

Committee	PLANNING COMMITTEE B	
Report Title	70 LOAMPIT HILL, LONDON, SE13 7SX	
Ward	BROCKLEY	
Contributors	Russell Brown	
Class	PART 1	1st February 2018

<u>Reg. Nos.</u>	DC/17/103790
<u>Application dated</u>	26.09.2017
<u>Applicant</u>	Mrs J M Jackson
<u>Proposal</u>	The conversion of 70 Loampit Hill, SE13 and the Coach House to provide a 4 bed, 6 person maisonette, a 3 bed, 4 person maisonette, a 2 bed, 3 person flat and a 1 bed, 2 person flat, facilitated by the construction of single and double storey extensions and an enlarged dormer to the rear.
<u>Applicant's Plan Nos.</u>	51616- PL-01 Rev D; 51616- PL-02 Rev D; 51616- PL-03 Rev D; 51616- PL-10 Rev D; 51616- PL-11 Rev D; 51616- PL-12 Rev D; 51616- PL-13 Rev D; 51616- PL-14 Rev D; 51616- PL-22 Rev D; 51616- PL-24 Rev D; 51616- D_1 Rev D; 51616- D_2 Rev D; 51616- PL-30 Rev D; 51616- PL-31 Rev D; 51616- PL-40 Rev D; 51616- PL-41 Rev D; 51616- PL-50 Rev A; 51616- PL-51 Rev A; 51616- PL-52 Rev A; 51616- PL-53 Rev A; 51616- PL-60 Rev A; 51616- PL-61 Rev A; 51616- PL-62 Rev A; 51616- PL-63 Rev A; Arboricultural Report; Design, Access & Heritage Statement; Planning Statement; Sustainability Statement Received 26th September 2017 51616- PL-23 Rev E Received 28th November 2017 51616- PL-20 Rev F; 51616- PL-21 Rev F Received 12th January 2018
<u>Background Papers</u>	(1) Case File LE/113/70/TP (2) Core Strategy (June 2011) (3) Development Management Local Plan (November 2014) (4) London Plan (March 2016)
<u>Designation</u>	St John's Conservation Area
<u>Screening</u>	N/A

1.0 Property/Site Description

- 1.1 The property is located on the north east side of Loampit Hill, a busy A Road (A20) and a Red Route, and is close to the junctions with Tyrwhitt Road and Somerset Gardens. The railway line runs to the north west of the site and there is a two storey building (a former railway station) and associated yard in part retail (Use Class A1), part reclamation / salvage yard usage (Sui Generis) called Aladdin's Cave situated between the two.
- 1.2 The site is occupied by a large four storey ornate Victorian mansion, which has been retained in much of its original form both internally and externally. The building is constructed out of London stock brick, large ornate soffits with a painted render underneath and a slate roof. It is in use as a four bedroom single family dwellinghouse, although there is an additional one bedroom flat above the garage situated to the north west of the site. It has living accommodation over two floors and four bedrooms on the upper two. It is 296m² in size.
- 1.3 To the rear of the property, a conservatory has been added and beyond that, there is a large, well-established garden with several tall trees. The site has a fall in gradient of approximately 2m from the front, south west-facing boundary to the rear, north east-facing boundary.
- 1.4 The property is in St Johns Conservation Area, subject to an Article 4 direction and whilst it is not a listed building itself, it is within the vicinity, but not the setting, of the Grade II listed buildings at 4-10 Somerset Gardens. The site's PTAL rating is 5, it is in an area of Local Open Space Deficiency and it is within a SINC (Site of Nature Conservation Importance).

2.0 Relevant Planning History

- 2.1 Planning permission was **granted** on 11th July 1961 for the conversion of Coach House at No. 70, Loampit Hill, Lewisham, S.E.13, into a garage and erection of a maisonette above.
- 2.2 Pre-application advice was sought (PRE/17/002909) in the form of a concept meeting and Officers stated that the principle of the subdivision of the main house is contrary to DM Policy 3 and that this element of the proposal should not be pursued any further. No objection was raised to the principle of extensions to the property, however, there were concerns about their scale and massing and the subsequent impact upon the existing building and St Johns Conservation Area.

