

Committee	PLANNING COMMITTEE A	
Report Title	Beckenham Place Park, BR3	
Ward	Bellingham	
Contributors	Suzanne White	
Class	PART 1	19 th October 2017

Reg. Nos. (A) DC/16/099042 (FUL)
(B) DC/16/099043 (LBC)

Application dated 08.11.17 [as revised up to 12.09.17]

Applicant London Borough of Lewisham (Regeneration and Asset Management)

Proposal The proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alterations to and change of use of the Gardener's Cottage for volunteer use (D2); alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting.

Applicant's Plan Nos. DEM-100 Existing Stable Block, EX-100 Existing Stable Block, EX-200 Existing Stable Block Elevation, PL-105, PL-106, PL-107, PL-108, PL-109, PL-150, PL-151, PL-152, PL-155, PL-156, PL-157, PL-160, PL-200, PL-201, PL-300, REP-100, REP-100, REP-200, REP-250, REP-251, REP-252, Cleveland -01; Cleveland -02; LD_PLN_301A; LD_PLN_304A; LD_PLN_305A; LD_PLN_215A; LD_PLN_216A; LD_PLN_217A; LD_PLN_218A; LD_PLN_219A; LD_PLN_220A; LD_PLN_221A; LD_PLN_210A; LD_PLN_211A; LD_PLN_212A; LD_PLN_000A; LD_PLN_001; LD_PLN_002A; LD_PLN_402A; LD_PLN_403A; LD_PLN_407A; LD_PLN_408A; LD_SEC_500A; LD_SEC_501A; Landscape Design And Access Statement, Landscaping M + E Services Report, Geo-Environmental Assessment, Design And Access Statement, Design And Access Appendix II Schedule Of Internal & External Works- Stable Block, Design And Access Appendix III Structural Report For Stable Block, Design And Access Appendix IV Structural Proposals For Stable Block, Design And Access Statement Ventilation Statement And Services Proposals, Statement Of Community Engagement, Tree Survey, Sustainability Statement, Crime Prevention And Safer Places Report, Lighting Assessment And Strategy, Delivery And Servicing Plan, Construction Method Statement, Archaeological

Impact Assessment, Flood Risk Assessment, Ecology Appraisal Report, Structural Condition Of Boundary Wall Survey, Transport Statement, Travel Plan And Parking Management Plan (received 22nd November 2016); and Conservation Management Plan -Archaeology Extracts (received 8th December 2016);

Conservation Management Plan extracts (received 8th December 2016); Archaeological Desk-based Assessment (PCA, February 2017) (received 3rd February 2017); Ecological Appraisal (LUC, February 2017) (received 22nd February 2017); Restoration Feasibility Study for the Lake at BPP- Hydrology Report (Irriplan, August 2016) (received 10th April 2017); EX-151; EX-251; EX-252; EX-250 (Southend Lodge elevations as existing); EX-250 (Gatehouse and Southend Lodge elevations as existing); PL-100 Rev F; PL-105 Rev C; REP-252; PL-251; PL-250; PL-108 Rev P1 (received 15th May 2017); Archaeological Evaluation (PCA, May 2017) (received 18th May 2017); (90)LD 103; (90)LD 104; (90)LD 105; Revised depot area proposal for planning (BDP, 06.07.17); Revision to boundary treatment proposal to depot area statement; PL-200 Rev D; Parkland Restoration: Visualisations; Management and Maintenance Plan (LUC/CFP/LBL, August 2016); Historical Statement – Kiosk (TFP, January 2016); Responses to Consultation with Planning Officers (LBL) (received 11th July 2017); (90) LD 101 R01; (90) LD 102; (90) LD 107; 6429_LD_PLN_302 (received 31st August 2017).

Background Papers

- (1) Case File LE/250/D/TP
- (2) Local Development Framework Documents
- (3) The London Plan

Designation

Area of Archaeological Priority, Site of Importance for Nature Conservation, Local Nature Reserve, Metropolitan Open Land, Ancient Woodland (part), Conservation Area (part), Green Chain, Flood Zone 2/3, PTAL 0-3

Screening

06.10.2017 - under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 an Environmental Impact Assessment is not required

1.0 Introduction

- 1.1 These planning and listed building consent applications have been made on behalf of the London Borough of Lewisham.
- 1.2 Beckenham Place Park is the largest area of publicly accessible open space in the Borough, extending to 96ha. In 2014, the Council submitted a Stage 1 bid to the Heritage Lottery Fund (HLF) for the regeneration of Beckenham Place Park through the Parks for People programme, which was approved. In December 2016 the Stage 2 bid was approved by the HLF, releasing £4.7m in funding for the restoration programme.
- 1.3 The present planning and listed building consent applications relate to the programme of works for which the HLF funding has been secured. Not all of the works within the current regeneration plans require planning permission, however all have been included in these

application submissions given the scale of the project and to provide a full picture of the scheme.

2.0 Property/Site Description

- 2.1 Beckenham Place Park is a 96ha public park located in the south of the borough, adjoining the London Borough of Bromley on its southern edge. The park is bounded on its northern, southern and western edge by residential streets and properties and on its eastern side by playing fields. The park is divided by a railway that runs roughly north-south.
- 2.2 The application site, comprising land to the west of the railway, is 71.5ha including 18ha of woodland including 13ha of Ancient Woodland. The majority of the application site was previously laid out as a golf course. Within the site is a Grade II* listed Mansion as well as the Grade II listed Stable Block, Stable Cottage, Gardener's Cottage and Walled Garden, Southend Lodge and Gatehouse. The site is an Area of Archaeological Priority and the south western part is the Beckenham Place Park Conservation Area.
- 2.3 The Mansion was built in the mid-18th century for John Cator who later became Sheriff of Kent and a Member of Parliament. The site was acquired from the Cator Estate by the London County Council in 1927, transferred to the Greater London Council in 1967 and then to the London Borough of Lewisham in 1971. During the 20th century the Park was used for a range of sports including golf, football and tennis as well as public open space.
- 2.4 Vehicular access to the application site is from Beckenham Hill Road next to Southend Lodge. Vehicular access is also possible from Beckenham Place Park however this access is gated and with drop down bollards that prevent general access. Pedestrian access is also available from these entrances and from Braeside, Westgate and Crab Hill. The Beckenham Place Park, Westgate and Crab Hill entrances are within the London Borough of Bromley.
- 2.5 The application site slopes gently from the around the Mansion House located towards the western boundary of the application site, down to the centre of the application site before rising again towards the south eastern corner.

3.0 Planning History

- 3.1 DC/04/058341- Listed Building Consent in respect of internal and external alterations to The Mansion House, Beckenham Place Park, Beckenham Hill Road SE6, together with the formation of an access ramp, the removal of railings to the front and the refurbishment of the men's and women's wcs on the first floor of the building. Granted 23.02.05.
- 3.2 DC/05/058844- Listed Building Consent for internal and external alterations to the Garden Cottage, Beckenham Place Park BR3, including the construction of a replacement single storey extension to the front. Granted 25.04.05.
- 3.3 DC/05/059141- Internal and external alterations to the public toilets adjacent to the Mansion House Beckenham Place Park, Beckenham Hill Road BR3, including the formation of a new door opening and wheelchair access ramps, together with internal and external alterations to the Garden Cottage and the construction of a replacement single storey extension to the front. Granted 24.02.05.
- 3.4 DC/09/071650- The provision of a new pedestrian/cycle track from Ravensbourne Avenue, through Summerhouse Meadows at Beckenham Place Park, Beckenham Hill Road BR1. Granted 15.10.09.
- 3.5 DC/11/077107- Listed Building Consent in respect of the removal of 3 dormer windows in the front and sides of The Mansion, Beckenham Place Park, Beckenham, and their replacement with 3 roof lights in the front and side roof slopes. Withdrawn.

- 3.6 DC/12/079533 & DC/12/079544- Listed Building Consent and planning permission for the construction of a steel palisade security fence across the stable yard of The Homestead at Beckenham Place Park, Beckenham BR3, for a temporary period. Granted 20.04.12.
- 3.7 DC/16/097594- The construction of a community BMX cycling facility comprising a limestone grit track, landscaped grass mounds and a temporary storage unit at Beckenham Place Park, BR1. Granted 17.05.17.
- 3.8 DC/16/098117- Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended, in respect of the proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alterations to and change of use of the Gardener's Cottage for volunteer use (D2); alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting. Screening Opinion issued 02.10.2017. Environmental Impact Assessment not required.

4.0 Current Applications

The Proposals

- 4.1 The planning and listed building consent applications cover a range of works within the grounds of Beckenham Place Park west of the railway line comprising:
- re-building and change of use of the Grade II listed Stable Block to include a café (A3) and education use (D1);
 - alterations to and change of use of the Grade II listed Gardener's Cottage for volunteer use (D2);
 - alterations to and refurbishment of the Grade II listed Southend Lodge and extension of associated park depot yard, including the provision of three new storage buildings;
 - alterations to and refurbishment of the Gatehouse;
 - demolition of park storage, toilet structures, tennis kiosk and fencing;
 - excavation to re-provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park;
 - landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment;
 - tree removal and new planting.
- 4.2 The proposals form the first stage in a phased programme of works aimed at restoring and regenerating the historic Beckenham Place Park and buildings to extend and expand its use, and promoting a wider appreciation of the built and natural heritage within the park. Works to restore the Stable Block damaged in a fire in 2011 are proposed, however works

to the Mansion House, Foxgrove and Stable Cottage (within the current application site), other than the impact to their setting, do not form part of the current application.

5.0 Consultation

5.1 This section outlines the consultation carried out by the applicant prior to submission and by the Council following the submission of the application and summarises the responses received.

