



Planning Committee A

LAND ON THE EAST SIDE OF 68 RAVENSBOURNE PARK CRESCENT SE6 4YP

Date: 11 June 2024

Key decision: No. 1

Class: Part 1

Ward(s) affected: Rushey Green

Contributors: Lucy Bennett

Outline and recommendations

This report sets out the Officer's recommendation of approval for the above proposal. The report has been brought before the Committee for a decision due to the submission of 14 individual objections.

Application details

Application reference number(s): DC/24/135333

Application Date: 20 March 2024

Applicant: Ravensbourne Property Development

Proposal: Construction of 5 two-storey dwellinghouses, together with cycle parking, refuse storage and associated landscaping on land on the east side of 68 Ravensbourne Park Crescent SE6.

Background Papers: (1) Submission drawings
(2) Internal consultee responses
(3) Statutory consultee responses

Designation:

- PTAL 5
- Air Quality Management Area
- Article 4 Direction removing permitted development rights for the change of use from Class C3 to Class C4
- Flood Risk Zone 1

Screening: N/A

1 SITE AND CONTEXT

Site description and current use

- 1 The application site relates to a 920m² triangular-shaped grassed area located at the corner of Ravensbourne Park and Ravensbourne Park Crescent. The site slopes upwards fairly steeply from the public highway up to its boundary edge.
- 2 A pedestrian pathway providing access to the back garden of 68 Ravensbourne Park Crescent is located on the north-western portion of the site.
- 3 To the west is the property at 68 Ravensbourne Park Crescent, which is a three-storey end-of-terrace single-family dwellinghouse. Behind this property, extending along the western boundary of the application site, are 15 single-storey garages accessible from Chilthorne Close which are presumed to serve the surrounding residential properties.
- 4 To the south of the south, is a pedestrian footpath connecting Ravensbourne Park Crescent and Chilthorne Close. Further south of this footpath, is a two-storey end-of-terrace property at 9 Chilthorne Close.

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>

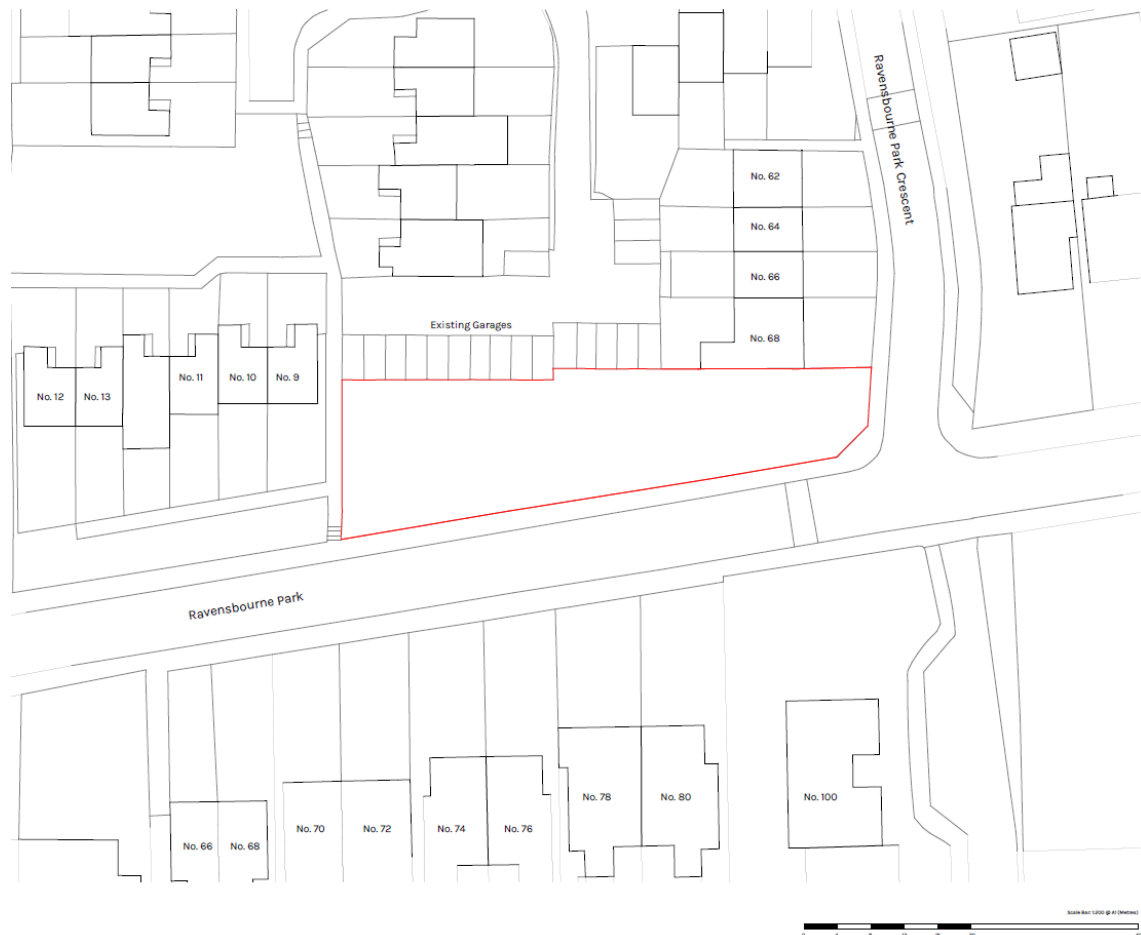


Figure 1: Site Location Plan

Character of area

- 5 The surrounding area is predominantly residential with a range of housing typologies. The two to three-storey properties within the Chilthorne Close estate are of 1950s housing estate architecture. Two-storey terraced properties front Ravensbourne Park Crescent and Ravensbourne Park with the properties east of the site having more pronounced Victoria features, including double bay windows and steep front gables. There are several 1970/80s three and four-storey flat blocks off Iona Close and north-west of the site fronting Ravensbourne Park Crescent.

Heritage/archaeology

- 6 The site is not within a conservation area and is not, nor is it located nearby, a statutory listed building or non-designated heritage asset.
- 7 60 and 62 Ravensbourne Park, located approximately 30m south of the site, are Grade II listed buildings (entry number 1358493). They are early-mid 19th century stuccoed semi-detached buildings.

Surrounding area

- 8 To the south of the Chilthorne Estate, bound by Ravensbourne Park Crescent and Ravensbourne Park, is Ravensbourne Park Gardens and further north-east of the site is Ladywell Fields. Both of these parks are designated Public Open Space. Blythe Hill Fields is also located nearby.

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 The site is within proximity to the Catford Centre and St Dunstan's College.

