

PLANNING COMMITTEE C

Date of Meeting: **THURSDAY, 25 APRIL 2013 TIME 7.30 PM**

PLACE: **ROOM 1 & 2, CIVIC SUITE, LEWISHAM TOWN HALL, CATFORD, SE6 4RU**

Members of the Committee are summoned to attend this meeting:

**Membership
Councillors:**

**Paul Bell (Chair)
Helen Gibson (Vice-Chair)
Pauline Beck
Liam Curran
Alexander Feakes
Peggy Fitzsimmons
Alan Hall
Stella Jeffrey
Madeliene Long
John Paschoud**

The public are welcome to attend our committee meetings, however, occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.

**Barry Quirk
Chief Executive
5th Floor Laurence House
1 Catford Road
London SE6 4RU
Date: Tuesday, 16 April 2013**

**For further information please contact:
Patricia Simpson Committee Co-ordinator
3rd Floor Laurence House
Telephone No: 020 8314 6245
Email: planning@lewisham.gov.uk**



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Committee	PLANNING COMMITTEE (C)	
Report Title	DECLARATIONS OF INTERESTS	
Class	PART 1	Date: 25 APRIL 2013

Members are asked to declare any personal interest they have in any item on the agenda.

(1) Personal interests

There are three types of personal interest referred to in the Council's Member Code of Conduct :-

- (a) Disclosable pecuniary interests
- (b) Other registerable interests
- (c) Non-registerable interests

(2) Disclosable pecuniary interests are defined by regulation as:-

- (a) Employment, trade, profession or vocation of a relevant person* for profit or gain.
- (b) Sponsorship –payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).
- (c) Undischarged contracts between a relevant person* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.
- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member's knowledge, the Council is landlord and the tenant is a firm in which the relevant person* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:-
 - (a) that body to the member's knowledge has a place of business or land in the borough; and
 - (b) either
 - (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or

- (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

(3) Other registerable interests

The Lewisham Member Code of Conduct requires members also to register the following interests:-

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council;
- (b) Any body exercising functions of a public nature or directed to charitable purposes, or whose principal purposes include the influence of public opinion or policy, including any political party;
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25.

(4) Non registerable interests

Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members' Interests (for example a matter concerning the closure of a school at which a Member's child attends).

(5) Declaration and Impact of interest on member's participation

- (a) Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take no part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- (b) Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in consideration of the matter and vote on it unless paragraph (c) below applies.

- (c) Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- (d) If a non-registerable interest arises which affects the wellbeing of a member, their, family, friend or close associate more than it would affect those in the local area generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.
- (e) Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

(6) Sensitive information

There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered. Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

(7) Exempt categories

There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-

- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception);
- (b) School meals, school transport and travelling expenses; if you are a parent or guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor;
- (c) Statutory sick pay; if you are in receipt;
- (d) Allowances, payment or indemnity for members;
- (e) Ceremonial honours for members;
- (f) Setting Council Tax or precept (subject to arrears exception).

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MINUTES OF THE PLANNING COMMITTEE C

Wednesday, 20 March 2013 at 8.03 pm

PRESENT: Councillors Paul Bell (Chair), Liam Curran, Peggy Fitzsimmons, Helen Gibson, Alan Hall, Stella Jeffrey, Madeliene Long and John Paschoud.

Apologies for absence were received from Councillor Pauline Beck and Councillor Alexander Feakes

1. Planning C membership

RESOLVED that the membership of Planning Committee C for the Municipal year 2013/14 be as shown below:

<p><i>Planning Committee (C)</i> (10)</p>	<p>Councillor Paul Bell (Telegraph Hill) Councillor Peggy Fitzsimmons(Rushey Green) Councillor John Paschoud (Perry Vale) Councillor Madeliene Long (New Cross) Councillor Stella Jeffrey (Lewisham Central) Councillor Alan Hall (Bellingham) Councillor Liam Curran (Sydenham) Councillor Helen Gibson (Ladywell) Councillor Pauline Beck (Lee Green) Councillor Alex Feakes (Forest Hill)</p>
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2. Planning C Election of Chair

RESOLVED that Councillor Paul Bell be elected as Chair and Councillor Helen Gibson be elected as Vice Chair for the Municipal Year 2013/14.

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Committee	PLANNING COMMITTEE (C)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 25 APRIL 2013

MINUTES

To approve the minutes of the meeting of Planning Committee (C) held on the 14 March 2013.

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Committee	PLANNING COMMITTEE (C)	
Report Title	THE GREYHOUND PUBLIC HOUSE, 309-315 KIRKDALE SE26 4QB	
Ward	Sydenham	
Contributors	Geoff Whittington	
Class	PART 1	Date: 25 APRIL 2013

Reg. Nos. DC/12/81431

Application dated 18.09.2012

Applicant BPTW Partnership on behalf of Purelake New Homes Ltd.

Proposal Rebuilding of the Greyhound Public House (including the retention of the original front elevation), to provide a two-storey public house/ restaurant (Use Class A3/A4 with basement, together with a bay element to the western elevation, internal refuse store to the side and associated landscaping works.

Applicant's Plan Nos. 4329-PD-10D, 13A, 22E, 23H, 25, Building Survey - First Floor, Basement, Ground Floor, Elevations - Elevations 1-2, Elevations 3-4, Sections - Sections 1-2, Sections 3-4.dwgs, Addendum Transport Statement, Daylight & Sunlight report, Heritage Impact Assessment, Historic Building Report, Design & Access Statement, Planning Statement, Noise & Vibration Impact Assessment, and Letter dated 18/9/12.

Background Papers

- (1) Case File LE/240/315/TP
- (2) Lewisham Development Framework: Core Strategy (2011)
- (3) Adopted Unitary Development Plan (July 2004)
- (4) The London Plan (2011)

Designation Adopted UDP - Existing Use

1.0 Property/Site Description

- 1.1 The application site is located on the north side of Kirkdale, to the east side of the roundabout junction with Spring Hill and Westwood Hill, locally known as 'Cobb's Corner'. The site area measures 3,134m², and has a Public Transport Accessibility Level (PTAL) rating of 5.
- 1.2 Until 2011, the site comprised a group of buildings and structures constructed mainly in the 19th century, and had been vacant and boarded up since June 2007. With the exception of the Springhill building and the Greyhound, the complex of buildings were demolished to make way for the new residential and commercial development, granted planning permission in May 2010 under reference DC/09/72790.
- 1.3 The main public house building was substantially demolished in 2012 without the benefit of Conservation Area Consent, with only the front elevation remaining. Construction works for a new replacement building that incorporated the original front elevation commenced in April 2012 without the necessary planning permission

in place. The works undertaken included the formation of side and rear walls and internal floors, however these works have now ceased.

- 1.4 The site lies within the Cobb's Corner Conservation Area, which was designated in September 2007 and the former Greyhound Pub was locally listed as being of architectural or historic interest.
- 1.5 Adjacent to the Greyhound is the new development that was consented at the same time as the proposed partial demolition of the public house in 2010. The upper floor residential units have been in occupancy since late 2012, whilst the ground floor retail unit remains vacant.
- 1.6 To the south-east of the application site are a pair of retail premises at 321-323 Kirkdale, and a public house at 325 Kirkdale. These buildings are three stories in height, with commercial uses on the ground floor, with either residential or storage uses above.
- 1.7 To the north are residential properties in Peak Hill Gardens, which are a terrace of Victorian properties.
- 1.8 On the south side of Kirkdale is a row of elegant Victorian shops with three stories of residential above. To the west of these is a grand 18th century mansion called 'Old Cedars', 258 Kirkdale, which is a Grade 2 listed building.
- 1.9 Kirkdale, Sydenham Road and Westwood Hill are classified roads, linking to Forest Hill to the north-west and Crystal Palace to the west. The application lies on the north-east side of the roundabout junction at the intersection of Kirkdale by Westwood Hill to the west and Spring Hill to the north
- 1.10 The main access to Sydenham Railway Station is from Sydenham Station Approach, whose junction with Sydenham Road lies to the east of the railway bridge.

2.0 Planning History

- 2.1 A public house has existed on this site since at least the 1720s. There have been various extensions and alterations over the years.
- 2.2 In February 1993, permission was granted for alterations to the car park layout at The Greyhound to provide 61 parking spaces together with landscaping, the erection of an automatic control barrier at the entrance onto Kirkdale and a 2 metre high fence facing Spring Hill.
- 2.3 In September 1997, temporary planning permission was granted for the use of part of the car park at The Fewterer and Firkin Public House (a short-lived renaming of The Greyhound by the then owners) for a car boot and arts and craft stalls market between the hours of 11am and 3pm on Sundays. This permission expired in September 1998 and has not been renewed.
- 2.4 On 5 September 2007, Lewisham Council designated a new Conservation Area around Cobb's Corner, which includes the application site. At the same time, the Greyhound Public House was added to the Council's list of buildings of local architectural or historic interest.

- 2.5 In 2008, applications were submitted to the Council for Conservation Area Consent for partial demolition of the existing Greyhound buildings and planning permission for a mixed use development of the site, comprising a retained public house, new public square, new retail / commercial units with residential above providing a total of 42 residential units (DC/08/70396 and DC/08/71394).
- 2.6 In 2010, planning permission was granted under reference DC/09/72790 for:
- The partial demolition of The Greyhound Public House, 309-315 Kirkdale SE26 and full restoration to create a self-contained, Use Class A3/A4 unit in the centre of a new public square, the construction of two new, part three/part four/part five-storey residential blocks, containing 40 residential units, with commercial uses (Class A1, A3 and A4) on the ground floor, restoration of the Spring Hill building, including removal of the existing pitched roof and the addition of a second storey, together with the provision of associated private amenity space, 11 parking spaces, motorcycle parking, storage for 56 cycles, refuse storage facilities and servicing, plus alterations to the existing access from Spring Hill and closure of the existing access from Kirkdale.
- 2.7 Also granted was Conservation Area Consent for the partial demolition of the Greyhound Public House.
- 2.8 Subsequently, the proposed building adjacent to the Greyhound has been completed, and the residential units were occupied in late 2012. The ground floor commercial units remain occupied. The current application relates to the Greyhound building only, and not the remainder of the site that comprised the 2010 planning consent.
- 2.9 The development granted planning permission is the subject of a planning agreement which secures planning obligations that bind the entire site of the 2010 application. Some of these obligations relate to the public house being part of the 2010 application. The current application only relates to the Public House and not the entire site of the 2010 application. After careful review officers are satisfied that the obligations from the deed, as they relate to the public house, can be secured as planning conditions but this would require the planning agreement to be varied to ensure that the planning permission (the subject of this report) if granted can be implemented.
- 2.10 During the period from January to the end of March 2012, the main Greyhound Public House building was substantially demolished, apart from the front elevation. Such unauthorised demolition of any building in a conservation area is a criminal act and the Council had therefore deemed it appropriate to pursue legal proceedings.
- 2.11 An application was submitted to the Council proposing the rebuilding of the Greyhound Public House, including the retention of the front elevation to provide a pub/restaurant (Use Class A3 / A4) in the basement and ground floor and change of use of the upper floors to accommodate 2 two bedroom maisonettes, together with enlargement of the basement, construction of a mezzanine floor in the roof space, conservatory to the side and alterations to the external elevations.
- 2.12 The application was subsequently withdrawn when officers raised objections to the principle of residential dwellings above the proposed public house, in particular the impact this may have upon the viability of any future pub operation.