Pre-Application Consultation (by applicant)

5.2 The applicant has submitted a Statement of Community Involvement (applicant's SCI) which details the level of community consultation completed prior to the submission of the application. This document details the consultation carried out by the applicant in the 12 months preceding submission of the application. The consultation can be summarised as follows:

- Meetings held with stakeholders: Friends of Beckenham Place Park, London Wildlife Trust, Green Chain Network, Lewisham Cyclists, Ravensbourne Valley Preservation Society, Rushey Green Time Bank, agencies involved in supporting volunteering in Beckenham Place Park, grounds maintenance staff.
- Local Assemblies & Neighbourhood Meetings attended: Whitefoot Local Assembly, Downham Local Assembly, Bellingham Interagency group, the Beckenham Society and Friends of Beckenham Place Park
- Education Survey: included 89 schools within 2km of park. 30 schools responded (34%). Responses suggested that, while schools participate in learning outside the classroom activities, there are barriers to use of Beckenham Place Park consisting of lack of information on what to do and a lack of facilities.
- Children and Young Persons Survey: online survey January-March 2016 of young people (7-16 years). 189 responses received. Frequency of visits low. High levels of interest in outdoor activities and events including: outdoor fairs (81.0%), cookery related events (71.4%), outdoor theatre / cinema (70.9%), sports competitions (63.0%), craft / art activities (63.0%), exercise / fitness sessions (61.9%) and bush craft activities (49.2%).
- Discussion Groups: 5 held in February 2016 attended by 39 people including park users, Friends of BPP, golfers, local residents and representatives of interest groups.
- Public exhibition 1: February & March 2016. Staffed display held at 9 venues on different days of the week and times of day. Approx. 500 attendees. 226 surveys completed. Advertised on Council website and through email lists. Key comments: park in poor-average condition; walking very important to users; café and toilets in stable block supported; nature and wildlife events important; interest in range of events that could be held; larger scale (+5,000 people) events should be limited to 2 per year.
- Public exhibition 2: May-July 2016. Staffed and unstaffed display held at 8 venues on different days of the week and times of day. Approx. 300-400 attendees. 207 surveys completed. 67% scored the proposals 8,9 or 10 in terms of support. Advertised on Council website and through email lists.

Pre-application discussions

5.3 Pre-application discussions were undertaken between the Local Planning Authority (LPA) and the applicants. A Planning Performance Agreement was signed between the LPA and the applicant in July 2015.

Statutory consultation by Council

i) Written Responses received from Local Residents and Community Groups

- 5.4 The application was advertised in a local paper (the News Shopper), site notices were displayed on site and letters were delivered by mail drop to 2,914 local residents and businesses. The application and associated documents were also posted on the Council's website in the usual way.
- 5.5 In response to the Council's statutory November 2016 consultation, a total of 53 responses were received from the local community. The breakdown of these was 45no. objections (of which 18 were template letters), 2 in support and 6 leaving comments only. At the time of writing (9 October 2017) four respondents have stated further objections in response the September 2017 re-consultation relating to amended plans and further information, and these objections have been taken into account in the preparation of this report. The re-consultation runs to 11 October 2017 and any additional comments that are received will be taken into account by officers, and any consequent changes officers consider necessary to the considerations and recommendations in this report will be set out in an addendum report.
- 5.6 The objections by the public have raised the following issues set out below in this paragraph. However, the objections relating to the closure of the golf course are considered by officers to be of no relevance to the determination of these applications and therefore are not material planning considerations. The proposed physical changes to the landscape of the Park, including the re-provision of the lake, the re-location of the car park, extension of the depot yard and re-contouring of part of the Park (including the golf course), as well as the rebuilding and alteration of the listed buildings, require planning permission and listed building consent and representations in respect of these elements are material considerations in the determination of these applications.
- 5.7 The objections are summarised below:-

Highways

- Increased parking demand, additional/insensitive parking in neighbouring streets, maintenance of private roads
- Need for controls on access, traffic control measures, parking enforcements, routing of vehicles to be implemented
- Adequate provision to be made for siting of events, noise control, security and rubbish clearance
- Park gate at entrance 4 on Fig 2.1 of Transport Statement to remain closed except for emergency vehicles
- Parking restrictions on Beckenham Place Park (road) and Westgate Road should be implemented. Any impacts by park users should be mitigated.
- Transport Statement states that attendees of events can park in local roads including Beckenham Place Park and Westgate Road
- No mitigation put forward to manage parking
- Construction traffic impacts: number of movements and routing
- Unsubstantiated predictions of increased visitor numbers
- Vehicles parking on access road due to increased visitor numbers (September 2017 consultation response)
- Lack of clarity over whether gates to Beckenham Place Park (road) would be open or closed (September 2017 consultation response)

Park/Sports facilities/Land use

- Loss of golf course (and associated heritage value) and tennis facilities, with consequent reduction in visitor numbers

- Sufficient space for some golf facilities, tennis courts to be retained and riding school to be provided
- Lake for small number people doesn't outweigh destruction to environment
- Little provision for over 50s
- The replacement of one type of open space with another is contrary to London Plan Policy 7.18 (Protecting open space and addressing deficiency)
- London Plan Policy 2.18 (Green infrastructure: the network of open and green spaces) provides for the retention of sporting facilities and London Plan Policy 3.19 (Sports facilities) and 4.6 (Support for and enhancement of arts, culture, sport and entertainment provision) provide protection against development which involves loss of sport without sufficient justification
- Excavation of lake contrary to Metropolitan Open Land policy (size of lake in context of park, visual and promenading value)
- The proposals are not compatible with the 'countryside' feel of the Park
- Proposals remove all formal recreational sport
- Proposals for individual sports more restrictive in space would reduce existing freedom of movement for general populace
- No need for new education facility or lake, given existing pond
- The existing Visitor Centre use, located in the Mansion, is not guaranteed
- Lack of provision for a Visitor Centre in the Stable Block or in future plans for other buildings on the site (September 2017 consultation response)

Events

- Should not take place near houses
- Number and frequency should be limited and within appropriate noise levels
- Liaison with LB Bromley for each event in respect of traffic and impact on residents
- Adequate crowd control and rubbish clearance required
- Could impact normal use by park users
- 400 events for 70,000 people (sustainability statement)
- Need to understand size of largest events and their frequency
- Parking for organisers and equipment
- Ensure access for emergency vehicles maintained
- Concern over open-air broadcasting of music or announcements
- Recent cyclocross event in front of Mansion not compatible with heritage of site
- Access for emergency vehicles to be maintained (September 2017 consultation response)
- Lack of clarity over number of large events, 6 or 10 per year. (September 2017 consultation response)

Design

- Impact on views from Mansion
- Destruction of mature landscape and replacement with whip trees
- No provision for changing facilities for swimmers
- Question adequate maintenance of lake
- Reduction in footpaths and routes for pedestrians only, without risk from cyclists
- Query water supply to the lake
- Lake not technically feasible, either to fill initially or maintain. Request sight of Thames Water response (September 2017 consultation response)

Heritage

- Loss of ancient kiosk between tennis courts
- Nothing of significance in 18th Century parkland, real heritage of park is period since 1927 when it became a public golf course

- Potential building remains to the west of the road through the park
- Concern that historic character of the park would be eroded by shifting balance towards sports activities
- Concern that sports activities (especially cycling) will erode historic character of Park (September 2017 consultation response)

Amenity

- Lake could be target for fly tipping
- Loss of jobs (café and golf course)
- Noise and disturbance arising from increased usage of Park and surrounding streets for parking

Security and crime prevention

- Anti-social behaviour if gates re-opened. Recent spate of vandalism. On police records
- Park feels less safe due to less people around since golf course removed
- Security for properties backing on to the Park should be considered and appropriate fencing/planting provided (e.g. Benbury Close)

Environmental

- Unnecessary removal of mature trees. How many replacements? Contrary to London Plan 7.21 (Biodiversity and access to nature)
- Pollution (increased CO₂) due to loss of trees
- No consideration for wildlife made
- Destruction and disruption of local habitat for wildlife, particularly bat roosting trees and badger setts, due to lake excavation and tree removal contrary to LP 7.19
- Impact on wildlife from construction vehicles
- Possible pre-emparkment features in ash plantation
- Park should be protected as semi-natural space
- Park declared a local Nature Reserve in 2006 and identified as an area of Importance for Nature Conservation in Lewisham's Local Plan
- Potential impact on flora and fauna arising from informal mountain bike routes
- Omission of an Environmental Statement
- Impact of lake on existing ecological balance
- Query whether sufficient human resources will be available to maintain the nature conservation
- Concern that sports activities (especially cycling) will impact on Bluebell woods, acid grassland and natural regeneration of species (September 2017 consultation response)
- Ecological impact study should be undertaken to evaluate impact of replacing existing habitats with others (September 2017 consultation response)

Procedural

- Insufficient time given to respond and inconvenient timing of consultation (around Christmas)
- Notices not displayed at Foxgrove/CrabHill entrance board
- Inadequate consultation by applicant. Submitted Statement of Community Involvement fails to record extent of local opposition to the regeneration scheme
- Bromley Council not consulted
- Notices not displayed at Mansion and Beckenham Hill notice boards (September 2017 consultation response)

5.8 Additionally, the following matters were raised:

- Why are the building and landscape works part of the same application?
- Concern that Council's decision won't be impartial
- Lewisham have failed for years to maintain the park buildings
- Lack of consultation on closure of golf course
- Potential algae/bacterial blooms/Weil's disease arising from lake
- Possible collusion between LB Lewisham & the HLF
- High and unsubstantiated cost of implementing and maintaining scheme
- Health and safety issues, particularly in relation to the proposed lake
- Water supply for lake and maintenance of water quality
- Query whether the Planning Committee would have read all application documents
- Query how the Planning Service will ensure the application is adjudicated fairly

5.9 Two letters of support were received, making the following comments:

- An innovative and forward thinking plan to increase use of a neglected resource, though need measures to encourage travel by public transport e.g. signage at local stations, travel information on park website
- Wonderful to be able to walk across the open spaces of the park where the golf used to be. Feel safe using park now because open spaces available, as opposed to only the wooded areas previously. Believe the parkland is a much more democratic and female friendly place without the golf
- Fire that destroyed roof of Stable Block represents a serious loss of our heritage and Cator history and needs urgent restoring
- Proposed use of other buildings on site to create a café, exhibition and studio space are all supported to increase and widen community use and education
- Landscape sits in an area of strong archaeological interest and closure of golf course allows for ground surveys that will yield hidden remains of great interest
- The planning application helps to realise aspects of the recently awarded Heritage Lottery funding namely improve and widen the leisure offer on site with a new lake, better pathways and community events. Improved parking is essential.
- Communities come to be defined by their history and at present, knowledge of Beckenham and Lewisham's history is poor especially the Cator legacy in creating the suburb of Beckenham. Many narratives to be told and Beckenham Place Park an ideal location to educate and explore the past. David Bowie practised in the park and was a local resident and that association could be another potential attraction for visitors.
- The combination of decades of golf and under-investment in Beckenham Place Park has led to both the Park and the Mansion complex being under-used and appreciated. The planning applications are a vital first step in rejuvenating the Park with the ultimate goal in mind of restoring the Mansion itself.