Local environment

10 The site is within Flood Risk Zone 1 and has a low probability of flooding.

11 The site is within an Air Quality Management Area.

12 Ladywell Fields is located approximately 40m north-west of the site which is a recognised Site of Importance for Nature Conservation (SINC) which is an important area for local wildlife.

Transport

13 The proposal site has a very good PTAL rating of 5 on a scale of 0-6b with 6b being the most accessible. The site is within walking distance of Catford Station (6 minutes) and Catford Bridge Station (9 minutes). The 284 bus route services Ravensbourne Park Crescent with a bus stop located just south of the site.

14 Ravensbourne Park and Ravensbourne Park Crescent are unclassified roads.

15 Chilthorne Close, Ravensbourne Park and Ravensbourne Park Crescent have been included in Phase 1 of the borough's Sustainable Streets programme which introduces a new parking permit scheme and other street improvement works, including new street trees, safer crossing points, electric vehicle charging points, secure cycle storage and car club bays. The programme also includes the introduction of double yellow lines at junctions on all the roads which form part of Phase 1 to improve road safety in the area. The new parking permit scheme has been in operation since January 2024.

2 RELEVANT PLANNING HISTORY

16 No relevant planning history.

2.1 RELEVANT HISTORY OF NEARBY SITES

17 **DC/19/113216:** Demolition of existing two-storey building at 84 Ravensbourne Park, SE6, and construction of 9 self-contained flats (3 x one bed, 4 x two bed and 2 x three bed), together with 3 car parking and 14 bicycle spaces and associated landscaping. Granted on 19 June 2020.

3 CURRENT PLANNING APPLICATION

3.1 THE PROPOSALS

18 Construction of 5 two-storey dwellinghouses (3-bedroom, 6-person), together with cycle parking, refuse storage and associated landscaping on land on the east side of 68 Ravensbourne Park Crescent SE6.

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>

4 CONSULTATION

4.1 PRE-APPLICATION ENGAGEMENT

19 Before the submission of the application, the Applicant and Council had three pre-application meetings to provide detailed feedback.

20 **PRE/24/134613:** Pre-application advice was provided by the Council on 14 February 2024 for the construction of five new homes on the site in the form of 5 x 3 bedroom, 6-6-person self-contained terraced homes, an iterative response to the earlier pre-application engagement.

21 **PRE/23/133870:** Pre-application advice was provided by the Council on 5 December 2023 for the construction of five new homes on the site in the form of 5 x 3 bedroom, 6-6-person self-contained terraced homes, an iterative response to the earlier pre-application engagement.

22 **PRE/23/133002:** Pre-application advice was provided by the Council on 2 October 2023 for the creation of six new homes on the site in the form of four x 3-bed self-contained terraced homes and two x 2-bed flats.

A high-level summary of the advice is provided below:

- The principle of development is subject to further evidence being provided to demonstrate the amenity land is redundant or that there is an oversupply of open space in the area
- Outstanding architectural merit would need to be demonstrated to justify any potential impacts on the local character and loss of open space
- The overall massing, bulk, scale and number of units along the street would be considered overdevelopment and would not be supported. A reduction in the number of dwellings would be more comfortable within the street scene and allow for more space to be given at the site frontage for landscaping
- The buildings should be better articulated along the street frontage to allow the private amenity spaces to provide better visual relief along the street
- The hipped roof design to mitigate potential overlooking on the occupants of No. 68 was not supported. An undeveloped corner was preferred to reduce impacts on the occupants of No. 68.
- The boundary treatment at the street frontage should be reconsidered.

4.2 APPLICATION PUBLICITY

23 Site notices were displayed on 22 April 2024.

24 Letters were sent to residents and businesses in the surrounding area and the relevant ward Councillors on 28 March 2024 and 2 April 2024.

25 14 responses were received, comprising 14 objections.

4.2.1 Comments in objection

Comment	Para where addressed
---------	----------------------

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>

Overdevelopment of the site	See Urban Design Section
Design is not in keeping with the character and appearance of the surrounding built form	See Urban Design Section
Impacts on the setting of the nearby Grade II listed buildings	See Impact on Heritage Assets Section
Increased pressure on local facilities and services	Para 275
Loss of open space	Para 59-64
Loss of existing green space and impacts on wildlife habitat	Para 239-242
Increase noise and disturbance	Para 61
Increased congestion and pressure on local road networks and refuse collection services	Para 144-147
Overshadowing and overbearing enclosure on neighbouring properties	Para 178-180
Loss of privacy on neighbouring properties	Para 185-189
Potential flooding from increased rainwater run-off due to the site's slope	Para 229-230
Noise and disturbance during construction	Para 203-204
Concerns about increased crime and entrapment opportunities due to the introduction of solid high walls on the boundary, particularly adjacent to the pathway to the south of the site	Para 266-270
Safety concerns due to poor lighting near public pathways	Para 268-269
Impacts on local pavement and bus stops during construction	Para 147

26 Several other comments were also raised as follows:

A restrictive covenant is in place over the site to ensure all buildings on Ravensbourne Park are setback the same distance from the road as the Grade II listed Georgian building at 60 and 62 Ravensbourne Park. Response: Officers are unaware of any covenant over the site. Covenants are rarely material planning considerations and are separate from the planning process. The impacts of the proposal on the setting of the listed building have been considered and Conservation Officers confirm that the potential impacts would be mitigated by the landscaping and modest front boundary treatments. See para 125 and 126 for details.

27 Requests that Historic England be consulted. Response: The site is approximately 30m from a Grade II listed building. Consultation with Historic England is not required for this type of 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>

4.3 INTERNAL CONSULTATION

- 28 The following internal consultees were notified on 28 March 2024.
- 29 Conservation: raised no objections. See para 130 and 131 for further details.
- 30 Air Quality: support with conditions. See para 254 for further details.
- 31 Highways: support. See para 144, 146, 151, 152, 154, 159, 168, 170 and 171 for further details.
- 32 Ecological Regeneration: support with conditions. See para 222 and 260 for details.
- 33 Tree and Landscape: support with conditions. See para 222, 248 and 249 for further details.
- 34 Local Lead Flood Authority: support. See para 230 for further details.

5 POLICY CONTEXT

5.1 LEGISLATION

- 35 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).
- 36 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

- 37 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.
- 38 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.
- 39 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.
- 40 The delivery of housing is a government priority set out in the NPPF. Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

[NPPF paragraph 11\(c\)](#)

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>

‘approving development proposals that accord with an up-to-date development plan without delay; or’

NPPF paragraph 11(d)

‘where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless;

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole.’ (This is known as the tilted balance).*

41 In other words, the tilted balance weighs a development's adverse impacts against its benefits, not on a level playing field, but tilted towards granting permission.