3.0 Current Planning Application

- 3.1 The current application proposes the rebuilding of the main Greyhound building, which includes the retention of works already undertaken to construct the basement, side and rear elevation walls.
- 3.2 The applicant seeks to reconstruct the building to the original proportions and detailing using salvaged materials, albeit with some amendments to the layout and the formation of an enlarged basement. A large part of the front elevation, with the exception of the central gable, is the only original element of the original building that currently remains, and it is proposed this be incorporated in the current scheme. Salvaged facing brick and traditional materials are proposed for the external envelope to give the appearance of a historic building.
- 3.3 The proposed use remains as a public house/ restaurant, with associated rooms at first floor, and a basement accommodating a kitchen, office and storage rooms.
- 3.4 A single-storey bay would be constructed to the western elevation of the Greyhound, providing additional indoor seating, whilst a separated element would be used for refuse purposes.
- 3.5 A new roof would be constructed, similar in appearance to the original building but of a slightly greater height. A conservation style rooflight would be positioned to the rear slope.
- 3.6 A restored glazed timber screen would be reinstated at ground floor to the east elevation of the building. A doorway would allow access to the outdoor area.
- 3.7 An internal delivery hatch would be provided within the new building, accessed from the rear.
- 3.8 Landscaping measures include concrete pavements comprising 'Textured Finish Silver Grey and a Black Finish.' Silver Birch trees would be planted to the front and side of the Greyhound, whilst outdoor seating would be provided.
- 3.9 No off-street parking forms part of this application, however 16 secure cycle spaces would be provided.

4.0 Consultation

Neighbours & Local Amenity Societies etc.

- 4.1 Letters of consultation were sent to 257 local residents on 15 October 2012, together with a notice displayed on site. Ward Councillors were also consulted.
- 4.2 Three letters were received from the occupiers of 87 Sydenham Road and 149 & 321 Kirkdale, objecting on the following grounds:
 - (1) 'The conservatory will look awful and will no doubt harm the appearance of the conservation area.'
 - (2) 'A listed building cannot be modified in any way, the Council has a duty to protect the character of Cobbs corner. The adding of the conservatory is changing the structure once again.'

- (3) 'It is proposed that the basement will be a restaurant – it will create noise, smell and overcrowding of cars.'

- 4.3 A further letter was received from the managing agent of the commercial unit to the rear of the Greyhound, who has objected on a number of grounds, including:

Conservatory Extension: (West Elevation Bay)

The proposed conservatory would eliminate further the frontage of the rear commercial unit onto Kirkdale, and could render the unit obsolete. The unit relies heavily on this frontage at the junction with Kirkdale and Spring Hill as it is the only area where passing trade can see the premises.

Materials:

The new brickwork to the side elevations are not in keeping with the original building.

Bin Store:

Refuse collections would take place in the same location as the public accesses. There will be foul smells directly opposite the main entrance to the convenience store along with litter.

S106:

States that any part of the current proposal that varies from anything other than reinstating the original planning consent would be a breach of the original S106 agreement.

Sydenham Society

- 4.4 The Sydenham Society have been involved in discussions during the planning process, and have raised objections to the provision of a doorway and subsequent access to the external space from the western bay. They state;

'Our reasons have been expressed to planners previously. These are the fact that the surrounding area is a public piazza and the exterior trading parameters of the Greyhound need to be determined before approval of the current application. The Sydenham Society has no problem with the clientele of the Greyhound using the southern side of the piazza as shown on the plans for tables/chairs. However we consider that giving planning consent for doors which open from the conservatory will encourage customers to spread out on the western side of the pub, especially on warm evenings. This may cause considerable nuisance and additional noise to people living in the surrounding apartments and may also block the pavement of Spring Hill and the entrance to the new supermarket at the rear.

'The Sydenham Society has no other objection to the proposals for rebuilding the Greyhound.'

(Letters are available to Members)

Highways and Transportation

- 4.5 Unobjectionable in principle.

Environmental Health

4.6 No objections raised.

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.

5.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 places the duty on Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

5.3 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

5.4 The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy and policies in the London Plan (July 2011). The National Planning Policy Framework does not change the legal status of the development plan.

National Planning Policy Framework (NPPF)

5.5 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.

5.6 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.

5.7 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)'.

5.8 Officers have reviewed the Core Strategy and saved UDP policies 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.

Ministerial Statement: Planning for Growth (23 March 2011)

- 5.9 The statement sets out that the planning system has a key role to play in rebuilding Britain's economy by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible. The Government's expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.

London Plan (July 2011)

- 5.10 The London Plan policies relevant to this application are;
Policy 5.12 Flood risk management; 5.13 Sustainable drainage; 6.13 Parking; 7.4 Local character; 7.5 Public realm; 7.6 Architecture & 7.8 Heritage assets and archaeology.

Core Strategy

- 5.11 The Core Strategy, together with the London Plan and the saved policies of the Unitary Development 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; Policy 8: Sustainable design and construction and energy efficiency; Policy 10: Managing and reducing the risk of flooding; Policy 15: High quality design for Lewisham; Sustainable movement and transport & Policy 16: Conservation areas, heritage assets and the historic environment.

Unitary Development Plan (2004)

- 5.12 The saved policies of the UDP relevant to this application are;
URB 3: Urban Design; URB 12: Landscape and Development; URB 13: Trees; URB 14: Street Furniture and Paving; URB 16: New Development, Changes of Use and Alterations to Buildings in Conservation Areas; URB 20: Locally Listed Buildings; ENV.PRO 9: Potentially Polluting Uses; ENV.PRO 11: Noise Generating Development; HSG 4: Residential Amenity and LCE 2: Existing Leisure and Community Facilities.

6.0 Planning Considerations

- 6.1 The main issues to consider include whether the proposed building would preserve and enhance the character of the Cobb's Corner Conservation Area, the nature of the proposed use and the resulting impact upon neighbouring occupiers, landscaping, parking, service & deliveries and S106 matters.

Design and Appearance

- 6.2 The site is prominently positioned on a busy road junction and as such, it is important that any building upon the plot must make a positive contribution to the local streetscape, whilst respecting the character of the Cobbs Corner Conservation Area.

- 6.3 The former Greyhound building was identified as a key focal point and local landmark within the streetscene, to the extent that it was locally listed in 2007. The redevelopment scheme for the entire site granted consent in 2010 depended upon the continued presence of the historic building upon the site, and its restoration including the re-use of the salvaged tiles from the former drinking room.
- 6.4 Unfortunately, between January and the end of March 2012, the Greyhound building was substantially demolished without the benefit of Conservation Area Consent in 2012, with only the front elevation remaining.
- 6.5 Saved Policy URB 20 states that “the Council will seek to ensure and encourage the preservation and enhancement of Locally Listed Buildings of townscape merit and will use its powers where possible to protect their character and setting.”
- 6.6 The reason for this policy is that “there are a number of buildings and groups of buildings of historic or architectural interest, which contribute significantly to the townscape but are not on the statutory list. The Council has control over the demolition of those which are in conservation areas, but elsewhere its powers are more limited. The Council will resist the demolition of Locally Listed Buildings, but should it prove necessary, a high standard of design, complementing the surrounding area and which outweighs their architectural and historic value, will be required in any replacement building. The Council will endeavour to protect the character and setting of Locally Listed Buildings by as far as possible treating them as if they were [statutorily] listed”.
- 6.7 In cases where demolition is necessary, the replacement building should be of such a quality that it is of similar if not higher quality than the locally listed building.
- 6.8 The proposed building will be a near replica of the original Greyhound Pub, with only minor changes to the external appearance. Several discussions have been held between the applicant, officers and the Sydenham Society to ensure the new building implements and replicates important characteristics of the former Greyhound.
- 6.9 The Council’s Conservation officer raises no objections to the proposed works, subject to the inclusion of appropriate planning conditions. This follows a number of meetings and dialogue with the applicants in which the officer participated.

Works Undertaken

- 6.10 The applicants started to reconstruct the side and rear elevations to the footprint approved in the 2010 scheme, together with the formation of internal floors. A roof is yet to be constructed. These construction works consisted of a steel frame construction with breeze blocks for the walls, although salvaged bricks (not from the former Greyhound) have been used as external facing material.
- 6.11 The new side elevation walls have been constructed up to eaves level, using a brick colour that fails to sufficiently match the front elevation brick. Officers have reiterated the need to ensure the use of matching facing brickwork, which has been acknowledged by the applicant. Their attempt to jet-wash the side wall to lighten the colour of the brick has to date not been entirely successful, however the applicant has advised they will persevere and are confident a consistent appearance can be achieved.

- 6.12 A mezzanine floor has been constructed, however, it has been positioned at a level where it can be externally viewed through the front and side first floor window openings. This is wholly unacceptable, and would serve to compromise the reconstructed building should it be retained. The applicant has advised the floor will be removed, and has depicted the correct floor levels on the plans submitted, however it is considered appropriate that a condition be included to ensure the floor is repositioned prior to first occupation of the building.
- 6.13 In December 2012, Building Control officers observed cracks that had appeared to the front elevation gables and leaning, therefore the applicants were advised to install temporary supports immediately to safeguard the structure. These works were subsequently implemented by the applicant.

