



Planning Committee B

Report title:

GREEN BANK COTTAGE, TAYMOUNT RISE, LONDON SE23 3UL

Date: 31 January 2023

Key decision: No.

Class: Part 1

Ward(s) affected: Forest Hill

Contributors: Sarah White

Outline and recommendations

This report sets out the Officer's recommendation of approval for the below proposal subject to the conditions and informatives.

This report has been brought before Committee for a decision due to the submission of more than three objections, including an objection from Forest Hill Society.

Application details

Application reference number: DC/22/127431

Application Date: 01 July 2022

Applicant: Hambridge Homes TM Ltd

Proposal: Demolition of the 2 existing dwellings and the construction of a 4-storey building with roof terrace above to provide 16 self-contained flats at (Greenbank Cottage and Taymount Lodge) Taymount Rise SE23, together with the provision of accessible parking spaces, cycle and bin storage and associated amenity space, play area and landscaping.

Background Papers: (1) Submission Drawings
(2) Submission technical reports and supporting documents
(3) Consultee Responses
(4) Local Meeting Minutes
(5) Review of 'Affordable Housing Viability Assessment' (BNP Paribas Real Estate, August 2022)

Designation: PTAL 4
Not a Conservation Area
Not a Listed Building
Area of Archaeological Priority

Screening: No

1 SITE AND CONTEXT

Site description and current use

- 1 The application site is Green Bank Cottage, located at the southern end of Taymount Rise, in the Forest Hill area of Lewisham Borough. Taymount Rise is a residential street which culminates in a circus containing a private garden.
- 2 On site are two existing two storey dwellings and their private gardens. There are significant changes in levels across the site, with land levels generally falling from West to East. The land level also drops away behind the site to the south to Knapdale Close.
- 3 South of the site is a row of linear trees. Hedges, shrubs, and bushes are at the northern, western and eastern boundary to the site.
- 4 The site is approximately 0.14 hectares. The site location is shown in Figure 1 below.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

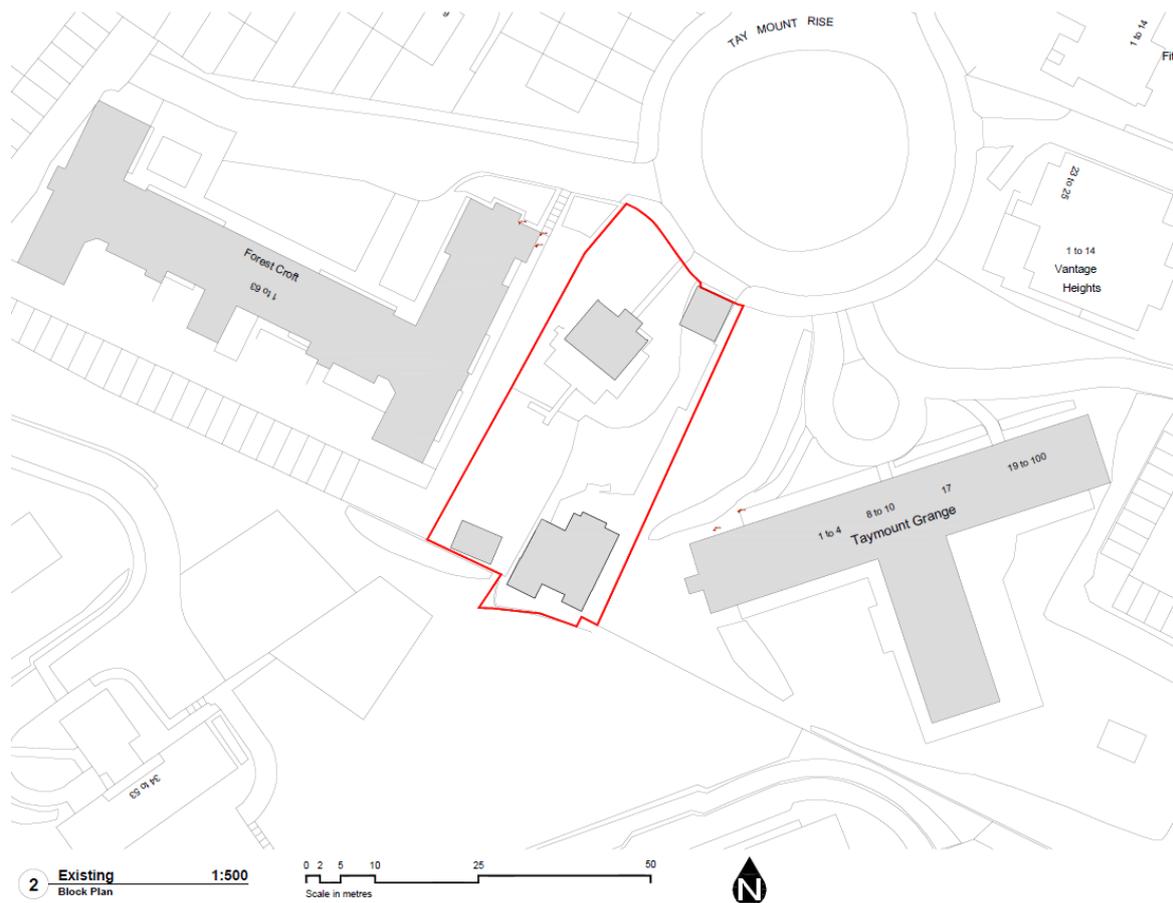


Figure 1 – Site Location Plan

Surrounding area

- 5 The site is located approximately 400m southwest of the centre of Forest Hill.
- 6 The site is situated between two, five storey residential buildings which are accessed from Taymount Rise. To the south-east of the site is Taymount Grange, a T-shaped, purpose-built five storey block of 76 residential flats, and its curtilage. This is a locally listed building.
- 7 To the north-west of the site is Forest Croft, a block of 62 residential flats and its curtilage.
- 8 To the south are the five storey flatted developments of Knapdale Close and Shackleton Close and their curtilage.
- 9 Beyond the immediate surrounds, the local area is predominantly residential in character and comprised of a mixture of houses and flats of various ages and construction.

Heritage/archaeology

- 10 The site is not within a conservation area, although it lies between 3 conservation areas (Forest Hill, Sydenham Hill and Sydenham Park) and the Council have

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

identified the adjacent Taymount Grange as a locally listed building and therefore a non-designated heritage asset.

Local environment

- 11 No known environmental issues on the site. Existing residential use.

Transport

- 12 The site has a PTAL rating of 4 on a scale of 1-6b, 1 being lowest and 6b the highest. Therefore the site is considered to have a good level of accessibility to public transport.

2 RELEVANT PLANNING HISTORY

- 13 DC/22/124859 - Demolition of the 2 existing dwellings and the construction of a 4 storey building with roof terrace above to provide 20 self-contained flats (8 x1 bed, 9 x 2 bed & 3 x 3 bed) at (Greenbank Cottage and Taymount Lodge) Taymount Rise SE23, together with the provision of 2 disabled and 1 car club parking space, bike stores for 36 cycles, bin storage and associated amenity space, play area and landscaping. Refused on 18 May 2022, with the following reasons for refusal:
- 1) *The proposed building, due to its excessive scale and siting close to the eastern boundary of the site, as well as the excessive levels of hardstanding proposed, would result in a loss of openness which would harm the character and appearance of the surrounding area, as well as the setting and significance of the adjacent Non-designated heritage asset known as Taymount Grange, contrary to Paragraphs 126 and 203 of the National Planning Policy Framework (July 2021); Policy D3 'Optimising site capacity through the design-led approach' and Policy D4 'Delivering good design' of the London Plan (March 2021); Policy 15 'High quality design for Lewisham' of the Core Strategy (June 2011); Policies 25 'Landscaping and trees', 30 'Urban design and local character', 32 'Housing design, layout and space standards' and Policy 37 'Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest'.*
 - 2) *The application has failed to demonstrate that the proposed servicing strategy would be effective, which would lead to issues with pedestrian and vehicle safety on the site, contrary to Paragraphs 111 and 112 of the National Planning Policy Framework (July 2021); Policy 14 'Sustainable movement and transport' of the Lewisham Core Strategy (June 2011) and Policy 32 'Housing design, layout and space standards' of the Development Management Local Plan (November 2014).*
- 14 It is noted that an appeal was lodged on 21 September 2022 in relation to this previous application and is pending a decision.

3 CURRENT PLANNING APPLICATION

3.1 THE PROPOSALS

- 15 The proposed development involves the demolition of the two existing dwellings and the construction of a four-storey building with a roof terrace above to provide 16 self-

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

contained flats at (Greenbank Cottage and Taymount Lodge) Taymount Rise SE23, together with the provision of accessible parking spaces, cycle and bin storage and associated amenity space, play area and landscaping.

- 16 The single apartment building will contain four one-bedroom, six two-bedroom and six three-bedroom dwellings.
- 17 At roof level a communal garden is formed along with the provision of a green roof area and space for solar PV.
- 18 Externally, landscaping is proposed for retention and enhancement on the Taymount Rise frontage and along the boundaries, including the creation of a communal amenity and play area.
- 19 Two accessible parking spaces and a delivery bay will be provided on site, along with a secure bike parking and detached bin store area.

3.2 COMPARISON WITH PREVIOUS SCHEME

- 20 The proposal has been amended in response to the reasons for refusal of planning application DC/21/124859 in May 2022 (as outlined in para 13 above). The main changes in comparison with the previously refused scheme include:
 - The reduction in the forward (north) extent of the building, reducing its overall footprint by approximately 4.5m;
 - The building's siting has been adjusted to move it away from the eastern boundary with Taymount Grange. The building was previously 2.5m from the eastern boundary at its closest point, which has been increased at a distance of 4.5m at its closest point (being the eastern corner of Unit 03);
 - The revised footprint and siting allows the required disabled parking spaces and delivery bay to be positioned on the building frontage and removes the need for an internal road, thus reducing the amount of hard standing area;
 - At roof-level, the lift-overruns have been made more 'solid' (rather than the previously proposed glazing); and
 - The proposed colour finish of balustrades has been changed to a darker 'racing green' as to not visually conflict or compete with Taymount Grange; and
 - Overall, the changes have resulted in a reduction in the overall floor area of the building, and the total number of apartments has been reduced from 20 no. to 16 no., with a greater proportion of family sized dwellings (3 beds).

4 CONSULTATION

4.1 PRE-APPLICATION CONSULTATION

- 21 The Statement of Community Engagement submitted with the application notes that due to limited time between the determination of the previous planning application (DC/21/124859) and the submission of the current application, a refreshed wider public consultation exercise was not possible.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 22 Community consultation for the revised scheme consisted of a consultation website inviting online comments and the distribution of leaflets to surrounding residents.
- 23 It is also noted that the applicant engaged in a pre-application meeting with Council in June 2022 to discuss the proposed changes to the scheme following the previous refusal.

4.2 APPLICATION PUBLICITY

- 24 Site notices were displayed on 3rd August 2022 and a press notice was published on 3rd August 2022.
- 25 Letters were sent to residents and business in the surrounding area and the relevant ward Councillors on 25th July 2022.
- 26 119 number responses received, all of which were in objection to the proposed development.

4.2.1 Comments in objection

- 27 Table 1 below provides a summary of the issues/comments raised within the objections received.

Table 1: Comments in objections

Comment	Para where addressed
Lack of affordable and social housing proposed	89
One and two beds not needed in local area, more three beds are required	109
Design of proposed building appears too large for the site/ uncomfortable siting / loss of openness	173
Increased density of development compared to existing surrounding development, site is very narrow	189
Harmful impacts to setting of Taymount Grange, a locally listed building (NDHA). Design does not respect its character or original design intent and Modernist principles	200
Materials should complement Taymount Grange and other surrounding development	192
Massing would result in overbearing effects	188
Harm to the character of Taymount Rise, Taymount Grange and Forest Croft	207
Loss of existing open/ garden land/ green space	349
Proposed development would result in overdevelopment of the site	76
Loss of daylight/sunlight and overshadowing of neighbouring properties.	294
Overlooking from new windows and roof garden / loss of privacy to neighbours	288
Increased light pollution	369

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Additional noise disturbance, including from balconies and roof garden	300
Increased levels of parking stress and traffic on Taymount Rise - not enough on-site parking proposed	234
EV charging should be provided	274
Impacts of refuse collection and servicing proposed dwellings	249
Unsuitable and unsafe access for delivery, service and emergency vehicles	232
Dangerous loading bay	232
Highway and pedestrian safety issues	228
Steep hill up to the property means cycling would not be possible/practical for many people and cause accessibility issues for less able pedestrians	229
Insufficient sustainability measures proposed	304
Loss of existing mature trees	349
Impacts to ecology and wildlife	343
Impacts on mental well-being as a result of loss of wildlife and trees	373
Reduction in air quality	364
Construction impacts on surrounding residents	375
Impacts to local infrastructure (i.e. doctor surgeries, schools etc.)	386
More pressure on water services	386
Poor community engagement and consultation with the community by the development about the proposal	27
Increased crime in the area resulting from the development	378

- 28 A number of other comments relating to non-material planning considerations were also raised as follows:
- 29 Economy – we are entering a recession and therefore banks are reluctant to grant loans to first time buyers.
- 30 Building materials – the cost of building materials is increasing and materials of development might have to change due to cost.
- 31 Foundational damage – the construction works will detrimental effect on structural integrity of surrounding buildings.

4.3 INTERNAL CONSULTATION

- 32 The following internal consultees were notified on 25th July 2022:
- 33 Air Quality Officer: No response received.
- 34 Conservation Officer: No objection.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 35 Drainage – Highways Design and Maintenance Manager: No response.
- 36 Ecology Officer: No objections, subject to conditions as discussed in para 343.
- 37 Environmental Health: No objections, subject to conditions.
- 38 Environmental Sustainability: No response received.
- 39 Highways: No objections, subject to conditions as discussed in para 232.
- 40 Sustainable Energy and Construction: No response received.
- 41 Section 106/CIL Officer: No response received.
- 42 Strategic Housing: No response received.
- 43 Tree Officer: No response received.
- 44 Urban Design: No response received.

4.4 EXTERNAL CONSULTATION

- 45 The following External Consultees were notified on 25th July 2022:
- 46 Lewisham Primary Care Trust: No response received.
- 47 London Fire Brigade Safety Team: No objection.
- 48 Metropolitan Police Designing Out Crime Officer: No objections, subject to conditions as discussed in para 378.
- 49 Thames Water: No objections, subject to conditions.