5.10 Concerns were also raised with regard to the consultation of the application in terms of timing, scope and difficulty in accessing the application documents online.

Beckenham Place Park Community Trust

5.11 The Trust notes their support for the refurbishment of the park buildings, but objects to the proposals on the following grounds:

- Golf course is an important heritage asset. First public golf course in England. Provides an important inner city community asset and recreation resource. No rational justification for the removal of golf course and restoration of private landscaped gardens of an unremarkable 18th century gentleman

- Inadequate pre-application consultation by Lewisham Council
- Golf course wouldn't prevent new activities
- Survey by Trust had 431 respondents, of whom 59% strongly disapproved of golf course closure
- Proposals not in accordance with Development Plan because:
 - Loss of sporting, community and recreational facilities London Plan 2.18 (Green infrastructure: the network of open and green spaces), 3.9 (Sports facilities), 4.6 (Support for and enhancement of arts, culture, sport and entertainment provision), CS 6 (Conservation areas, heritage assets and the historic environment), CS19 (Provision and maintenance of community and recreational facilities)
 - Supporting information fails to adequately address the impact of the proposed development on transport and traffic in the Beckenham area. Insufficient additional parking for estimated increased visitor numbers London Plan 6.3 (Assessing effects of development on transport capacity) & 6.14, CS 14
 - The proposal fails to 'design out' crime. Concerns over safety walking in the ancient forest, particularly due to loss of activity associated with golf course London Plan 7.3 (Designing out crime)
 - The golf course is a fundamental aspect of the local character of the area London Plan 7.4 (Local character)
 - Application fails to recognise the heritage value and significance of the golf course LP 7.8, 7.9, CS 6.180, CS16, DM37, DM38, NPPF 109
 - Inappropriate on Metropolitan Open Land, particularly the lake which is unwanted and detracts from the amenity of the open area LP7.17, NPPF, CS12, CS 7.115
 - Inappropriate replacement of one type of open space with another LP7.18, NPPF 12
 - Loss of habitat, including bat roosts, with insufficient mitigation LP 7.19, NPPF 117
 - Unnecessary tree removal and inadequate replacement with 'whips' LP7.21.
 - Noise nuisance from events and encouragement of anti-social behaviour

The Friends of Beckenham Place Park

5.12 A Park User Survey for the Park dated Autumn 2015 was submitted by the Friends, raising the following points:

- The Friends are a park user group established in 1996 for the conservation, heritage and environment of the park. The Friends run the visitor centre in the Mansion.
- The survey was carried out to inform people of the proposals, find out why people visit the park, obtain their opinion on the proposed changes and ascertain ways they would like to see the park improved. 431 surveys were collected. Golfers were not targeted.
- The responses indicated:
 - 47% visit weekly
 - Main reasons for visiting (in order of popularity) are walking, enjoying nature, relaxing, Mansion and formal gardens, café, socialising, sports, dog walking
 - Strong support for restoration of historic buildings, removal of temporary structures, provision of new play facilities
 - Mixed opinion on provision of new cycle tracks, relocation of car park,
 - Disapproval of relandscaping of park and organised events

5.13 The Friends also submitted two reports, one in respect of a cycle event that took place in the Park in December 2016 and one that considered recent works in Ladywell Fields as an alternative.

- 5.14 The Cyclocross report raised concern with damage to the park and restrictions on access for others on the day it was held.
- 5.15 The Ladywell Fields report expresses concern about the imposition of structures and activities on Beckenham Place Park which may alter its character, particularly in terms of its tranquillity.
- ii) Drop-in session
- 5.16 A Drop-in session was held on the 25th January 2017 at the Green Man Bromley Road from 3.30-7.30pm and was attended by approximately 40 local residents and ward councillors (26 signed attendance sheet). The planning case officer and applicant team (LBL Regeneration Officers, landscape architect and ecology consultants) were in attendance to answer queries.
- 5.17 Three attendees left written comments, summarised as follows:
- Disappointing removal of golf, football and tennis facilities. If they'd been maintained they'd be used.
 - Cycle facilities come at great cost and lost opportunities for the golfers, tennis players and footballers
 - Decision seems a done deal
 - Removes a sporting facility that would have afforded young people from poorer backgrounds an activity that could have kept them fit and engaged
 - In all 250 acres there is nothing save a BMX track tucked away and a lake for middle class triathletes
 - Inadequate and manipulated consultation by applicant
 - Loss of popular, income generating public golf course and replacement with untried and untested activities such as swimming and cycling
 - Car park only increasing by 36 spaces though 400 events and an additional 70,000 visitors anticipated
 - Golf course is a heritage asset
 - Nothing in planning documentation to explain how water will be supplied to the lake
 - Health and safety concerns in respect of lake
 - Removal of several hundred trees and replacement with 'whips'
 - While more visitors will be attracted by events, the park will be almost empty at periods in the winter and may attract antisocial behaviour
- 5.18 Given the above actions, satisfactory consultation has been undertaken in line with the Council's SCI and legislative requirements.

Other Consultees

- 5.19 Other consultees, including statutory agencies, community groups and associations, Council departments and external consultees were notified. Where responses were received, these are outlined below:-

Environment Agency

- 5.20 No objection to the proposals, subject to conditions in respect of the control of infiltration and ground contamination.

Historic England- Archaeology

- 5.21 Initial feedback from the Greater London Archaeological Advisory Service (GLAAS) identified the need for a detailed desktop archaeological assessment to be submitted. Once this was submitted, Historic England advised that trial pits should be undertaken in the area

of the proposed car park in order to establish if this was the location of an earlier Mansion house. The results of the trial pits revealed no finds.

Historic England- Buildings

- 5.22 Historic England expressed overall support for the proposals. Their comments on specific elements of the scheme are summarised as follows:

The Stable Block

- 5.23 The Grade II listed Stable Block at Beckenham Place Park dates from the late 18th century and served as the main stables to the Grade II* Beckenham Place Mansion. The Stable Block is a long-standing entrant on Historic England's Heritage at Risk Register, and the building is currently in an extremely poor condition following a devastating fire in 2011. Since the fire, Historic England has been working closely with the London Borough of Lewisham and its consultants regarding the proposed redevelopment of the site. Historic England is very supportive of this scheme in principle which seeks to raise the profile of the Park, enhance its historic value, and provide the Stable Block with a sustainable long-term use which should facilitate its removal from our Heritage at Risk Register. Having reviewed the submitted plans, we are very encouraged that the proposed layout for the Stables responds to the advice we have made throughout the pre-application process. We are also very encouraged by the proposed high quality conservation-led approach to materials and detailing, including the lathe and plaster ceilings, sash windows, and Welsh slate roofing. It is a shame that the repair and reuse of the north-facing stable yard cottages have not been included in this current project. We are aware that a public consultation was undertaken by your Council during the summer regarding potential new uses for these cottages, as well as for the Foxgrove Club, and most importantly the Grade II* Mansion itself. We would continue to encourage your Council to actively explore new uses for these important heritage assets so a cohesive scheme for Beckenham Place Park can be delivered.

Wider Landscaping Proposals

- 5.24 Although Beckenham Place Park is not included on Historic England's Register of Parks and Gardens, it is partially covered by Conservation Area status, and provides an open landscaped setting for the Grade II* listed Mansion. However, the golf course re-landscaping in the 1930s, and subsequent changes have compromised the integrity of the Mansion's designed landscape. We are therefore supportive of this project, which seeks to relocate the parking away from the Mansion, and reinstate many lost features of the 18th century landscape including the pleasure ground and the central lake, as well as important vistas to and from the Mansion. This, in turn, should enhance the setting of the Grade II* Mansion and the character of the Conservation Area.
- 5.25 In respect of the Grade II Gardener's Cottage, Grade II Southend Lodge, and Grade II Gatehouse, Historic England noted that these elements of the scheme are technically beyond their remit and the advice of the Council's Conservation Team should be sought.

Sport England

- 5.26 Sport England initially objected on the grounds that the proposals would result in the loss of land which constitutes a playing field. It was subsequently identified that there is no land within the application boundary which constitutes a playing field (i.e. land used within the last 5 years for field sports) and therefore there were no statutory grounds for objection on this basis. Sport England nonetheless maintains a non-statutory objection to the loss of the golf course.
- 5.27 Sport England also consulted the Football Association (FA), Lawn Tennis Association (LTA) and England Golf. The FA identify that there are two pitches on the site which they believe

were last used in 2010/2011 and object to the proposals on the grounds of loss of playing pitches and lack of a playing pitch strategy for Lewisham.

5.28 The LTA note that the existing courts are in poor condition, though some people are still using them. Lewisham is identified as a 'focus borough' for the LTA and they therefore state that the loss of 3 courts is not something they would support in a borough that has a limited provision of courts. They therefore object to the loss of 3 courts in a focus area unless replacement provision is made in another part of the Borough. They describe a project whereby they are funding the renovation of four courts in the borough. They identify two nearby tennis facilities: Catford Wanderers which has capacity issues; and a site in Beckenham 2-3miles away.

5.29 England Golf object on the grounds that there is significant demand in Lewisham for golf and the proposals involve the loss of the only golf course in the borough. However they do also note there are numerous golfing facilities within the surrounding area.

Thames Water

5.30 No objections, subject to a condition requiring a piling method statement and informatives in respect of water pressure and construction over water mains.

Metropolitan Police

5.31 The proposed re-generation of Beckenham Place Park is obviously to be welcomed. From the Crime Prevention statement submitted, consideration has been given to the safety of people using this facility. Query whether there will there be lighting in the proposed car park area.

Ancient Monuments Society

5.32 No concerns about what is proposed at the Southern Gate Lodge, Gate House and Stable Block. Welcome the reasoned approach taken by the applicant's conservation architect. The proposed works respect all of the listed buildings' surviving historic features and offer a convincing design response to reinstatement where this is needed. It will be very important for works to be carried out as per the approved drawings – if not by the commissioned architects themselves, in a manner which fully respects their vision. Suggest this could be the subject of planning conditions.

5.33 It is a little disappointing that all the historic buildings are not being repaired at the same time – the Homestead would certainly benefit from being brought back into use. It is hoped that this second phase of the regeneration project will follow soon.