Proposed Works

Roof:

- 6.14 In terms of height, whilst the new roof would be slightly higher than prior to the demolition works, it would not serve to compromise the overall character of the building, neither would it harm the visual amenities of neighbouring residential occupiers.
- 6.15 The proposed roof coverage would be salvaged slate tiles, however Welsh slate will also be used. A condition requesting the formal submission of a sample of the original slate and proposed Welsh slate is suggested to ensure their compatibility.
- 6.16 A 'Rooflight Company Conservation Rooflight' is proposed to the rear facing slope. This would be a metal framed opening, to which the Conservation officer raises no objections as it is generally considered to be a suitable match in terms of detailing to a traditional Victorian cast-iron rooflight.

West Elevation Bay:

- 6.17 The proposed single-storey bay to the western elevation would measure 2.5 metres deep and 6.65m wide. The majority of the space would provide additional seating for the ground floor use, whilst a door would provide access to the external area.
- 6.18 Objections have been received toward the bay element, including its appearance and resulting impact upon the new retail unit.
- 6.19 Officers consider the appearance to be acceptable, appropriately proportioned and set-back from the frontage. The previous scheme did not include a side element, but instead an ill conceived patio style door. The proposed bay is considered to be a better solution, and would relate well with the building. It is suggested a condition be included that requests the submission of 1:20 plans of the bay and joinery details.
- 6.20 In regard to whether it would impact upon the new retail shop, the height of the single-storey bay would be approximately 4 metres, in line with the first floor window cill of the new residential development at the rear, but crucially, would only project 2.5 metres from the west elevation of the Greyhound. The fascia level, where it is assumed the retail signage would be positioned, would be partially obscured by the bay from some vantage points directly opposite the application site, however when approaching from the west, i.e. Westwood Hill and Kirkdale, the retail unit and signage would be clearly visible. Officers therefore do not agree the bay would impact significantly upon the retail unit, or serve to compromise its future viability.

- 6.21 It is also noted that the consented scheme proposed a denser area of trees, which would likely have obscured the retail shop from a section of Kirkdale when fully matured. The current proposal therefore represents an improvement upon the visibility of the shop from the public realm.
- 6.22 The Sydenham Society have raised objections toward the opening within the bay, which would allow access to the external space to the side. They are concerned this will result in additional noise, whilst potentially restricting access to the adjacent retail shop.
- 6.23 Whilst officers acknowledge these concerns, even without the bay access, customers would still be able to use the side area, particularly when large numbers are located to the front of the building during warmer months. Consequently, should access to the nearby store be impeded, this would be a management issue to suitably resolve.

Windows:

- 6.24 The timber framed 'shop screen' that originally formed part of the former building will be salvaged, and partly reconstructed and reinstated to the east elevation. The appearance would replicate the original building, however it is considered appropriate that further joinery details be formally submitted to ensure the works are executed to a high standard.
- 6.25 The applicant has advised 'a number of sash windows have suffered from rot and are unsuitable for preservation, and so will need to be replaced with new conservation standard timber sash windows. Where possible, the original sash windows will be overhauled'.
- 6.26 Officers consider it appropriate to include a condition for a schedule to be provided detailing which doors and windows are to be replaced and retained.

Basement:

- 6.27 The basement would measure a floor area of 78sq.m, significantly larger than the 35sq.m basement shown on the plans consented in 2010. The need for an enlarged space is to enable the accommodation of a kitchen, office, storage rooms, toilets and staff changing room, thereby allowing for better use of the ground and first floors. This aspect would not affect the appearance of the building.
- 6.28 The main flue rising from the basement kitchen would be concealed within a new chimney stack to the rear facing roof slope, which is clearly a better solution than a typical exposed galvanised steel type. Operational details of the flue will be requested by condition.

Rear Elevation:

- 6.29 A competition was held by Purelake and the Sydenham Society in 2012 regarding a design for the rear elevation of the building. The winning design shows a greyhound and backdrop created by the use of ceramic coloured tiles. This aspect is considered acceptable, providing visual interest to the pedestrian area behind the building.
- 6.30 A doorway is proposed to the rear elevation, providing access for staff members and deliveries. No objections are raised toward this aspect.

Drinking Corridor:

- 6.31 The 'drinking corridor' was an elegant feature of the former Greyhound, characterised by tiled hand painted panels, and it was stipulated in the 2010 consent that details of a scheme for the reuse of the salvaged tiles should be formally submitted to the Council.
- 6.32 It was originally proposed that the salvaged tiles would form internal walls on either side of the front entrance, however this was considered inappropriate by officers as this would have allowed for only a small number of tiles to be reused. As an alternative, the applicants have proposed the tiles be sited to the interior of the western bay, thereby displaying their historic nature and attraction in one concentrated area. This is similar to the scheme approved in 2010.
- 6.33 The tiles would be attached to aluminium panels, and embedded within the plastered walls to give the appearance of traditionally tiled walls, whilst ensuring they remain as a permanent feature.
- 6.34 The applicant has advised seven of the panels are to be restored, whilst one is to be manufactured by the same company that made the original tiles 140 years ago. Officers are satisfied with the proposed siting of the tiled panels, and that they would contribute significantly to the internal character of the building.

Proposed Use

- 6.35 In 2010, the officer's report stated 'the existing Greyhound pub has been an important community use for over 200 years, and the semi-public space in front of it contributes to the streetscape. It presents a welcoming public face, close to the station. The Greyhound (until its closure two years ago) has provided a vibrant use over extended hours, creating activity into the later evening around the station, which greatly assists the vitality of this part of the town centre, perceptions of public safety, etc. The Council considers it important that any new development should include a similarly vibrant use that positively contributes to the vitality and viability of the town centre. Retail uses that cease to operate at 5 or 6 pm would not be ideal in this respect.'
- 6.36 The Council retain these considerations, and continue to support a public house use, despite the applicant advising that marketing procedures undertaken to date have proved unsuccessful.
- 6.37 The current proposal seeks to maintain the provision of a public house/ restaurant use, with associated function rooms at first floor, and an enlarged basement to provide kitchen and storage facilities.
- 6.38 There is an existing pub (The Railway) located 50 metres to the east of the application site, whilst further along Sydenham Road, The Two Half's public house has been closed in excess of a year.
- 6.39 Considering the former use of the site and the location within a busy, vibrant area, officers therefore raise no objections to the proposed use of the building, and subject to appropriate conditions, do not consider a public house/ restaurant would result in an unacceptable impact upon the amenities of neighbouring occupiers.
- 6.40 The provision of first floor rooms would potentially meet with Council policy in respect of community facilities for local meetings and functions.

Landscaping

- 6.41 Due to the detached nature of the building, the external areas to the immediate north and east would be used as pedestrian pathways around the site, whilst providing access to the new retail unit.
- 6.42 The area to the front of the building would be used predominantly as outdoor seating in conjunction with the proposed public house. Fewer trees are now proposed than the consented scheme, comprising six Silver Birchs. No objections are raised toward the reduction, particularly as it would allow for additional seating.
- 6.43 Victorian style lamp-posts painted black would be erected to the front, together with timber planters.
- 6.44 Concrete pavements would be laid around the building, comprising a mix of 'Bradstone Panache Silver Grey and Black Finish'.
- 6.45 Officers accept the proposed landscaping works, and are satisfied it would impact positively upon the character of the streetscene, however considering no drainage/ rain-water measures have been included, details will be required by condition.
- 6.46 The S106 Agreement of 2010 referred to the original landscaping scheme around the former Greyhound building as 'New Public Realm Works', (hatched in pink on Plan 3.)

Parking/ Deliveries

- 6.47 Off-street parking does not form part of this application, however secure parking for 16 bicycles would be provided directly to the east of the building.
- 6.48 Condition (27) of the 2010 consent requested the submission of details relating to servicing and delivery for the commercial units. This was subsequently submitted to the Council and approved in September 2012, but did not make reference to the Greyhound element.
- 6.49 Considering the formal discharge relates to the previous consent, a similar condition will be attached should permission be granted for the current application.
- 6.50 Should the ground floor operate as a public house/ restaurant, the Council would consider the only viable location for servicing and deliveries to be the new loading bay proposed outside 319 Kirkdale as part of the Sydenham Road regeneration works.
- 6.51 In respect of deliveries, an internal barrel hatch would be provided, accessed from the rear of the building. This was originally shown to be outside the building, however the Sydenham Society raised concerns toward the impact it would have upon accessibility for passing pedestrians.

Refuse

- 6.52 A refuse store would be provided within a secure internal space adjacent to the proposed bay, capable of accommodating a 1100ltr bin. Subject to appropriate refuse management, officers raise no objection to the siting of this aspect.

Planning Agreement dated May 2010

- 6.53 The managing agent of the commercial units to the rear has raised concerns that the grant of any new permission would render the applicant in breach of the original planning approval.
- 6.54 Officers consider that in this case, obligations secured in the Planning Agreement dated 24 May 2010 that are relevant to the greyhound building can be suitably addressed by way of planning conditions. Each of these obligations will be suitably addressed by way of planning conditions. Each of these obligations will be separately discussed below with a proposed condition that officers consider in the circumstances to be reasonable and necessary to achieve the planning purpose as stated.
- 6.55 It is therefore considered appropriate that a Deed of Variation be undertaken to delete the Schedules/ obligations that relate specifically to the Greyhound building, whilst securing conditions to the same effect in the decision notice. Other obligations secured in the Planning Agreement S106 relating to the 2010 permission would not be affected by the variation. Having said that, it is essential that the variation secures that the planning permission, if granted, when implemented will not breach the planning agreement.