5 POLICY CONTEXT

5.1 LEGISLATION

- 50 Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise (S38(6) Planning and Compulsory Purchase Act 2004 and S70 Town & Country Planning Act 1990).
- 51 Planning (Listed Buildings and Conservation Areas) Act 1990: S.66/S.72 gives the LPA special duties in respect of heritage assets.

5.2 MATERIAL CONSIDERATIONS

- 52 A material consideration is anything that, if taken into account, creates the real possibility that a decision-maker would reach a different conclusion to that which they would reach if they did not take it into account.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 53 Whether or not a consideration is a relevant material consideration is a question of law for the courts. Decision-makers are under a duty to have regard to all applicable policy as a material consideration.
- 54 The weight given to a relevant material consideration is a matter of planning judgement. Matters of planning judgement are within the exclusive province of the LPA. This report sets out the weight Officers have given relevant material considerations in making their recommendation to Members. Members, as the decision-makers, are free to use their planning judgement to attribute their own weight, subject to aforementioned directions and the test of reasonableness.

5.3 NATIONAL POLICY & GUIDANCE

- National Planning Policy Framework 2021 (NPPF)
- National Planning Policy Guidance 2014 onwards (NPPG)
- National Design Guidance 2019 (NDG)

5.4 DEVELOPMENT PLAN

- 55 The Development Plan comprises:
- London Plan (March 2021) (LPP)
 - Core Strategy (June 2011) (CSP)
 - Development Management Local Plan (November 2014) (DMP)
 - Site Allocations Local Plan (June 2013) (SALP)
 - Lewisham Town Centre Local Plan (February 2014) (LTCP)

5.5 SUPPLEMENTARY PLANNING GUIDANCE

- 56 Lewisham SPG/SPD:
- Small Sites Supplementary Planning Document (October 2021)
 - Planning Obligations Supplementary Planning Document (February 2015)
- 57 London Plan SPG/SPD:
- Planning for Equality and Diversity in London (October 2007)
 - Character and Context (June 2014)
 - The control of dust and emissions during construction and demolition (July 2014)
 - Accessible London: Achieving an Inclusive Environment (October 2014)
 - Housing (March 2016)
 - Homes for Londoners: Affordable Housing & Viability (August 2017)
 - Energy Assessment Guidance (October 2018)

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

6 PLANNING CONSIDERATIONS

- 58 The main issues are:
- Principle of Development
 - Housing
 - Urban Design
 - Impact on Adjoining Properties
 - Transport
 - Sustainable Development
 - Natural Environment
 - Planning Obligations

6.1 PRINCIPLE OF DEVELOPMENT

General policy

- 59 The National Planning Policy Framework (NPPF) at paragraph 11, states that there is a presumption in favour of sustainable development and that proposals should be approved without delay so long as they accord with the development plan.
- 60 The London Plan (LP) sets out a sequential spatial approach to making the best use of land set out in LPP GG2 (Parts A to C) that should be followed.

Policy

- 61 LPPH2 LPP H2 states that boroughs should increase the contribution of small sites (below 0.25 hectares) to meeting London's housing needs and sets a ten year target for Lewisham of 3,790 new homes on these kinds of sites.
- 62 The National Planning Policy Framework (NPPF 2021) speaks of the need for delivering a wide choice of high quality homes, which meet identified local needs (in accordance with the evidence base), widen opportunities for home ownership, and create sustainable, inclusive and mixed communities.
- 63 NPPF Chapter 11 outlines that planning decisions should make effective use of land by promoting and supporting under-utilised land and buildings, particularly where they would contribute to housing need and where sites could be used more effectively.
- 64 Lewisham Core Strategy Spatial Policy 1 'Lewisham Spatial Strategy' which links to Core Strategy Objective 2 'Housing Provision and Distribution' supports the delivery of new housing to meet local need. The Core Strategy recognises the Borough's need for housing and outlines the objectives to achieve 18,165 new dwellings between 2009/2010 and 2025.

Discussion

- 65 The proposal would include the demolition of the two existing dwellinghouses, and the provision of 16 new dwellinghouses. There would be an increase of 14 homes to the housing stock, six of which would be family housing with three bedrooms.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 66 The existing houses are not considered to be of any architectural merit, and therefore their demolition is acceptable, considering 16 new homes would be provided by the proposal.
- 67 The site would make a valuable contribution towards meeting housing needs as identified in the London Plan to increase housing supply and optimise housing potential. The proposal would make more efficient use of the land and officers therefore support the principle of development.
- 68 The acceptability of the proposed development is subject to a residential scheme of an appropriate design, siting, height, and scale, whilst ensuring that neighbouring amenity is maintained, and a good standard of accommodation is provided, as assessed below.

6.1.1 Principle of development conclusions

- 69 The principle of intensified residential development of the site is supported, subject to assessment of the following matters.

6.2 HOUSING

- 70 This section covers: (i) the contribution to housing supply, including density; (ii) the dwelling size mix; (iii) the standard of accommodation; and (iv) total affordable housing proposed and its tenure split.

6.2.1 Contribution to housing supply

Policy

- 71 National and regional policy promotes the most efficient use of land.
- 72 LPP D2 sets out that the density of development proposals should consider, and be linked to, the provision of future planned levels of infrastructure and be proportionate to the site's connectivity and accessibility by walking, cycling and public transport to jobs and services (including both PTAL and access to local services).
- 73 LPP D3 states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity.
- 74 London Plan Policies H1 and D6 support the most efficient use of land and development at the optimum density. Defining optimum is particular to each site and is the result of the design-led approach. Consideration should be given to: (i) the site context; (ii) its connectivity and accessibility by walking and cycling and existing and planned public transport (including PTAL); and (iii) the capacity of surrounding infrastructure.

Discussion

- 75 The proposal is for the construction of a new residential building consisting of sixteen self-contained dwellings.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 76 Table 2 below sets out the measures of density criteria required by the supporting text to LPP D3 (para 3.3.22 of the LP) for all sites with new residential units.

Table 2: Measures of Density

Criteria	Value	Criteria/area
Site Area (ha)	A 0.14ha	n/a
Units	W 16	W/A 114
Habitable rooms	X 50	X/A 357
Bedrooms	Y 34	Y/A 242
Bedspaces	Z 62	Z/A 442

- 77 Table 3 below sets out the measures of height and scale of each building or major component in the development required by the supporting text to LPP D3 (para 3.3.23 of the LP) for all major proposals.

Table 3: Additional Major criteria

Criteria	Value
Site Area	A 0.14
Floor Area Ratio (GEA of all floors/site area)	W/A 1.10
Site Coverage Ratio (GEA of ground floors/site area)	X/A 0.29
Maximum height (15m above ground level)*	Y/A 0.01

Summary

- 78 Policy D6 of the London Plan states for London to accommodate the growth identified in this Plan in an inclusive and responsible way every new development needs to make the most efficient use of land. This will mean developing at densities above those of the surrounding area on most sites. The design of the development must optimise density.
- 79 Whether the scale of development is appropriate for the site and surrounding area, the impact on neighbouring occupiers, and accessibility are all relevant factors when determining optimum density, and these are considered in following sections of this report.
- 80 As such, Officers conclude this proposal would optimise the site capacity in a way compliant with the London Plan, subject to assessment of the following matters.

6.2.2 Affordable housing

Percentage of affordable housing

Policy

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 81 The NPPF expects LPAs to specify the type of affordable housing required (para 63).
- 82 The Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance 2017, Core Strategy Policy 1 and DM Policy 7 - Affordable rented housing require that new residential development provide on-site affordable housing. Core Strategy Policy 1 requires that that a maximum provision of affordable with a strategic target of 50% affordable housing be secured unless it can be demonstrated through viability that a lower provision is appropriate.
- 83 LPP H4 Delivering affordable housing sets a strategic target of 50% genuinely affordable housing for all new homes delivered across London and states that this should be provided on site. Major developments which trigger affordable housing requirements should provide affordable housing through the threshold approach in line with Policy H5 Threshold approach to applications.
- 84 Policy H5 states that, unless a development is qualified for the Mayor's Fast Track Route it must follow the viability tested route.
- 85 Where an application does not meet the requirements set out in Part C it must follow the Viability Tested Route.
- 86 CSP1 and DMP7 requires sites capable of providing 10 or more dwellings to provide contribution of affordable housing with a strategic target of 50% affordable housing from all sources. This contribution (50% affordable housing) is the starting point for negotiations, and it is subject to financial viability assessment. The affordable housing component is to be proposed at 70% social rented and 30% intermediate housing.
- 87 LPPH4 states affordable housing should be provided on site. Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances where it can be robustly demonstrated that affordable housing cannot be delivered on-site or where an off-site contribution would better deliver mixed and inclusive communities than an on-site contribution. Cash in lieu contributions should be used in even more limited circumstances, and only where there is detailed evidence to demonstrate that on-site affordable housing delivery is not practical, off-site options have been explored but are not acceptable and that accepting a cash in lieu contribution will not be detrimental to the delivery of mixed and inclusive communities.
- 88 The Council expects contributions towards affordable housing to be made on-site within new developments. Only in special circumstances, and where justified on planning grounds, would off-site contributions be sought and this should be robustly justified if proposed.

Discussion

- 89 No affordable housing is proposed as part of this development. This is supported by a Financial Viability Assessment (FVA), which has been interrogated by an independent consultant (BNP) on behalf of the Planning Service.
- 90 The FVA submitted by the applicant (DHA, July 2022) concludes that the proposed development appraisal generates a viability deficit of £1.10m with a 17.5% profit and a deficit of £1.28m with a 20% profit.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 91 The planning service instructed BNP to undertake a review of the applicants FVA.
- 92 BNP interrogated the applicant's FVA, and concluded in their initial draft review, dated August 2022, that the proposed scheme appraisal generates a deficit of c. £0.75m when benchmarked against a site value of £2.30m. Consequently, the proposed scheme cannot viably support any affordable housing.
- 93 Given that affordable housing cannot viably be supported by the proposed scheme, and a deficit would be generated, an affordable housing offer either through provision on site or a cash in lieu payment is not appropriate.

Review mechanisms

Policy

- 94 Taking account of London Plan Policy H5 and the guidance in the Mayor's Affordable Housing and Viability SPG, s106 obligations are required to ensure the proposed level of affordable housing is subject to review.

Discussion

- 95 Review mechanisms for affordable housing will be included within the s106 Agreement.
- 96 An early stage (delayed implementation) and late stage (when 75% of the units are sold) review mechanism will be secured in accordance with Policy H5 of the London Plan and the Mayor's SPG.
- 97 The early stage review means that if the ground floor slab has not been completed within 2 years of the permission being granted a review of the viability of the scheme would be triggered.
- 98 The late stage review means that once 75% of the proposed dwellings have been sold, but prior to the sale of the whole of the development the viability of the scheme would be reappraised.
- 99 This reappraisal would be based on the sale values and costs incurred throughout the development, therefore addressing the economic uncertainty over the lifetime of the development.
- 100 There would be a clause in the review mechanism, to ensure transparency in the developer's future submissions relating to this matter.
- 101 If the early or late-stage review found that the scheme could provide a contribution to affordable housing while remaining financially viable then an affordable housing offer on site would be considered initially, if not possible an in-lieu contribution would be secured to deliver affordable housing more efficiently elsewhere in the borough. Officers would assess this as part of the early and late-stage reviews.

Dwelling Size

Policy

- 102 National and regional policy avoids specifying prescriptive dwelling size mixes for market and intermediate homes.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 103 The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF sets out the need to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 104 London Plan Policy H10 sets out that an appropriate mix of unit sizes should be informed by several criteria set out in the policy.
- 105 Determining an appropriate mix of dwelling sizes for a site depend on several criteria in CSP 1, relating to: (i) the site's character and context; (ii) previous or existing use of the site; (iii) access to amenity space for family dwellings; (iv) likely parking demand; (v) local housing mix and population density; and (vi) social and other infrastructure availability and requirements.
- 106 Core Strategy Policy 1 seeks 42% family housing tenure for affordable units.
- 107 Development Management DM Policy 32 sets out how to achieve high quality design and internal layout of new development.

Discussion

- 108 The proposal includes four one-bedroom, six two-bedroom and six three-bedroom dwellings as outlined in Table 4.

Table 4: Dwelling Size Mix*

	1 Bed	2 Bed	3 Bed	4 Bed +	Total
No.	4	6 (*3)	6	0	16 units
%	25	37.5 (18.75*)	37.5	0	100%

Wheelchair accessible units shown in ()

- 109 The South East London Strategic Housing Market Assessment identifies a local need for family sized dwellings within Lewisham. Family sized dwellings are defined as 3+ bedrooms. Therefore the provision of six family sized dwellings as part of the proposed is supported.
- 110 In addition to the number of family units, LLP D7 and CSP1 states that 10% of new build residential development should be wheelchair accessible housing. The scheme would achieve this by providing three wheelchair accessible dwellings.
- 111 As such, Officers consider that the proposal provides an appropriate mix of units consistent with the London Plan and Local Plan Policies.

Summary of Affordable housing

- 112 The parties have agreed there is a viability deficit and consequently, the proposed scheme cannot viably support any affordable housing.
- 113 An early stage and late stage review mechanism will be secured by legal agreement.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

6.2.3 Residential Quality

General Policy

- 114 NPPF para 130 sets an expectation that new development will be designed to create places that amongst other things have a ‘high standard’ of amenity for existing and future users. This is reflected in relevant policies of the London Plan (LPP D6), the Core Strategy (CS P15), the Local Plan (DMP 32) and associated guidance (Housing SPD 2017, GLA; Alterations and Extensions SPD 2019, LBL).
- 115 The main components of residential quality are: (i) space standards; (ii) outlook and privacy; (iii) overheating; (iv) daylight and sunlight; (v) noise and disturbance; (vi) accessibility and inclusivity; and (vii) children’s play space.

Internal space standards

Policy

- 116 The ‘Technical housing standards – nationally described space standards’ sets out the minimum floorspace requirements for dwellings.
- 117 DMP 32 ‘Housing design, layout and space standards’ and LPD6 of the London Plan require housing development to be of the highest quality internally, externally and in relation to their context. These policies set out the requirements with regards to housing design, seeking to ensure the long term sustainability of the new housing provision.

Discussion

- 118 Table 5 below sets out proposed dwelling sizes.