42 For planning applications involving the provision of housing as is the case with the present application, footnote 8 to NPPF paragraph 11(d) specifies that policies would be considered out-of-date where:

(a) the local planning authority cannot demonstrate a five-year supply (or a four-year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with the appropriate buffer, as set out in paragraph 77) and does not benefit from the provisions of paragraph 76; or

(b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.

43 Having regard to the above the Council has failed its Housing Delivery Test (which is an annual measurement that compares the number of net homes delivered over the previous three financial years to the homes required over the same period).

44 The latest Housing Delivery Test results demonstrate that across Lewisham housing completions are significantly under-performing, at 51% of the requirement delivery target of 75%. Therefore, the presumption requires that permission should be granted unless either i or ii set out in paragraph 47 above applies.

45 In this instance, although NPPF paragraph 11(d)(i) is not triggered as the site does not relate to a designated heritage asset, NPPF paragraph 11(d)(ii) is still applicable, and any harmful impacts must be significant and demonstrable in outweighing the planning benefits in the tilted balance presumption towards granting planning permission.

5.3 NATIONAL POLICY & GUIDANCE

- National Planning Policy Framework 2023 (NPPF)
- National Planning Policy Guidance 2014 onwards (NPPG)
- National Design Guidance 2019 (NDG)

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>

5.4 DEVELOPMENT PLAN

46 The Development Plan comprises:

- London Plan (March 2021) (LP)
- Core Strategy (June 2011) (CS)
- Development Management Local Plan (November 2014) (DMLP)

5.5 SUPPLEMENTARY PLANNING GUIDANCE

47 Lewisham Supplementary Planning Document (SPD):

- Small Sites SPD (October 2021)

48 London Plan SPG/SPD: [delete irrelevant documents]

- 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)
- Housing (March 2016)
- Housing Design Standards (June 2023)
- Small Sites Design Codes (June 2023)
- Energy Assessment Guidance (October 2018)

5.6 EMERGING LEWISHAM LOCAL PLAN

49 On the 3rd of November 2023 Lewisham Council submitted the Lewisham Local Plan and its supporting documents to the Secretary of State for its independent examination. Relevant policies may now be given weight as appropriate in accordance with para 48 of the NPPF.

5.7 OTHER MATERIAL DOCUMENTS

- Strategic Housing Market Assessment 2021/22 Update (March 2022) (SHMA)
- Open Spaces Assessment (January 2020) (OSA)

6 PLANNING CONSIDERATIONS

50 The main issues are:

- Principle of Development
- Housing
- Urban Design and Impact on Heritage Assets
- Transport
- Impact on Adjoining Properties
- Sustainable 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>

- Natural Environment
- Public Health, Well-being and Safety

6.1 PRINCIPLE OF DEVELOPMENT

General policy

51 The 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. The tilted balance set out in para 11(d) is engaged in Lewisham.

52 The 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

53 The NPPF states the need for delivering a wide choice of high-quality homes which meet identified local needs and widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

54 Policy GG4 and H1 of the LP acknowledges there is a pressing need for more homes in London and that genuine choice of new homes should be supported which are of the highest quality and of varying sizes and tenures in accordance with Local Development Frameworks. Residential development should enhance the quality of local places and take account of the built context, character and density of the neighbouring environment.

55 LP Policy H2 states that boroughs should increase the contribution of small sites (below 0.25 hectares) to meet London's housing needs and sets a ten-year target (2019/10-2028/29) for Lewisham of 3,790 new homes.

56 The CS recognises the Borough's need for housing and Objective 2 outlines the aim to achieve 18,165 new dwellings between 2009/10 and 2025/26. This exceeds the LP housing target for the borough which is outlined in LP Policy H1 as being 16,670 for the ten years between 2019/20 and 2028/29. CS Spatial Policy 1 'Lewisham Spatial Strategy' that links to CS Objective 2 'Housing Provision and Distribution' supports the delivery of new housing to meet local needs.

57 The LP Policy GG2 and para 124 of the NPPF promote the redevelopment of underutilised land for the delivery of housing. The LP Policy H2 is relevant as the site is considered a 'small site'. Increasing the rate of housing delivery from small sites is a strategic priority, particularly for sites with PTALs 3-6.

58 DMLP Policy 33 'Infill, backland and back garden and amenity area development' sets out the requirements for a variety of sites within residential areas that may come forward for development. The policy recognises that there would be instances where a particular site does not fall squarely within one of the definitions in the policy and in these cases, the principles to be applied would be taken from the appropriate parts of the policy. DMLP 11.2 is relevant and says development on amenity areas of landscaped open space would only be permitted where they meet the criteria set out in sub-paragraphs (a)-(f). Since the publication of the DMLP, Lewisham has adopted its Small Sites SPD, which provides further guidance on applying policy in a flexible way to respond to the recent LPP H2 and its encouragement of increasing housing delivery from sites such as 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>

Discussion

Loss of existing amenity space

- 59 Section 34.3 of the Small Sites SPD and DMLP Policy 33 is relevant for guidance on amenity land/area. DMLP 33 defines 'amenity areas' as "*attached to residential development, such as, private communal gardens for small blocks of flats, landscaped spaces around taller blocks of flats and around low and medium size slab blocks.*"
- 60 Based on an inspection of the site, Officers are satisfied the application site can be defined as an 'amenity area' as it provides a private landscaped space (albeit only grass) adjacent to residential development. The site is not a designated Public Open Space.
- 61 The Planning Statement includes information on the history of the site and its current use. Historical imagery confirms the site accommodated built structures in the 1940s. These were then removed, and residential units and garages were erected on the adjoining land to the west, demolishing the development on the site.
- 62 In responding to Section 34.3.2 of the Small Sites SPD, the applicant needs to prove 1) that the amenity function of the site is either no longer required; or 2) is oversupplied in the area and therefore, not needed. The Applicant has responded to these requirements by providing the following information:
- (1) CCTV survey over seven days in October 2023, indicating the site was used by 4 people during this time.
 - (2) Analysis of local open space provision demonstrating there are 14 parks located within 1km walking distance of the site.
- 63 Officers are satisfied that sufficient evidence has been provided to demonstrate the amenity land is redundant or is oversupplied in the area. The loss of open space is, therefore, supported in principle, subject to compliance with DMLP Policy 33 and the relevant provisions of the Small Sites SPD.
- 64 The visual impact of the loss of open space is also mitigated by the provision of a private communal open amenity space on the northern corner of the site which would be landscaped and include seating. This open space is proposed to be used by residents of this development only. In the pre-application meeting (PRE/23/133870), it was mentioned that the Council would welcome the open space being made accessible to the public. The Council's Head of Parks, Sports and Leisure was contacted to determine if they would be willing to take on the maintenance of a privately owned park and they confirmed they would not take on a park of this size. Given the Applicant has suitably justified the loss of the existing amenity land, Officers consider keeping the space for private use and having it privately maintained is considered acceptable.