5.34 We also note that there are no plans for the Grade II* Mansion within the scope of the current application. While we welcome the continued occupation of the house, we do feel that it would be better for the regeneration of Beckenham Place and its Park to be based on a holistic approach.

5.35 It would be useful to see a Conservation Plan for both Mansion and Park to see what has in the past been suggested. You may wish to consult Historic England on changes to the landscape. Although this is not Registered, it contains important surviving features which will need to be taken into consideration.

5.36 It is important to refer to a wider Conservation Management Plan (if one exists) so that all the works carried now can be incorporated into a wider regeneration of the Mansion and Park at a later date.

Network Rail

- 5.37 Detailed comments are provided with regard to works near the railway, however these are not planning considerations. Therefore the comments have been forwarded to the applicant and an informative has been specified advising the applicant to contact Network Rail for consent to works affecting their land.

LB Bromley

- 5.38 Whilst no objection is raised in principle to the current application, which does not include the hosting of additional events at the site, any existing or proposed events would impact detrimentally on car parking and general highway safety in Bromley and this should be considered. Current events result in considerable impact on Bromley residents and a solution for current and future overspill of parking onto Bromley roads should be found as part of the application, in compliance with Policies T1, T2, T3 and T18 of the Unitary Development Plan (Bromley). In addition, should permission be granted, a condition is suggested that any event expected to draw more than 100 participants to have a specific plan in place to address the provisions of parking spaces and access by vehicles.

Ecological Regeneration Manager

- 5.39 The Ecological Appraisal [EA] report by LUC is accepted and it is recommended that all the mitigation, enhancements and precautionary measures detailed in Chapter 5 of the report are implemented in full.
- 5.40 Precautionary tree felling measures discussed on site and articulated in the EA document re: Figure 8 & Appendix 9 are supported.
- 5.41 Given the project constraints the indicative chronology of woodland operations as detailed in Table 5.1 is acceptable.
- 5.42 Quantifiable mitigation/enhancement measures such as the installation of 21 bat boxes (as per Figure 8) should be conditioned and/or tied in to any permission. Other nest boxes for birds have been suggested (see section 5.60) and these are also to be welcomed. Quantifiable information about the products, number and placement should be agreed and form part of the permission.
- 5.43 In order that all mitigation, enhancements (including on-going monitoring and iterative management) are delivered for the whole park and all notable habitats & species, it is recommended that an integrated Landscape and Ecological Management Plan [LEMP] is conditioned as per the British Standard, Chapter 11 [BS 42020:2013 - "Biodiversity code of practice for planning and development"]. The Design and Access statement mentions the HLF requirement to produce a 10 year management and maintenance plan so marrying the two obligations for a 10 year period would appear to make sense.
- 5.44 As part of the planning process, all biological survey data collected should be provided to the Greenspace Information for Greater London [GIGL]. This should be supplied in an appropriate electronic format such as excel. An email acknowledgement from GIGL that this has been submitted would satisfy this obligation and I request that you choose the most appropriate means available to you to ensure this requirement is met.

Environmental Health

- 5.45 No objection subject to the imposition of a condition requiring Site Investigation.

Highway Officer

- 5.46 The proposal is unobjectionable subject to:-

- Details of the Wayfinding strategy within the park and to/from the nearby train stations (Beckenham Hill & Ravensbourne).
- Details of the parking management strategy (for the vehicular access roads within the park). Given the width of the vehicular access road within the park and the limited number of passing spaces on the road, this is required to ensure access for coaches and emergency vehicles maintained,
- The submission of a Construction and Logistics Plan (CLP), It should be submitted prior to the commencement of the development and should specify how the impacts of construction activities and associated traffic will be managed
- A planning condition to ensure the Travel Plan is implemented following the completion of the development, it should include targets, objectives and measures to encourage sustainable travel to the park and reduce the need to travel by car.
- The submission of a Delivery and Servicing Plan (DSP), the plan should include details of measures to rationalise the number and time of delivery and servicing trips to the site with the aim of reducing the impact of delivery and servicing activity.
- Details of the cycle parking within the park
- Details of Event Management Plan for the park, unless covered by licensing.

5.47 In addition, the applicant is required to secure:-

- Parking controls/waiting restrictions on the section of Beckenham Hill Road adjacent to the park to minimise the impact associated with an intensification of use at the park which will cause parking stress and congestion if unmanaged.
- Entry treatment works (tighten kerb radius - southern), the creation of a raised table and the installation of tactile paving at the vehicular entrance on Beckenham Hill Road (Gate 2), the works will improve pedestrian accessibility and will create safer walking routes into the park.

6.0 **Policy Context**

Introduction

6.1 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)

6.2 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

- 6.3 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)'.
- 6.4 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

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

London Plan (2016)

- 6.6 The London Plan policies relevant to this application are:

Policy 1.1 Delivering the strategic vision and objectives for London

Policy 2.9 Inner London

Policy 2.18 Green infrastructure: the network of open and green spaces

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 3.16 Protection and enhancement of social infrastructure

Policy 3.18 Education facilities

Policy 3.19 Sports facilities

Policy 4.5 London's visitor infrastructure

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision

Policy 4.12 Improving opportunities for all

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.4 Retrofitting

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.15 Water use and supplies

Policy 5.21 Contaminated land

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.12 Road network capacity

Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 7.17 Metropolitan Open Land
Policy 7.19 Biodiversity and access to nature
Policy 7.21 Trees and woodlands

London Plan Supplementary Planning Guidance (SPG)

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

Accessible London: Achieving an Inclusive Environment (2004)
Green Infrastructure and Open Environments (2012)
Shaping Neighbourhoods: Play and Informal Recreation (2012)

London Plan Best Practice Guidance

6.8 The London Plan Best Practice Guidance's relevant to this application are:

Development Plan Policies for Biodiversity (2005)

Core Strategy

6.9 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 strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy of particular relevance to this application:

Spatial Policy 1 Lewisham Spatial Strategy
Spatial Policy 5 Areas of Stability and Managed Change
Core Strategy Policy 7 Climate change and adapting to the effects
Core Strategy Policy 8 Sustainable design and construction and energy efficiency
Core Strategy Policy 9 Improving local air quality
Core Strategy Policy 10 Managing and reducing the risk of flooding
Core Strategy Policy 11 River and waterways network
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
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment
Core Strategy Policy 19 Provision and maintenance of community and recreational facilities
Core Strategy Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles

Development Management Local Plan

6.10 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The following lists the strategic objectives, spatial policies and cross cutting

policies from the Development Management Local Plan of particular relevance to this application:

6.11 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 23 Air quality

DM Policy 24 Biodiversity, living roofs and artificial playing pitches

DM Policy 25 Landscaping and trees

DM Policy 26 Noise and vibration

DM Policy 27 Lighting

DM Policy 28 Contaminated land

DM Policy 29 Car parking

DM Policy 30 Urban design and local character

DM Policy 35 Public realm

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

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

DM Policy 40 Public conveniences

DM Policy 41 Innovative community facility provision

DM Policy 43 Art, culture and entertainment facilities

Planning Obligations Supplementary Planning Document (2015)

6.12 This document provides detailed guidance on the likely type and quantum of financial obligations necessary to mitigate the impacts of different types of development.

7.0 Planning Considerations

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

- a) Principle of Development
- b) Landscape and Ecology
- c) Historic Buildings and Archaeology
- d) Highways and Traffic
- e) Other Considerations

Background to the Application

7.2 Beckenham Place Park extends to some 96 hectares with 18 hectares of woodland including nearly 12 hectares designated as Ancient Woodland. The rest of the Park is predominately open grassland. The principal area of the park, west of the railway line and the subject of the current application, extends to 71.5 hectares. Within the Park is the Grade II* listed Mansion as well as Grade II listed Stable Block, Gardener's Cottage and Walled Garden, Southend Lodge and Gatehouse and Foxgrove.

- 7.3 The Mansion was built in the mid-18th century for John Cator who later became Sheriff of Kent and a Member of Parliament. The site was acquired from the Cator Estate by the London County Council in 1927, transferred to the Greater London Council in 1967 and then to the London Borough of Lewisham in 1971. During the 20th century the Park was used for a range of sports including golf, football and tennis as well as public open space. A golf course existed on the site from the early 20th century and was managed by and on behalf of a number of operators and as a public municipal course from 1934.
- 7.4 In 2014 the Council submitted a Stage 1 bid to the Heritage Lottery Fund (HLF) for the regeneration of Beckenham Place Park through the Parks for People programme. The masterplan supporting the HLF bid proposed the removal of the golf course as part of the overall scheme of landscape works. The Stage 1 bid was approved and in February 2016 Mayor and Cabinet agreed to the next stage of design work to support a HLF Stage 2 bid. At the same meeting Mayor and Cabinet approved the closure of the golf course and it was subsequently closed in October 2016. In December 2016 the HLF Stage 2 bid was approved, releasing £4.7m in funding for the restoration programme.
- 7.5 The proposed applications comprise a range of works including extensive landscaping works including removal of golf course features, excavation to re-provide a lake and wetland area, tree removal and planting; relocation and extension of car park; refurbishment, re-building and alterations to the Stable Block and Walled Garden, Southend Lodge and Gatehouse and Gardener's Cottage and the removal of the tennis kiosk. No works are proposed to the Mansion House, Stable Cottage or Foxgrove.