Table 5: Internal space standards – proposed v target

Unit no.	No of bedrooms	No. of persons	1 storey dwelling (proposed (target))	Built-in storage (proposed (target))	Private Amenity space
1	3b	5p	93.5 (86)	Exceeds (2.5)	45sqm
2	3b	5p	84.8 (86)	Exceeds (2.5)	28sqm
3	1b	2p	56.9 (50)	Exceeds (1.5)	26sqm
4	3b	5p	89.7 (86)	Exceeds (2.5)	101sqm
5	3b	5p	90.1 (86)	Exceeds (2.5)	10sqm
6	2b	4p	76.8 (70)	Exceeds (2.0)	0sqm
7	1b	2p	56.9 (50)	Exceeds (1.5)	0sqm
8	2b	4p	77.5 (70)	Exceeds (2.0)	13.5sqm
9	3b	5p	90.1 (86)	Exceeds (2.5)	10sqm
10	2b	4p	76.8 (70)	Exceeds (2.0)	0sqm
11	1b	2p	56.9 (50)	Exceeds (1.5)	0sqm

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

12	2b	4p	77.5 (70)	Exceeds (2.0)	13.5sqm
13	3b	5p	90.1 (86)	Exceeds (2.5)	10sqm
14	2b	4p	76.8 (70)	Exceeds (2.0)	0sqm
15	1b	2p	56.9 (50)	Exceeds (1.5)	0sqm
16	2b	4p	77.5 (70)	Exceeds (2.0)	13.5sqm

119 All of the proposed dwellings, with the exception of Unit 2, would meet the relevant minimum space standards in terms of the overall GIA, size of individual bedrooms and storage. Unit 2 would fall short of the required internal GIA for a 3b 5p dwelling by approximately 1.2sqm. Given the minor shortfall and the substantial provision of outdoor amenity space for this unit, this is considered acceptable.

120 Overall, Officers consider that the future occupiers would be provided with a high standard of residential amenity, in line with DMP32.

Outlook & Privacy

Policy

121 London Plan Policy D1(8) requires development to achieve ‘appropriate outlook, privacy and amenity’. Within the same document, policy D4 seeks to maximise the provision of dual-aspect dwellings (i.e. with openable windows on different elevations).

122 DMP 32(1)(b) expects new developments to provide a ‘satisfactory level’ of privacy, outlook and natural lighting for its future residents.

Discussion

123 Given the at least dual aspect dwellings, and the good amount of glazing proposed to all habitable rooms, the dwellings would all be provided with good levels of outlook. All habitable rooms would be provided with windows, and officers consider the levels of outlook to be provided would be acceptable.

124 None of the proposed flats would be directly overlooked by existing neighbouring properties, and therefore the levels of privacy would be acceptable.

125 Overall the levels outlook and privacy provided to future residents would be acceptable, in line with Policy DM32.

Overheating

Policy

126 LPP D6 requires housing development to minimise the risks to overheating through their design, including maximising the provision of dual aspect dwellings, ensuring adequate natural ventilation, and providing adequate daylight and sunlight whilst avoiding solar overheating in summer months.

Discussion

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 127 All of the proposed dwellings would be dual or triple aspect, with all of the one bedroom dwellings now being provided with a small window on the western elevation.
- 128 Measures to reduce overheating risk are outlined in the submitted energy statement, and full details of these will be secured by condition to ensure compliance with the relevant policies.

Daylight and Sunlight

Policy

- 129 The London Housing SPD and the Lewisham Alterations and Extensions SPD promote access to sunlight and natural daylight as important amenity factors, particularly to living spaces. LPP Table 3.2 states that site layout, orientation and design of dwellings should provide privacy and adequate daylight for residents.

Discussion

- 130 The proposed flats would all be provided with good levels of glazing and they would all have windows on at least 2 elevations.
- 131 A daylight and sunlight report for the proposed dwellings has been submitted in support of the application. This report concludes, in line with the assessment criteria prescribed by the BRE Guidelines, that for all rooms, the provision of natural daylight will meet or exceed the minimum require thresholds set out in the BRE Guidelines.
- 132 Therefore officers consider the proposed dwellings to be provided with adequate provision of daylight and sunlight.

Noise & Disturbance

Policy

- 133 DMP26 requires new noise sensitive developments to be located away from existing or planned sources of noise pollution, except if it can be demonstrated through design or mitigation that internal and external noise levels can be satisfactorily controlled and managed by the noise sensitive development and there will be no adverse impact on the continued operation of any existing or proposed business or operation.

Discussion

- 134 The proposal is for residential development in a residential area, and therefore the level of noise and disturbance felt by future occupants would be acceptable.
- 135 There are no commercial properties close by to consider.

Accessibility and inclusivity

Policy

- 136 LPP D7 requires 10% of residential units to be designed to Building Regulation standard M4(3) 'wheelchair user dwellings', i.e. designed to be wheelchair

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

accessible, or easily adaptable for residents who are wheelchair users, with the remaining 90% to M4(2) 'accessible and adaptable dwellings'.

- 137 CSP 1 requires major schemes to provide 10% of all units and each tenure type to be constructed as accessible. DMP 32 states that the Council will require new build housing to be designed to ensure that internal layout and external design features provides housing that is accessible to all intended users.

Discussion

- 138 Units 8, 12 and 16, which are proposed as 2 bedroom, 4 person dwellings, are designed as M4(3) wheelchair user dwellings, and all other dwellings are designed as M4(2) wheelchair accessible and adaptable dwellings. The policy requirement of 10% wheelchair user dwellings would therefore be exceeded.
- 139 The provision of accessible units, as above, can be secured by way of a planning condition.
- 140 Officers note the provision of two accessible parking spaces on the site. It will be secured through legal agreement that these two spaces may only be utilised by those with a Blue Badge.
- 141 Officers consider the proposal would provide a policy compliant level of accessible housing, in line with the above policies.

External space standards

Policy

- 142 LPPD6H requires all new one bedroom dwellings to be provided with at least 5m² private external amenity space, and another 1m² for each additional occupant.

Discussion

- 143 Ten of the proposed dwellings, including all of the family sized dwellings, would be provided with private external amenity space in the form of private gardens or balconies, and these would meet or exceed the minimum policy requirements. The provision of private external amenity space set out in Table 3 above.
- 144 Six of the proposed dwellings would not be provided with private space, however, a communal roof terrace is proposed for the benefit of all residents.
- 145 Officers note that where dwellings are not provided with balconies, removal of these balconies was one of the suggested amendments at Pre-Application stage, in order to improve the appearance of the building, and its relationship to the setting of the adjacent Taymount Grange, which is locally listed.
- 146 On balance of design and heritage, and amenity considerations, it is considered the provision of communal external amenity space, in place of private amenity space for six of the dwellings is acceptable in this case.

Children's play space

Policy

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 147 LPP S4 requires residential development proposals to provide at least 10sqm of children's play space should be provided per child.

Discussion

- 148 Using the GLA's Population yield calculator, an estimated 47.2m² of children's play space is required.
- 149 An area of approximately 160m² is indicated as a communal shared amenity area on the rooftop, providing space for children's play.
- 150 Furthermore, the six proposed, three-bedroom dwellings would all be provided with private external amenity spaces of 10m² or more, which would be suitable for children's play.
- 151 Officers consider the provision of communal space, as well as private gardens for the three bedroom, family sized dwellings would provide good opportunities for future children residents to play, in excess of the requirement of LPPS4, and officers consider this to be an acceptable provision.

Summary of Residential Quality

- 152 The proposed units would be of an acceptable standard of accommodation and generally meet the quality considerations of the London Plan and local policy guidance. Notably, whilst six of the proposed dwellings will not be provided with private external amenity space, given the substantial area of communal external amenity space proposed, on balance this is considered acceptable.

6.2.4 Housing conclusion

- 153 The proposal would contribute to the Borough's housing targets in a residential location, making the most efficient use of land and optimising density. The scheme would provide an appropriate mix of good quality dwellings, including six family sized for which there is an identified need.
- 154 The parties have agreed there is a viability deficit and consequently, the proposed scheme cannot viably support any affordable housing. An early stage and late stage review mechanism will be secured by legal agreement.

6.3 URBAN DESIGN AND HERITAGE

General Policy

- 155 The NPPF at para 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 156 CSP 15 outlines how the Council will apply national and regional policy and guidance to ensure highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 157 DMP 25 requires the submission of a landscape scheme, including 5 years of management and maintenance of high quality hard and soft landscapes and trees.
- 158 DMP 30 requires planning applications to demonstrate a site specific response which creates a positive relationship with the existing townscape whereby the height, scale and mass of the proposed development relates to the urban typology of the area.
- 159 The Small Sites SPD provides guidance for the redevelopment of small infill sites (maximum 0.25ha). Section 28 is of particular relevance.

6.3.1 Appearance and character

Policy

- 160 In terms of architectural style, the NPPF encourages development that achieves well designed places, specifically development that is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (para 130).
- 161 Policies D1 and D2 of the London Plan (2021), require development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings.
- 162 London Plan Policy D3 states that development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Proposals should be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.
- 163 DM Policy 30 requires planning applications to demonstrate a site specific response which creates a positive relationship with the existing townscape whereby the height, scale and mass of the proposed development relates to the urban typology of the area.
- 164 DM Policy 32 expects new residential development to be attractive and neighbourly.

Discussion

- 165 Taymount Rise is a tree lined, steeply sloping street, with a small circular pocket park at its highest point, opposite the application site. The top of Taymount Rise, where the site is situated is defined by mature trees to both sides of the road which partially obscure the scale and form of the surrounding apartment blocks.
- 166 The site, consisting of two existing two storey dwellings, as well as a small shed and garage, and associated private gardens, currently appears as a break between the larger developments either side, and officers consider this a useful townscape feature which contributes positively to the character of the surrounding area, the existing mature trees enhance this.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 167 The character and appearance of surrounding development is varied in style and ages. It includes flatted development, as well as terraced and semi-detached dwellings, but the immediate adjacent properties consist of flatted development. The two adjoining apartment blocks on Taymount Rise both date from the 1930s and are 5 stories in height.
- 168 Taymount Grange, is an elegant mid-1930s apartment building in modern movement style, which is a locally listed Non Designated Heritage Asset that has a prominent and impressive appearance in views from the street, sitting within generous landscaped grounds, which form the setting of the building.
- 169 Forest Croft to the West is a similarly large 1930s apartment building however retains little of its original character due to the replacement of original windows and lack of detailing to the rendered elevations. It is not considered to be of architectural or historic interest.
- 170 To the south of the site are the flatted developments of Shackleton Close, as well as a new flatted development on Knapdale Close.
- 171 The proposal is for the removal of the two existing houses on the site, and the construction of a four storey, brick building with integrated balconies. A communal roof garden is proposed, which would be accessed via stairwell run-offs.
- 172 No issues are raised to the loss of existing buildings as they are of no historic or architectural merit.
- 173 The character and appearance of the proposed building generally, in terms of the architectural response, is considered to be appropriate for the site and surrounding area.
- 174 The revised scheme has pulled the building back from the northern/street edge, omitting four units at this end of the site, and has also pulled back from the eastern boundary and therefore away from the locally listed building, Taymount Rise. This results in the building appearing less imposing from the street, responding more closely to the established relationship of buildings to the street, and creates more of a vegetated gap between the street and the building (albeit incorporating parking places).

Layout

Policy

- 175 DMP 25 requires the submission of a landscape scheme, including 5 years of management and maintenance of high quality hard and soft landscapes and trees.
- 176 Policy DM32 requires the siting and layout of new residential development to respond positively to the site specific constraints and opportunities as well as to the existing context of the surrounding area. They must also meet the functional needs of future residents.

Discussion

- 177 There are significant level changes across the site as a result of its natural topography, sloping up from north to south, and down from west to east.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 178 The proposed building would have a North to South orientation, with two cores. The entrances and stairwells would be on the western side of the building, and the building built towards the middle of the site, slightly more towards the eastern part of the site. Two accessible parking spaces would be located on the northern side of the site in front of the building. The bicycle store and communal garden, including play equipment would be located on the western side of the building.
- 179 Due to the topography, the western elevation would be partially subterranean.
- 180 The previous scheme would have resulted in a distance of just 2.6m between the eastern site boundary and eastern elevation, which would result in an uncomfortable relationship to the neighbouring site of Taymount Grange, and appearing too close to the western elevation. The revised scheme shows the building located approximately 5m from the eastern boundary, sitting more centrally on site.
- 181 This separation improves the sense of openness along this side of the site and allows for additional large canopy tree planting along the boundary which is important to create a site specific contextual relationship with Taymount Grange and respond more effectively to the Sylvan and verdant character of the surrounding area.
- 182 It is also noted that a strip of dense planting is proposed along the boundary to create a buffer between the site and Taymount Grange.
- 183 With regard to the northern boundary of the site, the size of the building has been reduced in length by 4.5m, and the building has been positioned more centrally on site, reducing the forward extent of the building. This allows for more open space and landscaping at the front of the site (albeit parking is now provided here) in keeping with the surrounding area where buildings are largely set back from the street and open spaces, front gardens and mature trees are characteristic.
- 184 The reduction in the forward extent of the building also opens up views of Taymount Grange from the north.

Landscaping

- 185 Regarding the proposed landscaping, there has been a reduction in handstand area from the previously refused scheme. The reduction in the size of the proposed building as well as the repositioning of the building on site has allowed for the accessible parking to be located in front of the building, abutting the road, thus only requiring pedestrian access to the entrance cores and removing hardstand areas. Additionally, more significant landscaping and tree planting is proposed between the building and Taymount Rise which is supported.

Form and Scale

Policy

- 186 DMP 30 requires planning applications to demonstrate a site specific response which creates a positive relationship with the existing townscape.
- 187 The Small Sites SPD (2021) at para.12.3.2 states where streets are of varied character, applications with a height relating to the tallest existing building in relative close proximity will generally be supported. In some locations, depending on the

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

site, size and context, it may be appropriate to build more than one storey taller than the context, subject to the scheme being of exceptional design quality.

Discussion

- 188 The overall form of the building is considered to be an appropriate response to the character of the site and surrounding area. The height of the building is also considered to be appropriate, mediating between the two buildings on either side working with the gradient across the sites.
- 189 The footprint of the building has been reduced from the previously refused scheme allowing further setback from the eastern and northern boundaries. The building would sit approximately 12.4m from the nearest corner of Taymount Grange and 13m from Forest Croft. Additionally, changes to the proposed landscaping maintain a green buffer between the building and Forest Croft and open up the front of the site.

