deptford High Street, London SE8 3PQ	
Ward	Evelyn	
Contributors	Karl Fetterplace	
Class	PART 1	16 JUNE 2016

Reg. Nos. DC/16/95091

Application dated 8.1.2016

Applicant Mr P Edwards

Proposal The construction of an additional storey at second floor level at 144A Deptford High Street SE8, to provide 1 three bedroom self-contained flat.

Applicant's Plan Nos. 256-P-001, 002, Design & Access Statement (January 2016, Dow Jones Architects)

Background Papers

- (1) Case File DE/156/144/TP
- (2) Core Strategy (2011)
- (3) Development Management Local Plan (2014)
- (4) The London Plan (2015)

Designation

PTAL 4
Deptford High Street Conservation Area
Not a Listed Building
Major District Centre
Shopping Non-Core Area
Area of Archaeological Priority
Unclassified

Screening N/A

1.0 Property/Site Description

- 1.1 The application property is a two storey and basement early 20th century mid-terrace building on the east side of Deptford High Street. The property is occupied by a Salvation Army charity shop on the ground floor with two flats above. There is a separate entrance door to these flats.
- 1.2 The building occupies the site of the Friends Meeting House which appears to have been converted from two brick built cottages constructed in the 1680s. Of the late 17th Century development to the south of Crossfield Street, only No 150 Deptford High Street survives. The Meeting House was demolished in the 1920s. Due to the presence of a Quaker burial ground at the rear of the site it has remained in the ownership of a Quaker family to the present day. The burial ground is commemorated by a plaque in the boundary wall of the site. Quaker graves were not traditionally provided with markers.
- 1.3 The site was redeveloped in the 1920s with a two storey, flat roofed, 'Moderne Style' building with a bakers shop on the ground floor and residential accommodation above. The front elevation is faced in ceramic tile and incorporates a plaque at parapet level commemorating the fact that Peter the Great appears to have been a regular visitor to the Meeting House during his stay in Deptford at the end of the 17th Century.
- 1.4 The current building is adjoined on either side by taller buildings of earlier date and is located within the Deptford High Street Conservation Area. The site also lies within an Archaeological Priority Area. To the rear of the site is St Joseph's School which dates from 1866 and is within the St Paul's Conservation Area.

2.0 Planning History

- 2.1 Planning permission was granted in January 1972 for the use of the basement and ground floor of the property as a social centre for the Salvation Army, including child care, meals service for the destitute/elderly, play group, youth club, sale of jumble etc.
- 2.2 In March 1972, planning permission was granted for the conversion of the first floor of the premises to a five roomed self contained flat.
- 2.3 Permission was granted in November 1993 for the alteration and conversion of the first floor of the property to provide 2 one bed roomed self-contained flats, together with the formation of new window openings and a doorway in the rear elevation and the installation of a roof light at the rear.
- 2.4 In February 2001, planning permission was refused for the construction of a mansard roof extension to the flat roof of the property to provide 2 one bed roomed flats. The reason for refusal was as follows:-
 - The proposal, by reason of its bulk, scale and design would constitute an over prominent addition to the building and would fail to respect its architectural integrity, to the detriment of the character and appearance of this part of the Deptford High Street Conservation Area contrary to policies BLT.ENV 1 and BLT.ENV 12 of the Council's Unitary Development Plan.

This decision was upheld at appeal in May 2001.

2.5 In July 2011, planning permission was granted for the construction of an additional flat roofed storey at the 2nd floor level at 144A Deptford High Street SE8 to provide 2 one bedroom self-contained flats. The front elevation of the proposed second floor was to be set back from the existing elevation by approx 1.5 metres with a glass balustrade fixed to the rear of the existing front parapet of the existing building to provide a roof terrace for one of the two new flats. Crittall windows were specified for the front elevation to the proposed second floor with powder coated aluminium cladding as the external finish to walls and fascia. The proposed rear elevation was to be clad in natural slate. Access to the proposed flats was to be via the existing staircase from the separate entrance door in the front elevation that provides access to the existing flats. The permission has not been implemented.