Principle of Development: Land Use

- 7.6 The existing use of the Park, including the open space and buildings within it, falls within Use Class D2 (Assembly and Leisure). Use Class D2 covers a wide range of indoor and outdoor leisure and recreational activities including indoor and outdoor sports. The individual buildings within the park have been used for a range of purposes over the years, including residential (staff accommodation in the Stable Block and Gardener's Cottage), office/staff facilities (Southend Lodge) and storage (Gatehouse). These uses have occurred intermittently and are considered ancillary to the primary use of the park for D2 purposes.
- 7.7 The proposed landscape works in the park include the introduction of new habitats as well as improved grassland, improvements to paths for cycling, running and walking as well as provision of new facilities, including a pleasure ground and swimming/boating on the re-provided lake. These activities fall under use class D2 and so do not represent a change of use for which planning permission would be required. As part of the current application the use of Southend Lodge (Park staff office/facilities) and the Gatehouse (storage) will remain as existing and the Gardener's Cottage (vacant) will provide facilities for volunteers involved in Park maintenance.
- 7.8 It is proposed to rebuild the fire-damaged Grade II listed Stable Block and convert it to a café (A3) and education (D1) use in association with and ancillary to the primary use of the Park for D2 purposes. These works are aimed at helping people understand and appreciate the built and natural heritage of the Park as well as providing a range of opportunities for informal sport and outdoor recreation.
- 7.9 Beckenham Place Park is designated as Metropolitan Open Land (MOL). The NPPF (para. 79-92 on Green Belts which applies equally to MOL), London Plan Policy 7.17 (Metropolitan Open Land) and Core Strategy Policy 12 (Open space and environmental assets) all seek to maintain the openness of the land and to prevent inappropriate development. The proposals for the park are predominately landscaping works comprising remodelling of the site together with tree removal and planting and re-provision of the lake. The proposals also include the re-building and restoration of the fire-damaged Stable Block. New buildings on the site are limited to the maintenance vehicle and equipment storage

structures within the depot area, balanced against the removal of temporary containers. These structures are considered to fall within the types of building set out in para. 89 of the NPPF as not inappropriate in MOL and the openness of the park and MOL will be preserved. Moreover, the application proposals include the removal of the existing toilet block adjacent to the Mansion, improving openness in this part of the Park and the setting of the Mansion.

- 7.10 London Plan Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment, states support for the continued success of London's diverse range of arts, cultural, professional sporting and entertainment enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors. In considering planning applications, consideration should be given to access by public transport and by all sections of the community.
- 7.11 Following the proposed works the park will remain as open space, hosting a wider range of events and activities with the objective of increasing annual visitor numbers from around 215,000 to 700,000. In the first 5 years following the regeneration it is expected that a broad range of events will take place:
- Nearly 400 small and medium public events attracting over 70,000 people (175 on average)
 - 850 activity sessions with clubs and societies attracting nearly 10,000 participants (12 on average)
 - 2000 public activity sessions attracting over 50,000 people (25 on average)
 - An outdoor education and adventure learning programme running over 1,000 sessions and involving over 25,000 children and young people (25 on average)
 - 780 volunteer sessions involving over 15,000 participants (19 on average)
 - 20 corporate volunteering sessions involving 400 participants (20 on average)
- 7.12 In the additional information submitted for re-consultation in September, the applicant provided additional details on proposed events. Medium scale events are defined as 500-5000 people. A number of events have taken place over the past year and brief details of these were provided for comparison. The 'Festival of Lights' which took place in the Park in December 2016 attracted approximately 1,500 people and the Mansion House open day on 29th April attracted 2,800. A cyclocross event attracted approximately 150.
- 7.13 The applicant intends to apply for a Premises Licence for the Park under the Licensing Act 2003, in order to hold up to 10 medium scale events in the Park each year. These would aim to provide considerable variety to attract diverse audiences to the Park. All events would have to finish by 11pm in accordance with the Premises Licence application.
- 7.14 The previous events were held through the Mansion's Premises Licence or through a Temporary Event Notice (TEN) which can licence an event for up to 500 people at one time.
- 7.15 Any event expecting to attract over 3,000 people would have to present event plans to the Events Safety Advisory Group (ESAG). Event management plans would need to address noise, traffic planning and parking provision, stewarding, security, set up and set down, including access and egress, litter clearance and waste disposal, police presence if required, first aid, lost children procedures, and include clear plans of the exact locations of different elements of the event. The same information is required of smaller events, but is managed by the Council's Parks team rather than ESAG.
- 7.16 Permitted development rights exist for the temporary use of land for any purpose, including the erection of moveable structures associated with that use, for a period of not more than 28 days in a calendar year, restricted to 14 days the holding of a market and motor car/cycle racing. There are some limitations to the provisions, though none apply in this case. As

noted above, events have been held over the past year in the Park, using either the existing Mansion House license or a Temporary Events Notice. The holding of events in the Park does not form part of the planning application and events could continue to be held at the Park if this application was not approved.

- 7.17 Earlier this year, the applicant submitted an application for a premises licence for the whole Park to enable future events to be held. This was refused due to a procedural error and it is understood that the applicant intends to re-apply. A premises licence is required for events attracting 500 or more people which involve live amplified music, recorded music, films, plays or dance. The Council, (as licensing authority), if deciding to grant a licence, can add conditions relating to various matters including for example the hours of operation, number of events of a certain scale permitted, stewarding, traffic management, security, access for emergency vehicles, noise, notification of the licensing authority, police and residents. Planning practice guidance advises that the planning system should not duplicate controls undertaken through other regulatory regimes. The control of events at the site is most appropriately dealt with through the licensing regime.
- 7.18 This application is concerned with physical changes to the Park and provision of new facilities and ancillary uses. The mitigation of impacts relating to increased use of the Park arising from these changes is relevant to this application and considered in the following sections of this report. In terms of land use however, the works are supported in planning policy by virtue of increasing access to open space.

Principle of Development: Sport and Recreation

- 7.19 Beckenham Place Park is the largest area of publicly accessible open space in the borough however the Park is under-used and in need of investment. The proposed works are the first phase of a longer term plan with the programme of renovation and refurbishment aimed at restoring and regenerating the historic park as a destination and community asset for the area, attracting more visitors to enjoy more activities in the park. Later phases will involve works to the eastern side of the park including a flood alleviation scheme and associated landscaping works and the restoration and re-purposing of the other buildings within the park including the Mansion House.
- 7.20 The NPPF (para 73) notes the importance of access to high quality open spaces and opportunities for sport and recreation to the health and well-being of communities. It advises that policies should aim to protect and enhance public rights of way and access and local authorities should seek opportunities to provide better facilities for users.
- 7.21 Policy 2.18 of the London Plan states that development proposals should: a incorporate appropriate elements of green infrastructure that are integrated into the wider network; b encourage the linkage of green infrastructure including the Blue Ribbon Network, to the wider public realm to improve accessibility for all and develop new links, utilising green chains, street trees, and other components of urban greening (Policy 5.10).
- 7.22 London Plan Policy 3.19 (Sports facilities) aims to increase participation in and tackle inequality of access to sport and physical activity in London, particularly amongst groups/areas with low levels of participation. Development proposals that increase or enhance the provision of sports and recreation facilities will be supported and multi-use public facilities for sport and recreational activity should be encouraged. Proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted.
- 7.23 Core Strategy Policy CS12 (Open space and environmental assets) sets out the Council's guidance on the provision of sports facilities. The policy seeks to provide opportunities for sport, recreation, leisure and well-being by, amongst other actions, protecting the character, historic interest and amenity of, and within, open spaces; maintaining and improving the publicly accessible open space network; seeking exemplary design for new,

and improvements to existing open space, in the context of the local character and its distinctive historical qualities working with the Environment Agency (EA) where appropriate; and maximising opportunities for sport and recreation through well-designed and managed spaces, which take into account the Mayor's Children and Young People's play space requirements in a safe environment.

- 7.24 The proposed long-term use of the Park is as open space, offering a range of recreational and sporting opportunities (use class D2) to the general public. In October 2016 the Council closed the golf course in the park. There was some public objection to the decision of the Council to close the golf course, and these objections have been re-stated in consultation on the proposals for the Park before and after the current planning application was submitted. Objection has also been raised by the Lawn Tennis Association to the loss of the two existing tennis courts within the Park. These facilities are in a poor state of repair, however the net is still present on one and officers have observed it in use during recent site visits. Though the applicant has identified other tennis courts in the vicinity, the loss of these courts is regrettable given that some demand is evident. The applicant maintains that the cost of re-providing the courts elsewhere in the Park would not be viable. However, overall, the planning application proposals are considered to make adequate replacement provision for sport and leisure. In addition, the retention of the tennis courts in their present location would be at odds with the proposals to regenerate the historic core of the Park. On balance therefore the loss of the tennis courts is considered acceptable.
- 7.25 Relevant national, regional and local planning policy and guidance as referred to in this report supports the retention, expansion and improvement of public access to high quality open space and recreational and sporting activities. These policies do not however seek to protect particular sports or activities and alternative golf and tennis facilities are available within 5km of Beckenham Place Park. It is also relevant to note that in terms of the authorised use of the Park the changes to the recreational activities available do not of themselves amount to a material change of use of the land requiring planning permission. In addition, whilst the range of activities in the park and its use generally will increase and intensify, the primary use will remain as Class D2.
- 7.26 The proposals for the park also need to be considered in the context of the overall strategy to restore the historic features and landscape of the park, open up parts of the Park for increased general public access that was limited by previous uses and to encourage a range of outdoor leisure activities within the Park. Core Strategy Policy 12 seeks to maintain and improve the publicly accessible open space network and the proposals will support the implementation of this policy.
- 7.27 The impact of the proposed works within the park to the landscape and local habitats, and the impact on the local areas arising from the increased use are considered further below.

Landscape and Ecology

- 7.28 The proposed landscaping works comprise:
- re-instatement of the former lake and creation of a wet woodland area and board walk
 - tree works (including tree removal) within the Beckenham Place Park Conservation Area
 - re-location and extension of existing car park
 - new depot storage units to replace old and extended hard standing of the depot area
 - re-profiling of golf greens, tees and bunkers (given scale proposed).