3.0 Current Planning Application

- 3.1 Planning permission is sought for the conversion of the main property and the Coach House to provide a 4 bed, 6 person maisonette (Unit 1), a 3 bed, 4 person maisonette (Unit 2), a 2 bed, 3 person flat (Unit 3) and a 1 bed, 2 person flat (Unit 4).
- 3.2 Unit 1 would be located over the lower ground and ground floors of the main property with a living / kitchen / dining area, utility room and shower room over the former and four bedrooms (two doubles and two singles) and a bathroom over the latter. The Gross Internal Area (GIA) of the unit would be 154m², which is broken down as follows:

Bedroom 1: 24m² (double bed)
Bedroom 2: 12.4m² (double bed)
Bedroom 3: 10.2m² (single bed)
Bedroom 4: 8.6m² (single bed)
Kitchen / living / dining room: 55.2m²

- 3.3 Unit 2 would be located over the lower ground and ground floors of the Coach House with a living / kitchen / dining area and a WC over the former and three bedrooms (one double and two singles) and a bathroom over the latter. The GIA of the unit would be 120m², which is broken down as follows:

Bedroom 1: 15.2m² (double bed)
Bedroom 2: 12.9m² (single bed)
Bedroom 3: 8.7m² (single bed)
Kitchen / living / dining room: 43.8m²

- 3.4 Unit 3 would be located on the first floor of the main property with two bedrooms (one double and one single), a living / kitchen / dining area and a bathroom. The GIA of the unit would be 61m², which is broken down as follows:

Bedroom 1: 14m² (double bed)
Bedroom 2: 8.7m² (single bed)
Kitchen / living / dining room: 27m²

- 3.5 Unit 4 would be located on the second floor of the main property with a double bedroom, a living / kitchen / dining area, a bathroom and a study / dressing room. The GIA of the unit would be 50m², with the bedroom being 21.5m² and the kitchen / living / dining room being 21.34m².

- 3.6 The conversion of the property and the Coach House would be facilitated by the construction of single and double storey extensions and an enlarged dormer to the rear.

- 3.7 A set of rear steps would be constructed at lower ground floor level to allow access to the maisonette at that level from the rear and a small extension (5.5m²) would be added to this floor. The existing stairs to the front would only serve a store, with access to the unit being sealed off.

- 3.8 At ground floor level, the existing conservatory would be replaced by an extension measuring 2.9m high, 2.13m deep and 4.34m wide, and an additional set of steps would be constructed from the existing raised platform. The veranda over the raised platform would be replaced.

- 3.9 The replacement rear dormer would measure 0.8m wider than the existing. An existing conservation style rooflight would also be replaced to the main rear roofslope.

- 3.10 The Coach House would remain at two storeys, but a 4.9m deep two storey extension to the rear would be added. Two replacement conservation style rooflights would also be inserted into the roof. To the front elevation the existing doors, both for the garage and for the existing flat above the Coach House, would be replaced by a new door and two sash windows. The only other change to the

front elevation would be the replacement of the door at lower ground floor level with a window.

- 3.11 The application also includes the hard and soft landscaping of the rear garden, which would be divided into two, one section for Unit 1, the other for Unit 2. The existing front hardstanding would be altered to provide a ramped driveway for one vehicle pertaining to Unit 2, separated with a brick wall. New steps would be constructed up to the hardstanding from Unit 2. The existing planted bedding adjoining the front boundary would be reduced to allow for the provision of a timber clad refuse store for six bins. A timber cycle store for eight bicycles would be located in the rear garden, accessed via a side passageway.
- 3.12 Furthermore, three trees (a black locust, a bay laurel and a European beech) are proposed to be felled, the second of which would be relocated or replanted and the latter is proposed to be replaced.

4.0 Consultation

- 4.1 Pre-application advice was sought as detailed above.
- 4.2 The Council's consultation met the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.3 Site and public notices were displayed and letters were sent to seven adjoining addresses, Brockley and Ladywell Ward Councillors and the Council's Highways and Conservation Officers.

Written Responses received from Ward Councillors

- 4.4 No comments were received from local residents, but Councillor McGeevor supported this application, for the following reasons:
- This application is of a high quality, with well-proportioned rooms and of a design that respects the character of this Victorian Villa.
 - Considering the location of this house on a main road, it may appeal to the kind of buyer who could afford a house as large as this if kept in its original state as a very large single family dwelling.
 - This application would provide two relatively affordable family homes, in addition to a two bedroom flat and a one bedroom flat, the latter of which would be suitable for a family with just one child.
 - The applicant's attempts to downsize to make living in her home more manageable and more affordable are supported and there are wellbeing and health benefits for older residents to being able to stay in a place where they feel well connected and happy.

Written responses received by External Consultees

- 4.5 The Brockley Society had the following comments:
- Modest development on the site is regarded as positive in principle, particularly in respect of existing Flat A, which appears somewhat cramped.
 - The proposals currently constitute overdevelopment of the existing building.
 - The proposals are contrary to DM Policy 3 and the potential impact on the local community and services needs to be mitigated against with a measured approach to development.

