

Committee	PLANNING COMMITTEE B	
Report Title	Land to the rear of 10 Malpas Road, SE4	
Ward	Brockley Ward	
Contributors	Colm Harte	
Class	PART 1	28 July 2016

Reg. Nos. DC/15/91102

Application dated 20/02/2015

Applicant bptw partnership

Proposal The construction of 3 three storey, three bedroom terrace houses on land to the rear of 10 Malpas Road SE4 fronting Luxmore Gardens, together with a single storey two-bedroom dwelling house to the rear of the site and associated landscaping.

Applicant's Plan Nos. D01 Rev A; D02; D03 Rev E; D04 Rev F; D05 Rev D; D06 Rev D; D07 Rev E; D08 Rev E; D09 Rev C; D10 Rev B; D11 Rev E; D15 Rev B; D16; D17; D20 Rev A; FHA-632-L-401-Planting Plan; FHA- 632-D402 – Proposed Rainwater Gardens; Drawing FHA-P632- Planting Schedule Planning Statement (February 2015); Transport Statement February 2015); Outline Construction and Logistics Plan (undated);Daylight and Sunlight Assessment (January 2015); Arboricultural Impact Assessment (February 2015) Sustainability Statement (January 2015);Energy Statement (January 2015);Preliminary Ecological Assessment (December 2014); Air Quality Assessment (February 2015); Heritage Statement (undated);Flood Risk Assessment Rev C (July 2016) received 8 July 2016

Background Papers

- (1) DE/110/P/TP
- (2) Local Development Framework Documents
- (3) The London Plan

1.0 Introduction

1.1 This application was presented at Planning Committee B on 16th June 2016. The original committee report is attached as Appendix A. At the meeting it was resolved that a decision on the application be deferred for the following reasons;

- Clarification of potential flooding risks at the subject site and details of surface water drainage;

- Clarification of the proposed materials and finishes to be used;
- Clarification of access and servicing arrangements for the proposed development;

Flooding:

- 1.2 When the subject application was last considered by members, concerns were raised regarding both potential flooding of the site and the accuracy of the Flood Risk Assessment which accompanies the current application. Details of mitigation measures against potential surface water flood risk were also sought.
- 1.3 The subject site is located within a Flood Risk Zone 1 and is identified as an area at risk of surface flooding. An updated Flood Risk Assessment has been provided to the Council, which clarifies the correct location for the subject site on the surface flooding maps of the area. Following receipt of this information, the application was re-notified to both the Environment Agency and the Council's Flooding Engineers. No objection was raised to the proposed development.
- 1.4 The submitted assessment has identified a surface water drainage strategy to manage the runoff from both the buildings and hard paved areas. This would include the following;
- Use of green roofs and water butts to collect runoff from the roofs of the proposed dwellings;
 - Runoff from the proposed pathways and areas of hard standing would be drained through permeable paving into a lined sub-base beneath. This has would be designed to accommodate a 1:100 year floor event;
 - Finally any excess surface water, would enter into Thames Water combined sewer. It is noted that Thames water were notified of this application and no objection was raised .
- 1.5 The proposed strategy, has been reviewed by the Council's Flooding Engineer, who has responsibility surface flooding and sustainable drainage within the borough, and it is considered to be acceptable.
- 1.6 As previously stated, the proposed development would increase the quantum of impermeable surface area on site, however the proposed sustainable urban drainage (SUDs) techniques would mitigate against the potential impact of the development.
- 1.7 A condition has been recommended to be imposed requiring the applicant to submit the detail of the scheme to manage the discharge of surface water, prior to the commencement of development.

Proposed materials and finishes:

- 1.8 At the previous meeting of Planning Committee B, additional information was sought by members regarding the materials in which the proposed development would be finished.
- 1.9 Officers note that the proposed development has a simple design approach that is considered to have merit but makes the detailing of the building and the proposed use of materials of vital importance to support such an approach. It is therefore necessary for the applicant to demonstrate how these high quality materials and detailing would be delivered.
- 1.10 The proposed development would use a yellow 'Mystique' brick at the ground floor of the three terrace properties and the proposed single storey dwelling. At first and second floor level, the applicant would seek to utilise a Glass Reinforced Concrete (GRC) cladding system. This is a high quality, durable material which has been utilised throughout the borough. This would be complemented by the use of aluminium windows and doors in addition to Zinc window surrounds. The use of these proposed materials are supported by officers.
- 1.11 It is further noted that officers have sought to include conditions, should the application be approved, that no development commence on site until a detailed schedule of specifications and samples of all external materials has been submitted to and approved by officers. A separate condition has been recommended requiring the applicant to construct a sample panel of the proposed brick including proposed mortar and pointing, which is to be approved by officers prior to the construction of above ground works.
- 1.12 The current application has been reviewed by the Council's Urban design officer, who is supportive of the application. Officers therefore consider that the proposed materials are acceptable and worthy of support.