Detailing and Materials

Policy

- 190 Policy D3 of the London Plan requires development proposals to be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.

Discussion

- 191 The detailed design of the building itself is largely in keeping with its two neighbours, being of simple rectilinear forms with a strong horizontal emphasis. The eastern elevation will read as a principal frontage across the lawns of Taymount Grange, and the design is considered satisfactory, with nods to the devices of modern movement architecture in the streamlined balconies at either end.
- 192 The use of white brickwork is an appropriate response. The darker green colour palette responds well to the vegetated setting without replicating the colours of Taymount Grange.
- 193 The lift/stair cores have been redesigned to reduce the amount of glazing at each level, and lighting will be on motion sensors, thus reducing the impact of these areas on surrounding neighbours at night.
- 194 A lighting scheme, along with a full schedule of materials, as well as details at 1:20 scale of important joints and features, such as doors and windows, will be secured by conditions.

6.3.2 Impact on Heritage Assets

Policy

- 195 Heritage assets may be designated—including Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, archaeological remains—or non-designated.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 196 Relevant paragraphs of Chapter 16 of the NPPF set out how LPAs should approach determining applications that relate to heritage assets. This includes giving great weight to the asset's conservation, when considering the impact of a proposed development on the significance of a designated heritage asset. Further, that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset that harm should be weighed against the public benefits of the proposal.
- 197 CSP 16 ensures the value and significance of the borough's heritage assets are among things enhanced and conserved in line with national and regional policy.
- 198 DMP 36 echoes national and regional policy and summarises the steps the borough will take to manage changes to Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens so that their value and significance as designated heritage assets is maintained and enhanced.
- 199 DMP 37 sets out a framework for the protection of the borough's non-designated heritage assets. The Council will protect the local distinctiveness of the borough by sustaining and enhancing the significance of non-designated heritage assets; and will seek to retain and enhance locally listed buildings and structures and may use its powers to protect their character, significance and contribution made by their setting, where appropriate.

Discussion

- 200 The Site is on the northern spur slope of Sydenham Hill and is approached from the north via Taymount Rise, a mid-Victorian suburban avenue development terminating in a 'circus' at the top end. This Circus is protected under the London Square's Preservation Act 1931 under the name of Queen's Road Circle Garden (the former name of Taymount Rise).
- 201 The site is not in a Conservation Area but is close to the boundaries of Forest Hill, Sydenham Hill and Sydenham Park Conservation Areas. The proposals will not impact on the setting or significance of these designated heritage assets. Forest Hill Conservation Area wraps around the Site to north-west, north, east and south but does not include Taymount Rise, or any of the other immediately surrounding streets and properties.
- 202 The site provides a well tree-ed gap between the bulk of the two larger buildings either side, contributing to the sylvan character of the top of Taymount Rise, and providing an open setting to the Non Designated Heritage Asset, the locally listed Taymount Grange, to the east. It contains three buildings:
- 203 Green Bank Cottage to the south (rear) end of the application site incorporates part of the former coach house of Green Bank House, the property first developed at the top end of Queens Road (now Taymount Rise) during the mid-C19th. This house was demolished in the 1930s to make way for Forest Croft, a large L-shaped block of flats to the west of the Site. Apart from its historic connection to the former dwelling, the cottage is of negligible significance.
- 204 The house to the front part of the site and the double garage at the back edge of pavement are of modern construction and are of no historic or architectural significance.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 205 Taymount Grange, adjoining to the east is an elegant mid-1930s apartment building in modern movement style, a locally listed Non-designated heritage asset that has a prominent and impressive appearance in views from the roadway, sitting within generous landscaped grounds, to the east. The local listing description states the following:
- Taymount Grange is an excellent example of a moderne movement building within the borough. It was designed by George Bertram Carter and built in 1935 for the developer Sir Malerham Perks. The site had formerly been occupied by a mansion known as Taymount, latterly the clubhouse of the Queen's Tennis Club. The new flats were intended as serviced accommodation for single professional people or young couples commuting into central London; a number of service staff lived on site, and there was originally a dining room on the ground floor and a swimming pool, tennis courts and a putting green (features inherited from the sports club) in the grounds. These facilities were gradually phased out from the 1950s onwards, with the restaurant giving way to additional flats and the tennis courts to car parking. George Bertram Carter (1896-1986) trained at the Blackheath School of Art and the Royal College of Art before entering Edwin Lutyens' office as a pupil in 1919. He set up his own practice in 1929, and went on to design factories in Tottenham and Whitechapel and a block of flats known as Lichfield Court on Sheen Road, Richmond (the latter listed Grade II). His post-war work includes the former Dunn's store at Bromley.*
- 206 The Conservation Officer has provided the following comments in relation to the revised scheme:
- 207 In comparison to the previously refused scheme, the revised scheme has pulled the building back from the northern/street edge, omitting four units at this end of the site, and has also pulled back from the eastern boundary and therefore away from the locally listed building, Taymount Rise. This results in the building appearing less imposing from the street, responding more closely to the established relationship of buildings to the street, and creates more of a vegetated gap between the street and the building (albeit incorporating parking places).
- 208 The requested CGIs have been provided which indicate that it will sit more comfortably in its context, and whilst it will result in a densification of the edges of Taymount Rise, addition of sufficient planting to the front and sides will help to mitigate that.
- 209 The impact on the locally listed building will be less enclosing than previously. It will still change the setting of that building by bringing built form closer than currently, but the creation of a vegetated strip, planted with large canopy trees will help to minimise and mitigate that impact. I consider that on balance the building would not harm the setting of the locally listed building.
- 210 With regard to the colour palette a darker green has been proposed, to respond to the vegetated setting without replicating the colour on Taymount Grange.
- 211 On balance I consider that the proposal is now sensitive to its setting and, subject to adequate planting being established on the eastern boundary, will not harm the setting of the Locally Listed Taymount Grange.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 212 In consideration of the revised scheme and comments from the Conservation Officer, Officers consider that the current proposal would not lead to harm to the locally listed building or surrounding conservation areas.

6.3.3 Accessibility and inclusivity

Policy

- 213 LPPD5 requires proposals to achieve the highest standards of accessible and inclusive design.
- 214 LPPD7 requires development to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children. Residential development must ensure that at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'.
- 215 CSP 1 requires major schemes to provide 10% of all units and each tenure type to be constructed as accessible.
- 216 DMP 32 states that the Council will require new build housing to be designed to ensure that internal layout and external design features provides housing that is accessible to all intended users.

Discussion

- 217 The proposal includes three wheelchair user dwellings, which would comply with Part M4(3) and LPPD7. The other dwellings are proposed to meet Part M4(2). Officers consider this would be an acceptable provision of accessible housing in line with the above policies. This will be secured through the relevant legal agreement.

6.3.4 Urban design conclusion

- 218 The revised proposal has been reduced in scale following the previous refusal to address officers concerns. The forward extent of the building has been reduced and the building has been moved away from the eastern boundary towards the middle of the site, thus providing more appropriate site in the context of the surrounding area.
- 219 The revised footprint and siting allows the required disabled parking spaces and delivery bay to be positioned on the building frontage and removes the need for an internal road, thus reducing the amount of hard standing area and opening up the front of the site.
- 220 The proposed colour finish of balustrades has been changed to a darker 'racing green' as to not visually conflict or compete with Taymount Grange and the revised siting of the building has reduced the impacts on the locally listed building.
- 221 Officer consider the urban design impacts of the proposal to be acceptable with the inclusion of appropriate conditions.

6.4 TRANSPORT IMPACT

General policy

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 222 NPPF Paragraph 110 states that planning decisions should ensure safe and suitable access to the site for all users, and that any significant impacts from the development on the transport network, or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 223 Para 111 of the NPPF states ‘Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or on the residual cumulative impacts on the road network would be severe’.
- 224 CSP 14 ‘Sustainable movement and transport’ promotes more sustainable transport choices through walking, cycling and public transport. It adopts a restricted approach on parking to aid the promotion of sustainable transport and ensuring all new and existing developments of a certain size have travel plans.
- 225 The site has a PTAL rating of 4, on a scale of 0 (worst) to 6b (best) accessibility to public transport, meaning it is has good accessibility to public transport.

6.4.1 Access

Policy

- 226 The NPPF requires safe and suitable access for all users. Paragraph 110 states that in assessing application for development it should be ensured that appropriate opportunities to promote suitable transport modes can – or have been taken up and that amongst other things safe and suitable access to the site can be achieved for all users. Paragraph 111 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 227 LP Policy T6, CS Policy 14 and DMLP Policy 29 identifies that car limited development is be supported.

Discussion

- 228 Pedestrian accessibility to the site is considered to be good, as Taymount Rise is paved on both sides of the street. The pedestrian access would be on the northern side of the site.
- 229 Pedestrian access to the site is via a ramped path with a gradient of 1:21, compliant with the Inclusive Mobility guidance.
- 230 Officers consider, although they would lead to additional use of existing pedestrian infrastructure, the additional dwellings would have no significant harmful impact on them, and therefore no contributions would be sought in this respect.
- 231 Officers note that several objections have been received relating to pedestrian accessibility to the site, including safety concerns. The site is at the top of a steep hill (Taymount Rise) and objectors believe the site is not accessible to all pedestrians for this reason. They also note existing issues with cars parking on pavements. Officers consider that, as the site is an existing residential property, on an existing residential street, with many other properties also accessed from Taymount Rise the site is suitably accessible.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 232 It is also noted that the Highways Officer has reviewed the swept path analysis of the turning manoeuvres of a medium sized family car and a 7.5t Panel Van for the proposed parking and loading bay in terms of access to the site and has deemed these details to be acceptable.

6.4.2 Local Transport Network

Policy

- 233 Policy T4 of the London Plan states consideration of the cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated.

Discussion

- 234 The proposal for sixteen additional dwellings would have some impact upon the local public transport and road network.
- 235 The submission indicates space for two accessible, disabled person's parking bays on the site, in addition to a loading bay to be used for deliveries. This complies with Lewisham Core Strategy Policy 14 requiring a managed and restrained approach to car parking provision, and Policy T6 (Car Parking) of the London Plan requiring the restrictions on parking in line with levels of existing and future public transport accessibility and connectivity.
- 236 The Transport Statement includes a parking survey conducted on the 30th and 31st March 2022 by KLM Traffic Surveys.
- 237 To summarise, the results show a high demand for parking on Taymount Road, and Taymount Rise exceeding the 85% indicative level at which parking stress becomes a cause for concern. ForestHolme Court exhibits parking stresses ranging from 33% to 50%, with the exception of Zone 3 where parking stresses of 100% were recorded on both days.
- 238 The Transport Statement concludes, of the 84 spaces available on Taymount Rise and ForestHolme Close, 21 are vacant parking spaces. However, the Parking Beat Survey (PBS) recorded parking stress levels on Taymount Rise of 75% and 100% on 30th and 31st March 2022, respectively.
- 239 Based on the Parking Beat Survey (PBS), it is concluded that the majority of any displaced parking arising from the development is likely to occur on ForestHolme Court, especially in Zone 9 which is located marginally beyond the 200-metre walking distance from the site. As reported in paragraph 4.6.8 of the Transport Statement, the 16 apartments could attract a demand for 9 car parking spaces, and if these spaces are distributed among the neighbouring roads where spaces are available, this will lead to parking stresses ranging from 80% to 100%.
- 240 The Highways Officer has noted that whilst the provision of a Car Club space is welcomed, this is located on the public highway where there exists a high demand for on-street parking. Therefore, given the high level of parking stress, Officers would consider it necessary for consultation to study the feasibility of implementation of a Controlled Parking Zone (CPZ) in the local area to be carried out, in order to

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

mitigate the harm that is likely to result from the proposed sixteen (fourteen net gain) dwellings.

241 Contributions towards consultation for a CPZ will be sought as part of a legal agreement, in addition to a planning obligation prohibiting future occupants of the site from procuring a residential parking permit. Furthermore, Car Club membership for residents, as well as the on-site car club space will also be included as part of a legal agreement.

242 The Transport Statement was reviewed by a Highways Officer who concluded that subject to the above contributions, which will be secured through a S106 legal agreements, the impact to the local transport network could be suitably mitigated by conditions, and is considered acceptable.

6.4.3 Healthy Streets

Policy

243 Policy T2 states development proposals and Development Plans should deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. Development proposals should demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance; reduce the dominance of vehicles on London's streets whether stationary or moving; and be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.

Discussion

244 An audit of several local routes to and from the site has been included in the submitted transport statement. Officers consider the site to be suitable with regard to healthy street considerations, and no additional contributions would be sought in this respect.

245 It is again noted that as an existing residential property, on a residential street, the property is considered to be suitably accessible.

6.4.4 Servicing and refuse

Policy

246 The NPPF states development should allow for the efficient delivery of goods and access by service and emergency vehicles.

247 DM Policy 32 requires new developments to have appropriate regard for servicing of residential units, including refuse.

248 Storage facilities for waste and recycling containers should meet at least BS5906:2005 Code of Practice for waste management in Buildings in accordance with London Plan Housing Supplementary Planning Guidance (2016) standard 23.

Discussion

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 249 Space for refuse storage is indicated on the proposed plans, and this would be of suitable capacity for the proposed number of dwellings. However, the bin store entrance is located approximately 18m from Taymount Rise.
- 250 The previous scheme was refused due to inadequate refuse storage and collection arrangements. Concern was raised about the proximity of the bin storage area to the highway, being more than 10m, and how refuse would be collected on collection days, and to ensure bins were not left on the highway.
- 251 In response to this, the revised scheme proposes that refuse collection would be undertaken by a private contractor and the collection vehicle would wait on Taymount Raise during the collection process. The waste containers would be wheeled to the collection vehicle by operatives.
- 252 A Waste Management Plan has been submitted by the private contractor (NRC) which details how refuse would be collected on collection days, and how bins would be manoeuvred from the on-site storage location to the highway. The Waste Management Plan has been reviewed by a Highways Officer and is considered acceptable and will be secured by a condition.
- 253 16 new residential dwellings would also result in significant levels of deliveries and servicing.
- 254 The previous scheme was refused due to issues with the proposed servicing and delivery strategy. It was proposed that deliveries would take place on the street, however this was deemed to be impractical and potentially result in issues with pedestrian and vehicle safety.
- 255 As part of the current application, a revised Delivery and Servicing Plan (Odyssey, July 2022) has been submitted which states that deliveries will take place on site in the designated loading bay area. Tracking has been provided to show the proposed delivery strategy; vehicles would reverse into the proposed loading bay from the Taymount Rise carriageway to allow the vehicle to leave the site safely in a forward gear. This is considered acceptable by the Highways Officer and is considered acceptable and will be secured by a condition.