- It is stated that the units are designed to London Plan space standards but the minimum dimensions for bedrooms set out in the technical housing standards must also be observed.
- In addition, Unit 4 has restricted headroom and the extent to which this impacts on the usable floor area is not made clear within the submission.
- The proposals do not provide any built-in storage area for each of the units, as required under the technical housing standards.
- The layout of Unit 4 also requires emergency escape via the kitchen.
- The upper floor storeys would be better suited to being a 3 bedroom maisonette rather than two smaller flats, similar to the proposals for the lower storeys of the main house.
- The arguments put forward by the architects citing local demand and affordability should be substantiated with appropriate documentary evidence rather than presented as fact. One bed flats and / or studios are not an identified housing need within the borough.
- The trees to be felled are mature and classed as category A with 40+ (T1) and 20+ (T2) years of expected life remaining respectively, and there is insufficient justification for their removal, or transplantation.
- The design proposals do not appear to have given due consideration to the retention of these trees given the property is located within the St Johns Conservation Area. These trees should be protected and the design should be modified as required to ensure there is no negative impact as a result.

4.6 TfL had the following comments:

- The footway and carriageway on the A20, Loampit Hill, must not be blocked during the conversion and extension works. Temporary obstructions during the conversion must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A20, Loampit Hill.
- All vehicles associated with the conversion and extension works must only park / stop at permitted locations and within the time periods permitted by existing on-street restrictions.
- No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required.
- They welcome the car-free nature of two of the four proposed units.
- Given that the applicant wishes to continue to use the existing front driveway for parking, the need for further provision should be questioned due to the excellent PTAL score of 6a.
- The applicant should ensure that the proposed cycle storage shed is secure, sheltered and accessible and it is recommended that the eight spaces are secured by condition.

Written responses received by Internal Consultees

4.7 The Council's Highways Officer required that a more detailed plan of the cycle parking spaces, including dimensions and type of store, be provided. They added that a condition should be secured to ensure bins would not be left out on the highway after collection.

- 4.8 Both the Council's Highways and Conservation Officers stated that the car parking spaces should be formalised and that this should be shown on a plan, together with landscaping proposals in order to enable this. The former added that additional cars would prevent pedestrians from accessing the site in a safe manner and that a condition should be added to ensure only two cars will be parked on site, which are for the family sized units. The latter otherwise had no objection to raise.

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-
- (a) the provisions of the development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
 - (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).
- 5.2 Section 38(6) of the Planning 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, Development Plan Document (DPD) (adopted in June 2011), DMLP (adopted in November 2014) and policies in the London Plan (March 2016). The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary this states that (paragraph 211) policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 5.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

Other National Guidance

- 5.5 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.
- 5.6 In March 2015, the Technical Housing Standards – nationally described space standard was adopted and sets out the minimum space requirements for residential accommodation.

London Plan (March 2016)

- 5.7 On 14 March 2016 the London Plan was adopted. The policies relevant to this application are:

Policy 2.13 Opportunity areas and intensification areas
Policy 3.3 Increasing housing supply
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 5.3 Sustainable Design and Construction
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.19 Biodiversity and access to nature
Policy 7.21 Trees and woodlands
Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

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

Housing (March 2016)
Sustainable Design and Construction (April 2014)
Character and Context (June 2014)

Core Strategy

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

Spatial Policy 1 Lewisham Spatial Strategy
Spatial Policy 2 Regeneration and Growth Areas
Core Strategy Policy 1 Housing provision, mix and affordability
Core Strategy Policy 8 Sustainable design and constructions and energy efficiency
Core Strategy Policy 13 Addressing Lewisham's waste management requirements
Core Strategy Policy 14 Sustainable movement and transport

Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Plan

- 5.10 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Core Strategy and the London Plan is the borough's statutory development plan. The following policies are relevant to this application:-

DM Policy 1 Presumption in favour of sustainable development
DM Policy 3 Conversion of a single dwelling to two or more dwellings
DM Policy 22 Sustainable design and construction
DM Policy 25 Landscaping and trees
DM Policy 29 Car parking
DM Policy 30 Urban design and local character
DM Policy 31 Alterations/extensions to existing buildings
DM Policy 32 Housing design, layout and space standards
DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens

Residential Standards Supplementary Planning Document (updated May 2012)

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

6.0 Planning Considerations

- 6.1 The relevant planning considerations are:

a) Principle of development
b) Design and impact on the character and appearance of the Conservation Area
c) Landscaping and trees
d) Impact on the amenities of adjoining properties
e) Proposed standard of residential accommodation
f) Highways issues
g) Prevention of crime and disorder
h) Community infrastructure levy

Principle of development

- 6.2 Paragraph 50 of the NPPF clearly highlights the importance of housing choice, stating:

“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes) and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand”.