New residential development

- 65 DMLP Policy 33(9) states proposals for new residential development on amenity areas of landscaped open space attached to existing residential development would only be permitted where they:
- (a) *repair or re-provide active street frontages*
 - (b) *increase natural surveillance*
 - (c) *retain existing private rear gardens where they are provided*

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>

- (d) *retain adequate amenity space for the existing development according to the requirements of DM Policy 32 (Housing design, layout and space standards)*
- (e) *provide no significant loss of privacy and amenity, and no loss of security for adjoining residential development and private back gardens and*
- (f) *provide adequate privacy for the new development.*

66 To satisfy DMLP Policy 33 and the requirements of the Small Sites SPD, the proposal would have to demonstrate outstanding architectural merit to justify any potential impacts on the local character and neighbouring amenity.

67 The above requirements of DMLP Policy 33 would be considered in detail later in this report however, Officers consider the principle of resident use upon the site would be supportable, subject to matters including design, scale, standard of accommodation and neighbouring impact, when considering the Development Plan as a whole.

68 New housing on the site would assist in meeting the borough's housing targets. The Council is particularly supportive of residential development that provides family-sized housing that is recognised as needed under the SHMA.

6.1.1 Principle of development conclusions

69 The proposed residential development accords with the key relevant development plan policies outlined above and is, in principle, an appropriate use of this site that would contribute to Lewisham's targeted housing supply. This is a planning merit to which significant weight is given.

6.2 HOUSING

70 This section covers: (i) contribution to housing supply and (ii) the standard of accommodation.

6.2.1 Contribution to housing supply

Policy

71 National and regional policy promotes the most efficient use of land. The NPPF encourages the efficient use of land subject to several criteria set out in para 128. Para 129 applies where there is an existing or anticipated shortage of land for meeting identified housing needs and strongly encourages the optimal use of the potential of each site.

72 NPPF para 63 expects planning policies to reflect the need for housing size, type and tenure (including affordable housing) for different groups in the community.

73 LP Policy D3 seeks to optimise site capacity through the design led approach, ensuring that development is of the most appropriate form and land use for the site. Outside of the most sustainable locations, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way and with reference to LP Policy H2.

74 LP Policy H12 sets out that an appropriate mix of unit sizes should be informed by several criteria set out in the 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>

75 NPPF para 62 expects planning policies to reflect the need for housing size, type and tenure (including affordable housing) for different groups in the community.

Discussion

76 The Housing Delivery Test is an annual statutory measurement of housing delivery. It provides a similar but parallel performance measurement to that required under the five-year housing land supply statement. The latest Housing Delivery Test results demonstrate that across Lewisham housing completions are significantly under-performing, at 51% of the requirement delivery target. The result imposes three penalties upon the Council which are:

- i. At 95% under-delivery, the failing local planning authority is required to prepare, publish, and implement an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
- ii. At 85% under-delivery the failing local planning authority must apply a 20% buffer on top of their established housing requirement, with the intended ambition that the application of the buffer boosts housing delivery; and
- iii. Below 75% under-delivery the presumption in favour of granting planning permission would apply,

These take effect immediately.

77 For decision-takers, the imposition of the presumption in favour of granting permission and the engagement of the 'tilted balance' is the most significant and immediate consequence of significant under-performance.

78 The South East London Strategic Housing Market Assessment identifies a local need for family-sized dwellings within Lewisham. A family dwelling suitable for households including children is defined as consisting of three or more bedrooms with access to provide amenity space. The proposal includes 5 x 3-bedroom, 6-person dwellinghouses. Family-sized dwellings are identified as needed in line with the abovementioned policies and carry a significant planning and public benefit.

6.2.2 Residential Quality

General Policy

79 NPPF para 135 sets an expectation that new development would 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 LP (LP Policy D6), the CS (CS Policy 15), the DMLP (DMLP Policy 32) and associated guidance (Housing Design Standards LPG 2023, GLA; Small Sites SPD 2021, LBL).

80 The main components of residential quality are: (i) space standards; (ii) outlook and privacy; (iii) overheating; (iv) daylight and sunlight; (v) noise and disturbance; and (vi) accessibility and inclusivity.

Internal space standards

Policy

81 DMLP Policy 32 expects all new developments to provide a satisfactory level of privacy, outlook and natural lighting for its future residents, which is also supported by 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>

Mayors Housing Design Standards LPG. Furthermore, LP Policy D6 requires the highest standards of design and construction to be achieved, including the avoidance of single-aspect units. This is echoed in the Small Sites SPD.

- 82 LP Policy D6 seeks to achieve housing development with the highest quality internally and externally in relation to their context. Minimum space standards are set out in Table 3.1 of the LP.

Discussion

- 83 The table below sets out proposed dwelling sizes.

Table 1: Internal space standards – proposed v target

Dwelling no.	Unit type (bedroom / persons)	Unit size (GIA) (m ²) (proposed (target))	Built-in storage (m ²) (proposed (target))	Amenity space (m ²) (proposed (target))
1	3B/6P	130 (102)	7.5 (2.5)	91.4 (9)
2	3B/6P	127 (102)	8 (2.5)	69.3 (9)
3	3B/6P	129 (102)	8.5 (2.5)	57.2 (9)
4	3B/6P	124 (102)	7.2 (2.5)	55.8 (9)
5	3B/6P	137 (102)	7 (2.5)	105.5 (9)

- 84 The proposed dwellings exceed all the minimum internal and external space standards in LP Table 3.1.

- 85 In terms of floor-to-ceiling heights, all dwellings would achieve 2.5m, which is compliant with Part 8 of Policy D6 of the LP and DMLP Policy 32 which requires a floor-to-ceiling height of 2.5m or above for 75% of the floorspace.

Outlook and privacy

Policy

- 86 LP Policy D1(8) requires development to achieve ‘appropriate outlook, privacy and amenity’. Policy D4 seeks to maximise the provision of dual-aspect dwellings (i.e. with openable windows on different elevations).
- 87 DMLP Policy 32(1)(b) expects new developments to provide a ‘satisfactory level’ of privacy, outlook and natural lighting for its future residents.