6.4.5 Transport modes

Walking and cycling

Policy

- 256 Policy T5 of the Publication London Plan states development proposals should create a healthy environment in which people choose to cycle, and should provide cycle parking in accordance with the minimum standards set out in table 10.2.
- 257 Development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring area. Development should create places that are safe, secure and attractive, minimising the scope for conflicts between pedestrians, cyclists and vehicles.

Discussion

- 258 Pedestrian accessibility to the site is considered acceptable, and the development is car limited.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 259 Cycle parking is proposed within a communal bike store on site for 30 bicycles. Policy T5 of the London Plan requires 1.5 spaces per 1 bed, 2 person dwelling, and 2 spaces for all larger dwellings, as well as 2 short stay spaces for development of between 5 and 40 new dwellings.
- 260 The development would therefore require 30 long stay spaces, and 2 additional short stay spaces. The proposed cycle storage would accommodate 30 spaces and four additional short-stay spaces are also provided onsite, therefore meeting the requirements of the London Plan.
- 261 In addition to complying with current guidance, the bike store should facilitate the use of non-standard cycles such as tricycles, cargo bicycles and bicycles with trailers, and this secured by a condition.
- 262 Further details of the proposed cycle parking will be secured by a condition to ensure that the storage meets the London Cycling Design Standards.

Public transport

Policy

- 263 LPP T4 states development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity. The cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated.

Discussion

- 264 Officers consider the public transport network could absorb the addition of 16 new dwellings in this location, the PTAL is 4, which is above average.

Car clubs

Policy

- 265 Policy T6.1 Residential Parking states outside of the CAZ, and to cater for infrequent trips, car club spaces may be considered appropriate in lieu of private parking. Any car club spaces should have active charging facilities.
- 266 Car clubs count towards the maximum parking permitted because they share many of the negative impacts of privately-owned cars. However, in some areas, car club spaces can help support lower parking provision and car-lite lifestyles by enabling multiple households to make infrequent trips by car.

Discussion

- 267 Space for one car club vehicle to park has been indicated on Taymount Rise in front of the site.
- 268 The proposal has been reviewed by a Highways Officer who noted that whilst the provision of a Car Club space is welcomed, this is located on the public highway where there exists a high demand for on-street parking.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 269 Therefore, given the high level of parking stress contributions to consultation for a CPZ will be sought as part of a legal agreement, in addition to a planning obligation prohibiting future occupants of the site from procuring a residential parking permit. Furthermore, Car Club membership for residents, as well as the off-site car club space will also be included as part of a legal agreement.

Private cars (include disabled and electric charging points)

Policy

- 270 Policy T6 of the London Plan states that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity. Car-free development should be the starting point for all development proposals in places that are well-connected by public transport with developments elsewhere designed to provide the minimum necessary parking ('car-lite').
- 271 Disabled persons parking provision for Blue Badge holders, car club spaces and provision for electric or other Ultra-Low Emission vehicles should be included within the maximum provision and not in addition to it.

Discussion

- 272 Two disabled car parking spaces are proposed on the site.
- 273 Officers consider the provision of two disabled space to be acceptable, considering 3 wheelchair user dwellings are proposed. It would be a condition of development that these spaces only be made available to those holding a Blue Badge, and would be included in the legal agreement.
- 274 The two disabled spaces are proposed to be provided with EV charging points. This will be secured by condition.

6.4.6 Transport impact conclusion

- 275 Officers consider there to be high levels of existing parking stress in the surrounding area, and this would be exacerbated by the proposed development if not suitably mitigated against. Therefore contributions are through a relevant legal agreement for study of the feasibility of implementation of a Controlled Parking Zone in the local area, and if deemed appropriate, prohibiting future residents of the site from obtaining residential parking permits. Furthermore the proposed car club space and membership for residents would form part of this agreement.
- 276 The proposed cycle parking scheme, delivery and servicing plans are considered acceptable and will be secured via conditions.
- 277 Officer consider the potential impacts of the proposal on the surrounding highway network to be acceptable, subject to conditions.

6.5 LIVING CONDITIONS OF NEIGHBOURS

General Policy

- 278 NPPF para 130 sets an expectation that new development will be designed to create places that amongst other things have a 'high standard' of amenity for

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

existing and future users. This is reflected in relevant policies of the Publication London Plan PLPPD3, the Core Strategy (CP15), the Local Plan (DMP32) and associated guidance (Housing SPD 2017, GLA).

- 279 2The main impacts on amenity arise from: (i) overbearing enclosure/loss of outlook; (ii) loss of privacy; (iii) loss of daylight within properties and loss of sunlight to amenity areas; and (iv) noise and disturbance.

6.5.1 Enclosure and Outlook

Policy

- 280 Policy DM32 expects new residential development to result in no harmful increased sense of enclosure and no significant loss of outlook to neighbouring dwellings.

Discussion

- 281 Officers consider that due to the off-set angle of the proposed building compared to the closest elevation of Taymount Grange, it would not be expected to cause a significant loss of outlook, or an increased sense of enclosure to the residents of the building.
- 282 The proposed building would also be approximately 17m from the closest facing windows at Forest Croft, and Forest Croft is uphill from the proposal site. This is a sufficient distance to ensure there would be no significant harm resulting from loss of outlook nor increased sense of enclosure to Forest Croft residents' amenity.

6.5.2 Privacy

Policy

- 283 DMP32(1)(b) expects new developments to provide a 'satisfactory level' of privacy, outlook and natural lighting for its neighbours.
- 284 The Small Sites SPD (2021) states that in general terms, the privacy of the first 10m of rear gardens (defined as the area of rear garden extending 10m beyond the furthest rear part of the dwelling, for the width of the main part of that property) should be protected from direct overlooking from habitable room windows of new dwellings. To protect these areas, conventional windows (ie. vertically aligned with clear glass) should be located more than 6m from the rear edge of this 10m privacy area.
- 285 It also states there should be no less than 16m between new and existing principal facing windows at upper levels, unless steps are taken to achieve privacy in some other way.

Discussion

- 286 There would be at least 18m between directly facing habitable windows of the proposed building and Forest Croft, which is in line with the guidance set out in the small sites SPD and officers consider this to be acceptable, as it would not result in a significant loss of privacy to these dwellings. It is noted that that secondary windows for all of the north-western corner bedrooms will be located approximately 15m from Forest Croft and therefore these windows will be obscured glazed on all levels and this will be secured by a condition.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 287 The closest window to window distance between the proposal and Taymount Grange would be approximately 12m, however this would be at an oblique angle, and officers do not consider this would result in a significant loss of privacy to the residents of the affected dwelling.
- 288 The proposed balconies to the eastern elevation for Units 8, 12 and 16 sit behind the footprint of Taymount Grange and therefore would not impact on neighbouring privacy. All other balconies along the eastern elevation have been replaced with juliet balconies thus reducing the potential for loss of privacy or overlooking.

6.5.3 Daylight and Sunlight

Policy

- 289 The Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight' 2011, sets out standardised criteria for the assessment of planning applications including the 25 degree, and 45 degree 'rules'.
- 290 The methods for calculating impact on daylight and sunlight within the report are as follows: (i) Vertical Sky Component (VSC); (ii) Annual Probable Sunlight Hours (APSH); and (iii) No Sky Line (NSL).
- 291 The VSC is the amount of skylight received at the centre of a window from an overcast sky. VSC assessments are influenced by the size of obstruction, and NSL is a further measure of daylight distribution within a room. This divides those areas that can see direct daylight from those which cannot and helps to indicate how good the distribution of daylight is in a room.
- 292 The APSH relates to sunlight to windows. BRE guidance states that a window facing within 90 degrees due south (windows with other orientations do not need assessment) receives adequate sunlight if it receives 25% of APSH including at least 5% of annual probable hours during the winter months. If the reduction in APSH is greater than 4% and is less than 0.8 times its former value then the impact is likely to be noticeable for the occupants.
- 293 The GLA states that 'An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves.' (GLA, 2017, Housing SPG, para 1.3.45).

Discussion

- 294 The submitted Daylight and Sunlight Impact Assessment (Herrington June 2022) assesses the impact on adjoining properties. It found that as a result of the proposal, properties within Taymount Grange and Forest Croft would be impacted. Within Taymount Grange, 99% of properties would meet the BRE guidelines, and within Forest Croft it would be 90%.
- 295 Within Taymount Grange one window will experience minor VSC transgression. Within Forest Croft five windows would experience minor adverse VSC transgressions, three moderate transgressions.
- 296 The report notes that the windows receiving transgressional results within Forest Croft were situated beneath an overhanging balcony, or set back from the façade of

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

the building in an internal balcony, and the BRE guidance acknowledges that these windows typically already receive less daylight as the balcony cuts out light from the upper portion of the sky. VSC tests excluding the existing balconies show that the reductions in daylighting to the eight impacted windows are principally governed by the design features of the Forest Croft building itself rather than the obstruction created by the proposed development and therefore would be considered acceptable.

- 297 The one window within Taymount Grange receiving transgressional results is located on the ground floor in the southwest corner of the building and appears to serve a kitchen/lounge room. With the proposed development in place, the affected window will retain a value of 24.4% which is slightly below the BRE target of 27% but indicates that the window would continue to receive a good level of light.
- 298 Although there would be a small amount of harm to some windows within Taymount Grange, on balance officers consider these impacts would be acceptable, as only a small number of windows would be affected and where affected, the BRE recommendations are only transgressed by minor and moderate margins.

6.5.4 Noise and disturbance

Policy

- 299 DM policy 32 requires new residential development to be neighbourly, and development in residential areas should not result in harm to existing residents through unsociable noise and disturbance.

Discussion

- 300 16 new residential dwellings would generate a higher level of comings and goings and general residential activity than the 2 existing single family dwellinghouses, and the additional noise and disturbance that would come with this. However, as this would be a residential proposal, in a residential area the proposed use is compatible and the levels of domestic noise generated are unlikely to be significantly harmful to neighbouring residents.

6.5.5 Impact on neighbours conclusion

- 301 Overall officers consider the impacts of the proposal on neighbouring amenity to would be acceptable.

6.6 SUSTAINABLE DEVELOPMENT

General Policy

- 302 NPPF para 152 sets an expectation that planning will support transition to a low carbon future. This is reflected in relevant policies of the London Plan and the Local Plan.
- 303 CS Objective 5 sets out Lewisham's approach to climate change and adapting to its effects. CSP 7, CSP 8 and DMP 22 support this.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

6.6.1 Energy and carbon emissions reduction

Policy

- 304 CSP8 seeks to minimise the carbon dioxide (CO₂) emissions of all new development and encourages sustainable design and construction to meet the highest feasible environmental standards.
- 305 DMP22 require all developments to maximise the incorporation of design measures to maximise energy efficiency, manage heat gain and deliver cooling using the published hierarchy.
- 306 LPPSI 2 requires new development to be net zero-carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:
- 1) be lean: use less energy and manage demand during operation
 - 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
 - 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
 - 4) be seen: monitor, verify and report on energy performance.

Discussion

- 307 The application is accompanied by a Sustainability, and an Energy Statement prepared by AJ Energy Consultants (June 2022).
- 308 The energy report sets out that air source heat pumps are proposed for each dwelling, with photovoltaic panels at roof level to generate electricity for the site. It has been estimated that the proposed heat pump and photovoltaic systems would reduce the annual carbon dioxide emissions of the site by 7,312 kgCO₂, which equates to a further reduction of 25.6% against the TER 2013.
- 309 The proposed energy efficiency measures would reduce the annual carbon dioxide emissions of the site by 14%, against the baseline TER 2013, which meets the minimum 10% target within the London Plan.
- 310 The incorporation of the energy efficiency measures and renewable energy in total would equate to a reduction of 39.6% against the TER 2013 for the scheme.

Be Lean

- 311 The proposed energy efficiency measures for the scheme would achieve a 10% annual carbon reduction of the scheme. This therefore meets the minimum 10% target within the London Plan 2021.

Be Clean

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 312 The proposed scheme proposes the use of air source heat pumps and photovoltaic panels which is considered an acceptable low carbon solution.

Be Green

- 313 The proposal includes provision photovoltaic panels as well as air source heat pumps, and this is acceptable in principle. The final details of the PV panels will be secured by condition.

Carbon Offset

- 314 A contribution towards Carbon Offset Fund of £31,741 has been calculated for the remaining 11.1 tonnes annual shortfall (334 cumulatively) of Carbon emissions to meet net zero carbon. This will be secured through a legal agreement.

6.6.2 Overheating

Policy

- 315 Policy SI 4 of the London Plan states major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy.

Discussion

- 316 The energy statement sets out that the scheme would be designed to avoid overheating. The measures set out in the energy strategy to minimise overheating will be secured by condition to ensure compliance with the relevant policies.

6.6.3 Urban Greening

Policy

- 317 LPP G5 expects major development to incorporate measures such as high-quality landscaping (including trees), green roofs and green walls. The Mayor recommends a target score of 0.4 for residential developments. For example, semi-natural vegetation has a score of 1, extensive green roofs of 0.7, hedges and trees of 0.6, amenity grassland / lawn of 0.4. The Urban Greening Factor for a proposed development is calculated in the following way:

(Factor A x Area) + (Factor B x Area) + (Factor C x Area) etc. *divided by* Total Site Area.

- 318 CSP 7 expects urban greening and living roofs as part of tackling and adapting to climate change. DMP 24 requires all new development to take full account of biodiversity and sets standards for living roofs.

Discussion

- 319 The proposal includes several features which would contribute to urban greening, including green roofs, hedges, trees and semi natural vegetation.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 320 Officers note that the level of hardstanding proposed on the site has been reduced from the previously refused scheme, allowing additional space for landscaping and urban greening.
- 321 The submission is supported by a Landscape Strategy (Studio Bosk, June 2022) which includes an urban greening factor calculation of 0.69 which exceeds the minimum target value of 0.4 set out in LPP G5.
- 322 Officers consider the level of urban greening provided to be acceptable, noting it exceeds minimum requirements.