- 6.3 Further to this, the Housing Conversions study (para 6.160) shows that over the last 4 years, family sized dwellings have represented the minority of new dwellings coming forward with 3 to 6 bedroom dwellings representing an average of approximately 11% of new supply between 2008-2011. As well as reiterating the need for family housing in the borough, this study highlights the importance of not only three bedroom houses, but also houses with up to 6 bedrooms.
- 6.4 It is noted that this data refers to the development of new dwellings between 2008 and 2011. Whilst this is relatively outdated, more recent data in the form of the Council's Annual Monitoring report provides a further insight into the delivery of family housing in the borough.
- 6.5 It also showed that just 3% of new dwellings delivered across the entire borough had more than three bedrooms in the period 2014-15.
- 6.6 Further to this, the Council used the Lewisham Strategic Housing Market Assessment (LSHMA) as an evidence base when creating the Development Management Local Plan. These studies are also used to support planning decisions. In line with the findings set out above, the LSHMA also found that there was a future need for the retention and creation of larger family dwellings. The study found that it is important to retain families within the Borough and ensure the long-term sustainability of local communities.
- 6.7 London Plan Policy 3.8 states that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments. It also requires that new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups, including the changing age structure of London's population and, in particular, the varied needs of older Londoners.
- 6.8 DM Policy 3 states that the Council will refuse planning permission for the conversion of a single family house into flats except where environmental conditions mean that the single family house is not suitable for family accommodation due to being adjacent to noise generating or other environmentally unfriendly uses, or there being a lack of external amenity space suitable for family use.
- 6.9 DM Policy 3 is intended to provide housing choice by ensuring that conversions of single family houses into flats does not further reduce the provision of this type of housing. Single family houses in situations unfavourable to family occupation might include properties adjacent to busy roads, houses that lack sufficient external amenity space or other physical conditions that would be individually assessed.

- 6.10 Any single family house considered suitable for conversion according to the above will need to have a net internal floorspace greater than 130 sq. m and all conversions must meet the general design requirements and housing standards in DM Policies 25, 29, 30, 31 and 32.
- 6.11 Officers recognise that, whilst the property is over 130m² and complies with space criteria as set out in paragraph 2 of DM 3, it does not meet the other criteria in paragraph 1. The site is not adjacent to noise generating or environmentally unfriendly uses or lack external amenity space suitable for family use. being adjacent to, however other material considerations like the supply of housing and mix of accommodation also have weight.
- 6.12 Consideration must also be given to appeal decisions in determining whether the loss of the four bedroom family house is acceptable. There have been two relatively recent appeals regarding the conversion of a single family dwellinghouse into flats; six bedroom dwellinghouse at 204 Devonshire Road (appeal ref. APP/C5690/W/16/3151591) and a five bedroom dwellinghouse at 245 Stanstead Road (appeal ref. APP/C5690/W/15/3137556). Both were decided in 2016 (September and January respectively) so are relevant given they were decided on current planning policies.
- 6.13 The Inspectors for both appeals determined that DM Policy 3 and its supporting justification do not make any distinction between different sizes of family housing other than the reference to three or more bedrooms, nor do they state that the retention of larger family houses is more important than small family houses. The Courts have held that development plan policies must be interpreted objectively in relation to the common meaning of the language used and the context in which they have been drafted. Therefore, they found that both small and large houses are equally important valuable resources. Consequently, this proposal, whilst resulting in the loss of a four bedroom house, would re-provide two family sized units and would satisfy criterion 1 of DM Policy 3. The aim of DM Policy 32 in protecting family housing is therefore met and exceeded.
- 6.14 Furthermore, both family-sized dwellings would be maisonettes and would be provided with very large amenity areas as well as off-street car park. As such, it is considered that both dwellings are very well suited to the needs of families.
- 6.15 With regard to providing housing choice, it could be argued that the reduction in size of a very large 300sqm house reduces housing choice for a small number of people on very large incomes. However, the vast majority of people and families do not have the choice to be able to purchase a 300m² house. There is no evidence to suggest that there is local demand for this size of dwelling, whereas there is clear evidence in the Lewisham SHMA that more affordable family accommodation is required.
- 6.16 “Choice”, and certainly “*genuine choice*” referred to in paragraph 50 of the NPPF, must therefore considered in light of local demand and affordability. When these matters are also considered, it is clear that this increase in the number of family dwellings, with a mix comprising a wide range of more affordable sizes, will actually generate more choice for a far greater number of people and families.

6.17 It is therefore considered that the proposal would not have any significant harm on the supply of family housing in the Borough and, as such, would comply with paragraph 50 of the NPPF, Policy 3.8 of the London Plan, Core Strategy Policy 1 and DM Policy 3. Furthermore, it would accord with the Framework's objective of providing mixed communities.