Planning Agreement: Schedule 10

- 6.56 Schedule 10 of the S106 Agreement (P49) listed requirements relating to 'Restoration Works' of the former Greyhound building. The Agreement defined '**Restoration and Refurbishment Works**' as *'the works to the Greyhound Public House including the reinstatement of the former drinking corridor tiles within the building in a scheme to be agreed with the Council and the design and implementation of a new ceramic rear elevation to the building in accordance with the plans and Design & Access Statement submitted as part of the application.'*
- 6.57 The Schedule stated, *'the owners covenants with the Council as follows:*
- 'to construct and complete the Restoration and Refurbish Works which shall be subject to the approval of the Council not to be reasonably withheld or delayed. The Owner will notify the Council two months prior to the date of Practical Completion of such works and if the Council has not approved the Restoration and Refurbishment Works within the two month period then the Restoration and Refurbishment Works shall be deemed to be approved.*
- 6.58 The proposed works to the rear elevation of the building and the internal drinking corridor form part of the current planning application, therefore it is considered appropriate that the following Conditions be included;

Rear Tiled Wall

The tiled rear elevation of the Greyhound building, as shown on Plan no. 4329-PD-23G, shall be completed in full prior to first occupation of the building hereby granted permission.

Drinking Corridor

The reinstatement of the 'Drinking Corridor' tiles to the western bay shall be completed in full prior to first occupation of the building hereby granted permission. All tiled panels shall be embedded into the plastered walls of the bay, as agreed by planning officers and the applicant.

- 6.59 **Reinstatement Works** is defined in the Agreement as 'the works to the stone greyhound plinths to the front of the retained Greyhound Public House'. Schedule 10 stated;

'To construct and complete the Reinstatement Works which shall be subject to the approval of the Council not to be unreasonably withheld or delayed.'

- 6.60 Officers have included the following Condition;

Stone Plinths

Details of the restoration and reinstatement of the stone greyhound plinths shall be submitted to and approved in writing by the local planning authority prior to first occupation of the building hereby granted permission.

- 6.61 **New Public Realm Works** is defined in the S106 Agreement as 'the construction of a new public realm adjacent to the Greyhound as indicated and hatched pink on Plan 3 to include hard and soft landscaping.'

- 6.62 Schedule 10 required the submission of a Maintenance Plan to the Council 2 months prior to the date of Practical Completion, detailing the ongoing maintenance of the New Public Realm Works and measures to ensure public access at all times.

- 6.63 'Practical Completion' is defined as the date that a certificate of practical completion is issued pursuant to a building contract or contracts in respect of the relevant part of the development.

- 6.64 The following landscaping Conditions have therefore been applied to the current permission;

Hard Landscaping Details

All hard landscaping works which form part of the plans hereby approved shall be completed prior to first occupation of the Greyhound development.

Soft Landscaping

All planting or seeding shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme. 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.

Landscaping/ New Public Realm Works: Maintenance Plan

Details shall be formally submitted to and approved in writing by the local planning authority within 2 months of Practical Completion outlining the ongoing maintenance of the landscaping works and measures to ensure public access at all times.

- 6.65 Considering Schedule 10 of the 2010 Agreement relates specifically to the Greyhound, it is considered appropriate that the Schedule be deleted by way of a Deed of Variation.

Planning Agreement: Schedule 12

- 6.66 Schedule 12 of the S106 Agreement (P54) relates to the provision of a **Commercial Travel Plan**, defined as 'a travel plan which sets out a range of measures aimed at promoting sustainable forms of transport for the users and customers of the Commercial Units.'
- 6.67 It required the submission of a suitable travel plan to the local planning authority, with subsequent implementation and compliance, with reasonable endeavours to procure the achievement of the targets set out.
- 6.68 A Condition will be included within the current application stating;
- (i) *No part of the Greyhound 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.*
 - (ii) *The Travel Plan shall specify initiatives 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. The Travel Plan must include all uses of the building.*
 - (iii) *Within the timeframe specified by (i) and (ii), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (i) and (ii).*
 - (iv) *Thereafter, monitoring and review details shall be submitted to the Council within 2 months after the first, second and third anniversaries of the first occupation of the Greyhound building and thereafter at no less than 3 yearly intervals for a minimum period of 15 years calculated from the first occupation of the unit, showing:*
 - (a) *how the Commercial Travel Plan has operated during the relevant preceding period and specifically how effective the Travel Plan has been in implementing its terms or recommendations and in achieving its targets;*
 - (b) *proposing such further measures for incorporating within the Commercial Travel Plan as appear to the Owner to constitute reasonable ways of improving the effectiveness of the Travel Plan.*

- (v) *Following each occasion upon which details are submitted to the Council pursuant to paragraph (iv), to incorporate within the Commercial Travel Plan such further measures as may be specified by the Council and which constitute reasonable ways of improving the effectiveness of the Commercial Travel Plan and implement such further measures within a reasonable timescale to be agreed between the owner and the Council.*

6.69 Such details would serve to satisfy the requirements of Schedule 12, whilst the Schedule would remain applicable to the remaining commercial unit/s adjacent to the Greyhound.

Planning Agreement: Schedule 8

6.70 Schedule 8 of the S106 Agreement (P43) relates to **Local Labour and Employment Training Obligations**, defined as *'the extent (in terms of a percentage of the entire on-site workforce) to which during the 12 month period referred to in Schedule 8 the on-site workforce has been drawn from persons whose normal residence is within the borough of Lewisham.'*

6.71 A Condition will be included that ties this requirement to the Greyhound in terms of construction and end use.

7.0 Consultations

7.1 With regard to procedural matters, neighbour notifications have been carried out in accordance with the Council's usual procedure. Officers are satisfied that all statutory Council procedures have been followed and all neighbour concerns have been addressed.

8.0 Conclusion

8.1 Whilst the proposed rebuilding of the Greyhound cannot be expected to reproduce the historic character of its predecessor, the reconstruction of the building to the original details as proposed would reinstate a significant local landmark feature and reference point to the area.

8.2 Officers consider that the proposed works addressed in this report are acceptable, and if executed satisfactorily, will contribute to a new Greyhound building befitting of this prominent location, whilst preserving and enhancing the Cobbs Corner Conservation Area. Officers are also satisfied with the proposed future use of the building.

8.3 It is appropriate that the applicant seeks a Deed of Variation of the S106 Agreement prior to planning permission being granted.

8.4 For these reasons, it is therefore recommended permission be approved, subject to appropriate conditions.

9.0 Summary of Reasons for Grant of Planning Permission

- 9.1 On balance, it is considered that the proposal satisfies the Council's Land Use and environmental criteria, and is in accordance with Spatial Policy 1: Lewisham spatial strategy; Policy 8: Sustainable design and construction and energy efficiency; Policy 10: Managing and reducing the risk of flooding; Policy 15: High quality design for Lewisham; Sustainable movement and transport & Policy 16: Conservation areas, heritage assets and the historic environment of the Council's adopted Core Strategy (June 2011), and saved policies URB 3: Urban Design; URB 12: Landscape and Development; URB 13: Trees; URB 14: Street Furniture and Paving; URB 16: New Development, Changes of Use and Alterations to Buildings in Conservation Areas; URB 20: Locally Listed Buildings; ENV.PRO 9: Potentially Polluting Uses; ENV.PRO 11: Noise Generating Development; HSG 4: Residential Amenity and LCE 2: Existing Leisure and Community Facilities in the adopted Unitary Development Plan (July 2004).
- 9.2 It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. The proposal is thereby in accordance with Policy 15 High quality design for Lewisham Policy 16: Conservation areas, heritage assets and the historic environment of the Council's adopted Core Strategy (June 2011), and saved policies URB 3 Urban Design, URB 12: Landscape and Development, URB 16: New Development, Changes of Use and Alterations to Buildings in Conservation Areas and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

10.0 RECOMMENDATIONS

10.1 RECOMMENDATION (A)

Authorise the Head of Planning to negotiate and complete a Deed modifying the Planning Agreement dated 24 May 2010, in order to secure the following principal matters including related ancillary matters required in order to achieve the successful implementation of the Development;

- (1) Remove Schedule 10 Restoration Works;
- (2) Meet the Council's legal, professional, and monitoring costs associated with the drafting, finalising and monitoring of the Agreement.

10.2 RECOMMENDATION (B)

Subject to the completion of a Deed of Variation, authorise the Head of Planning to **GRANT PERMISSION** subject to the following conditions, as set out below and such amendments as considered appropriate to ensure the acceptable implementation of the development;

(1) Develop in Accordance with Approved Plans

Unless minor variations are otherwise approved in writing by the local planning authority, the development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and listed on the Decision Notice.

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.

(2) **BREEAM for Non Residential Buildings**

- (i) The building hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'
- (ii) No development shall commence until a Design Stage Certificate for the building (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (i).
- (iii) Within 3 months of occupation of the building, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (i) for that specific building.

Reason

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

(3) **Architectural Details**

- (i) Notwithstanding the details hereby approved, no development shall commence beyond the removal of the existing mezzanine floor until:
 - detailed plans at a scale of 1:20 showing elevation and section drawings and 1:5 plans of all new external joinery details including windows, doors, screens and balcony railings;
 - details of elevations and sections of a scale no less than 1:20 of the proposed bay to the west elevation;
 - A Schedule of all salvaged external windows and doors from the former Greyhound building shall be submitted indicating which doors and windows will be re-used or replaced;
 - drawings of a scale no less than 1:5 of the eaves detail;
 - roof tile samples to be used on the building;have been submitted to and approved in writing by the local planning authority.
- (ii) The development shall be carried out in accordance with the approved details.

Reason

In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

(4) **Refuse Storage**

The refuse facility hereby approved shall be provided in full prior to first 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 Saved Policies URB 3 Urban Design and HSG4 Residential Amenity in the Unitary Development Plan (July 2004) and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

(5) **Cycle Parking Provision**

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).

(6) **Hard Landscaping Details**

All hard landscaping works which form part of the plans hereby approved shall be completed prior to first occupation of the Greyhound 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 (2011), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policies URB 3 Urban Design and URB 12 Landscape and Development of the Unitary Development Plan (July 2004).

(7) **Soft Landscaping**

All planting or seeding shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme. 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 Saved Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the Unitary Development Plan (July 2004).

(8) **Ventilation Equipment**

- (i) Detailed plans and a specification of the appearance of and the equipment comprising a ventilation system 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.
- (ii) 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 adjoining premises and the area generally and to comply with Saved Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

(9) **External Lighting**

- (i) Prior to occupation of the development a scheme for the proposed 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.
- (ii) Any such external lighting as approved under part (i) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (iii) 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 Saved Policies ENV.PRO 12 Light Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

(10) **Delivery and Servicing Plan**

- (i) 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.
- (ii) The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.
- (iii) 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).