Living roofs

- 323 The proposal includes provision of green roofs on the main building, as well as on the bin and bicycle stores. It is noted that the Sustainability Report states, “*sedum roof areas are proposed at roof level for both cores, with plugs to be selected to enhance the ecological value of the site.*” The landscape strategy and drawing propose wildflower living roofs which contradicts the statement in the Sustainability report. Sedum roofs are not supported, and a full biodiverse roof should be provided which will be secured via conditions.
- 324 Further details regarding the design of the green roofs will be secured by condition, as well as evidence of the roofs’ installation post completion. Table 6 sets out the proposed quantum of living roofs.

Table 6: Living Roof Provision

Type of Living Roof/Wall	Size of Living Roof/Wall (m2)
Intensive green roof with 150mm substrate depth	52
Extensive green roof minimum 80mm	135
Total	310

6.6.4 Flood Risk

Policy

- 325 LPP SI12 expects development proposals to ensure that flood risk is minimised and mitigated.
- 326 CSP 10 requires developments to result in a positive reduction in flooding to the Borough.

Discussion

- 327 The proposal is located in Flood Risk Zone 1, and therefore the risk of flooding is minimal. No flood risk assessment was therefore required to be submitted.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

6.6.5 Sustainable Urban Drainage

Policy

- 328 CSP 10 requires developments to result in a positive reduction in flooding to the Borough.
- 329 Further guidance is given in the London Plan's Sustainable Design and Construction Supplementary Planning Guidance.
- 330 The NPPF at paragraph 168 expects major development to incorporate sustainable urban drainage systems (SUDS) unless there is clear evidence it is inappropriate.

Discussion

- 331 The application supported by a Surface Water Drainage Assessment report (Michael Ward, December 2021, revised June 2022).
- 332 The Council's Drainage Manager has been consulted on the submission, however no response was received. It is noted that the Drainage Manager had no objections to the previous application, subject to subject to the condition that the measures and recommendations of the report are followed.

6.6.6 Sustainable Infrastructure conclusion

- 333 The submitted energy strategy sets out measures to reduce carbon emissions through an enhanced fabric and the use of PV panels.
- 334 The proposal includes measures to achieve the minimum urban greening factor target value of 0.69, and the proposed green roofs would be welcomed.
- 335 A carbon offset contribution of £31,741 would be secured through the relevant legal agreement.

6.7 NATURAL ENVIRONMENT

General Policy

- 336 Contributing to conserving and enhancing the natural environment and reducing pollution is a core principle for planning.
- 337 The NPPF and NPPG promote the conservation and enhancement of the natural environment (chapter 15) and set out several principles to support those objectives.
- 338 NPPF para 185 states decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the sensitivity of the site or wider area to impacts that could arise from the development.

6.7.1 Ecology and biodiversity

Policy

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 339 Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard to the purpose of conserving biodiversity.
- 340 The NPPF at para 174 states decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. At para 175, it sets out principles which LPAs should apply when determining applications in respect of biodiversity.
- 341 CSP 12 seeks to preserve or enhance local biodiversity.
- 342 DMP 24 require all new development to take full account of biodiversity in development design, ensuring the delivery of benefits and minimising of potential impacts on the natural environment.

Discussion

- 343 The application is supported by a Preliminary Ecological Appraisal (PJC Consultancy, 24 June 2022). The report has been interrogated by the Council's ecology officer, who has confirmed the relevant surveys have been carried out in accordance with best practice and agrees with the recommendations as set out in the document.
- 344 It is noted that the bat surveys are on the cusp of validity as the original report was dated 22 September 2021 with surveys conducted in July 2021 and an updated survey was undertaken in October 2022. The October 2022 report states "*Given the age of the initial PBRA and subsequent bat emergence/re-entry surveys, it was therefore considered necessary to undertake a comprehensive desk-based review of recently captured photographs to assess the condition of buildings B1, B4, B5 and B6 for any changes. Upon completion of the review, it was clear that the condition of buildings B1, B4, B5 and B6 had remained unchanged since the initial PBRA and subsequent bat emergence/re-entry surveys were initially undertaken in 2021. On this basis and given that the bat emergence/re-entry survey data is only just out of date, the findings and recommendations presented in the original PEA report and subsequent bat survey report remain valid and unchanged*". No updated bat emergence/re-entry surveys are therefore considered necessary providing that a planning decision has been made prior to 1st May 2023. Should the application process extend beyond 1st May 2023, it is recommended that updated bat emergence/re-entry surveys be undertaken during the 2023 bat survey season (i.e. 1st May to 31st August). "
- 345 Therefore, a condition requiring the bat surveys to be updated before the demolition of buildings will be included, should works not commence before 1st May 2023.
- 346 In addition to a condition regarding the updated bat surveys, conditions regarding a Construction Environmental Management Plan (CEMP), Biodiversity Enhancement and Management Plan (BEMP), biodiverse living roofs, external lighting strategy, soft landscaping and urban greening factor will also be imposed to ensure compliance with the recommendations set out in the PEA.

6.7.2 Green spaces and trees

Policy

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 347 Paragraph 131 of the NPPF (2021) states trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.
- 348 LPP G7 expects development proposals to ensure that, wherever possible, existing trees of value are retained. Where it is necessary to remove trees, adequate replacement is expected based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or other appropriate valuation system.
- 349 CSP 12 seeks to protect trees and prevent the loss of trees of amenity value, with replacements where loss does occur. DMP 25 sets out the required information to support development affecting trees.

Discussion

- 350 Several objections raised concerns about the removal of trees on site in terms of ecological impacts and impacts on the character of the site and surrounding area.
- 351 The Arboricultural Impact Assessment Report (Canopy Consultancy, June 2022) sets out that five individual trees and one group of trees and part of on further group would be removed to enable the construction works to be carried out, all of these trees fall within the C category according to the report because they have a limited life expectancy or are young and are easily replaced. Figure 1 below shows the trees that are proposed to be removed in grey.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

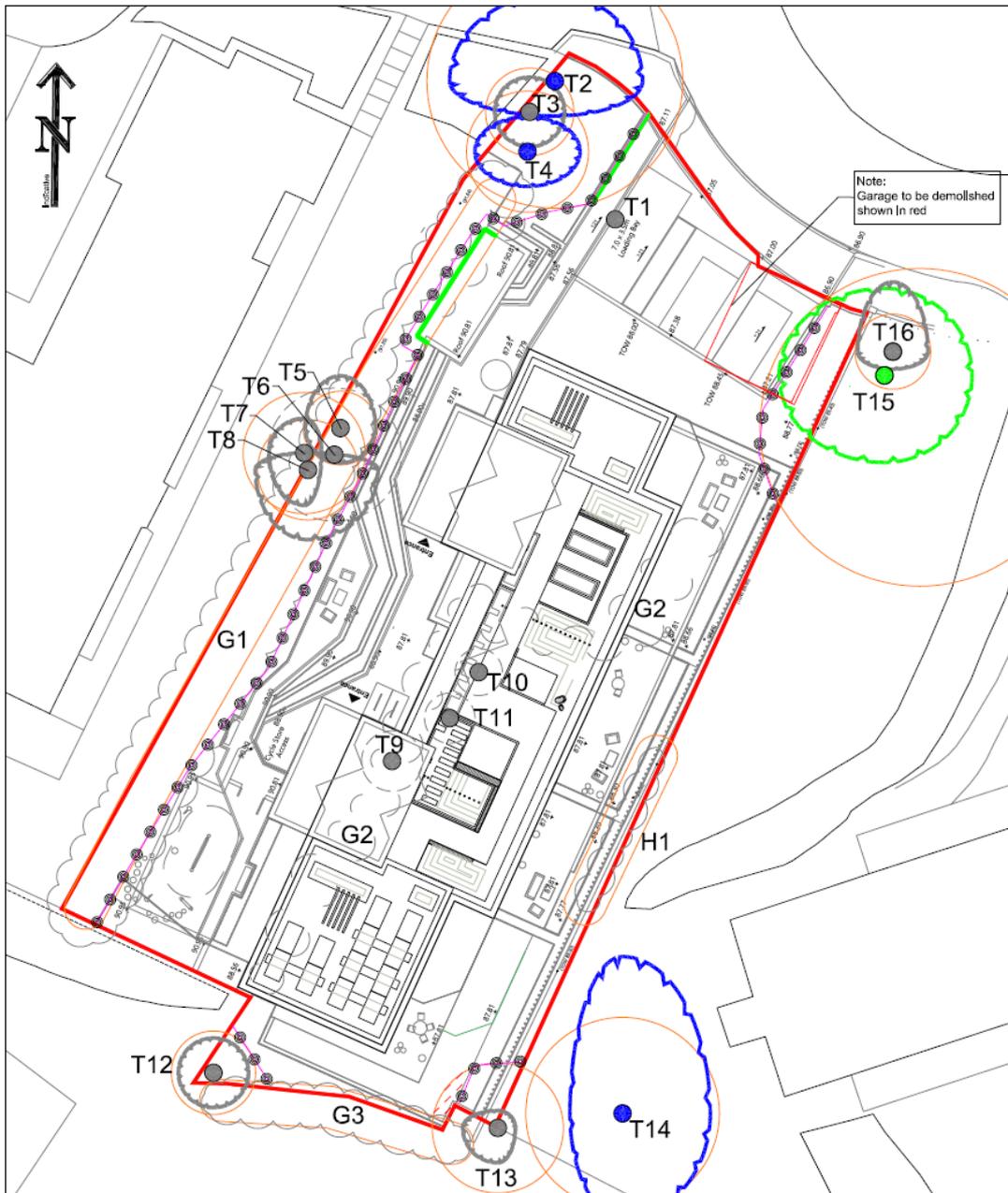


Figure 1: Proposed tree removal plan

- 352 The Council's Tree and Landscape Officer has been consulted on the submission; however, no response was received.
- 353 The removal of category C trees is required to make way for the development and new planting at a greater ratio than 1:2 is proposed.
- 354 The proposal involves the planting of 38 new trees, introducing a variety of native species to the site. This replanting will be secured by conditions.
- 355 Within the Landscaping Strategy it states that the frontage will consist of Wild Cherry, Birch and Sorbus to create the structure. This will be interplanted with the smaller Judus tree and Snowy mespilus to provide a punch of colour. The rear communal garden will consist of similar species but with more emphasis on the

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Judas tree and Snowy Mespilus. On the eastern boundary, within the private terraces, Paper bark maples will be provided.

356 The location of the proposed trees is shown by the coloured circles in Figure 2 below.

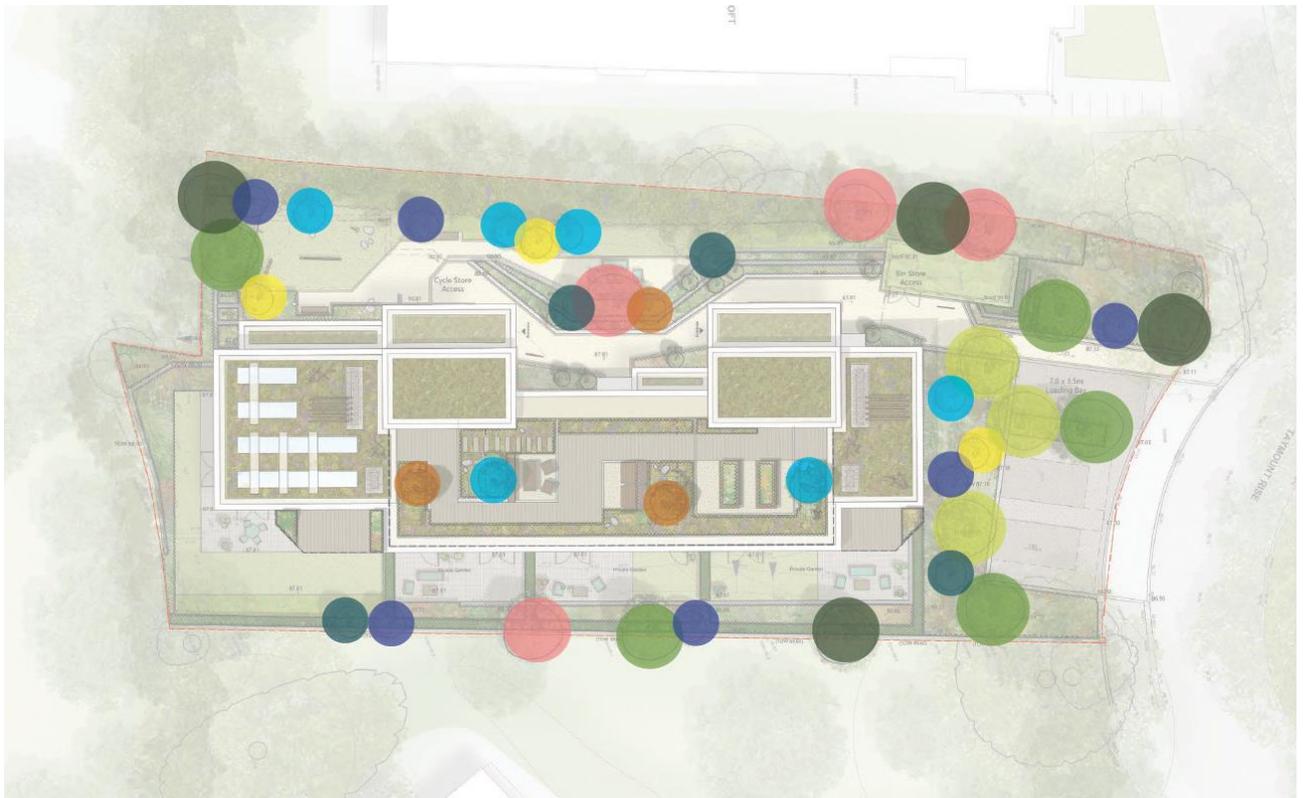


Figure 2: Location of proposed new trees

357 Other trees on and surrounding the site are also likely to be affected by the works and would require tree protection measures during demolition and construction. A Tree Protection Plan has been submitted, in addition to the tree protection measures as set out in the Arboricultural report, and these will be secured by conditions.

358 Considering the wider benefits of the proposal, namely its contribution to the Borough's housing targets in a predominantly residential and sustainable urban location, whilst making more efficient use of land, the loss of trees on site would be considered acceptable on balance given the substantial replanting proposed, subject to conditions as noted above.

6.7.3 Ground pollution

Policy

359 The NPPF at para 174 states decisions should among other things prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil pollution. Development should help to improve local environmental conditions.