Design and conservation

6.18 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that (in summary) with respect to any buildings or other land in a conservation area, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

6.19 Chapter 7 of the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

6.20 Paragraph 131 of the NPPF states that, in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

6.21 London Plan Policy 7.4 Local Character states that new developments should complement or repair and existing streetscape, and respect the urban grain in the vicinity.

6.22 London Plan Policy 7.6 Architecture requires development to positively contribute to its immediate environs in a coherent manner, using the highest quality materials and design.

6.23 Core Strategy Policy 15 High quality design for Lewisham repeats the necessity to achieve high quality design but also confirms a requirement for new developments to minimise crime and the fear of crime.

6.24 Core Strategy Policy 16 states that the Council will ensure that the value and significance of the borough's heritage assets and their settings, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and Historic England best practice.

6.25 DM Policy 30 states that the Council will require all development proposals to attain a high standard of design, including alterations and extensions to existing buildings. DM Policy 31 Alterations and extensions to existing buildings including residential extensions states that development proposals for alterations and extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural

characteristics, detailing of the original buildings. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context.

- 6.26 DM Policy 36 states that the Council will require a statement that describes the significance of the asset and its setting and an assessment of the impact on that significance for development proposals affecting designated heritage assets. Also required is clear and convincing justification if the significance of an asset may be harmed or lost through physical alteration or destruction, or development within its setting. The Council encourages the retention and thermal upgrading of historic windows. The Council will not grant planning permission where:
- a. new development or alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials; and
 - b. development, which in isolation would lead to less than substantial harm to the building or area, but cumulatively would adversely affect the character and appearance of the conservation area.
- 6.27 DM Policy 37 states that the Council will protect the local distinctiveness of the borough by sustaining and enhancing the significance of non-designated heritage assets, and that development proposals affecting non-designated heritage assets should be accompanied by a heritage statement. The Council will seek to retain and enhance locally listed buildings and structures and may use its powers to protect their character, significance and contribution made by their setting.
- 6.28 DM Policy 37 applies here because, whilst the conservation area in which the application property sits is a designated heritage asset, the property itself is considered to be a non-designated heritage asset due to its fine architectural features and the generally good condition of the building's exterior and interior.
- 6.29 It is considered that the proposed extension and alterations protect the building's character and significance for the reasons given below.
- 6.30 No objection is raised to the extension at lower ground floor level to help facilitate access to the maisonette at that level from the rear given its modest size (5.5m²).
- 6.31 The existing conservatory detracts from the character and appearance of the host property and therefore Officers welcome its removal. The replacement extension would be largely of the same scale and is considered to be subordinate to the main building. The replacement of the veranda would appear to be done sympathetically without employing a pastiche approach given the use of a black painted metal frame and glass for the roof as opposed to corrugated uPVC.
- 6.32 The two storey extension to the rear of the Coach House would match the height of the host structure, and would still incorporate the raised central parapet and white stucco banding below the flat roof. This is welcomed, as is the removal of the incongruous painted timber balcony at first floor level.
- 6.33 No objection is raised to the slightly wider replacement rear dormer, or to the replacing of the rear rooflight given that this would still be of 'conservation style' i.e. with central glazing bar and installed flush with the roof plane. Given that the other replacement rooflights would be to the flat roof of the Coach House, then this is deemed acceptable.

- 6.34 In terms of the changes to the front elevation, which would therefore be visible from Loampit Hill, Officers recognise that these would help with the provision of a dwelling over two floors, as opposed to the existing single floor unit. In this case, the use of double glazed sash windows with white painted timber frames and the provision of a white painted timber framed door more suitable for a residential unit makes the alterations acceptable. It is noted that new door would appear similar to the existing front door to the main house.
- 6.35 The changes at lower ground floor level, however, would not be visible and Officers have to objection to the replacement of a door with a window.
- 6.36 Whilst objections have been raised in terms of overdevelopment, in terms of the extensions at least, they would add 49m² to the property, which is an increase in size of less than 13% of the existing gross internal area. As such, that assertion is unsubstantiated and not supported by Officers.
- 6.37 Therefore, it is considered that the proposals are acceptable due to their scale, form, design and materials. Therefore, there would not be any significant impact on the character and appearance of the host property or the St Johns Conservation Area in accordance with London Plan Policies 7.4, 7.6 and 7.8, Core Strategy Policies 15 and 16 and DM Policies 1, 30, 31 and 36.