Discussion

- 88 All dwellings are dual aspect which is supported under LP Policy D6 and DMLP Policy 32 as this design is easier to ventilate naturally and is less likely to overheat.
- 89 All habitable rooms would have access to at least one window which would provide an acceptable level of natural daylight and sunlight.
- 90 The ground-floor bedrooms would have a sliding door access to the privacy amenity area. This bedroom would be primarily obscured from the street by the cycle and refuse storage area and landscaping.

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 first-floor primary bedrooms in Dwellings 1 to 4 would have doors providing access to the flat-roofed section of the ground floor along the western boundary for maintenance. Officers find this to be acceptable.
- 92 Obscure glazing on the rear-facing windows that service bathrooms would be secured by condition to ensure an appropriate level of privacy is afforded to future occupants.

Overheating

Policy

- 93 LP Policy D6 requires housing development to minimise the risks of 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

- 94 The new dwellinghouses would be dual aspect and the number and size of opening windows and doors to outdoor amenity spaces would ensure the dwellings receive good levels of ventilation and have a greater capacity to address overheating.

Daylight and sunlight

Policy

- 95 Daylight and sunlight are generally measured against the Building Research Establishment (BRE) standards. This is not formal planning guidance and should be applied flexibly according to context. The BRE standards set out below are not a mandatory planning threshold.
- 96 LP Policy D6 and DMLP Policy 32 both promote access to sunlight and natural daylight as important amenity factors, particularly in living spaces. LP Table 3.2 states that site layout, orientation and design of dwellings should provide privacy and adequate daylight for residents.

Discussion

- 97 A Daylight and Sunlight Assessment prepared by Point 2 has been submitted.
- 98 The report confirms that 18 of the 20 habitable rooms would meet their target values for daylight. All dwellings would meet the target values for sunlight exposure. The analysis illustrates the living/dining/kitchen spaces in Units 4 and 5 do not meet the target for daylight (150 lux) at 109.2 lux and 145.4 lux respectively. This non-compliance is considered to be appropriate in this instance given the internal layout is the most optimal for the site and the kitchen is provided with rooflights. If these kitchens were subdivided from the living and dining space, the living rooms would meet their target daylight value given they are dual aspect. The open-plan nature of this space is preferable and the slightly reduced daylight target is supportable in this context.
- 99 The outdoor amenity spaces were also tested within the report. A total of 4 out of the 5 ground floor amenity spaces would meet their target sunlight amenity value. The southern amenity space for Dwelling 5 is partially blocked by the northern elevation of the dwelling so has a lesser expectation for sunlight. A total of 2 out of the 5 private terraces meet the target value for sunlight amenity. Further analysis has been undertaken to demonstrate that all three remaining first-floor terraces would be well-lit on

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>

June 21st with at least 67% of their areas receiving at least two hours of sunlight, indicating these spaces would be well sunlit across the summer months when most likely to be in use.

Noise and disturbance

Policy

- 58 The NPPF at para 180 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 noise pollution. Development should help to improve local environmental conditions.
- 59 Para 191 of the NPPF states that planning decisions should mitigate and reduce to a minimum the potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.
- 60 DMLP Policy 32 requires new development to be neighbourly, and development in residential areas should not result in harm to existing residents through unsociable noise and disturbance.

Discussion

- 61 The new homes would generate an increase in comings and goings and general residential activity than the current vacant amenity area. The proposal is for residential use which is in keeping with the residential setting of the application property therefore, Officers consider the level of domestic noise generated is unlikely to be significantly harmful to neighbouring residents.

Accessibility and inclusivity

Policy

- 100 LP Policy D7 requires all dwellings to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings.'

Discussion

- 101 The Design and Access Statement confirms all dwellings would be Part M4(2) compliant, including step-free access and internal layout. This requirement would be secured by condition.

External space standards

Policy

- 102 LP Policy D6 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

- 103 Table 1 in this report demonstrates that all units are provided with private external amenity space that meets the requirements of LP Policy D6 and DMLP Policy 32.

Summary of Residential Quality

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>

104 The proposed development would provide a high-quality environment for future occupiers.

6.2.3 Housing conclusion

105 In planning policy terms, the recently published Housing Delivery Test results demonstrate that the development industry is significantly under-performing on delivery across the Borough, completing only 51% of the measured target. For this reason, the Council's decision-takers must take account of the Housing Delivery Test triggered tilted presumption in favour of granting permission.

106 The proposed development would deliver 5 new dwellings, which would contribute to the Borough's current annual housing target. The dwellings are family-sized which is recognised as a needed housing typology in the borough. As such, the proposed development would make a significant contribution to Lewisham's housing needs, and officers attach substantial weight to this in planning terms.

6.3 URBAN DESIGN AND IMPACT ON HERITAGE ASSETS

General Policy

107 The NPPF at para 131 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Para 135 of the NPPF goes on to state that decisions should ensure that developments establish a strong sense of place and add to the overall quality of the area.

108 LP Policy D3 and CS Policy 15 design policies further reinforce the principles of the NPPF setting out a clear rationale for high-quality urban design that responds to a site's capacity, whilst the DMLP, specifically DMLP Policy 30, seeks to apply these principles.

109 DMLP Policy 30 requires a site-specific response that creates a positive relationship to the existing townscape, natural landscape, open spaces and topography to preserve and/or create an urban form that contributes to local distinctiveness, such as plot widths, building features and uses, roofscape, open space and views, panoramas and vistas including those identified in the LP, taking all available opportunities for enhancement.

110 DMLP Policy 33 outlines design standards for new residential development on amenity areas, including the requirement to repair or re-provide active frontages that are successful in context, as highlighted within DM Policy 30. Further to this, new development must make a high-quality positive contribution to the area and respect the character, proportions and spacing of existing houses.

6.3.1 Appearance and character

Policy

111 Planning should promote local character. The successful integration of all forms of new development with their surrounding context is an important design objective (NPPG).

112 In terms of architectural style, the NPPF at para 135 encourages 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. At para 139, the NPPF states significant weight should be given to outstanding

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>

or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.

113 LP Policy D3 Optimising site capacity through the design-led approach states that development proposals must 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.

114 LP Policy D4 expects development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.

Discussion

115 Through the various pre-application schemes, the Applicant has taken a design-led approach drawing on the built form in the immediate context, both existing and proposed. The massing, articulation, and siting of Dwellings 1 to 4 are acceptable. The massing reflects the stepped building height in the surrounding area and the scale has been stepped to assist in breaking up the building bulk.

116 The massing of Dwelling 5 is slightly less successful in comparison to the other 4 relatively consistent block forms. In the most recent pre-application meeting, the second storey of Dwelling 5 was pulled back to align with the rear elevation of No. 68 Ravensbourne Park Crescent. The first level of Unit 5 has been reconfigured which results in an enlarged rooftop terrace and a mezzanine space. The design iterations are a welcome change to allow the northeast corner to be opened up to avoid impacts on neighbouring amenity and maintain the verdant open character of the local area, in compliance with the DMLP Policy 33 and the relevant sections of the Small Sites SPD. The Urban Design Officer supports the proposed layout.