- 7.29 The proposed landscaping scheme also includes works across the site for which planning permission or other planning approvals are not required but which form an integral part of the site-wide landscaping works:
- extension of the formal gardens
 - creation of an orchard and community garden
 - installation of new play facilities
 - new path network, including accessible walking routes and cycling routes
 - new signage and interpretation
 - new woodland planting and other tree management works
- 7.30 The proposed landscaping works have been informed by an assessment of the site's history since the mid 18th century and involve the restoration of lost elements of the historic landscape such as the lake, pleasure ground and walled garden as well as reinstatement of park-wide vistas to the Mansion and other features that formed part of the 18th century parkland landscape. Core Strategy Policy 12 seeks to protect the character, historic interest and amenity of, and within, open spaces and it is considered that the proposals will support the implementation of this policy. The re-instatement of the former lake will involve removal of trees within part of the site, referred to as 'Ash Plantation', identified on Natural England records as ancient woodland. In the light of the current application Natural England have reviewed the designation and based on an analysis of historical records have concluded that there is enough evidence to suggest that the area of the former lake within the Ash Plantation is not ancient woodland and that it will be removed from the ancient woodland inventory.
- 7.31 Trees to be removed from elsewhere within the Park include selective thinning of trees that previously defined the fairways on the golf course to restore the 18th century parkland setting as well as opening up views of the Mansion and re-establishing historic vistas. The trees in the park are not the subject of a Tree Preservation Order and other than those within the Conservation Area in the south-western section of the park the removal management and replanting of trees within the park does not require separate planning approval. Core Strategy Policy 12 seeks to protect trees, prevent the loss of trees of amenity value and the replacement of trees where loss does occur and whilst there will be the selective removal of trees on the site including some more mature trees the landscaping proposals include significant re-planting across the park. This involves over 12,000 new broad-leaved mixed deciduous woodland species being planted, infilling gaps in existing woodland and along the southern boundary as well as selected planting of specimen trees across the park.
- 7.32 Following an initial query from the Council's Tree Officer as to the apparent limited variety of tree species to be planted, the applicant has since confirmed that the species mix will include oak, hornbeam, field maple, hawthorn, honeysuckle, hazel, roan, small leaf lime and birch. This is considered to constitute a good mix, appropriate to the character of the Park.
- 7.33 The proposed tree removal and landscaping works have been informed by an extended Phase 1 Habitat survey that identified the need for protected species surveys including for bats, great crested newts, badgers and woodland plants. These surveys have been completed and where appropriate mitigation measures have been identified. The proposed felling of trees within the Ash Plantation to facilitate the re-creation of the lake has been informed by the bat survey findings and the scheme will retain and protect each of the six recorded bat roosts in this area. With the exception of Southend Lodge, survey data indicates that the buildings in the on site do not support bat roosts and therefore mitigation

in relation to bats will not be necessary for the proposed building works to the Gatehouse, Gardener's Cottage, Stable Block, Tennis Court Kiosk and Toilet Block. In the case of Southend Lodge, surveys have confirmed a roost being present in the building. The proposals for Southend Lodge comprise minor external restoration however the works are likely to cause damage and/or disturbance to the individual bat observed entering the building and its roost. Accordingly mitigation (and licencing by Natural England) will be required to permit works that may affect the confirmed roost and should any further roosts be confirmed. Within the wider site tree-felling works will be undertaken gradually and on a phased basis through a managed programme to enable bat species to adapt to their changing environment including the provision of alternative bat roost prior to works being undertaken. The required mitigation will be secured by condition.

- 7.34 A pond located at the western edge of the site identified as a possible habitat for newts (unconfirmed by further survey work) does not lie within an area where works are proposed. A badger survey identified the presence of a partially used outlier badger sett within the site that requires some minor mitigation measures to ensure compliance with legislation however current proposals have been designed to avoid the sett. Measures to protect nesting birds and reptiles (if present on the site) will form part of the overall ecological management plan for the park. In the long term, the proposals increase habitat diversity and ensure habitats of high ecological value are managed and maintained in perpetuity. This includes increasing the extent and quality of wet willow/alder carr woodland and associated wetland habitats; increasing the floristic and structural diversity of grasslands including extension of acid grassland; de-silting and reducing shading of the pond; and selective thinning of golf course trees to establish healthy parkland standards. Visitor facilities including interpretive learning resources are aimed at improving and extending an appreciation of the natural environment within the park.
- 7.35 Core Strategy Policy 12 seeks to preserve or enhance the local biodiversity and Policy 7.19 (Biodiversity and access to nature) of the London Plan states that wherever possible planning decisions should make a positive contribution to the protection, enhancement, creation and management of biodiversity. On Sites of Importance for Nature Conservation development proposals should seek to protect that importance and when considering proposals that would affect directly, indirectly or cumulatively a site of recognised nature conservation interest the approach should be firstly to avoid adverse impact to the biodiversity interest, secondly to minimise impact and seek mitigation, and thirdly and only in exceptional cases where the benefits of the proposal clearly outweigh the biodiversity impacts, seek appropriate compensation. The scope of works proposed within the park is considered to follow the hierarchy for assessing proposals affecting sites of nature conservation interest through a combination of avoidance of impacts by avoiding known areas of biodiversity and where works are required minimising the impacts and incorporating appropriate mitigation.
- 7.36 The Council's Ecologist advises that the proposals are acceptable with regard to biodiversity subject to conditions to secure the mitigation and enhancement measures proposed, including the submission of an integrated Landscape and Ecological Management Plan to provide on-going monitoring and iterative management for all notable habitats and species across the park.
- 7.37 In addition to the soft landscaping works, hard landscaping works are also proposed, focussed around the Mansion House where an existing tarmac car park in front of the main entrance to the building will be removed and replaced with a resin-bonded gravel drive and turfed lawn. The existing car park would be re-located and expanded to an area opposite the proposed new 'Welcome Hub' and courtyard. Officers were concerned to ensure that the car park would not appear overly dominant in views on the approach to the Homestead and from the Homestead itself. As the ground level in this part of the Park is higher than the access road, and given the size of the proposed car park, the ground level would be lowered to partially screen vehicles. In addition, the new car park would incorporate

reinforced grass surfacing, with tree planting around and within the car park to further soften its appearance.

- 7.38 It is also proposed to replace the temporary buildings used for the storage of maintenance vehicles and equipment, located within the depot at Southend Lodge, and erect new fencing around the extended area (estate railing to Beckenham Hill Road and timber or green weld mesh fence on the Park side). The three buildings are utilitarian in form and material however planting will screen the fencing and long views into the depot.
- 7.39 The proposed works will require construction vehicles to access the site and the excavation of the lake will result in a quantity of spoil that will need to be either re-distributed within the site or taken off site. The proposal is to use part of the material within the main site (for example in works to remove features of the golf course) with the balance to be stored on the eastern side of the railway. This would not require material to be taken off site, thereby avoiding potentially significant lorry movements through residential neighbourhoods.

Historic Buildings and Archaeology

- 7.40 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Council to have special regard to the desirability of preserving the setting of listed buildings. There is also a duty under s. 72 of the same Act to pay special attention to the preservation or enhancement of the character or appearance of Conservation Areas. The NPPF requires that as part of the decision-taking process local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) and should avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.41 NPPF paragraph 134. states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Paragraph 135. states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.42 The current applications do not propose any work to the Mansion House itself. However the removal of the existing car park and toilets in front of the Mansion and laying out of an area of grass with resin-bound drives leading up to the Mansion will significantly improve its setting. Restoration and refurbishment works are proposed to buildings in the vicinity of the Mansion, which historically supported the working estate collectively referred to as the 'Homestead'. This includes the restoration of the Grade II listed 18th century Stable Block that was badly affected by a fire in 2011. Works to the Mansion House as well as to the Victorian Stable Cottage and Foxgrove are due to be undertaken in later phases of the restoration of the Park.
- 7.43 Whilst the roof and cupula of the Stable Block were lost in the fire, the basic fabric of the building is in a reasonably good condition. Works to restore the building involve the rebuilding of the roof and cupula that formed part of the original building. The cupula will be reconstructed to the original design taken from old photographs and the weather vane on top of the cupula which was recovered from the fire will be reinstated. Other works involve repairs with interventions into the existing fabric where necessary using materials salvaged from alterations within the building, and the replacement of doors and windows to match the existing. A new terrace will be created on the east and northern sides of the building, associated with the café, with direct access to the formal gardens. The works will restore the historical core of the park and will allow the building to be open to the public as an education centre and café.

- 7.44 Works to other listed buildings (Gardener's Cottage and Walled Garden, and Southend Lodge and the Gatehouse) are limited to the refurbishment of the buildings (with materials externally to match existing). The existing side extension to the Gardeners Cottage will be rebuilt where affected by the tree growth and metal grilles to the windows of Southend Lodge removed. The lead hipped flashing to the Gatehouse will be replaced with lead soakers below the slate that is a traditional detail appropriate for the age of the building. Records indicate that the tennis kiosk was constructed in the 1950's (at the same time as the tennis courts) and is therefore a relatively modern intervention into the historic landscape of the park. The application proposes its removal together with the tennis courts to which it relates to become part of the historic gardens. As part of the overall strategy of restoring the features and setting of the historic park and its buildings it is considered that this intervention is appropriate.
- 7.45 The scope of the works to designated heritage assets are considered to be a sympathetic restoration of the listed buildings on the site and consistent with the principles set out in 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). Works within the Conservation Area are limited to landscaping, comprising tree removal and re-planting as well as repairs to existing paths. These works are considered to preserve and enhance the character or appearance of the Conservation Areas in accordance with DM Policy 36.
- 7.46 Historic England have advised that they are very supportive of the scheme in principle, which seeks to raise the profile of the Park, enhance its historic value, and provide the Stable Block with a sustainable long-term use which should facilitate its removal from their Heritage at Risk Register. They are also very encouraged by the proposed high quality conservation-led approach to materials and detailing, including the lathe and plaster ceilings, sash windows, and Welsh slate roofing.
- 7.47 In relation to the landscaping proposals, Historic England note that the Park provides an open landscaped setting for the Grade II* listed Mansion, the integrity of which was compromised by the golf course re-landscaping in the 1930s and subsequent changes. They state their support for the project, which seeks to relocate the parking away from the Mansion, and reinstate many lost features of the 18th century landscape including the pleasure ground and the central lake, as well as important vistas to and from the Mansion. This, in turn, should enhance the setting of the Grade II* Mansion and the character of the Beckenham Place Park Conservation Area.
- 7.48 The Development Management Local Plan identifies Beckenham Place Park as Archaeological Priority Area 20 noting that the 18th century mansion was set in parklands, and both survive as a historic entity, although the public golf course intrudes on the historic character and the lake is now little more than a damp depression. Furthermore, there survives evidence of an earlier agricultural landscape from which the 18th century parkland was conceived. Numerous extant features can be identified including field boundaries, wood banks, semi-natural woodland, coppiced and pollarded standards as well as areas of ridge and furrow. Historic England advise that the archaeological desk-based assessment generally identifies the range of potential archaeological interest, with the exception of an understanding the golf course may or may not hold in respect of municipal golf courses of that period and what other activity may occur in 'removing' the golf course. They recommend some further recording of possible ground impacts from both temporary and permanent works, with the corresponding suggested mitigation response, and a site-wide map plotting the location, form and extent of the identified archaeological assets including the extent and location of wartime allotments. They advise that these can be secured by condition.
- 7.49 Historic England also note the possible survival of the former medieval Manor House, the location of which is unknown, and recommended a limited programme of test pits within the proposed car park area prior to determination of the application. The test pits were carried

out as proposed but revealed no finds. They also advise that they do not see a need for a predetermination investigation of the lake area where excavation works are to be undertaken and consider that archaeological assets around the lake (and beyond the car-park) can be addressed through a suitable condition.