Landscaping and trees

- 6.38 The proposed landscaping is mostly to the rear of the property. However, the limited alterations to the front in the form of a ramped driveway for Unit 2, separated with a brick wall, and new steps up to the hardstanding would be acceptable as the use of the prevalent material (asphalt) is conditioned since the site is not located within a Flood Risk Area and the pavers would match the existing. The type of brick for the wall is recommended to be secured by condition.
- 6.39 No specific materials or plant species have been given for the landscaping to the rear, but they too are recommended to be conditioned. It is also important for the boundary treatment between Unit 1 and Unit 2 to be sufficiently high and opaque to avoid overlooking between the external amenity areas.
- 6.40 Therefore, subject to conditions, the landscaping is acceptable in principle.
- 6.41 Tree T1 (a black locust) on the boundary with no. 72 is proposed to be felled, as are trees T2 (a bay laurel) and T5 (a European beech), but T2 would be relocated or replanted and T5 would be replaced. All are located within the rear garden and, with the exception of T5 (category C - low quality), are category A (high quality) trees.
- 6.42 Officers recognise that the felling of category A trees is not usually acceptable, since they have arboricultural value, particularly in the case of T2 that has a 'remaining contribution' of 40+ years. However, they are not street trees that are considered to significantly contribute to the character and appearance of the St Johns Conservation Area. As such, Officers would accept their felling to facilitate the construction of a well-designed extension and additional high quality residential units.

- 6.43 Whereas the applicant has proposed the replacement of T2 and T5, Officers require T1 to be replaced too. It is also important that direct replacements are planted so the planting of two mature trees and one young trees of the same or indigenous species is recommended to be secured by condition. If T2 could be relocated to a new location, then this would also be supported.
- 6.44 In terms of the protection of the other trees on site during construction works, an exclusion zone is to be established on commencement of the works. The fencing is to be maintained throughout the duration of the works and this is recommended to be secured by condition.

Impact on the amenity of neighbouring occupiers

- 6.45 Core Strategy Policy 15 High quality design for Lewisham seeks to ensure that proposed development is sensitive to the local context. Officers therefore expect proposed developments to be designed in a way that will not give rise to significant impacts upon the amenities of existing neighbours and future occupiers.
- 6.46 DM Policy 31 states that residential development should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.
- 6.47 The main impact of the proposal would be on the property to the south east side, 68 Loampit Hill. No. 72 is a commercial property and therefore Officers do not consider that the proposals would have any impact upon it. In any case, a condition is recommended to be added preventing the use of the flat roof of the extension as a balcony or similar amenity area.
- 6.48 The proposals would introduce hedging 4.53m away from the rear-most part of no. 68, and whilst its height has not been given at this stage, it would be unlikely to cause any significant impact on their amenity.
- 6.49 The proposals would not cause a loss of daylight or sunlight, an increase in overshadowing, an increased sense of enclosure or a loss of outlook or privacy. The proposed intensification of a residential use at the property is unlikely to generate the creation of a higher level of noise. However, a condition is recommended to be added to ensure adequate sound insulation is installed.
- 6.50 None of the other alterations would have any impact on neighbouring amenity and therefore, the application is deemed acceptable.

Standard of accommodation for proposed occupiers

- 6.51 London Policy 3.5 Quality and design of housing developments of the London Plan states that housing developments should be of the highest quality internally, externally and in relation to their context. It also states that the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.
- 6.52 DM Policy 32 states that all new residential development should be attractive and neighbourly, provide a satisfactory level of privacy, outlook and natural lighting

both for its future residents and its neighbours as well as meet the functional requirements of future residents.

- 6.53 Having assessed all of the residential units against the Technical Housing Standards - Nationally Described Space Standard, they all comply with regards to the requirements for GIAs, bedroom sizes and widths and internal floor to ceiling heights. In terms of outlook, if not dual aspect, then at least none of the units are single aspect north, so they have adequate ventilation and daylight via the windows, as well as the doors, which provide access onto the existing raised platform for the upper floor of Unit 1.
- 6.54 In terms of storage space, whilst not all of the units have a sufficient amount specifically designated on the plans, this can be added to with built-in cupboards and wardrobes. Since the units are oversized, they can accommodate this.
- 6.55 Units 1 and 2 would have external amenity space provided within the rear garden, which would be split to provide space in excess of the size requirements set out in Standard 26 of the London Plan Housing SPG, and this is therefore acceptable. It is recommended that boundary treatments are secured by condition to ensure privacy and security. Units 3 and 4 would have shared use of the rear garden. Furthermore, they are on the edge of a town centre location and within walking distance of Friendly Gardens (0.3 miles), Brookmill Park (0.4 miles), Luxmore Gardens (0.6 miles) and Hilly Fields Park (0.6 miles).
- 6.56 Regarding the access to the flats, none of them would be accessed from the rear with all primary entrances located to the front (off Loampit Hill), which is considered to be a positive arrival experience compliant with Standard 8 of the London Plan Housing SPG (March 2016).
- 6.57 Officers have no objection to the proposed unit mix of a 4 bed, 6 person maisonette, a 3 bed, 4 person maisonette, a 2 bed, 3 person flat and a 1 bed, 2 person flat, the former two of which would be a welcome addition of family-sized units to the borough.
- 6.58 Core Strategy Policy 1 requires that 10% of all housing is to be wheelchair accessible or easily adapted for those using a wheelchair. Whilst this requirement would usually not be required for a scheme of this minor nature, it is noted that Unit 1 is wheelchair unit adaptable in the staircase is stairlift compatible.
- 6.59 Therefore, the proposed standard of accommodation is considered to be acceptable.