2.6 **DC/14/89382:** The construction of an additional storey at second floor level of 144A Deptford High Street SE8, to provide two, 1 bedroom flats – refused on 9 March 2015 for the following reasons:

- The proposed additional storey, by reason of its bulk and poor design, in particular the proportion and alignment of window openings and inappropriate materials and front balustrade would erode the significance of a non-designated heritage asset and would fail to preserve or enhance the character and appearance of the Deptford High Street Conservation Area
- The proposed rear flat would have a floor area below the minimum floorspace requirements of the London Plan Housing SPG, would lack adequate provision for refuse, recycling and bicycle storage and would thereby fail to provide a satisfactory standard of accommodation for future occupiers.

3.0 Current Planning Application

3.1 The construction of an additional storey at second floor level at 144A Deptford High Street SE8, to provide 1 three bedroom self-contained flat. No extension to the building footprint is proposed.

3.2 The proposed flat would be a 2b4p flat and have a total gross internal area of 74sqm. A terrace at the front of the property would be provided as amenity space, which would measure 1.5m wide and have a total area of 14sqm.

3.3 The walls of the extension are proposed to be clad in pale grey standing seam zinc, as is the balustrade to the terrace, with the windows and doors being a pale grey powder coated aluminium to match the zinc.

3.4 The existing entrance to the shop and flats is proposed to be configured to provide for two cycle spaces and refuse storage, with a new entrance door proposed to be provided that would be flush with the shopfront - forward of the existing recessed entrance doors. The panel to the left of the proposed new door is also proposed to be altered. No car parking spaces are proposed.

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 all units in the complex and the relevant ward Councillors. Council's conservation, education and children and young persons teams were consulted. Education did not provide comment. Conservation and children & young persons officer comments are discussed in the planning considerations section of this report. The Deptford Society and Deptford High Street Association were also consulted. The latter responded, stating that it raised no objections. The Deptford Society objected, raising the following concerns:

- Whilst the architectural expression and aspirations (by reference to precedence) are more convincing than for the previous application on this site, we are not convinced that the new extension would be much less visible from within the Conservation Area; whilst it is acknowledged that only the top of the roof of the new extension would be visible when standing at street level directly opposite the building; we are not convinced that as claimed the extension will be any less visible viewed obliquely from up or down the street or from the buildings opposite.
- Accurate 3D renderings would be needed to prove the applicants point; as these are not included with the application, we object to the proposals.
- It is not certain (because the drawings cannot be accessed) whether or not the quite poor quality roof extension built at 142 Deptford High Street, cited as precedence, was constructed in accordance with its consent. It is also noted that attitudes towards what is acceptable as a roof extension and what isn't have changed since 2005.
- Nonetheless, as stated previously in relation to applications for roof extensions on this site, the front facade of the existing building has very special architectural expression and is unique on the high street. The Deptford Society would not be supportive of this application unless 1:10 drawn details and samples of materials and window frames were submitted and approved as part of this application; the architectural expression of this scheme is of the type that requires careful and precise detailing to be embodied in the consent. We would also hope these details to express a greater articulation of the windows on the front elevation which currently, on plan, appear to be set almost flush with the zinc cladding.

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.