(11) **Reveals**

All new window and door openings shall be provided with reveals, lintel detailing, arches and cills to match those originally provided on the former Greyhound building.

Reason

To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

(12) **Plumbing or Pipes**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the building.

Reason

It is considered that such plumbing or pipes would seriously detract from the appearance of the building and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

(13) **Delivery Hours (once operational)**

No deliveries shall be taken at or despatched from the site other than between the hours of 7 am and 8 pm on Mondays to Fridays, 8 am and 1 pm on Saturdays, or at any time on Sundays or Public Holidays.

Reason

In order to safeguard the amenities of adjoining residents and to comply with Saved Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

(14) **Amplified Music/Sound**

No music, amplified sound system or other form of loud noise (such as singing or chanting) shall be used or generated which is audible above background noise levels as measured from the nearest residential window.

Reason

To safeguard the amenities of the adjoining premises and the area generally and to comply with Saved Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

(15) **Restrict Use Class**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), the premises shall be used for A3 Restaurant/ A4 Drinking Establishment Use and for no other purpose (including any other purpose in Class A of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order)

Reason

To ensure that any other use of the building would be suitable and to protect the amenities of the occupiers of neighbouring premises and the area generally and to comply with Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

(16) **Restricting A3 Use to Prevent Take Away Use**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), and the provisions of the Town and Country Planning (Use Classes) Order 1987, (or any Order revoking and re-enacting that Order), the premises shall not be used for any purpose other than the sale of food or drink for consumption on the premises and no take-away or home delivery service shall be provided.

Reason

To ensure that the use does not result in parking and congestion in surrounding streets, to safeguard the amenities of adjacent premises and to comply with Saved Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development, HSG 4 Residential Amenity and STC 9 Restaurants, A3 Uses and Take Away Hot Food Shops in the Unitary Development Plan (July 2004).

(17) **Hours of Operation**

The premises shall not be open for customer business between the hours of 12 midnight and 8 am on any day of the week.

Reason

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to comply with Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development, HSG 4 Residential Amenity and STC 9 Restaurants, A3 Uses and Take Away Hot Food Shops in the adopted Unitary Development Plan (July 2004).

- (18) No further development shall commence until the applicant has produced a sample brick panel of the salvaged brick used to the side wall showing a 'cleaned' brick with mortar and pointing.

Reason

In order that the local planning authority may be satisfied that the side elevation brickwork is of a colour and appearance similar to the existing front elevation, and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

- (19) Notwithstanding the details hereby approved, no further development shall commence until plans of a scale no less than 1:10 of the projecting sign to the rear of the building have been submitted to and approved in writing by the local planning authority.

Reason

In order that the local planning authority may be satisfied to the appearance of the proposal and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

- (20) The building hereby approved shall not be occupied until the existing mezzanine floor has been removed in its entirety.

Reason

To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

- (21) **Rear Tiled Wall**

The tiled rear elevation of the Greyhound building, as shown on Plan no. 4329-PD-23G, shall be completed in full prior to first occupation of the building hereby granted permission.

Reason

To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

(22) **Drinking Corridor**

The reinstatement of the 'Drinking Corridor' tiles to the western bay shall be completed in full prior to first occupation of the building hereby granted permission. All tiled panels shall be embedded into the plastered walls of the bay, as agreed by planning officers and the applicant.

Reason

In order to ensure the display of the salvaged tiles in the new building, and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

(23) **Stone Plinths**

Details of the restoration and reinstatement of the stone greyhound plinths shall be submitted to and approved in writing by the local planning authority prior to first occupation of the building hereby granted permission.

Reason

To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

(24) **Commercial Travel Plan**

- (i) No part of the Greyhound 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.
- (ii) The Travel Plan shall specify initiatives 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. The Travel Plan must include all uses of the building.
- (iii) Within the timeframe specified by (i) and (ii), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (i) and (ii).
- (iv) thereafter, monitoring and review details shall be submitted to the Council within 2 months after the first, second and third anniversaries of the first occupation of the Greyhound building and thereafter at no less than 3 yearly intervals for a minimum period of 15 years calculated from the first occupation of the unit, showing:

- (a) how the Commercial Travel Plan has operated during the relevant preceding period and specifically how effective the Travel Plan has been in implementing its terms or recommendations and in achieving its targets;
 - (b) proposing such further measures for incorporating within the Commercial Travel Plan as appear to the Owner to constitute reasonable ways of improving the effectiveness of the Travel Plan.
- (v) Following each occasion upon which details are submitted to the Council pursuant to paragraph (iv), to incorporate within the Commercial Travel Plan such further measures as may be specified by the Council and which constitute reasonable ways of improving the effectiveness of the Commercial Travel Plan and implement such further measures within a reasonable timescale to be agreed between the owner and the Council.

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).

(25) **Local Labour**

- (i) Prior to the internal fit out of the building hereby granted permission, a local labour strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall include (but is not limited to):
 - (a) Proposals to achieve a target of fifty per cent (50%) local people and local businesses as employees contractors and sub-contractors during the construction of the Development
 - (b) A commitment to working with the local planning authority's local labour and business coordinator.
 - (c) Routes to employment, including direct access to employment opportunities at the development and addressing wider barriers to employment.
 - (d) Early warnings within the local planning authority's area of contracts to be let at the development.
 - (e) The number and type of jobs to be created and the skill requirements in relation to those jobs.
 - (f) Recommended training routes to secure jobs.
 - (g) Measures to encourage local businesses to apply for work in relation to the development.
 - (h) Training opportunities and employment advice or programmes and employment and training brokerage arrangements.
 - (i) Provision of opportunities for modern apprenticeships including the number and type of apprenticeships available.
 - (j) Provision of opportunities for school leavers, older people and those who have been out of work for a long period.

- (k) Provision of work experience for local people during the construction of the development including the number of weeks available and associated trades.
- (l) Provision of childcare and employee assistance to improve working environments.
- (m) Interview arrangements for jobs.
- (n) Arrangements for working with schools and colleges.
- (o) Measures to encourage local people into end use jobs.
- (p) Targets for monitoring the effectiveness of the strategy including but not limited to the submission of monitoring information to the local planning authority on a monthly basis giving details of:
 - (i) the percentage of the on-site workforce which are drawn from persons whose normal residence is within the Lewisham borough;
 - (ii) social and demographic information of all contractors, sub contractors, agents and employers engaged to undertake the construction of the development;
 - (iii) number of days of work experience provided; and
 - (iv) number of apprenticeships provided.
- (ii) The strategy approved under part (i) shall be implemented in its entirety and distributed to all agents and employers engaged to undertake the future use of the development.
- (iii) Within three months of development commencing and quarterly thereafter until the development is complete, evidence shall be submitted to demonstrate compliance with the strategy and monitoring information submitted to the local planning authority in writing, giving the social and demographic information of all contractors, sub-contractors, agents and employers engaged to undertake the future use of the development.

Reason

In order that the local planning authority may be satisfied that the development makes appropriate provision for local labour and delivers jobs to support sustainable development in accordance with the National Planning Policy Framework (2012) and to comply with Core Strategy Policy 21 Planning Obligations in the Core Strategy (2011).

- (26) Details shall be formally submitted to and approved in writing by the local planning authority within 2 months of Practical Completion outlining the ongoing maintenance of the landscaping works and measures to ensure public access at all times.

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 Saved Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the Unitary Development Plan (July 2004).

Informative:

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.

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Committee	PLANNING COMMITTEE (C)	
Report Title	SITE OF THE FORMER GREENVALE SCHOOL, 67-69 PERRY RISE SE23 2QU	
Ward	Bellingham	
Contributors	Tabitha Lythe	
Class	PART 1	Date: 25 APRIL 2013

<u>Reg. Nos.</u>	DC/13/82410 & DC/13/82410A
<u>Application dated</u>	24.01.13 and revised 10.04.13
<u>Applicant</u>	Savills on behalf of London Borough of Lewisham
<u>Proposal</u>	Demolition of the existing building and the erection of a part single part two-storey building with green roofs, installation of photovoltaic solar panels to accommodate (3670sq.m.) of Class D1 floor space for use as an all ages Autistic Spectrum Disorder (ASD) school, together with bus drop off facilities, landscaping, play spaces including a Multi Use Games Area (MUGA), and the provision of car and cycle parking for the new Brent Knoll School on the site of the former Greenvale School at 69 Perry Rise, SE23.
<u>Applicant's Plan Nos.</u>	03667_B1_02_00 Rev 01; 03667_B1_02_01 Rev 01; 03667_B1_02_02 Rev 01; 03667_B1_04_01 Rev 01; 03667_B1_04_02 Rev 00; 03667_B1_04_03 Rev 01; 03667_B1_05_01 Rev 00; 03667_B1_05_02 Rev 00; 03667_B1_06_01 Rev 01; 03667_B1_06_02 Rev 00; 03667_WS_02_00 Rev 00; 03667_WS_02_01 Rev 01; 03667_WS_02_02 Rev 01; 03667_WS_02_03 Rev 01; 03667_WS_02_10 Rev 01; 177 301 Rev 00; Air Quality Assessment; BREEAM 2011 Pre-Assessment Report; Daylight, Sunlight and Overshadowing Study; Design and Access Statement-Revision-April 2013; Desk Study and Site Investigation Report; Electrical Services – External Lighting; Geo-Environmental & Geotechnical Desktop Site Appraisal; Landscape Strategy; Lighting Assessment; Planning Statement; Renewable Energy Options Assessment & Energy Statement; Secure by Design; Stage 1 Bat Inspection Survey; Statement of Community Involvement; Structural Engineers Report – Planning; Transport Statement; Tree Survey Ventilation Design

Background Papers

- (1) Case File LE/358/67/TP
- (2) Adopted Unitary Development Plan (July 2004)
- (3) Local Development Framework Documents
- (4) The London Plan

Designation

[Core Strategy or Adopted UDP] - Existing Use

Screening

15 Jan 2013

The development proposed does not constitute EIA development for the purposes of the Regulations.