Access and servicing:

- 1.13 The proposed development would be primarily accessed via the existing side path, running between No's 10 and 12 Malpas Road, however a secondary access also exists from the adjacent Luxmore Gardens, which could also be utilised by future residents of the proposed development.
- 1.14 In terms of the refuse arrangements, it is proposed that the waste storage area would be located within the application site, adjacent to the main access pathway. Should this application be approved, a planning obligation would be sought to ensure that all waste servicing would be carried out by a private waste contractor. This would include collecting and returning all bins to the communal storage area. This strategy would be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
- 1.15 Officers note that the proposed development would be accessed and serviced in the same manor as 10B and 10C Malpas Road. In this regard, the refuse bins of these existing units are currently stored adjacent to the

entrances of each property and are brought through the existing alleyway on collection days.

2.0 Additional Consultee responses

2.1 Following the deferment of this application, officers received a further submission from the Brockley Society and an adjoining resident. These submissions reiterated previous objections and raised concerns that objections raised were not detailed within the case officer's previous report. It has been requested that written representations are made available to committee members.

2.2 In this regard, a hard copy of all representations are available to members and a summary of all objections received is detailed in the officers committee report (paragraph 5.7- 5.18). For clarity the objections which have been raised to the proposed development by the Brockley Society are as follows:

- Loss of amenity/ garden land;
- Flood Risk;
- Access to and from the site;
- Design and Heritage.

2.3 All issues raised as part of the consultation process, have been considered within the original officer's report (Appendix A).

3.0 Conclusion

3.1 The additional details submitted by the applicant are considered to demonstrate that the proposed development is acceptable in terms of surface water flood risk, design and access. This application is therefore recommended for approval.

4.0 RECOMMENDATIONS

4.1 RECOMMENDATION (A)

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

S106 items

- Servicing of the development by a private waste contractor including undertaking to collect and return all bin to the communal storage area. A Waste Management Plan is to be submitted to and approved in writing by the Local Planning Authority;

- Contribution of £30,000 towards the upgrade of Luxmore Gardens and would be paid on commencement of the development;
- Meeting the Councils legal, professional and monitoring costs associated with the drafting, finalising and monitoring of the Agreement.

4.2 RECOMMENDATION (B)

Subject to completion of a satisfactory legal agreement, authorise the Head of Planning to **GRANT PLANNING PERMISSION** subject to conditions including those set out below and such amendments as considered appropriate to ensure the acceptable implementation of the development.

Full Planning Permission Time Limit

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.

Develop in Accordance with Approved Plan

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

D01 Rev A; D02; D03 Rev E; D04 Rev F; D05 Rev D; D06 Rev D; D07 Rev E; D08 Rev E; D09 Rev C; D10 Rev B; D11 Rev E; D15 Rev B; D16; D17; D20 Rev A; FHA-632-L-401-Planting Plan; FHA- 632-D402 – Proposed Rainwater Gardens; Drawing FHA-P632- Planting Schedule Planning Statement (February 2015); Transport Statement February 2015); Outline Construction and Logistics Plan (undated); Daylight and Sunlight Assessment (January 2015); Arboricultural Impact Assessment (February 2015) Sustainability Statement (January 2015); Energy Statement (January 2015); Preliminary Ecological Assessment (December 2014); Air Quality Assessment (February 2015); Heritage Statement (undated); Flood Risk Assessment Rev C (July 2016) received 8 July 2016

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

Construction Management Plan

3. No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:
 - (a) Dust mitigation measures.

- (b) The location and operation of plant and wheel washing facilities
- (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements
- (g) Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage, loading and unloading of plant and materials and similar demolition activities
- (h) Measures to ensure that debris, dust and equipment can not fall or be blown onto the adjacent properties or Luxmore Gardens.

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).