117 On the western site boundary, the first floor of Dwellings 1 to 4 has been stepped back 1.2 to 1.5m to provide rooflights for the ground-level kitchens. The Council's Urban Design Officer considers the stepped massing to be successful in creating some visual relief at the back of the site and improving opportunities for cross ventilation to the upper bedroom spaces.

118 The street-facing elevation of the new development does not follow the prevailing building line fronting Ravensbourne Park established by adjacent properties, particularly those to the south, as required under the Small Sites SPD. However, Officers note the constraints of the site would make this difficult to achieve. The stepped building line of the proposal is not ideal in urban design terms but given the immediate context (where stepped building lines are observed) and the efficient layout (Dwellings 1 to 4), Officers consider it to be acceptable on balance.

119 The design responds to the existing pathway located on the northwestern side of the site which provides access to No. 68's rear garden. The advice provided by the Metropolitan Police Designing out Crime Officer in the pre-application meeting has been considered and plans include a gate to this pathway to secure access. Given the height of Unit 5 has been reduced and gated access has now been introduced, Officers find the design of this area of the site to be acceptable.

120 The scheme incorporates large front gardens and permeable front boundary treatments which is supportable as it maintains the existing verdant character of the area. Landscaping on the site has been maximised through the use of private gardens, a communal open amenity area and green roofs to assist blend the development in 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 leafy, green character of the neighbourhood and enhance a sense of green visual amenity.

- 121 The proposal requires very careful detailing and choice of high-quality materials to be successful in the context, as well as a stand-alone piece of contemporary architecture. The proposed materials could benefit from further articulation but are generally considered high-quality based on the visualisations.
- 122 The material and detailing have been sensitively chosen with consideration of the local context to ensure the development presents as a stand-alone piece of contemporary architecture. Brick, in a lighter and darker tone, and light portland precast concrete palette would be used which responds positively to the adjacent residential developments whilst hit-and-miss detailing and concrete banding would help break the massing down. Timber and glazing elements, concrete banding and lip details would also be utilised to aid in breaking down the massing and add further depth to the facade.

Summary

- 123 Officers consider the proposed development's scale, mass and materials to create a high-quality contemporary addition to the streetscape that is sensitive to the surrounding built form and successful in context. Conditions to secure further details of materials and architectural details to ensure high-quality junctions and reveals of different elements of the building.

6.3.2 Impact on Heritage Assets

Policy

- 124 Heritage assets may be designated—including Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, and archaeological remains—or non-designated.
- 125 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives LPAs the duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.
- 126 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, where a development proposal would 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.
- 127 CS Policy 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.
- 128 DMLP Policy 36 echoes national and regional policy and summarises the steps the borough would 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.

Discussion

- 129 The proposal is located approximately 30m from the Grade II listed building at 60 and 62 Ravensbourne Park.

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>

- 130 Conservation Officers have been consulted as part of this application and confirm the setting of the listed building has changed considerably since the buildings were constructed. Ravensbourne Park Gardens, opposite the Grade II listed building, remains a large area of soft landscaping with planting and mature trees; however, to the north of the garden, the residential development of Chilthorne Close has completely altered the open landscape that would have constituted part of the historic setting of the listed building. Conservation Officers are of the opinion the application site is part of the listed building's setting but is not a historically significant part.
- 131 The proposed development's scale and materiality would respond well to the surrounding urban context, meaning it would not stand out unduly nor detract from the listed building. The proposed new houses have a staggered front setback resulting in the house located closest to the listed building having the deepest front garden, which would include trees and planting. The proposal would therefore preserve the green environment of the setting of the listed building. Conservation Officers do not consider the proposal would cause harm to the setting of the listed building.

Summary

- 132 Officers, having regard to the statutory duties in respect of listed buildings in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant paragraphs in the NPPF in relation to conserving the historic environment, are satisfied the proposal would preserve the listed building and its setting.

6.3.3 Urban design conclusion

- 133 In summary, the proposed development is considered to be a high-quality proposal that is successful in context and would not detract from the historic setting of the nearby Grade II listed buildings. The proposal is acceptable on urban design grounds and accords with the aims and objectives of the London Plan and Development Plan. Officers recommend conditions be imposed to secure high-quality materials and detailing.

6.4 TRANSPORT IMPACT

General policy

- 134 Nationally, the NPPF requires the planning system to actively manage growth to support the objectives of para 108. This includes (a) addressing the impact on the transport network; (b) realise opportunities from existing or proposed transport infrastructure; (c) promoting walking, cycling and public transport use; (d) avoiding and mitigating adverse environmental impacts of traffic; and (e) ensuring the design of transport considerations contribute to high-quality places. Significant development should be focused on locations which are or can be made sustainable, by limiting the need to travel and a choice of transport modes.
- 135 Para 115 states "Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
- 136 Regionally, the Mayor's Transport Strategy ('the MTS', GLA, March 2018) sets out the vision for London to become a city where walking, cycling and green public transport become the most appealing and practical choices. The MTS recognises links between car dependency and public health concerns.

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>

137 The CS Objective 9 and Policy 14 reflect the national and regional priorities.

6.4.1 Access

Policy

138 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.

139 LP Policy T6, CS Policy 14 and DMLP Policy 29 identify that car-limited development is supported, and access and safety of pedestrians and cyclists is promoted and prioritised.

Discussion

140 The proposal would be a car-free development. This is supportable as the site has a PTAL 5 and has very good public transport accessibility. Car-free development is supported by Highways Officers as it complies with LP Policy T6.

141 Pedestrian access to the new dwellinghouse would be provided from Ravensbourne Park. Pedestrian access to the site is considered good as Ravensbourne Park is paved on both sides. The new dwellinghouse would have no significant impact on the existing pedestrian infrastructure.

142 The side access to No. 68's rear garden would be paved and secured with a lockable gate. Lighting would be included in this pathway to create a secure and comfortable pedestrian environment.

6.4.2 Local Transport Network

Policy

143 LP Policy T4 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

144 Council's Highways Officer considers that the additional trips associated with the proposal would not have a significant impact on the local highway network.

145 The proposal would be a car-free development. The site is within a controlled parking zone. Future occupants would be restricted from accessing parking permits which would be secured by a unilateral undertaking.