1.0 Property/Site Description

- 1.1 The application site lies on the north-east side of Perry Rise, opposite the junction with De Frene Road. The site is approximately square, with a street frontage measuring 80 metres and a maximum depth of 72 metres. The school site incorporates land formerly occupied by Shaftesbury House (67 Perry Rise) which was a former residential care building. This land was incorporated into the Greenvale School site some years ago following the demolition of the building.
- 1.2 The site consists of the existing single-storey Greenvale School, which was constructed in the late 1950s, originally as a Junior Training Centre. The school has already provided temporary decant accommodation in the recent past, the most recent being to accommodate Gordonbrock School.
- 1.3 The surrounding area is entirely residential in character and the school is surrounded by properties in Perry Rise, Priestfield Road and Lescombe Close. The land levels are generally sloping upwards towards the north-west. There is a significant change of level with a raised bank between the existing school and the proposed buildings. There are a number of mature trees located along this sloping bank. Existing boundaries to the site are a mixture of timber fencing, chain-link and steel fencing. Perry Rise is a classified road.
- 1.4 The site is not located within a conservation area and there are no listed or locally listed buildings on site or within the immediate vicinity.

2.0 Planning History

- 2.1 2001: p.p. for the construction of a temporary single storey building incorporating three classrooms with storage space at 69 Perry Rise SE23 together with the erection of a 1.8 metre high close boarded fence to enclose an additional recreation area.
- 2.2 2001: p.p. for the erection of 1.8 metre high chain link fencing above the existing fencing to the side and rear boundaries of Greenvale Special Needs School, 69 Perry Rise SE23.
- 2.3 2002: p.p. for the erection of a 2.2 metre high weld mesh fencing and gates to the front and to the side boundary of Greenvale Special Needs School, 69 Perry Rise SE23, together with the renewal of existing close boarding fencing.

- 2.4 2009: p.p. for The construction of a part single/part two storey temporary building incorporating external walkway at first floor level on the site of the former Greenvale School, 69 Perry Rise SE23, to provide accommodation for 10 classrooms for the decanted Gordonbrock Primary School for a period of 18 months, together with the provision of 2 disabled car parking spaces and 10 cycle spaces. The existing access / parking area at the front of the school will be utilised for bus / coach pick up and drop off.

3.0 Current Planning Applications

The Proposals

- 3.1 Demolition of the existing single-storey school building. The building on site is currently vacant, however, its last use was as a school and it has been used as decant accommodation for various schools while works were carried out.
- 3.2 Erection of a part single part two-storey building that would have 3670sq.m. floorspace to provide an all ages Autistic Spectrum Disorder (ASD) school for Brent Knoll School. The building would have green roofs and photovoltaic solar panels to the roof.
- 3.3 Bus drop off facilities are proposed to the front of the building along with two car parking and 12 cycle parking.
- 3.4 Landscaping works are proposed including the creation of play spaces and a Multi Use Games Area (MUGA) to the rear of the site. Two trees are proposed to be felled as part of the proposal.
- 3.5 The materials proposed are:
- Brickwork – Mystique
 - Roof – green roof
 - Walls – render
 - Windows - timber

Supporting Documents

- 3.6 Air Quality Assessment; BREEAM 2011 Pre-Assessment Report; Daylight, Sunlight and Overshadowing Study; Design and Access Statement; Desk Study and Site Investigation Report; Electrical Services – External Lighting; Geo-Environmental & Geotechnical Desktop Site Appraisal; Landscape Strategy; Lighting Assessment; Planning Statement; Renewable Energy Options Assessment & Energy Statement; Secure by Design; Stage 1 Bat Inspection Survey; Statement of Community Involvement; Structural Engineers Report – Planning; Transport Statement; Tree Survey Ventilation Design.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.

4.2 Site notices were displayed and letters were sent to residents and business in the surrounding area and the relevant ward Councillors.

Written Responses received from Local Residents and Organisations

4.3 5 objections comments were received from 47, 48 and 79 Priestfield Road and 89 and 91 Perry Rise

- Massing and density too much for the site
- Should not be higher than single-storey on this site
- Front elevation is boring and bland and looks like a prison
- Loss of light to neighbouring properties including a bedroom/study
- Overshadowing to neighbouring gardens
- Increase in overlooking to residential properties
- Increase pressure on parking
- Increase pressure on traffic
- Traffic survey probably was not carried out when the school was in use so will not show true impact of parking pressure
- Five other retail units will open in the area so the traffic survey does not reflect the pressure from this either
- Light pollution to residential properties
- Noise pollution to residential properties
- Inaccurate plan of the proposed building
- Proposal shows structures on the boundary which have not been agreed
- Environmental hazard caused by location of bin, plant and bicycle storage
- Decrease in value of residential properties

(Letters are available to Members)

Lewisham Design Panel

4.4 The Panel was disappointed by the lack of progress made by the design team since the previous meeting. The addition of rooflights and improvements to the landscaping were noted but there still remain the other concerns highlighted by the panel of the 2nd October 2012. These comments still stand and to highlight, the following should be addressed:

- The elevations were considered monotonous, particularly the Perry Vale frontage, and further interest and texture should be applied.

- Further variation in the roof form should be applied to break up the monotonous volume. The scheme was commended in the previous Panel meeting for not being a single entity, however, it appears that it has now become exactly this.
- The entrance frontage in relation to the streetscape as a whole should be considered. The current solution of holes in the brick wall is not considered to be sufficiently thoughtful or in any way beneficial..
- The materials around the courtyard should be considered in a more sympathetic manner.
- The entrance should be designed as a glazed volume with views through into the courtyard with the stair as a feature. At present there are no views through the glazed element.
- The school hall should be designed as an interesting space with galleries and views and light from different directions.
- The detailing of the fencing to the street remains critical and is not clear from the drawings.
- The language of architecture being pursued is far from being successfully executed without far higher quality drawings, complete with the necessary detail required to achieve the aesthetic suggested by the precedent images provided.

Highways and Transportation

- 4.5 Reviewed the information submitted for the proposed new school on the former Greenvale School site at Perry Rise, SE23 and given the sites previous use as a school, the proposal is unobjectionable in principle subject to the following.
- 4.6 The submission of a Construction and Logistics Plan (CLP), the CLP should specify how the impacts of construction activities and associated traffic would be managed.
- 4.7 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.
- 4.8 Details of secure cycle parking at the site.
- 4.9 Although limited off-street parking is proposed at the site, there is insufficient capacity on-street to accommodate the parking demand generated by the proposal. A School Travel Plan review is required following occupation of the development to further encourage sustainable modes of travel to the school.
- 4.10 As the majority of pupils will travel to school by bus or coach, and as some trips to the site will be by car or taxi, the waiting restrictions adjacent to the site (School KEEP Clear, zigzags and the double yellow lines) will need to be reviewed to minimise the impact of drop off and pick up activity adjacent to the site. The existing vehicular access to the site will also be modified as part of the proposal, so the applicant will be required to enter into a S278 agreement with the Highway Authority to secure the necessary waiting/restrictions and amendments to the highway adjacent to the site. The applicant will also be required to meet the cost of any reinstatement works to the highway, as a result of damage caused during the construction phase of development.

Environmental Health

- 4.11 Condition C10 Land Contamination should be attached to any permissions.
- 4.12 The submitted report would meet requirements of section (a) i of the condition.
- 4.13 The existing buildings should be assessed for Asbestos containing materials.
- 4.14 Whilst it is agreed with the report that additional ground gas monitoring should be undertaken, it should be noted that in calculating the gas risk category for remedial purposes, the existing worst case data would need to be used i.e. 7.3% CO₂, 17 l/hr flow rate.
- 4.15 In relation to the remedial proposals for garden/ landscaped areas, in addition to requiring that all important soil is independently chemically validated. Would also advocate that deters to dig and geotextile layers are also incorporated within the capping layer for these sensitive site areas.

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

A local finance consideration means—

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)

- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy and policies in the London Plan (July 2011). The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27th 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 and saved UDP policies 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 The other relevant national guidance is:

By Design: Urban Design in the Planning System - Towards Better Practice (CABE/DETR 2000)

Planning and Access for Disabled People: A Good Practice Guide (ODPM, March 2003)

Safer Places: The Planning System and Crime Prevention (ODPM, April 2004)

London Plan (July 2011)

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

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 3.17 Health and social care facilities

Policy 3.18 Education facilities

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.8 Innovative energy technologies

Policy 5.9 Overheating and cooling

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 5.14 Water quality and wastewater Infrastructure

Policy 5.15 Water use and supplies

Policy 5.16 Waste self-sufficiency

Policy 5.17 Waste capacity

Policy 5.18 Construction, excavation and demolition waste

Policy 5.19 Hazardous waste

Policy 5.20 Aggregates

Policy 5.21 Contaminated land

Policy 5.22 Hazardous substances and installations

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 7.1 Building London's neighbourhoods and communities
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 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 7.19 Biodiversity and access to nature
Policy 7.21 Trees and woodlands
Policy 7.22 Land for food

London Plan Supplementary Planning Guidance (SPG)

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

Accessible London: Achieving an Inclusive Environment (2004)
Sustainable Design and Construction (2006)
Planning for Equality and Diversity in London (2007)
East London Green Grid Framework (2008)

Core Strategy

5.8 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the London Plan and the saved policies of the Unitary Development 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
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 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 19 Provision and maintenance of community and recreational facilities
Core Strategy Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles

Unitary Development Plan (2004)

5.9 The saved policies of the UDP relevant to this application are:

STR URB 1 The Built Environment
URB 3 Urban Design

URB 12 Landscape and Development
URB 13 Trees
ENV.PRO 11 Noise Generating Development
ENV.PRO 12 Light Generating Development
LCE 1 Location of New and Improved Leisure, Community and Education
Facilities
LCE 3 Educational Sites and Playing Fields

Emerging Plans

- 5.10 According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:
- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).
- 5.11 The following emerging plans are relevant to this application.