Land Contamination

- 4. (a) No development (including demolition of existing buildings and structures) shall commence until each of the following have been complied with:-
 - (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.
 - (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination. encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.

- (iii) The required remediation scheme implemented in full.
- (b) If during any works on the site, contamination is encountered which has not previously been identified (“the new contamination”) the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.
- (c) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council.

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

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

Reason: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

Protecting Residential Properties

- 5. (a) The building shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB L_{Amax} (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided. External amenity areas shall be designed to achieve levels not exceeding 55 dB LAeq (day) and the evaluation of human exposure to vibration within the building shall not exceed the Vibration dose values criteria ‘Low probability of adverse comment’ as defined BS6472.
- (b) Development shall not commence until details of a sound insulation scheme complying with paragraph (a) of this condition have been submitted to an approved in writing by the local planning authority.
- (c) The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (b) has been implemented in its entirety.

Thereafter, the sound insulation scheme shall be maintained in perpetuity in accordance with the approved details.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration, DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

Site Survey

6. No development shall commence on site until the following information has been submitted to and approved in writing by the local planning authority:
 - (a) A full site survey showing: the datum used to calibrate the site levels along all site boundaries, levels across the site at regular intervals, site levels and floor levels of adjoining buildings, full details of the proposed finished floor levels of all buildings and hard surfaces.
 - (b) The development shall be carried out only in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the detailed external appearance of the development in relation to its surroundings 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.

Materials/Design Quality

7. No development shall commence on site until a detailed schedule of specifications and samples of all external materials and finishes including windows, external doors, roof coverings features to be used on the buildings 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.

Cycle Parking

8.
 - (a) A minimum of **8** secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved
 - (b) No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the

local planning authority.

- (c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

Protection of Trees

- 9. No development shall commence on site until a Tree Protection Plan (TPP) has been submitted to and approved by the Council. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Boundary Treatments

- 10. (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).

Bat and Bird Box Strategy

- 11. The development shall be carried out in accordance with the approved Bat and Bird Box Strategy, dated August 2015, prepared by Middlemarch Environmental, received by the Council on 03.09.2015. All bird boxes shall be installed before occupation of any building hereby approved and shall be maintained in perpetuity.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

Biodiversity living roof

12. (a) The development shall be constructed with a biodiversity living roof laid out in accordance with plan nos. D15 Rev B hereby approved and maintained thereafter.
- (b) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
- (c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2015) , Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

External Lighting

13. (a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
- (b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

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, local ecology and neighbouring properties and to comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan and DM Policy 27 Lighting of the Development Management Local

Plan (November 2014).

Landscaping

14. All planting, seeding or turfing comprised in the landscaping scheme hereby approved 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).

Satellite Dishes

15. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on the south, east or west elevations or the roof of the buildings hereby approved.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Plumbing or Pipes

16. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, including rainwater pipes, shall be fixed on the external Southern elevations (facing Luxmore Gardens) of the buildings hereby approved.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Extensions

17. No extensions or alterations to the buildings hereby approved, whether or not permitted under Article 3 to Schedule 2 of 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).

Windows and Openings

18. 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 any elevation 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).

Use of Flat roofs

19. 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 roof on 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 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).

Hours of Construction

20. No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

No work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at

unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Retention of Trees

21. None of the trees shown as being retained on the permitted plans shall be lopped or felled without the prior written consent of the local planning authority

Reason: To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and policies DM 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

Energy and Water

22. (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
- (c) 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).
- (d) 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).

Wheelchair Housing

23. (a) The detailed design for each dwelling hereby approved shall meet the M4(2) standard of the Approved Document M of the Building

Regulations (2015)

- (b) No development shall commence above ground level until written confirmation from the appointed building control body has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) The development shall be carried out in accordance with the details approved under part (b).

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

Materials/Design Quality

24. A sample panel of the proposed brick including proposed mortar and pointing work shall be built on site (using the proposed materials hereby approved), and shall be approved in writing by the local planning authority prior to construction of the above ground works.

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

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

Surface Water Drainage

25. (a) No development shall commence on site until a scheme for surface water management, in accordance with the recommendations outlined within the Flood Risk Assessment Rev C (July 2016) received 8 July 2016, has been submitted to and approved in writing by the local planning authority. This shall include specifications of the surface treatments and sustainable urban drainage solutions.

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

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13

Sustainable drainage in the London Plan (July 2011) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10:Managing and reducing the risk of flooding (2011).