360 DM Policy 28 advises the Council will use appropriate measures to ensure that contaminated land is fully investigated.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Discussion

- 361 An Environmental Desk Study report (Alpha Environmental, May 2021) has been submitted in support of the proposal. The report concludes the potential for pollution is very low and the sensitivity of the proposal as residential is high.
- 362 The report concludes that it is considered no further assessment is required before development can continue and recommends an asbestos survey is undertaken prior to demolition works. It also recommends that a Consultancy maintains a 'watching brief' during development, in the event of any potential contamination being encountered. These recommendations will be ensured via conditions.
- 363 A condition will also be included to specify that if any contamination were encountered, works would need to stop until further investigations had been carried out and the results submitted to the Council for review.

6.7.4 Air pollution

Policy

- 364 Policy S1 Improving air quality requires development to be air quality neutral. Development proposals should use design solutions to prevent or minimise increased exposure to existing air pollution and make provision to address local problems of air quality in preference to post-design or retro-fitted mitigation measures.

Discussion

- 365 No air quality assessment has been submitted.
- 366 The proposal has been reviewed by Councils Environmental Health Officer who had no objections, subject to a condition requiring an Air Quality Neutral Statement to be submitted prior to commencement of the development.

6.7.5 Noise pollution

Policy

- 367 DMP26 requires new noise sensitive developments are to be located away from existing or planned sources of noise pollution.

Discussion

- 368 A scheme of residential sound insulation will be secured by condition, and it is also noted this is a residential area, and there are no known sources of noise pollution in the vicinity.

6.7.6 Light pollution

Policy

- 369 DMP27 requires applicants to protect local character, residential amenity and the wider public, biodiversity and wildlife from light pollution and nuisance.

Discussion

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 370 The submitted sustainability statement confirms the lighting scheme is intended to be designed to minimise light pollution. It is also noted that the ecology officer has recommended the final scheme of lighting be secured by condition, to ensure minimal light spill which could harm ecology.

6.7.7 Natural environment conclusion

- 371 The impact on ecology and biodiversity on the site would not be harmful, subject to the final details of the proposed on-site ecological enhancements as mitigation.
- 372 On a balance, whilst a number of lower quality trees on site would be lost, this would be mitigated by proposed replanting and considering the wider benefits of the proposal, namely its contribution to the Borough's housing targets in a predominantly residential and sustainable urban location, whilst making more efficient use of land and optimising density, the losses are considered acceptable.

6.8 PUBLIC HEALTH, WELL-BEING, AND SAFETY

6.8.1 Public health and well-being

Policy

- 373 LLP GG3 requires that the potential impacts of development proposals on the mental and physical health and wellbeing of communities is assessed.

Discussion

- 374 The proposal seeks to provide high quality and accessible outdoor space in the form of private amenity areas and communal outdoor areas at the ground floor and on the roof top. These areas will contribute positively to the mental and physical well-being of future residents of the development by providing opportunities for exercise, play and relaxation.
- 375 Extensive tree planting and landscaping is proposed across the site to help embed the new building into the surrounding landscape. Greenspace and planting contribute positively to mental health and wellbeing.
- 376 Conditions will be implemented to control and manage construction activities on site to minimise disturbance to surrounding properties and protect the wellbeing of neighbours.

6.8.2 Public safety

Policy

- 377 CSP 15 seeks high quality design developments that ensure design acts to reduce crime and fear of crime.
- 378 DMP32 required that new-build housing development is design to be safe and secure and reduce crime and the fear of crime.

Discussion

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 379 The Metropolitan Police – Designing Out Crime Office (DOCO) was consulted on this application.
- 380 Having reviewed the proposal, the DOCO note that the overall design is well thought out with clear, designated areas for refuse, bike storage and residential parking. There appears to be good levels of natural surveillance across the site which can assist in naturally lowering instances of crime. The bike store’s position is perfect, being at the deepest point of the development. This means that criminals have to walk past the two entrances to the buildings to approach the bike stores, making it very hard for them to justify why they are at the bike store if spoken to by a resident or police. There appears to be good levels of defensible space for the ground floor properties.
- 381 DOCO highlighted areas where the design could be improved by including additional security measures such as secondary security rated doors at the communal accesses, audio and visual control systems, a fire/emergency door release system, and restrictions on the use of the roof garden to manage noise and disturbance.
- 382 Overall, DOCO is satisfied with the proposal, provided that a secured by design condition imposed. Officers consider a condition appropriate.

6.8.3 Public health, well-being and safety conclusion

- 383 The proposal includes appropriate measures to support the health, well-being and safety of future residents and communities. Planting, landscaping and secured by design requirements will be secured by conditions.

7 LOCAL FINANCE CONSIDERATIONS

- 384 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:
- 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
 - sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).
- 385 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 386 The CIL is therefore a material consideration.
- 387 £79,884 Lewisham CIL (£70 pm²) and £68,472 MCIL (£60 pm²) is estimated to be payable on this application, subject to any valid applications for relief or exemption, and the applicant has completed the relevant form. This would be confirmed at a later date in a Liability Notice.

8 EQUALITIES CONSIDERATIONS

- 388 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age,

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

389 In summary, the Council must, in the exercise of its function, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- advance equality of opportunity between people who share a protected characteristic and those who do not;
- foster good relations between people who share a protected characteristic and persons who do not share it.

390 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

391 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england>

392 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty
- Equality objectives and the equality duty
- Equality information and the equality duty

393 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>

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

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

9 HUMAN RIGHTS IMPLICATIONS

- 395 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant including:
- Article 8: Respect for your private and family life, home and correspondence
 - Protocol 1, Article 1: Right to peaceful enjoyment of your property
- 396 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as Local Planning Authority.
- 397 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with the above Convention Rights will be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Local Planning Authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.
- 398 This application has the legitimate aim of providing a new building with residential uses. The rights potentially engaged by this application, including Article 8 and Protocol 1, Article 1 are not considered to be unlawfully interfered with by this proposal.

10 LEGAL AGREEMENT

- 399 The National Planning Policy Framework (NPPF) states that in dealing with planning applications, local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It further states that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. The NPPF also sets out that planning obligations should only be secured when they meet the following three tests:
- (a) Necessary to make the development acceptable
 - (b) Directly related to the development; and
 - (c) Fairly and reasonably related in scale and kind to the development
- 400 Paragraph 122 of the Community Infrastructure Levy Regulations (April 2010) puts the above three tests on a statutory basis, making it illegal to secure a planning obligation unless it meets the three tests.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 401 Officers seek a legal agreement containing the following heads of terms for contributions and obligations:
- Review mechanism – Early-Stage Review if the ground floor slab has not been completed within 2 years of the permission granted; and a Late-Stage Review once 75% of the units are solid;
 - Car Club membership contributions and provision of a car club space on Taymount Rise;
 - Contributions towards consultation for implementation of a Controlled Parking Zone and removal of rights for future residents of the site to obtain residential parking permits.
 - Carbon Offset Payment
 - Monitoring and Costs.
- 402 Officers consider that the obligations outlined above are appropriate and necessary in order to mitigate the impacts of the development and make the development acceptable in planning terms. Officers are satisfied the proposed obligations meet the three legal tests as set out in the Community Infrastructure Levy Regulations (April 2010).

11 CONCLUSION

- 403 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 404 The previous reasons for refusal related to the excessive scale of the building, siting close to the eastern boundary and excessive levels of hardstand, resulting in loss of openness and harm to the character and appearance of the surrounding area and adjacent locally listed building, as well as inadequate servicing.
- 405 The revised proposal has reduced the scale of the building and sited it more centrally, moving away from the eastern boundary. The front of the site has also been opened up and the overall level of hardstand reduced.
- 406 An acceptable servicing strategy has been proposed and will be secured via conditions.
- 407 Officers consider that the previous reasons for refusal have been adequately addressed and therefore the proposal can be approved subject to conditions and a legal agreement.

12 RECOMMENDATION

RECOMMENDATION A

- 408 To authorise officers to negotiate and complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) to cover the principal matters outlined in Section 10 above including such other amendments as considered appropriate to ensure the acceptable implementation of the development.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

RECOMMENDATION B

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

12.1 CONDITIONS

1. Full Planning Permission Time Limit

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

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

2. Develop in Accordance with Approved Plans

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

21-1208-TPP-A ; 2258(40)001 C; 21.080-BOSK-ZZ-00-DR-L-1000 P09; 21.080-BOSK-ZZ-00-DR-L-1100 P07; 2258(10)000 REV B; 2258(10)100 A; 2258(11)000 D; 2258(20)000 B; 2258(21)000 H; 2258(21)001 H ; 2258(21)002 G; 2258(21)003 G ; 2258(21)004 G ; 2258(21)005 B ; 2258(30)001 B ; 2258(31)001 H; 2258(31)002 H ; 2258(31)003 D; 2258(41)001 C; 2258(41)002 C; P1; P2 ; P3 2258(40)001 C ; 21-1208-TPP-A ; 2258(10)000 B; Archaeological Desk Based Assessment (Achaecology Collective, August 2021); Bat Emergence/Re-Entry Survey Report (PJC, 24 June 2022); CONSTRUCTION LOGISTICS & TRAFFIC MANAGEMENT PLAN (Hambridge, 3 June 2022); Design and Access Statement (Morton Scarr, June 2022); ENVIRONMENTAL DESK STUDY REPORT (Alpha Environmental, May 2021); Daylight and Sunlight Assessment (Herrington, June 2022); Energy Strategy (AJ Energy Consultants, June 2022); Fire Statement (Jan Monvid BSc, 23 June 2022); Heritage Statement (HCUK Group, June 2022); Landscape Strategy (Studio Bosk , June 2022); Planning Statement (DHA, June 2022); Preliminary Ecological Appraisal (PJC, 24 June 2022); Surface Water Drainage Assessment (Michael Ward, December 2021); Sustainability Statement (AJ Energy Consultants, June 2022); Transport Statement (Odyssey, July 2022); Travel Plan (Odyssey, July 2022) FINANCIAL VIABILITY ASSESSMENT (July 2022) Refuse Management Plan (Odyssey July 2022)Arboricultural Impact Assessment and Method Statement (June 2022); Delivery & Servicing Plan (Odyssey July 2022)

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

3. Wheelchair Accessible Homes

The three wheelchair dwellings hereby approved and identified as Units 8, 12 and 16 as shown on drawing nos. 2258(21)002 G; 2258(21)003 G; and 2258(21)004 G shall be constructed to comply with Requirement M4(3), prior to their first occupation. All other

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

residential units shall be constructed to meet Requirement M4(2), prior to first occupation.

Reason: To ensure that there is an adequate supply of wheelchair accessible housing in the Borough in accordance with Policy D7 Accessible housing of the London Plan (March 2021), Policy 1 Housing provision, mix and affordability and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

4. **Construction Management Plan**

No development shall commence onsite until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:

- (a) Dust mitigation measures.
- (b) The location and operation of plant and wheel washing facilities
- (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy S11 Improving air quality and Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

5. **Dust Management Plan:**

Prior to the commencement of development, a Dust Management Plan (DMP), based on an AQDRA (Air Quality and Dust Risk Assessment), shall be submitted to and approved, in writing, by the local planning authority. The DMP shall be in accordance with The Control of Dust and Emissions during Construction and Demolition SPG 2014. The DMP will need to detail the measures to reduce the impacts during the construction phase. The development shall be undertaken in accordance with the approved plan.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

6. **Site Contamination**

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- a) No development or phase of development (including demolition of existing buildings and structures, except where enabling works for site investigation has been agreed by the local planning authority) shall commence until :-
- i. A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.
 - ii. A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.
 - iii. The required remediation scheme implemented in full.
- b) If during any works on the site, contamination is encountered which has not previously been identified (“the new contamination”) the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.
- c) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council.

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

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

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

7. **Sound Insulation**

- a) The building shall be designed and constructed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB L_{Amax} (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided.
- b) No development beyond ground level shall commence until details of a sound insulation scheme complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.
- c) The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (b) has been implemented in its entirety.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

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

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

8. Design Details

- a) Notwithstanding the details hereby approved, no development beyond piling shall commence until detailed plans at a scale of 1:50 showing: windows/ doors/balconies/ terraces and entrances have been submitted to and approved in writing by the local planning authority.
- b) The development shall be carried out in accordance with the approved details.

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

9. Obscured Window Glazing

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the new secondary bedroom windows to be installed on the western elevation of Units 5, 9 and 13 of the building hereby approved shall be fitted as obscure glazed and retained in perpetuity.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, DM Policy 32 Housing design, layout and space standards, and Policy 33 Development on infill sites, backland sites, back gardens and amenity areas [~~delete irrelevant policy~~] of the Development Management Local Plan (November 2014).

10. Surface Water Drainage

- a) No development above ground level shall commence on site until a scheme for surface water management, including specifications of the surface treatments and sustainable urban drainage solutions, has been submitted to and approved in writing by the local planning authority.
- b) The development shall be carried out in accordance with the approved scheme and thereafter the approved scheme is to be retained in accordance with the details approved therein.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policy SI 12 Flood risk management in the London Plan (March 2021)

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10: Managing and reducing the risk of flooding (2011).

11. **External Materials**

No development above ground level shall commence on site until a detailed schedule of all external materials and finishes, windows, external doors, roof coverings and balcony treatments to be used on the building hereby granted have been submitted to and approved in writing by the local planning authority, and samples of external materials presented to officers on-site, prior to commencement of the relevant part of the development. The development shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the buildings in order to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and DM 32 Housing Design, layout and space standards.

12. **Plumbing or Pipes**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, including than rainwater pipes, shall be fixed on the external faces/front elevation of the building(s).

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

13. **Refuse Facilities**

All refuse facilities shall be provided in full prior to occupation of the residential units 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 disposal, storage and collection, in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

14. **Air Quality**

Prior to commencement of above ground works (excluding demolition), Air Quality information must be provided to and approved in writing by the Local Planning Authority, which must include the following:

- i) Evidence that any plant and equipment will meet NRMM standards in relation to emissions;
- ii) Confirmation of the number of boilers proposed;

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- iii) Evidence (including calculations) that demonstrate the site's NO₂ and PM₁₀ emissions from any proposed plant and building have been assessed against the relevant benchmarks.

Reason: In order that the local planning authority may be satisfied that the development will not result in significant health impacts to existing and future residents from a deterioration in local air quality and to comply with Development Management Local Plan (November 2014) Policy 23 Air quality.

15. **Air Source Heat Pumps**

No development shall take place until a scheme including the details of the location, type and specification and enclosure of the proposed Air source heat pump shall be submitted to and approved in writing by the local planning authority. The approved plant shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and shall be retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in accordance with policy London Plan policy 5.3 and 7.14, and NPPF 181.