The London Plan (March 2015) incorporating March 2016 Minor Alterations

5.6 The London Plan policies relevant to this application are:

- Policy 3.5 Quality and design of housing developments
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.3 Sustainable Design and Construction
- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology

London Plan Supplementary Planning Guidance (SPG)

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

Housing (2016)

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 8 Sustainable design and construction and energy efficiency

Core Strategy Policy 14 Sustainable movement and transport

Core Strategy Policy 15 High quality design for Lewisham

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

Development Management Local Plan

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

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

DM Policy 1 Presumption in favour of sustainable development

DM Policy 22 Sustainable design and construction

DM Policy 29 Car parking

DM Policy 30 Urban design and local character

DM Policy 31 Alterations/extensions to existing buildings

DM Policy 32 Housing design, layout and space standards

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

Residential Standards Supplementary Planning Document (August 2006)

5.11 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
- b) Standard of Residential Accommodation and amenity
- c) Impact on the design and appearance of the existing building and conservation area
- d) Transport and Servicing
- e) Impact on Adjoining Properties
- f) Sustainability & Energy

Principle of Development

6.2 Extensions affecting the height and depth of buildings in the Deptford High Street Conservation Area need to be very carefully considered. When the Inspector dismissed the appeal for a mansard roof extension in 2001, he considered that the principle of an additional storey in this location would be acceptable due to the taller adjoining buildings. His objections were to the design of the then proposed mansard roof proposed to create the additional storey. While the 2nd floor extension approved in 2011 has now lapsed, it was clearly again concluded that the principle of a 2nd floor infill extension would be acceptable.

6.3 For the current application, officers also consider that as the subject building is lower, it lends itself to being extended at 2nd floor level, while still being able to maintain respect to its more traditionally styled and taller adjoining neighbours.

Standard of Residential Accommodation and amenity

6.4 DM Policy 32 states that the standards in the London Plan and the London Plan Housing Supplementary Planning Guidance (2012) will be used to assess whether new housing development including conversions provides an appropriate level of residential quality and amenity in terms of size, a good outlook, with acceptable shape and layout of rooms, with main habitable rooms receiving direct sunlight and daylight, and adequate privacy. The standards and criteria in this policy, including those of the London Plan and the London Plan Housing Supplementary Guidance, will ensure a reasonable level of residential amenity and quality of accommodation, and that there is sufficient space, privacy and storage facilities in development to ensure the long term sustainability and usability of the homes.

6.5 The proposed flat would be a 2b4p flat and have a total gross internal area of 74sqm, which meets the minimum requirement of 70sqm set by the London Plan and The Technical housing standards – nationally described space standard. A terrace at the front of the property would be provided as amenity space, which would measure 1.5m deep and have a total area of 14sqm and therefore comply with the relevant standards.

6.6 The minimum floor to ceiling height of 2.5m would comply with the relevant requirements. Storage has been provided which exceeds the 2sqm requirement.

All bedrooms comply with the minimum space standards. The widths of both single rooms are 2.35m, which complies with the requirement of 2.15m and the width of the double room is 3.2m, which complies with the requirement of 2.75m. Each room would have an appropriately sized window and would therefore receive adequate light and also have an appropriate outlook.

- 6.7 The proposed flat would have adequate access. The rooms would all be accessed from a central corridor and each of the rooms is a practical shape with no awkward corners or areas of unusable space.
- 6.8 Whilst also noting that this current proposal is for one flat rather than two, the reason for refusal of the previous scheme relating to standard of accommodation is considered to have been overcome, in that the proposed rear flat would have a floor area above the minimum floorspace requirements and would provide adequately for refuse and bicycle storage – see Transport and Servicing section of this report, to follow. It is considered that the proposed flat would provide a good quality of accommodation for future occupants.

Impact on the design and appearance of the existing building and conservation area

- 6.9 Paragraph 63 of the NPPF states that ‘in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area’. Paragraph 131 states that ‘in determining applications, local planning authorities should take account of the desirability of new development making positive contribution to local character and distinctiveness.
- 6.10 London Plan Policy 7.8 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 6.11 Core Strategy Policy 15 states that the Council will apply national and regional policy and guidance to ensure highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character.
- 6.12 Core Strategy Policy 16 states that the Council will ensure that the value and significance of the borough’s heritage assets and their settings, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.
- 6.13 DM Policy 30 states that the Council will require all development proposals to attain a high standard of design, including alterations and extensions to existing buildings. The retention and refurbishment of existing buildings that make a positive contribution to the environment will be encouraged and should influence the character of new development and a sense of place.
- 6.14 DM Policy 31 Alterations and extensions to existing buildings including residential extensions states that development proposals for alterations and extensions,

including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context.