Development Management Plan

- 5.12 The Development Management Local Plan – Further Options Report, is a material planning consideration but is at an early stage of preparation. Public consultation took place during December and January 2013. Therefore, in accordance with the NPPF, the weight decision makers should accord the Further Options Report should reflect the advice in the NPPF paragraph 216.
- 5.13 The following policies are considered to be relevant to this application:

1. Presumption in favour of sustainable development
21. Sustainable design and construction
22. Air quality
23. Openspace and biodiversity
24. Landscaping and trees
25. Noise and vibration
26. Lighting
27. Contaminated land
28. Car parking
29. Urban design and local character
40. Community facilities

6.0 Planning Considerations

- 6.1 The main issues to be considered in respect of this application are:
- a) Principle of Development
 - b) Design
 - c) Highways and Traffic Issues

- d) Impact on Adjoining Properties
- e) Sustainability and Energy
- f) Ecology and Landscaping

Principle of Development

- 6.2 The site is currently vacant, however it has been used as a school since the late 1950's and therefore the redevelopment of the site with a replacement on this site is seen as a suitable use of the land.
- 6.3 As part of the proposal the existing building is proposed to be demolished as it is not fit for the purposes of the new school. The existing building is not considered to be of architectural merit so its loss would be considered acceptable.
- 6.4 The proposed part one, part two-storey building would cover significantly more of the site than the existing building. As much of the site is open following the removal of temporary classrooms the increase in coverage of land is to be expected. The proposal would rationalise the space used creating a building with a "U" shape that would provide landscaping to the front and sides with the main play space at the centre of the site with the school wrapping around it.

Design

- 6.5 The proposed "U" shaped building has been designed with the aim of providing all facilities in one building for the school. Due to the significant changes in level from the south-east end of the site to the north-west end of the site the proposed building has had to respond to this.
- 6.6 While remaining one building, the frontage has been broken down into four parts to provide interest when viewed from the streetscene. Recesses and parts that project further are proposed as well as slight changes to the roof line have been used to add interest to the frontage to try and avoid the view of one long monotonous frontage. The Design Panel raised the possibility of further changes to the roof levels providing more relief. Significant changes to the roof line have not been proposed as the flat roof is proposed to be used for a green roof and photovoltaics to help with the school's energy efficiency and a sufficient level of relief and interest is considered to have been provided with the current design which has been amended since last viewed by the Design Panel.
- 6.7 One type of brick (Mystique) is proposed for the front elevation, however it is proposed to be laid in different ways including horizontally, vertically and with brick ends sticking out to add interest. Coloured glazed tiles are also proposed to add relief to the brick frontage. The main brick to the front of the building has been agreed and secured in advance as it is key to the success of the building. Other materials have been discussed and agreed in terms of type, however, specific colours are to be agreed later and a condition would ensure this occurs.
- 6.8 The landscaping proposed would enhance the frontage of the building ensuring it sits comfortably within the streetscene. Due to the significant change in level on site the landscaping works in the main courtyard would break the vast area up into stepped sections which would also provide different types of play space for various ages. A masterplan has been supplied however a condition requiring further details of landscaping is required to show exactly what is proposed and when.

- 6.9 While some trees are proposed to be removed those around the edge of the site are proposed to be retained which would continue to provide screening between the school and neighbouring properties. Those proposed to be removed in the main part of the site would not be considered to be significant enough so as to warrant a Tree Preservation Order being placed on them. Therefore, while their loss is unfortunate it is considered acceptable with a landscaping condition to ensure suitable replacement landscaping is provided.
- 6.10 Overall, Officers feel that the design of the proposed school would be an acceptable proposal in this location and would not have a negative impact on the character and appearance of the area.

Highways and Traffic Issues

a) *Access*

- 6.11 The access to the site would be altered to fit with the new design. A new bus drop off and parking area with disabled parking is proposed at the front of the school. As the school has significantly more children dropped off by bus than other schools in the area this feature is vital as it would alleviate potential issues in the street.

c) *Cycle Parking*

- 6.12 Cycle parking is proposed on site. Due to the pupils that are likely to be attending most will have to be dropped off and picked up and many will do this by coach therefore the number of cycle parking spaces required would be lower than usual. A condition requiring details of the enclosures for cycle parking is proposed to ensure that the spaces provided are suitable for those using them.

d) *Car Parking*

- 6.13 Only disabled car parking spaces have been provided on site and anyone else wishing to park will have to park in the surrounding streets. A travel plan has been submitted to encourage the use of sustainable methods of transport and considering making an agreement with Sainsbury's in Bell Green that staff can park there for those arriving by car to try to alleviate concerns about pressure on parking. A review of this travel plan once the school is open will furthermore help encourage sustainable modes of transport.

f) *Refuse*

- 6.14 A refuse storage area is proposed on the south-eastern boundary of the site and would be screened from the street. Limited information was submitted therefore a condition require details of this is recommended.

Impact on Adjoining Properties

- 6.15 The proposed building would be higher than the existing building as it would be up to two-storeys in height rather than just one-storey. The building would also sit quite close to the boundary with neighbouring properties. Concerns were raised at pre-application stage about this and alterations were made to the design to make some parts single-storey and to move some parts further away from the boundary. A sunlight and daylight assessment was submitted with this application, which

showed that the current proposal would not have a detrimental impact of levels of sunlight/daylight to neighbouring properties.

- 6.16 The location and orientation of windows mean that levels of outlook and privacy would be acceptable.
- 6.17 Concerns have been raised by residents about the increased pressure on parking the school will bring. As there is a school in this location currently albeit the site is currently vacant, levels of car parking would not significantly change. A travel plan for the school has been provided and a condition ensuring that this is reviewed once the school is occupied will ensure that the school minimises any impact it may have on parking as much as possible. Therefore while pressure on parking may increase, it is not considered that this would be significant.
- 6.18 As the current use of the site is as a school levels of noise are not expected to differ greatly to when the last school occupied the site and therefore would not have a detrimental impact on neighbours.
- 6.19 Floodlighting is proposed to the MUGA however as only limited details of this have been submitted a condition requiring details of the floodlighting would ensure that suitable lighting that does not have a detrimental impact on neighbours is proposed.

Sustainability and Energy

a) Renewable Energy

- 6.20 A Renewable Energy Options and Assessment and Energy Statement have been submitted which propose using Air Source Heat Pumps (ASHP), Photo Voltaic panels and an efficient boiler. These are proposed to provide a 28% reduction in CO2 which is higher than Building Control standards.

b) Living Roofs

- 6.21 A green living roof is proposed to the north-western and south-eastern roofs. Limited detail of these has been provided therefore a condition requiring further details will ensure that a suitable type is proposed for the area.

c) BREEAM

- 6.22 The BREEAM pre-assessment submitted with the application shows that the proposed scheme would meet BREEAM 'Excellent' as required in Core Strategy Policy 8. It would achieve a score of 70.62%.

Ecology and Landscaping

- 6.23 A landscaping masterplan and tree survey were submitted with the application. The Tree Survey highlights that some of the trees proposed to be felled are in poor health and that their removal in due course would be likely. The hornbeam bush proposed to be removed is in a reasonable condition and its loss would have a small ecological impact. Conditions requiring a detailed Arboricultural Impact Assessment and landscaping strategy would ensure that issues caused to ecology by the removal of the trees and hedges would be overcome.

7.0 Community Infrastructure Levy

7.1 The above development is not CIL liable as it is a school.

8.0 Conclusion

8.1 While significantly larger than the existing building the proposed new building would provide a new ASD school that would meet modern standards as well as enhancing the streetscene when compared to the existing site. Residents have raised concerns including loss of light, loss of privacy and increased pressure on parking and traffic. Officers however consider that none of these issues would have significantly detrimental impact as to warrant a refusal of planning permission.

8.2 This application has been considered in the light of policies set out in the development plan and other material considerations.

8.3 On balance, Officers consider that new school building would provide a much needed facility that would not have a detrimental impact on the amenities of neighbouring properties and the scheme is therefore considered acceptable.

9.0 Summary of Reasons for Grant of Planning Permission

9.1 It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. The proposal is thereby in accordance with Policies URB 3 Urban Design; URB 12 Landscape and Development; ENV.PRO 11 Noise Generating Development; ENV.PRO 12 Light Generating Development; LCE 1 Location of New and Improved Leisure, Community and Education Facilities and LCE 3 Educational Sites and Playing Fields in the adopted Unitary Development Plan (July 2004) and Policies Spatial Policy 1 Lewisham Spatial Strategy; 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 15 High quality design for Lewisham and Core Strategy Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles in the adopted Core Strategy (June 2011).

10.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:-

- (1) (a) No development (including demolition of existing buildings and structures) shall commence until each of the following have been complied with:
 - (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.
 - (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment

for contamination encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.

(iii) the required remediation scheme implemented in full.

(b) If during any works on the site contamination is encountered which has not previously been identified ("the new contamination") the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.

(c) The development shall not be occupied until:

A closure report has been submitted to and approved in writing by the Council.

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

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

- (2) (i) No development shall commence on site until a local labour strategy has been submitted to and approved in writing by the local planning authority. The strategy shall include (but is not limited to):
- (a) Proposals to achieve a target of fifty per cent (50%) local people and local businesses as employees contractors and sub-contractors during the construction of the Development
 - (b) A commitment to working with the local planning authority's local labour and business coordinator.
 - (c) Routes to employment, including direct access to employment opportunities at the development and addressing wider barriers to employment.
 - (d) Early warnings within the local planning authority's area of contracts to be let at the development.
 - (e) The number and type of jobs to be created and the skill requirements in relation to those jobs.

- (f) Recommended training routes to secure jobs.
- (g) Proposals to encourage diversity in the workforce.
- (h) Measures to encourage local businesses to apply for work in relation to the development.
- (i) Training opportunities and employment advice or programmes and employment and training brokerage arrangements.
- (j) Provision of opportunities for modern apprenticeships including the number and type of apprenticeships available.
- (k) Provision of opportunities for school leavers, older people and those who have been out of work for a long period.
- (l) Provision of work experience for local people during the construction of the development including the number of weeks available and associated trades.
- (m) Provision of childcare and employee assistance to improve working environments.
- (n) Interview arrangements for jobs.
- (o) Arrangements for working with schools and colleges.
- (p) Measures to encourage local people into end use jobs.
- (q) Targets for monitoring the effectiveness of the strategy including but not limited to the submission of monitoring information to the local planning authority on a monthly basis giving details of:
 - (i) the percentage of the on-site workforce which are drawn from persons whose normal residence is within the Lewisham borough;
 - (ii) social and demographic information of all contractors, sub contractors, agents, and employers engaged to undertake the construction of the development;
 - (iii) number of days of work experience provided; and
 - (iv) number of apprenticeships provided.
- (ii) The strategy approved by the local planning authority under part (i) shall be implemented in its entirety and distributed to all contractors, sub-contractors, agents and employers engaged in the construction of the development.
- (iii) Within three months of development commencing and quarterly thereafter until the development is complete, evidence shall be submitted to demonstrate compliance with the approved strategy and monitoring information submitted to the local planning authority in writing, giving the social and demographic

information of all contractors, sub-contractors, agents and employers engaged to undertake the construction of the development.