- 7.50 The Council's Conservation Officer has advised that the changes to the landscape are considered to be in keeping with the ethos of the original architectural and landscape intentions of the estate, reinstating many lost features of the 18th century landscape which includes the pleasure grounds, the central lake and most importantly views to the Mansion. The relocation of the car park and removal of ancillary buildings (toilet block) better reveal the setting of the Mansion and overall the proposals provide substantial public benefit, with a conservation led approach bringing much underappreciated heritage assets back into use as well as reintroducing a valuable community asset. The restoration of the Stable Block would remove it from the heritage at risk register, and safeguard its future for use by future generations. Core Strategy Policy 15 states that the Council will ensure any development conserves and enhances the borough's heritage assets and the significance of their settings and it is considered that the works proposed across the park in restoring the historic landscape and parkland setting for the Mansion House will achieve this objective.
- 7.51 NPPF paragraph 134. states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Paragraph 135. states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.52 Overall, the works proposed across the Park in restoring its historic core and parkland setting for the Mansion House would not result in harm to heritage assets within the site and will conserve and enhance the Park's these assets and the significance of their settings.

Highways and Traffic Issues

- 7.53 Access to the park is currently available from Beckenham Hill Road next to Southend Lodge and Beckenham Place Park (gated with drop down bollards) by vehicles and pedestrians, and by pedestrians only from Braeside, Westgate and Crab Hill. The Beckenham Place Park, Westgate and Crab Hill entrances are within the London Borough of Bromley. Works to these entrances will maintain the existing access arrangements with new bollards, fencing and gates as appropriate as well as re-surfacing of the entrances with resin bonded gravel and repairs to footpaths.
- 7.54 The application proposes that vehicular access to the Park will be from Beckenham Hill Road only, providing access along an existing road within the park to the new car park area. The new car park will have capacity for 108 cars, including 5 spaces for Blue Badge holders with a further 20 informal spaces located to the east of the railway line (i.e. outside the current application boundary). The existing car park at the Mansion has space for 72 cars, with informal parking on the access road accommodating 18 cars. A single coach parking bay would be located adjacent to the new car park and cycle parking would be provided for 26 bicycles in three locations comprising 5 Sheffield stands (with space for 10 bicycles) adjacent to the car park, 5 Sheffield stands at the Stable Block and 3 Sheffield stands at the proposed lake jetty.

- 7.55 The applicant anticipates that annual visits will increase from 215,000 at present to around 700,000. A 2013 Movement and Useage Survey found that by far the majority of visitors arrived on foot (70% on weekdays / 68% at weekends), with 21.5% and 17% respectively arriving by car. Of those arriving by car, 15.1% used the Beckenham Hill Road entrance and 6.5% used the Old Bromley Road entrance (east of the railway). Cyclists accounted for around 7% of visitors on weekdays, 13% at weekends. In terms of the spread of visitors during the day, a Visitor Observation Study in May 2016 identified peak weekend visits between 2-3pm, with 38% of the daily visitors visiting the park during this time. A similar peak occurs on a weekday between 12-1pm with 21% of daily visitors during this hour.
- 7.56 Based on the recorded mode of travel and planned growth in visitor numbers, a cumulative parking demand assessment identifies a maximum weekday car parking accumulation of 115 vehicles between 12-1pm and 135 cars during the weekend peak. For the weekend peak this is above the on-site parking provision of 128 spaces. The Transport Statement notes that parking on roads outside the park is unrestricted and identifies local streets close to the park where on-street parking could take place. Based on this analysis it is considered that whilst parking demand may slightly exceed parking provision during the weekend peak, overspill parking outside the park will be limited and is unlikely to give rise to significant impacts on the amenity of local residents.
- 7.57 The Council's Transport and Highways Development Officer raises no objection to the proposals subject to a number of measures being secured by condition to limit the impact of the works on the surrounding area. This includes the submission of a Construction and Logistics Plan prior to commencement of any works, specifying how the impacts of construction activities and associated traffic will be managed. In terms of the future use of the park they recommend details of the Wayfinding strategy within the park and to/from the nearby train stations (Beckenham Hill and Ravensbourne); details of the parking management strategy (for the vehicular access roads within the park) to ensure access for coaches and emergency vehicles maintained due to the width of the vehicular access road within the park and the limited number of passing spaces on the road; a Delivery and Servicing Plan including details of measures to rationalise the number and time of delivery and servicing trips to the site with the aim of reducing the impact of delivery and servicing activity. In addition, a planning condition should be included to ensure the Travel Plan is implemented following the completion of the development with targets, objectives and measures to encourage sustainable travel to the Park and reduce the need to travel by car. They also note that the proposed works outside the Park including entry treatment works will require separate highways approval.
- 7.58 The Council's Transport and Highways Development Officer also recommends that parking controls/waiting restrictions are introduced on the section of Beckenham Hill Road adjacent to the park entrance to minimise the impact associated with an intensification of use at the park which will cause parking stress and congestion if unmanaged. The parking demand assessment indicates that there may be some overspill parking at peak times however this is not at a significant level and the Travel Plan includes measures to promote non-car modes of travel to the park. In the circumstances it is considered that the Travel Plan should include a programme to monitor the impact of increased (non-event day) visitors on parking stress and congestion in the area around the park, with a requirement to introduce additional measures such as parking controls/waiting restrictions if conditions require this.
- 7.59 The issue of events being held in the Park and consequent impacts in respect of traffic and parking congestion and general disturbance has been raised by the Council's Transport and Highways Development Officer, the London Borough of Bromley as well as local residents. The London Borough of Bromley raise no objection to the principle of the proposed works however they consider that events at the park would impact detrimentally on car parking and general highway safety in Bromley and a solution for overspill parking should be found. In this context they recommend that any event expected to attract over 100 participants should have a specific plan in place to address the provision of parking spaces and access by vehicles.

- 7.60 As detailed earlier in this report, this application does not relate to events and these are more appropriately controlled under the licensing regime. A premises licence for events at the Park would be subject to conditions which could include parking management, maintenance of access for vehicles, a noise monitoring plan and monitoring during events as well as stewarding, requirements for notification of the licensing authority, Met Police and the public. On this basis, the Council's Transport and Highways Development Officer is satisfied that impacts generated by events in respect of parking on nearby residential roads would be appropriately managed.

Public Consultation

- 7.61 Consultation on the application in November 2016 exceeded legislative requirements and those of the Council's Statement of Community Involvement (SCI). Letters were delivered to 2,914 properties by maildrop, site notices were erected on the application boundaries and a press notice was placed in a local newspaper.
- 7.62 Following receipt of minor amendments to the proposed drawings and additional supporting information, all those who commented on the application were re-notified, a further press notice was placed and site notices were displayed.

Community Infrastructure Levy

- 7.63 The above development is not CIL liable.

8.0 Equalities Considerations

- 8.1 Section 149 of the Equality Act 2010 ("the Act") imposes a duty that the Council must, in the exercise of its functions, have due regard to:-
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.3 The duty is a "have regard duty" and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.
- 8.4 Equality issues have been duly considered as part of the assessment of this application. It is not considered that the application would have any direct or indirect impact on the protected characteristics.

9.0 Conclusion

- 9.1 This report has considered the proposals in the light of adopted development plan policies and other material considerations including information or representations relevant to the environmental effects of the proposals.
- 9.2 The present planning and listed building consent applications relate to the programme of works for which the HLF funding has been secured. Not all of the works within the regeneration plans require planning permission, however all have been included in the

application submission given the scale of the project and to provide a full picture of the scheme.

- 9.3 The application site, comprising land to the west of the railway, is 71.5ha including 18ha of woodland including 13ha of Ancient Woodland. The majority of the application site was previously laid out as a golf course. Within the site is a Grade II* listed Mansion as well as Grade II listed Stable Block, Gardener's Cottage and Walled Garden, Southend Lodge and Gatehouse. The site is an Area of Archaeological Priority and the south western part is the Beckenham Place Park Conservation Area.
- 9.4 The proposed application comprises a range of works including extensive landscaping works including excavation to re-provide a lake and provide a wetland area, tree removal and planting; relocation and extension of car park; refurbishment, re-building and alterations to the Stable Block and Walled Garden, Southend Lodge and Gatehouse and Gardener's Cottage and the removal of the tennis kiosk and court fencing. No works are proposed to the Mansion House, Stable Cottage or Foxgrove.
- 9.5 New buildings on the site are limited to the maintenance vehicle and equipment storage structures within the depot. These structures are considered to fall within the types of building set out in para. 89 of the NPPF as not inappropriate in MOL and the openness of the park and MOL will be preserved.
- 9.6 In the long term, the proposals increase habitat diversity and ensure habitats of high ecological value are managed and maintained in perpetuity. Visitor facilities including interpretive learning resources are aimed at improving and extending an appreciation of the natural environment within the park.
- 9.7 The works proposed across the park in restoring its historic core and parkland setting for the Mansion House will conserve and enhance the Park's heritage assets and the significance of their settings.
- 9.8 The NPPF is underpinned by a presumption in favour of sustainable development. Officers consider that with the recommended mitigation and planning conditions in place the scheme accords with local and national policies.
- 9.9 The proposals are considered to accord with the development plan. Officers have also had regard to other material considerations, including guidance set out in adopted supplementary planning documents and in other policy and guidance documents and the responses from consultees, which lead to the conclusions that have been reached in this case. Such material considerations are not considered to outweigh a determination in accordance with the development plan and the applications are accordingly recommended for approval.