- 6.15 DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens states that the Council, having paid special attention to the special interest of its Conservation Areas, and the desirability of preserving and or enhancing their character and or appearance, will not grant planning permission where alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials.
- 6.16 Officers consider that the present disparity in parapet levels between the subject building (at two storeys) and its taller neighbours results in a “missing tooth” effect and disrupts the otherwise consistent sense of enclosure to the eastern side of the High Street at this point. The proposed development would address this, as it sits comfortably between the taller buildings to either side and the simple architectural treatment is of the present time, avoiding mimicry and pastiche. The extension would be set back 4m from the street elevation (as opposed to 1.7m in the previously refused scheme) and the rear wall would sit inside the rear building line of the parapet at the back of the building. It is noted that the previously refused extension had a rear overhang, as well as a Juliet balcony, which has also been removed.
- 6.17 Due to a generous set-back, there would be limited views of the extension from the high street side of the site and its presence would thus have little effect on either the distinctive appearance of the host building or the eclectic character of the wider streetscene. The stainless steel and glass balustrade that was a feature in the previous scheme has been moved back 2m from its previous proposed location immediately behind the parapet and would instead be clad in zinc and its visibility would be minimised.
- 6.18 Some degree of change within a conservation area is inevitable and provided it is managed in ways that maintain and reinforce the key qualities for which the area is designated, it can be beneficial to the area. This is considered to be such a case. Officers consider that the high quality design of this proposal would mean that some level of visibility would be acceptable. With regard to the objection from the Deptford Society that the proposal would be visible from oblique angles, it is acknowledged that the proposal would be more visible when viewed from further along the street as opposed to directly opposite the site, however, due to the height of the surrounding buildings and the flank walls on either side of the site, it is considered that any impact in this regard would be minimal due to restricted sight lines to the proposal site.
- 6.19 A rooflight is proposed to the hallway that would sit towards the back of the building and protrude approximately 0.26m above the roof height. It is considered that this would be barely visible from the public realm and therefore no objection is raised.

- 6.20 The proposal would be visible from the rear of the site. It is noted that the windows do not reflect the arrangement in the lower floors of the building, however, given that the arrangement of windows in the rear elevations of these buildings represent a variety of architectural styles, it is not considered that this would adversely impact on the overall design of the host building or conservation area.
- 6.21 It is considered therefore that the reasons for refusal of the previous scheme have been overcome, in that the bulk and design of the extension are acceptable, as are the proportion and alignment of window openings and materials. The walls of the dormer are proposed to be clad in pale grey standing seam zinc, with the windows and doors being a pale grey powder coated aluminium to match the zinc. These materials are considered to be acceptable in a heritage context, however materials have been conditioned to be provided to ensure that the actual product and finish is to the standard expected of new development in heritage areas.
- 6.22 It is not considered that additional information suggested by the Deptford Society (3D renderings and details at a scale of 1:10) was necessary in order to make an adequate assessment of the proposal. Nevertheless, it is proposed to condition the submission of detailed drawings at a scale of 1:10 for future review by officers. This includes the proposed new entrance door and adjoining shopfront alterations, to which no objections are raised. Officers therefore consider that despite the objection received from the Deptford Society, the proposal would be acceptable in relation to the host building, streetscape and Deptford High Street Conservation Area.
- 6.23 Whilst noting the comment by the Deptford Society that the applicant has cited the roof extension at 142 Deptford High Street as a precedent (by the applicant), no. 142 has not been considered in the assessment of this proposal by officers. The proposal has been considered on its merits. Furthermore, that scheme was approved in 2005 which predates the current development plan in which a higher standard of design and finish is required for new development.
- 6.24 For the above reasons, officers consider that the proposal is acceptable as that there would not be any adverse impact on the character and appearance of the host building or conservation area.