146 An Outline Construction Logistics Plan has been submitted with the application. Council's Highways Officer provided comments and raised the need for additional information, including details on the programme of works, utility connections, vehicle numbers (by phase), and confirmation that no loading/unloading would take place from the highway. A final Construction Management and Logistics Plan would be secured by 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>

147 Comments were received from residents raising concerns that footpaths and bus stops would be impacted following the construction works. The Outline Construction Logistics Plan submitted in support of the application in Figure 4.3 shows the bus stop location in relation to the site and the arrangement during construction. The bus stop would not be affected and the footway would be closed using temporary barriers only while construction deliveries are taking place. They would be removed immediately as each delivery is complete.

6.4.3 Servicing and refuse

Policy

148 LP Policy T6(l) states that adequate provision should be made for efficient deliveries and servicing, and emergency access.

149 CS Policy 13 sets out the Council's waste management strategy for new development and seeks to promote the waste hierarchy of prevention, reuse, compost, recycle, energy recovery and disposal.

150 Storage facilities for waste and recycling containers should meet at least BS5906:2005 British Standard Waste Management in Buildings Code of Practice and the Lewisham Waste Management Guidance.

Discussion

151 The existing arrangement for residential development in the surrounding area requires refuse collections to be carried out on-street with refuse vehicles parking on Ravensbourne Park. The proposed strategy would reflect this existing situation and Highways Officers consider this to be acceptable.

152 Each dwelling would be provided with a secure and enclosure refuse store located adjacent to the front private gardens, accessible from a footpath from Ravensbourne Park within the drag distance of 8.5m. This would provide refuse operatives convenient access for collection and Highways Officers are supportive of this arrangement.

153 No details have been provided on the capacity of the refuse/recycling stores. The dwellings should be provided with 1 x 240 L (recycling) and 1 x 180 L (refuse) bins to comply with Lewisham's Waste Management Guidance. The storage area would be appropriately screened, secure and weatherproof which Officers find to be acceptable.

154 Delivery vehicles would be via kerbside on Ravensbourne Park. The Transport Statement includes an analysis of the anticipated service vehicle movements for the development which is 2 light good vehicle movements per day (1 LGV arriving and departing). Highways Officers are satisfied this would not cause adverse impacts on the local road network.

6.4.4 Walking and cycling

Policy

155 LP Policy T5 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.

156 Development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas. Development should create places that are

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>

safe, secure and attractive, minimising the scope for conflicts between pedestrians, cyclists and vehicles.

Discussion

- 157 Each dwelling would have a cycle storage located adjacent to the refuse storage space in the front garden, accessible by a pathway from Ravensbourne Park. Each store would accommodate parking for two bikes which complies with LP Policy T5. The cycle storage area would be safe, secure and weatherproof and in compliance with the London Cycle Design Standards.
- 158 Two visitor cycle parks would be located on the Ravensbourne Park Crescent frontage near the northern communal amenity area. These visitor parks would be Sheffield stands and the proposed design would comply with the LP Policy T5 and the requirements of the London Design Cycle Standards.
- 159 Highways officers consider the cycle parking arrangements to be acceptable.

6.4.5 Public transport

Policy

- 160 The NPPF states that significant impacts on the transport network (in terms of capacity and congestion) should be mitigated to an acceptable degree.

Discussion

- 161 The application site has a PTAL 5, based on a scale of 0-6b with 6b having the highest degree of accessibility to public transport.
- 162 Catford and Catford Bridge Stations lie within a short walking distance to the south-east of the application site on Stanstead Road, whilst several bus routes operate within the vicinity.
- 163 Officers do not consider the provision of 5 dwellings to have a significant impact on the local transport network in terms of capacity on the road network or public transport.

6.4.6 Car clubs

Policy

- 164 LP Policy T6.1 states car clubs can help support lower parking provisions and car-lite lifestyles by enabling multiple households to make infrequent trips by car.

Discussion

- 165 As part of the works undertaken for the Sustainable Streets Programme, a car club bay was introduced at the eastern end of Ravensbourne Park Crescent.
- 166 A Zipcar car club operates throughout the Borough with a mixture of on-street and off-street parking spaces provided. The development would make use of the existing car club provision within proximity of the site, and the Applicant is willing to pay car club membership for 3 years for the first occupiers of all residential units, which would be secured as part of a unilateral undertaking. Securing a car club membership for future occupiers aligns with a reduced car dependency lifestyle which LP Policy T6, CS Policy 14 and DMLP Policy 29 aim to achieve.

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>

6.4.7 Private cars

Policy

167 The LP Policy T6, CS Policy 14 and DMLP Policy 29 state that a managed and restrained approach to car parking provision would be adopted to contribute to the objectives of traffic congestion.

Discussion

- 168 The proposed development would be car-free. The proposal has been subject to pre-application discussions, and the Council's Highways Officer supports the principle for car-free development in this area, considering the PTAL 5, and being in accordance with the LP Policy T6, CS Policy 14 and DMLP Policy 29 which requires new development to prioritise alternatives to the private car to reduce the dominance of car use
- 169 The Transport Statement identifies that up to 4 cars may be owned by future residents at the site. The site is within a controlled parking zone therefore, this car ownership would be restricted via a unilateral undertaking to ensure residents do not obtain parking permits. A car club membership would also be sought via the unilateral undertaking to support residents' travel needs.
- 170 The Highways Officer considers car-free development on the site to be acceptable in line with the abovementioned policies and this requirement would be secured by a legal agreement.

6.4.8 Transport impact conclusion

171 Subject to appropriate planning conditions and unilateral agreement obligations, the proposal would not result in significant harm to the local highway network or pedestrian or highway safety. Highways Officers have raised no objections to the proposal. A final Construction Management and Logistics Plan would be secured by condition.

6.5 LIVING CONDITIONS OF NEIGHBOURS

General Policy

- 172 NPPF para 135 sets an expectation that new development would be designed to create places that amongst other things have a 'high standard' of amenity for existing and future users. At para 191 states decisions should ensure that new development is appropriate for its location considering the likely effects (including cumulative effect) of pollution on health and living conditions.
- 173 The NPPF at para 180 states decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. At para 191(a) of the NPPF states that planning decisions should mitigate and reduce to minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.
- 174 This is reflected in relevant policies of the LP Policy D3, the CS Policy 15, DMLP Policy 32 and 33 and associated guidance.

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>

175 LP Policy D3 states that development proposals should deliver appropriate impacts to outlook, privacy and amenity as well as mitigating noise levels.