10.0 RECOMMENDATION (A)

To agree the proposals relating to the listed building consent application (DC/16/099043) and refer the application, this report (including the proposed conditions listed below) and any other required documents to the Secretary of State under Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission is granted.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

DEM-100 Existing Stable Block, EX-100 Existing Stable Block, EX-200 Existing Stable Block Elevation, PL-105, PL-106, PL-107, PL-108, PL-109, PL-150, PL-151, PL-152, PL-155, PL-156, PL-157, PL-160, PL-200, PL-201, PL-300, REP-100, REP-100, REP-200, REP-250, REP-251, REP-252; EX-151; EX-251; EX-252; EX-250 (Southend Lodge elevations as existing); EX-250 (Gatehouse and Southend Lodge elevations as existing); Cleveland -01; Cleveland -02; LD_PLN_301A; LD_PLN_304A; LD_PLN_305A; LD_PLN_215A; LD_PLN_216A; LD_PLN_217A; LD_PLN_218A; LD_PLN_219A; LD_PLN_220A; LD_PLN_221A; LD_PLN_210A; LD_PLN_211A; LD_PLN_212A; LD_PLN_000A; LD_PLN_001; LD_PLN_002A; LD_PLN_402A; LD_PLN_403A; LD_PLN_407A; LD_PLN_408A; LD_SEC_500A; LD_SEC_501A; PL-100 Rev F; PL-105 Rev C; REP-252; PL-251; PL-250; PL-108 Rev P1 (received 15th May 2017); (90)LD 103; (90)LD 104; (90)LD 105; PL-200 Rev D (received 11th July 2017); (90) LD 101 R01; (90) LD 102; (90) LD 107; 6429_LD_PLN_302 (received 31st August 2017).

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. During the carrying out of the works to the listed buildings hereby approved, if hidden historic features are revealed, works shall be halted in the relevant area of the building and the Local Planning Authority shall be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

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

4. Prior to the commencement of the development hereby approved, details of the following construction materials to be used on the listed buildings shall be submitted to and approved in writing by the Local Planning Authority:
- a sample of the type of roofing material proposed;
 - treatment of gables and cappings;
 - treatment of verges and barge boards and so forth;
 - leadwork details (in accordance with LDA good practice) to both the stables and gatehouses;
 - the means of ventilating the roof;
 - flues, vents or other pipework piercing the roof (and decorative finish);
 - treatment of external vestibules;

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special character of the area and/or building, in accordance with policy CS16 Conservation areas, heritage assets and the historic environment of the Core Strategy 2011 and policies DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments

and registered parks and gardens and DM Policy 38 Demolition or substantial harm to designated and non-designated heritage assets.

5. Prior to the commencement of the development hereby approved, full details, including samples and method statements, of the materials to be used externally and internally including repairs to the surfaces of the buildings, shall be submitted to and approved by the Local Planning Authority, in writing.

For all new facing brickwork, sample panel(s) and sample areas of repair shall be provided on site to show the proposed types, sizes, colour and texture face-bond of the proposed bricks and the pointing, mortar mix, joint thickness and finish profile. The approved sample panel(s) shall be retained on site until the work is completed and the Condition is discharged.

The works shall be carried out in accordance with the approved details and retained and maintained thereafter.

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

RECOMMENDATION (B)

GRANT PLANNING PERMISSION subject to the following conditions:-

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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

DEM-100 Existing Stable Block, EX-100 Existing Stable Block, EX-200 Existing Stable Block Elevation, PL-105, PL-106, PL-107, PL-108, PL-109, PL-150, PL-151, PL-152, PL-155, PL-156, PL-157, PL-160, PL-200, PL-201, PL-300, REP-100, REP-100, REP-200, REP-250, REP-251, REP-252; EX-151; EX-251; EX-252; EX-250 (Southend Lodge elevations as existing); EX-250 (Gatehouse and Southend Lodge elevations as existing); Cleveland -01; Cleveland -02; LD_PLN_301A; LD_PLN_304A; LD_PLN_305A; LD_PLN_215A; LD_PLN_216A; LD_PLN_217A; LD_PLN_218A; LD_PLN_219A; LD_PLN_220A; LD_PLN_221A; LD_PLN_210A; LD_PLN_211A; LD_PLN_212A; LD_PLN_000A; LD_PLN_001; LD_PLN_002A; LD_PLN_402A; LD_PLN_403A; LD_PLN_407A; LD_PLN_408A; LD_SEC_500A; LD_SEC_501A; PL-100 Rev F; PL-105 Rev C; REP-252; PL-251; PL-250; PL-108 Rev P1 (received 15th May 2017); (90)LD 103; (90)LD 104; (90)LD 105; PL-200 Rev D (received 11th July 2017); (90) LD 101 R01; (90) LD 102; (90) LD 107; 6429_LD_PLN_302 (received 31st August 2017).

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) No development other than demolition to existing ground level shall take place until a programme of archaeological evaluation site work in accordance with a Written Scheme of Investigation, which has first been submitted to and approved in writing by the local planning authority, has been implemented.
- b) Dependent upon the results presented under Part (a), no development other than demolition to existing ground level shall take place until a programme of archaeological mitigation site work in accordance with a Written Scheme of Investigation, which has first been submitted to and approved in writing by the local planning authority, has been implemented.
- c) The site investigation and post-investigation assessment pursuant to Part (b) shall be submitted to and approved in writing by the local planning authority prior to occupation of the development.

Reason: To comply with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (July 2016).

4. No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-
 - (a) Dust mitigation measures.
 - (b) The location and operation of plant and wheel washing facilities
 - (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
 - (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.
 - (e) Security Management (to minimise risks to unauthorised personnel).
 - (f) Details of the training of site operatives to follow the Construction Management Plan requirements.

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

5. (a) No development (with the exception of demolition of above ground 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.

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).

6. No drainage systems for the infiltration of surface water drainage into the ground shall be installed other than with the express written consent of the local planning authority in consultation with the Environment Agency, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that any infiltration drainage does not take place in areas of made ground that could present a contamination risk to groundwater and to comply with Policy 5.13 Sustainable drainage of the London Plan (July 2016).

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

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

8. No development shall commence on site until a detailed schedule and specification/samples of all new external materials and finishes to be used on the buildings and hard surfaced areas 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 and landscaping 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.

9. (a) No development shall commence (with the exception of demolition) on site until details of proposals for the storage of refuse and recycling facilities have been submitted to and approved in writing by the local planning authority.
- (b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

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).

10. (a) A minimum of **26** secure and dry cycle parking spaces shall be provided within the development.
- (b) No development shall commence (with the exception of demolition) 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).

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

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

12. 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).

13. (a) No development shall commence until details of the following works to the highway (including drawings and specifications) have been submitted to and approved in writing by the local planning authority:

i) parking controls/waiting restrictions on the section of Beckenham Hill Road adjacent to the park to minimise the impact associated with an intensification of use at the park which will cause parking stress and congestion if unmanaged.

ii) entry treatment works (tighten kerb radius - southern), the creation of a raised table and the installation of tactile paving at the vehicular entrance on Beckenham Hill Road (Gate 2), to improve pedestrian accessibility and create safer walking routes into the park.

(b) The refurbished Stable Block shall not be first occupied until the highways works referred to in paragraph (a) of this condition have been implemented in accordance with the details approved under the said paragraph (a).

Reason: In order to ensure that satisfactory means of access is provided, to ensure that the development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011). This is a pre-commencement condition because the local planning authority needs to be satisfied that the proposed and required highways works necessary to facilitate the development can be satisfactorily designed before development starts.

14. (a) 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.

(b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Core Strategy Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

15. (a) Details of the proposed new or replacement boundary treatments including any gates, walls or fences (including around the park depot and pleasure ground) 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).

16. Details of the location and specification of the 21no. bat boxes to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the refurbished Stable Block building and maintained in perpetuity.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2016), 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).

17. (a) A minimum of 21 car parking spaces within the new car park shall be provided with electric vehicle charging points.
- (b) Details of the electric vehicle charging points to be provided and a programme for their installation and maintenance shall be submitted to and approved in writing by the local planning authority prior to construction of the proposed car park.
- (b) The electric vehicle charging points as approved shall be installed prior to first use of the new car park and shall thereafter be retained and maintained in accordance with the details approved under (a).

Reason: To reduce pollution emissions in an Area Quality Management Area in accordance with Policy 7.14 Improving air quality in the London Plan (2016), and DM Policy 29 Car parking of the Development Management Local Plan (November 2014).

18. (a) Detailed plans and a specification of the appearance of and the equipment comprising a ventilation system for the café within the Stable Block which shall include measures to alleviate noise, vibration, fumes and odours (and incorporating active carbon filters, silencer(s) and anti-vibration mountings where necessary) shall be submitted to and approved in writing by the local planning authority.
- (b) The ventilation system shall be installed in accordance with the approved plans and specification before use of the development hereby permitted first commences and shall thereafter be permanently maintained in accordance with the approved specification.

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

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

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

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

21. (a) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- (b) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives. Additionally, it shall include a programme to monitor the impact of increased (non-event day) visitor numbers on parking stress and congestion in the area around the Park and provide for the introduction of additional measures to mitigate impacts on parking and traffic caused.
- (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

22. Within 6 months of the commencement of excavation of the proposed lake/wetland, a Landscape and Ecological Management Plan for the development, conforming to the British Standard Chapter 11 [BS 42020:2013 - "Biodiversity code of practice for planning and development"] and including long term design objectives, ecological objectives, a planting scheme, management responsibilities, monitoring and maintenance schedules for all landscape areas for a 10 year period shall be submitted to and approved in writing by the local planning authority. The Landscape and Ecological Management Plan shall be carried out as approved.

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

23. The whole of the new car park and bollards restricting access to the Mansion shown on drawing no. (90) LD 107 hereby approved shall be provided and retained permanently for the accommodation of vehicles of the occupiers of and visitors to the development. The new car park shall not be first used unless and until the existing car park to the west of the Mansion has been removed.

Reason: To ensure that parking is managed and to comply with Policy 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).

24. Prior to the first occupation of the refurbished Stable Block, a Parking Management Plan shall be submitted to and approved by the Local Planning Authority. The plan shall outline the measures that will be employed to discourage informal car parking within the site, particularly along the vehicular access road.

Reason: To ensure that parking is managed and to comply with Policy 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 (2016).

25. The bollards restricting access to the Mansion shown on drawing no. (90) LD 107 hereby approved shall be provided and retained permanently to ensure that vehicular access to the Mansion is limited to operational vehicles only. No parking is permitted within the Mansion access, entrance and drop off area indicated on drawing no. LD PLN 407 Rev A.

Reason: To ensure that vehicular access is managed and to comply with Policy 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 (2016).

26. Prior to the first occupation of the refurbished Stable Block, a Wayfinding Strategy within the Park and to/from local train stations and bus stops shall be submitted to and approved by the Local Planning Authority.

Reason: In order that the local planning authority may be satisfied as to the measures to promote accessibility to the Park by sustainable means and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

Informatives

- A. **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
- B. **Surface Water Drainage -** With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- C. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.