Transport and Servicing

a) Cycle Parking

- 6.25 Space for two cycles is proposed on the ground floor, through a proposed new entrance to the flats. This would comply with the requirements.

b) Car Parking

- 6.26 No car parking spaces are proposed as part of this development. The site has a PTAL rating of 4, meaning the residents of the proposed flat would have good public transport access. Therefore, despite the non-provision of car parking, this proposal is in accordance with Core Strategy Policy 14, DM Policy 29 Car parking and Policy 6.13 Parking of the London Plan.

c) Refuse

- 6.27 Residential Development Standards SPD (amended 2012) seeks to ensure that all new developments have adequate facilities for refuse and recycling. Space has been allocated for bins inside the ground floor entrance. This is considered adequate.

Impact on Adjoining Properties

- 6.28 Core Strategy Policy 15 states that extensions and adaptations to existing buildings will need to be designed to protect neighbour amenity.
- 6.29 With regard to the response from Council's Children and Young Persons team, it is not expected that the construction works would have an adverse impact on the school to the rear of the site, as it is located a sufficient distance across the rear garden of the development site. It noted that no objections have been received from neighbouring occupiers.
- 6.30 There would be potential for overlooking from the bedroom windows into the rear gardens of the buildings adjacent to the subject site. However, it is acknowledged that some degree of overlooking is commonplace in a densely developed urban area such as this. The proposal would affect the outlook and access to daylight and sunlight of the rear window in the neighbouring building to the north as it would project past this window. However, the impacts would only be to the top floor, as the original rear extension projects out beyond the depth of the subject site. Some overshadowing impacts would also occur. On balance, these impacts are not expected to be so unreasonably adverse as to warrant a refusal.

Sustainability and Energy

- 6.31 The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. The NPPF requires planning policies to be consistent with the Government's zero carbon buildings policy and adopt nationally described standards.
- 6.32 London Plan and Core Strategy Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions.
- 6.33 At the current time, for schemes of this scale, it is only possible to secure building regulation equivalent standards for water saving and energy efficiency. Proposed energy efficiency measures include the provision of insulation to the top of the building and the addressing of issues of energy consumption throughout the building by refurbishment, installation of new heating systems and use of renewable energy sources. It is proposed to be conditioned that the proposed energy saving measures are implemented. This proposal is therefore considered acceptable from a sustainability perspective.

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 above development is CIL liable.

9.0 Equalities Considerations

9.1 Section 149 of the Equality Act 2010 ("the Act") imposes a duty that the Council must, in the exercise of its functions, have due regard to:-

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

9.3 The duty is a "have regard duty" and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.

9.4 In this matter 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 and officers consider that the scheme is acceptable. This application is therefore recommended for approval.

11.0 RECOMMENDATION

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:

256-P-001, 002, Design & Access Statement (January 2016, Dow Jones Architects)

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

- (3) (a) Notwithstanding the details hereby approved, no development shall commence for any phase of the development until detailed plans at a scale of 1:10 showing the proposed windows, doors, balustrade/terrace and proposed new entrance door and adjoining shopfront alterations on the front elevation 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.

- (4) No development shall commence on site until a detailed schedule and specification of all external materials and finishes, including windows, external doors and all cladding to be used on the building(s) 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.

- (5) (a) The residential units hereby approved shall be constructed in order to achieve the following requirements:
- a. 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
 - b. a reduction in potable water demand to a maximum of 110 litres per person per day

(b) No development shall commence 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 (March 2015) incorporating March 2016 Minor Alterations 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

(1) Positive and Proactive Statement:

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. The proposal reflected these discussions and was in accordance with the Development Plan. Following submission, positive discussions took place, however it was not necessary for further information to be submitted.

(2) 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/my services/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>

(3) 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.