Highways

- 6.60 London Plan Policy 6.9 Cycling states that developments should provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3 and the guidance set out in the London Cycle Design Standards (or subsequent revisions).
- 6.61 Core Strategy Policy 14 Sustainable movement and transport states that car free status for new development can only be assured where on-street parking is managed so as to prevent parking demand being displaced from the development onto the street, and cycle parking will be required for new development and TfL

guidelines will be used to assess provision. Design will need to incorporate safe and secure cycle storage and parking as well as other facilities including showers and lockers, where appropriate.

- 6.62 This site has a PTAL rating of 5, which rates as good public transport access. However, it is noted that St Johns and Lewisham rail stations are approximately 5 and 10 minutes' walk respectively from the site and are served by frequent services. No additional car parking spaces have been provided as part of this proposal, which is considered acceptable.
- 6.63 Eight cycle parking spaces are to be provided within a timber cycle store in the communal rear garden, which is compliant with Table 6.3 of London Plan 6.9. Details of the specific store, including how the bikes would be secure and dry, are recommended to be secured by condition.
- 6.64 Residential Development Standards SPD seeks to ensure that all new developments have adequate facilities for refuse and recycling. It is proposed to provide a covered timber clad bin store behind the shrubbery area within the front garden of the property to create secure storage for both recycling and waste bins. This is considered acceptable and shall be conditioned in perpetuity.
- 6.65 Officers therefore have no objection to raise on highways grounds.

Prevention of crime and disorder

- 6.66 Section 17 of the Crime and Disorder Act 1998 provides that it shall be the duty of the Council to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent:
- a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local community);
 - b) the misuse of drugs, alcohol and other substances in its area; and
 - c) re-offending in its area.
- 6.67 No issues of crime or disorder were raised as a result of the public consultation undertaken in respect of this application, and therefore they are not considered to be an issue.

Community Infrastructure Levy

- 6.68 On 1st April 2015 the Council introduced its Local CIL to be implemented along with the existing Mayoral CIL. The charge will replace a number of financial contributions currently required through Section 106 Agreements.
- 6.69 CIL is chargeable on the net additional floorspace (gross internal area) of all new development. However under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended) affordable housing is exempt from CIL. However, it should be noted that the applicant is required to apply for the exemption.
- 6.70 Under the CIL charging schedule, the amount of CIL payable for the SE13 postcode for new residential development is £70 per sqm. The Mayor CIL is charged at £35 per sqm of new development.

- 6.71 It is the Local Planning Authority's responsibility to collect CIL payments from new development.

Issues raised by consultation

- 6.72 Issues regarding emergency escape are not planning considerations. Therefore, they have not been taken into account in the consideration of this application.

Equalities Considerations

- 6.73 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.74 In summary, the Council must, in the exercise of its function, have due regard to the need to:
- a) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
 - b) advance equality of opportunity between people who share a protected characteristic and those who do not;
 - c) foster good relations between people who share a protected characteristic and persons who do not share it.
- 6.75 The duty continues to be a "have regard duty", and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 6.76 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled "Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice". The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 6.77 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
 2. Meeting the equality duty in policy and decision-making
 3. Engagement and the equality duty
 4. Equality objectives and the equality duty
 5. Equality information and the equality duty
- 6.78 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It

covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

- 6.79 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

Human Rights Act

- 6.80 Under the Human Rights Act 1998, the Council must not act in a way which is incompatible with the rights referred to in the Act. There is an exception to this, in that the Council will not be acting unlawfully if Acts of Parliament mean that it cannot act in any other way. The relevant human rights in this instance are the:
- Right to respect for the home, under Article 8; and
 - Right to peace enjoyment of possessions, under Article 1 of Protocol 1.
- 6.81 However, these rights are not absolute, and may lawfully be infringed in certain defined circumstances. Where infringement is permissible, it must occur in accordance with, or subject to, the conditions provided for by the law. It must also be proportionate; i.e. it must achieve a fair balance between competing interests and not go beyond what is strictly necessary to achieve the purpose involve.
- 6.82 On balance, it is considered that the interference with the owners' human rights described in paragraph 6.76 are proportionate. As such, the application is not considered to raise any Human Rights Act implications.