- (3) No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:
 - (a) Dust mitigation measures.
 - (b) The location and operation of plant and wheel washing facilities.
 - (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
 - (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:
 - (i) Rationalise travel and traffic routes to and from the site
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity
 - (iii) Measures to deal with safe pedestrian movement
 - (e) Security Management (to minimise risks to unauthorised personnel).
 - (f) Details of the training of site operatives to follow the Construction Management Plan requirements.
- (4)
 - (i) No development shall commence on site until drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted and approved in writing by the local planning authority.
 - (ii) All hard landscaping works which form part of the approved scheme under part (i) shall be completed prior to occupation of the development.
- (5)
 - (i) 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.
 - (ii) 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 (i). 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.

- (6)
 - (i) Details of the living roofs shall be submitted to and approved in writing by the local planning authority prior to the construction of the above ground works. The development shall be constructed with a biodiversity living roof laid out in accordance with the approved plans and maintained thereafter
 - (ii) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
 - (iii) Evidence that the roof has been installed in accordance with (i) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.
- (7) No development shall commence on site until a detailed schedule and samples of all external materials and finishes/windows and external doors/roof coverings to be used on the building 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.
- (8) The front (south-eastern) and side (north-eastern and south-western) elevations shall be constructed in Mystique brickwork as per the Design and Access Statement.
- (9)
 - (i) No development shall take place until a full Arboricultural Implication Study (AIS) has been submitted to and approved in writing by the local planning authority. Such study shall consider the exact relationship between the proposed development and any existing trees on the site, in line with the recommendations of BS 5837: 1991 (Code of Practice for Trees in Relation to Construction).

The AIS should include collection of all data on all trees on the site, with reference to the British Standard and assess all interfaces between the development and trees, their root zones and their crowns and branches, i.e.:-

- Protection of trees within total exclusion zones;
- The location and type of protective fencing;
- The location of the main sewerage and water services in relation to trees;
- The location of all other underground services, i.e. gas, electricity and telecommunications;
- The locations of roads, pathways, parking and other hard surfaces in relation to tree root zones;
- Provision of design and engineering solutions to the above, for example, thrust boring for service runs; the use of porous surfaces for roads etc. and the remedial work to maintain tree health such as irrigation and fertilisation systems; the use of geotextile membranes to control root spread;

- Suggested locations for the site compound, office, parking and site access;
 - The replacement planting necessary to compensate for any necessary losses
- (ii) Drawings should also be submitted to show the location of any protective fencing, site compounds, means of access etc. and the study should contain a method statement for arboricultural works which would apply to the site.
- (iii) The development shall be implemented in accordance with the approved AIS.
- (10) (i) 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
- (ii) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.
- (11) (i) The buildings hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'.
- (ii) No development shall commence until a Design Stage Certificate for each building (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (i).
- (iii) Within 3 months of occupation of any of the buildings, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (i) for that specific building.
- (12) (i) 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.
- (ii) Any such external lighting as approved under part (i) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (iii) 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.
- (13) (i) 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.

- (ii) The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.
 - (iii) 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.
- (14)
- (i) 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.
 - (ii) The Travel Plan shall specify initiatives to be 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.
 - (iii) Within the timeframe specified by (i) and (ii), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (i) and (ii)
- (15)
- (i) A minimum of 12 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
 - (ii) No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
 - (iii) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.
- (16)
- (i) No development shall commence on site until details of proposals for the storage of refuse and recycling facilities for the school hereby approved, have been submitted to and approved in writing by the local planning authority.
 - (ii) The facilities as approved under part (i) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reasons

- (1) 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 Saved Policy ENV.PRO 10 Contaminated Land in the Unitary Development Plan (July 2004).
- (2) In order that the local planning authority may be satisfied that the development makes appropriate provision for local labour and delivers jobs

to supports sustainable development in accordance with the National Planning Policy Framework (2012) and to comply with Core Strategy Policy 21 Planning Obligations in the Core Strategy (2011).

- (3) 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 Saved Policies ENV.PRO 9 Potentially Polluting Uses and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).
- (4) 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 (2011), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policies URB 3 Urban Design and URB 12 Landscape and Development of the Unitary Development Plan (July 2004).
- (5) 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 Saved Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the Unitary Development Plan (July 2004).
- (6) To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2011) and Core Strategy Policy 10 managing and reducing flood risk and Core Strategy Policy 12 Open space and environmental assets.
- (7) To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).
- (8) To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).
- (9) 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 Saved Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the Unitary Development Plan (July 2004).
- (10) To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Saved Policies URB 3 Urban Design and URB Residential Amenity in the Unitary Development Plan (July 2004) and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

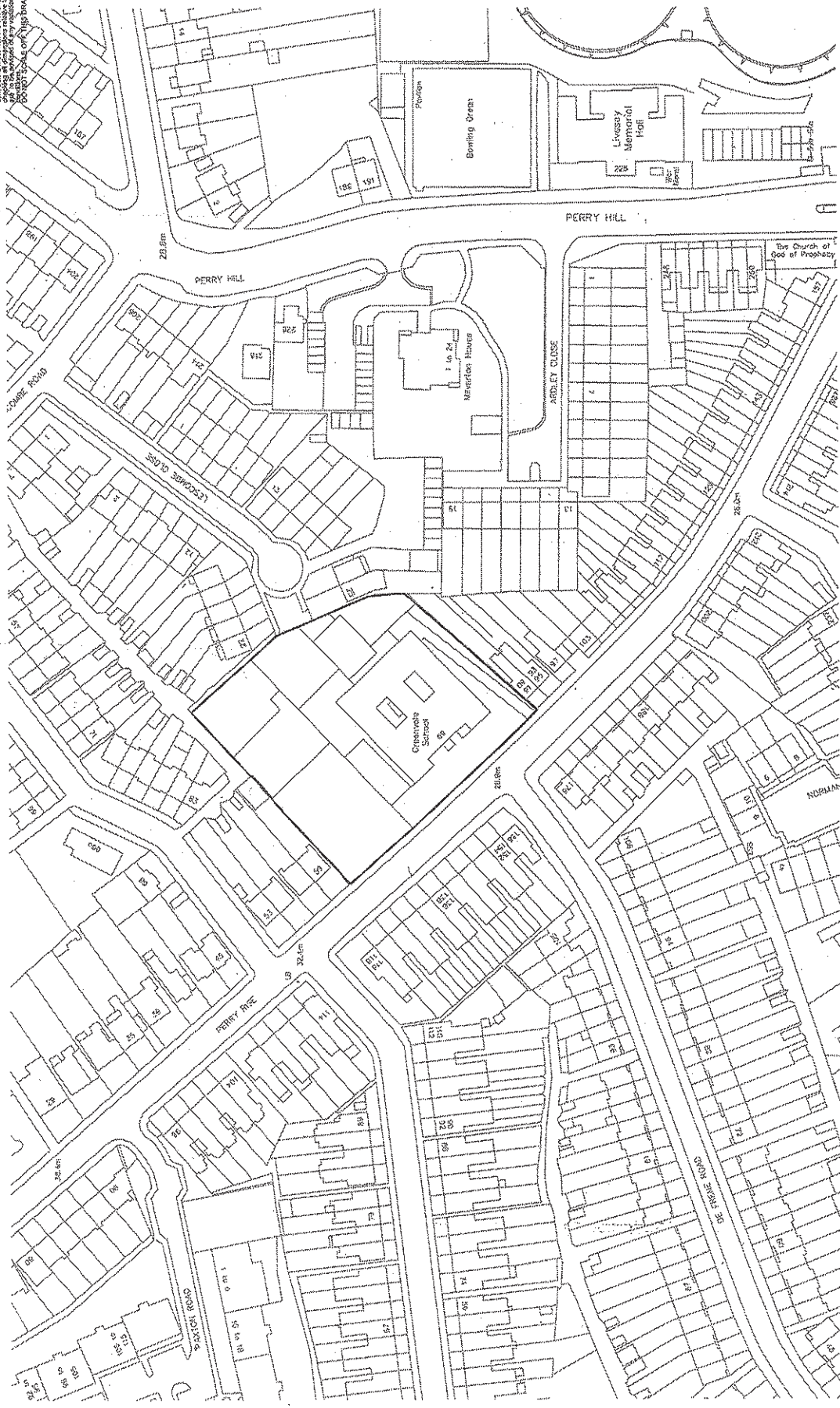
- (11) To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).
- (12) 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 Saved Policies ENV.PRO 12 Light Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).
- (13) In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).
- (14) 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).
- (15) In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).
- (16) 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 Saved Policies URB 3 Urban Design and HSG4 Residential Amenity in the Unitary Development Plan (July 2004) and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

INFORMATIVE

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, pre-application advice was sought and advice was given regarding the proposal being unacceptable. Discussion took place in trying to find a solution and resolution was reached.

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Site Location Plan
Greenvale Perry Rise
1:1250

REV: DATE:	DETAILS:	INITIALS:	NORTH POINT:	KEY PLAN:	IN COLLABORATION WITH: HKR ARCHITECTS INNES ASSOCIATES ARCHITECTURE & URBAN DESIGN	PROJECT NO: 03667	DATE: 18.01.2013
					PROJECT: Brent Knoll School	DRAWING NO: 03667 WS 02 00	REVISION: 00
					CLIENT: London Borough of Lewisham	DRAWN BY: J. Betancor	SCALE AT A3: 1:1250
					TITLE: Site Location Plan	CHECKED BY: M. Boehm	ISSUE TYPE: NTS

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