16. **Energy Strategy**

The proposed development shall be carried out in accordance with the recommendations of the Energy Strategy Report prepared by AJ Energy Consultants Limited, dated June 2022.

Reason: To promote sustainable forms of energy and to minimise carbon emissions in accordance with Core Strategy Policy 8 and Policy SI 2 Minimising greenhouse gas emissions and Policy SI 3 Energy infrastructure of the London Plan (March 2021).

17. **Cycle Storage**

No development shall commence until full details (including manufacturers' specifications) of secure covered cycle parking facilities (for not less than 30 bicycles) for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall conform to current guidance such as the TfL London Cycling Design Standards in design and layout and be fully implemented and be made available for use before the first occupation of the development and thereafter retained for use at all times without obstruction.

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).

18. **Hard Landscaping**

- a) No development beyond piling 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.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies SI 12 Flood risk management in the London Plan (March 2021), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.13.

19. **Soft Landscaping**

- a) A scheme of soft landscaping (including details of proposed plant numbers, species, location, and details of tree planting on a minimum of a 2:1 ratio) 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 above ground floorworks.
- b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

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

20. **Boundary Treatment**

- a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- b) The approved boundary treatments shall be implemented prior to occupation of the building and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

21. **External Lighting**

- a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
- b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible impacts to wildlife, as well as light pollution to the night sky and neighbouring properties and to comply with Policy 12 Open space and environmental assets of the Core Strategy, DM Policy 24 Biodiversity, living roofs and artificial playing pitches, and DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

22. External lighting strategy – Biodiversity

- a) Prior to occupation, a “lighting design strategy for biodiversity” shall be submitted to and approved in writing by the local planning authority. The strategy shall: show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the bat species using their territory or having access to their breeding sites and resting places; and not uplighting trees.
- b) All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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 impacts to wildlife, as well as light pollution to the night sky and neighbouring properties and to comply with Policy 12 Open space and environmental assets of the Core Strategy, DM Policy 24 Biodiversity, living roofs and artificial playing pitches, and DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

23. Private Amenity Space

The proposed private and communal amenity spaces shall be provided in full prior to first residential occupation, and retained thereafter permanently for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

24. Secured by Design

- a) Prior to the commencement of any above ground work, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

the approved details which shall be in line with the standards set out by 'Secured by Design'.

- b) No part of the development hereby approved shall be first occupied until certification that the development has achieved Secured by Design in accordance with Part Q of the relevant building regulations has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the local planning authority may be satisfied that the proposal reduces opportunities for criminal behaviour and makes a positive contribution to a sense of security and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

25. **Water Efficiency – New Dwellings**

The sanitary fittings within each residential dwelling shall include low water use WCs, shower taps, baths and (where installed by the developer) white goods designed to comply with an average household water consumption of less than 110litres/person/day.

Reason: To comply with Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

26. **Non-Road Mobile Machinery (NRMM)**

An inventory of all Non-Road Mobile Machinery (NRMM) shall be kept on-site and registered on <http://nrmm.London/> showing the emission limits for all equipment and shall be made available to Local Planning Authority offices if requested. All NRMM of net power between 37kW and 560kW will be required to meet Stage IIIA of EU Directive 97/68/EC.'

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy SI 1 Improving air quality of the London Plan (2021).

27. **Loading Bay**

Prior to occupation of the development, the loading bay shown on the approved drawings shall be provided. The bay shall be clearly marked on the surface as a loading bay only, using lettering of sufficient size so as to warn drivers approaching it that this is its purpose and by the means of coloured cross-hatching. The loading bay shall be kept clear of other vehicles at all times.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June2011).

28. **Delivery and Servicing Plan**

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

The Delivery and Servicing Plan (Odyssey, July 2022) hereby approved shall be implemented in full accordance with the approved details from the first occupation of the residential units 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).

29. **Construction Deliveries and Hours**

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

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 170 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

30. **Travel Plan**

- a) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- b) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.
- c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

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

31. **Refuse Management Plan**

The Refuse Management Plan (Odyssey, July 2022) hereby approved shall be implemented in full accordance with the approved details from the first occupation of the residential units and shall be adhered to in perpetuity.

Reason: In order that the LPA may be satisfied with the provision of a suitable recycling and refuse collection area in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with DM Policy

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

30 Urban Design and local character of the Development Management Local Plan (2014), and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

32. **Construction Logistics Plan**

No development shall commence on site until a Construction Logistics Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall demonstrate the following:-

- a) Rationalise travel and traffic routes to and from the site.
- b) 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 vehicle activity.
- c) Measures to deal with safe pedestrian movement.

The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to during the period of construction.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

33. **PV Panels**

- a) Details of the proposed PV panels shall be submitted to and approved in writing by the LPA prior to first installation.
- b) The PV panels approved in accordance with (a) shall be installed in full prior to first occupation of the residential units hereby approved, and retained in perpetuity.

Reason: To promote sustainable forms of energy and to minimise carbon emissions in accordance with Policy 8 Sustainable design and construction and energy efficiency of the Core Strategy (June 2011).

34. **Living Roof**

- a) Notwithstanding references to sedum roof, details of the biodiverse living roofs shall be submitted to and approved in writing by the LPA prior to any works beyond piling. A 1:20 scale plan of the living roofs that includes contoured information depicting the extensive substrate build up and a cross section showing the living roof components shall be submitted for approval. The living roofs shall be:
 - i) Biodiversity based with extensive substrate base (depth shall vary between 80-150mm with peaks and troughs but shall average at least 133mm);
 - ii) Plug planted and seeded with an agreed mix of species within the first planting season following the practical completion of the building works.
- b) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
- c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Reason: To comply with Policy G5 Urban greening in the London Plan (2021) , Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

35. **Bat and Bird Boxes**

Details of the number and location of the bird/bat boxes to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the building and maintained in perpetuity – minimum 5no.bird (including 3no.universal swift bricks) and 5no.bat bricks.

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

36. **Updated bat survey**

If development has not commenced by 1st May 2023, no demolition or construction shall be undertaken until an updated bat survey has been submitted and approved in writing by the Local Planning Authority.

Reason: To comply with the Habitat and Species Regulations 2010 and Wildlife & Countryside Act 1981 (as amended).

37. **Biodiversity Enhancement & Management Plan (BEMP)**

Prior to the commencement of development, a Biodiversity Enhancement & Management Plan (BEMP) shall be submitted to and approved in writing by the LPA. The Plan shall include the following:

- a) Description and evaluation of features to be enhanced, created and managed (including but not limited to 3 integrated swift bricks, 2 other type of integrated bird bricks, 5 integrated bat bricks and 2 bee/bug habitat features, hedgehog highways in fences)
- b) Extent and location/area of proposed enhancement works on appropriate scale maps and plans
- c) Ecological trends and constraints on site that might influence management
- d) Aims and Objectives of management
- e) Appropriate management Actions for achieving Aims and Objectives
- f) An annual work programme (to cover an initial 5 year period)
- g) Ongoing monitoring and remedial measures.
- h) Details of the specialist ecological management body or organisation responsible for implementation of the Plan
- i) For each of the first 5 years of the Plan, a progress report sent to the LPA reporting on progress of the annual work programme and confirmation of required Actions for the next 12 month period
- j) The Plan will be reviewed and updated every 5 years and implemented for perpetuity

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

The Plan shall include details of the legal and funding mechanisms by which the long-term implementation of the Plan will be secured by the developer with the specialist ecological management body or organisation responsible for its delivery. The Plan shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the Objectives of the originally approved Plan. The approved Plan will be implemented in accordance with the approved details.

Reason: To ensure the long-term protection and enhancement of biodiversity in accordance with Core Strategy Policy G8 and G9, NPPF and BS 42020:2013.

38. **Construction Environmental Management Plan (CEMP)**

Prior to the commencement of development a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the LPA. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of “biodiversity protection zones”
- c) Measures to avoid or reduce impacts during construction
- d) Location and timings of sensitive works to avoid harm to biodiversity features, including but not limited to trees, nesting birds, bats and small mammals
- e) The times during construction when specialist ecologists need to be present on site to oversee works
- f) The role of a responsible person (Ecological Clerk of Works) and lines of communication
- g) Use of protective fences, exclusion barriers and warning signs

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the LPA.

Reason: To ensure the protection of existing biodiversity features in accordance with Core Strategy Policy G8, the NPPF, and BS 42020:2013

39. **Vehicular Access**

Full details of the proposed vehicle access shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. No other part of the development shall begin until the new means of access has been sited, laid out and constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

40. **Provision of Parking Spaces**

The whole of the car parking accommodation shown on drawing nos. 2258(21)000 hereby approved shall be provided prior to the occupation of any dwelling and retained permanently thereafter, exclusively for the use of the Part M4(3) units.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Reason: To ensure the permanent retention of the space(s) for parking purposes, to ensure that the use of the building(s) does not increase on-street parking in the vicinity and to comply with Policies 1 Housing provision, mix and affordability and 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car Parking of the Development Management Local Plan, (November 2014), and Policy T6.1 Car parking and Table 10.3 of the London Plan (March 2021).

41. **Electric Vehicle Charging Points**

- a) Details of the location of electric vehicle charging points to be provided and a programme for their installation and maintenance shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- b) The electric vehicle charging points as approved shall be installed prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the details approved under (a).

Reason: To reduce pollution emissions in an Area Quality Management Area in accordance with DM Policy 29 Car parking of the Development Management Local Plan (November 2014), and Policies SI 1 Improving air quality T6 Car parking and T6.1 Residential parking and Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

42. **Tree Protection**

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

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

43. **Piling**

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, in line with the National Planning Policy Framework (NPPF) (Paragraph 170).

12.1 INFORMATIVES

A. Positive and Proactive Statement

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.

B. Community Infrastructure Levy

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

C. Construction – Pollution and Noise

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

D. S106 Agreement

You are advised that the approved development is subject to a Section 106 agreement. Please ensure that the obligations under the Section 106 agreement are addressed in accordance with the details and timeframes set out in the agreement. If you have any questions regarding the agreement or how to make a payment or submission required under the agreement, please contact the S106/CIL team on CIL@lewisham.gov.uk.

E. Street Naming and Numbering

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

F. Air Quality

The Ultra-Low NOx Gas fired boilers to be provided for space heating and hot water shall have dry NOx emissions not exceeding 30 mg/kWh (at 0% O₂) if absolutely necessary.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

The Committee on Climate Change recently advised the Government that there is now an urgent need to eliminate the use of gas in new buildings. In response, the Government outlined that the Future Homes Standard will mean by 2025 new homes will not be built with fossil fuel heating, such as gas boilers. Alternative heating systems are therefore encouraged, which could include (but are not limited to) electric boilers, solar thermal panels, heat pumps or other energy efficient systems.

Heat pumps are generally more energy efficient than standard panel heating, particularly if used on a communal scale (small number of dwellings or a block of flats). The siting of air source heat pumps on buildings should be carefully considered to take account of potential noise impacts. Useful information about the efficiency of different heat pumps is available online: <http://www.bregroup.com/heatpumpefficiency/index.jsp>.

G. Contaminated Land

- All wastes should be managed in accordance with duty of care regulations.
- All health and safety procedures should be adhered to at all time.
- A copy of an asbestos survey carried out by an appropriate qualified person prior to any demolition/conversion/refurbishment/redevelopment occurring. This is recommended in order to ensure site works do not cause future contamination of the site and risk to human health.

H. Dust Management Plan

An Air Quality and Dust Risk Assessment (AQDRA) is required as part of the assessment of air quality impacts. A DMP:

- May be integrated within a wider Construction Environmental Management Plan;
- Must mitigate against negative impact on air quality and receptors in the vicinity of the development;
- Must detail the measures that will be taken to reduce the impacts on air quality during all construction phases (Demolition, Construction, Earthworks, Track out)
- Include a maintenance schedule of the dust mitigation measures;
- Undertake to carry out air quality monitoring before and during demolition and construction works (usually three months prior to commencement of any works on site). Parameters to be monitored, duration, locations and monitoring techniques must be approved in writing by Lewisham Council prior to commencement of monitoring.

Shall be in accordance with “The Control of Dust and Emissions during Construction and Demolition”, Mayor of London SPG 2014

I. Noise

The air source heat pump should be located to minimise its effect on the amenity of the area. A key matter is dealing with the noise created by air source heat pumps.

The rating level of the noise emitted from air source heat pump on the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142:1997.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Development shall not commence until details of a scheme complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.

The development shall not be occupied until the scheme approved pursuant to paragraph (b) of this condition has been implemented in its entirety. Thereafter the scheme shall be maintained in perpetuity.

J. Thames Water (Piling)

Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

[https://urldefense.com/v3/ https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes _!!CVb4j_0G!SevgCTWGsAcHfBHcfn_Xu-tivSyfgh-QUPf2w8_J0WWxKfYgXrF1LAEPx0QAfvcQ09vglYwgh8b6lpZIEbKcKng9_7RPrw\\$.](https://urldefense.com/v3/https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes_!!CVb4j_0G!SevgCTWGsAcHfBHcfn_Xu-tivSyfgh-QUPf2w8_J0WWxKfYgXrF1LAEPx0QAfvcQ09vglYwgh8b6lpZIEbKcKng9_7RPrw$.)

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

K. Thames Water (Wastewater)

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via

[https://urldefense.com/v3/ http://www.thameswater.co.uk _!!CVb4j_0G!SevgCTWGsAcHfBHcfn_Xu-tivSyfgh-QUPf2w8_J0WWxKfYgXrF1LAEPx0QAfvcQ09vglYwgh8b6lpZIEbKcKnoo6YSZHA\\$.](https://urldefense.com/v3/http://www.thameswater.co.uk_!!CVb4j_0G!SevgCTWGsAcHfBHcfn_Xu-tivSyfgh-QUPf2w8_J0WWxKfYgXrF1LAEPx0QAfvcQ09vglYwgh8b6lpZIEbKcKnoo6YSZHA$.)

Please refer to the Wholesale; Business customers; Groundwater discharges section.

13 BACKGROUND PAPERS

- 410 Submission Drawings
- 411 Submission technical reports and supporting documents
- 412 Consultee Responses
- 413 Local Meeting Minutes
- 414 Review of 'Affordable Housing Viability Assessment' (BNP Paribas Real Estate, August 2022)

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

14 REPORT AUTHOR AND CONTACT

415 Sarah White; sarah.white@lewisham.gov.uk; 02083143722.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>