Conclusion

- 6.83 The Local Planning Authority has considered the particular circumstances of the application against relevant planning policy set out in the Development Management Local Plan (2014), the Core Strategy (2011), London Plan (March 2016) and the National Planning Policy Framework (2012).
- 6.84 In summary, it is considered that the proposal is acceptable in terms of the principle of development, design, impact on the St Johns Conservation Area, trees and neighbouring properties, standard of accommodation for the proposed and highways. As such, Officers recommend that planning permission be granted subject to the imposition of suitable planning conditions.

7.0 RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

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

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

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

51616- PL-01 Rev D; 51616- PL-02 Rev D; 51616- PL-03 Rev D; 51616- PL-10 Rev D; 51616- PL-11 Rev D; 51616- PL-12 Rev D; 51616- PL-13 Rev D; 51616- PL-14 Rev D; 51616- PL-22 Rev D; 51616- PL-24 Rev D; 51616- D_1 Rev D; 51616- D_2 Rev D; 51616- PL-30 Rev D; 51616- PL-31 Rev D; 51616- PL-40 Rev D; 51616- PL-41 Rev D; 51616- PL-50 Rev A; 51616- PL-51 Rev A; 51616- PL-52 Rev A; 51616- PL-53 Rev A; 51616- PL-60 Rev A; 51616- PL-61 Rev A; 51616- PL-62 Rev A; 51616- PL-63 Rev A; Sustainability Statement Received 26th September 2017

51616- PL-23 Rev E Received 28th November 2017

51616- PL-20 Rev F; 51616- PL-21 Rev F Received 12th January 2018

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 above ground works shall commence on site until details of the brick, including the mortar mix and bonding, for the extension and front wall have been submitted to, viewed on site and approved in writing by the Local Planning Authority.
- b) 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 extension and front wall and 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 DM Policies 30 Urban design and local character, 31 Alterations/extensions to existing buildings and 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 of the Development Management Local Plan (November 2014).

- 4) (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 Policies 12 Open space and environmental assets, 15 High quality design for Lewisham of the Core Strategy

(June 2011) and DM Policies 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

- 5) (a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the above ground works.

(b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and DM Policies 30 Urban design and local character, 31 Alterations/extensions to existing buildings and 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 of the Development Management Local Plan (November 2014).

- 6) (a) The building shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB L_{Amax} (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided. External amenity areas shall be designed to achieve levels not exceeding 55 dB LAeq (day) and the evaluation of human exposure to vibration within the building shall not exceed the Vibration dose values criteria 'Low probability of adverse comment' as defined BS6472.

(b) The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (a) has been implemented in its entirety. Thereafter, the sound insulation scheme shall be maintained in perpetuity in accordance with the above details.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policies 26 Noise and vibration, 31 Alterations and extensions to existing buildings including residential extensions and 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

- 7) The storage of refuse and recycling facilities for each residential unit hereby approved, and as shown on drawing no. 51616- D_1 Rev D 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 Policy 13 Addressing Lewisham waste management requirements of the Core Strategy (2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- 8) (a) A minimum of eight secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
- (b) Details of how the cycle parking spaces would be secure and dry shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any of the new residential units.
- (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 6.9 Cycling of the London Plan (March 2016) and Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

- 9) The TPP as set out on page 7 of the Arboricultural Report (JP Watts Design Limited, September 2017) shall be adhered to.

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 Policies 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

- 10) The proposed new windows shall be double-glazed timber framed sash windows with 90mm deep external reveals.

Reason: To ensure that the Local Planning Authority may be satisfied as to the external appearance of the building and 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 DM Policies 30 Urban design and local character and 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 of the Development Management Local Plan (November 2014).

- 11) The whole of the amenity space as shown on drawing no. 51616- PL-03 Rev D hereby approved shall be retained permanently for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that the Local Planning Authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policies 3 Conversion of a single family house to two or more dwellings and 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

- 12) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofed extension hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 31 Alterations and extensions to existing buildings including residential extensions and 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

- 13) No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 08:00 and 18:00 on Mondays to Fridays and 08:00 and 13:00 on Saturdays and not at all on Sundays or Public Holidays.

No work shall take place on the site other than between the hours of 08:00 and 18:00 on Mondays to Fridays and 08:00 and 13:00 on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policies 26 Noise and Vibration and 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

- 14) Trees T1, T2 and T5 shall be replaced with two mature trees and one young trees of the same or indigenous species, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the lopping or felling of the existing trees.

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

INFORMATIVES

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. During the course of the application, positive discussions took place which resulted in further information being submitted so that the proposal was in accordance with the Development Plan.

As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: - <http://www.lewisham.gov.uk/myservices/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>

You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham webpage.

The applicant is advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Application forms are available on the Council's web site.