176 The 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

177 Overbearing impact arising from the scale and position of blocks is subject to local context. Outlook is the distance between habitable rooms and boundaries. Paragraph 2.3.36 of the LP Housing SPG states that a distance of 18-21 metres would generally be sought between existing and proposed habitable windows. However, it is considered that rigidly adhering to this distance can limit the variety of urban spaces and restrict density

Discussion

178 During pre-application discussions, Officers raised concerns that the development's siting and form on the shared boundary, particularly the end terrace at Dwelling 5, would cause overbearing harm and overlooking impacts to neighbouring properties, particularly No. 68. Based on these concerns, the Applicant reduced the scale of Dwelling 5 by reducing the first-floor height to 5.7m at the sloped mezzanine level adjacent to No. 68 Ravensbourne Park Crescent. The roof ridge of Dwelling 5 is located below the first-floor window line of No. 68 due to the slope of the land from east to west: this is shown on Proposed Cross Section C-C on drawing XXX-DFA-PL-1007. Beyond the rear elevation of No. 68, the height of Dwelling 5 increases to 7.4m on the western shared boundary (this is not so clearly shown on the site sections drawing but is visible on Proposed Cross Section B-B. Officers confirmed in the most recent pre-application meeting that the reduced scale and mass on the shared boundary with No. 68 was acceptable to mitigate previous concerns about overshadowing and loss of outlook on the occupants of No. 68.

179 The remainder of the development from Dwellings 1-4 are located adjacent to existing single-storey garages to the west. The proposal presents a 5m two-storey blank wall set back from the boundary at the first floor by 1.2m (See Proposed Cross Section B-B). In the Planning Statement, the Applicant has confirmed that each garage is in a separate ownership, therefore it is unlikely that these sites would be developed as one. Given the garages are non-habitable buildings, the development's interface on the western boundary is considered acceptable and would not result in harmful neighbouring amenity. If the garage sites were combined, the proposed arrangement would not sterilise the development potential of the garage site as this scheme does not rely on the garage site for outlook or light.

180 On the southern boundary, Dwelling 1 is 6.8m high and 8.2m deep on the ground level and 4.3m deep on the first floor. The staggered building depth has been previously supported by Officers in the pre-application meeting as it protects the existing residential outlook from the neighbouring property at 9 Chilthorne Close, in compliance with Section 26.2 of the Small Sites SPD.

6.5.2 Privacy

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>

- 181 Privacy standards are distances between directly facing existing and new habitable windows and from shared boundaries where overlooking of amenity space might arise.
- 182 Paragraph 2.3.36 of the LP Housing SPG states that a distance of 18-21 metres would generally be sought between existing and proposed habitable windows. However, it is considered that rigidly adhering to this distance can limit the variety of urban spaces and restrict density.
- 183 DMLP Policy 32 states that adequate privacy is an essential element in ensuring a high level of residential amenity. Unless it can be demonstrated that privacy can be maintained through design, there should be a minimum separation distance of 21m between directly facing habitable windows on main rear elevations. This separation distance would be maintained as a general rule but would be applied flexibly dependent on the context of the development.
- 184 Paragraph 12.4.5 of the Small Sites SPD 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*
- 185 No. 68 Ravensbourne Park has 6 windows on the north-eastern façade fronting the application site. The proposed development has ground-floor rear-facing windows on Dwelling 5 only. Officers do not object to these windows given they would be located below the first-floor windows on No. 68 and thus overlooking opportunities would be obscured. The outdoor terrace on the first floor of Dwelling 5 would also sit below the No. 68's window line. To assist in mitigating any overlooking impacts, a 1.8m high green screen would be installed on the western boundary of the terrace. Officers raised concerns that a green screen alone would not mitigate overlooking as it relies on sufficient landscaping maintenance therefore, installation of a privacy screen will be secured by condition. Dwelling 5 has a first-floor window located on the boundary with No. 68's rear garden. This window services a stairwell and, subject to a condition requiring it to be obscure glazed and fixed shut below 1.7m, would not result in unacceptable impacts on privacy for the occupants of No. 68.
- 186 A total of 16 rear-facing windows would be installed on all dwellings. Obscure glazing and opening restrictions would be secured by condition for all windows to avoid any loss of privacy on adjoining neighbours.
- 187 Dwelling 1 on the southern end of the site would have two high-level windows on the ground floor and one window on the first floor that is south-facing. A condition would be secured to ensure these are obscure glazed and their opening would be restricted to protect the privacy of neighbours. The property at 9 Chilthorne Close is the closest property to the southern boundary and does not have any side-facing windows. The windows would be at an obscure angle to the front-facing windows on No. 9 therefore, unacceptable overlooking impacts are not expected. A 1.5m high timber fence would be installed on the southern boundary to mitigate privacy concerns on neighbouring occupants. Final details of the screening would be secured by condition.
- 188 The ground-floor flat section of the rear of the dwellings is intended for maintenance only and must not be used as a formal outdoor amenity space. This restriction would be secured by condition as part of any future development application.
- 189 Landscaping on the northern and eastern boundary of the site and the setback of the dwellings from these frontages would be sufficient to assist in mitigating any loss 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>

privacy on properties on the opposite side of Ravensbourne Park and Ravensbourne Park Crescent.

6.5.3 Daylight and sunlight

Policy

Daylight guidance

- 190 Daylight and sunlight is generally measured against the Building Research Establishment (BRE) standards, however, this is not formal planning guidance and should be applied flexibly according to context.
- 191 The three methods for calculating daylight are as follows: (i) Vertical Sky Component (VSC); (ii) Average Daylight Factor (ADF); and (iii) No Sky Line Contour (NSL/ NSC).
- 192 The VSC is the amount of skylight received at the centre of a window from an overcast sky. The ADF assesses the distribution of daylight within a room. Whereas VSC assessments are influenced by the size of the obstruction, the ADF is more influenced by factors including the size of the window relative to the room area and the transmittance of the glazing, with the size of the proposed obstruction being a smaller influence.
- 193 NSL is a further measure of average illuminance at the working plane within a room, compared with that outdoors. 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.
- 194 In terms of material impacts, the maximum VSC for a completely unobstructed vertical window is 39.6%. If the VSC falls below 27% and would be less than 0.8 times the former value, occupants of the existing building would notice a reduction in the amount of skylight. The acceptable minimum ADF target value depends on the room use: 1% for a bedroom, 1.5% for a living room and 2% for a family kitchen. If the NSL is less than 0.8 times its former value, this would also be noticeable.

Sunlight guidance

- 195 Sunlight is measured as follows: (i) Annual Probable Sunlight Hours (APSH); and (ii) Area of Permanent Shadow (APS).
- 196 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.
- 197 The APS relates to sunlight to open space: the guidance states that gardens or amenity areas would appear adequately sunlit throughout the year provided at least 50% of the garden or amenity area receives at least two hours of sunlight on 21st March or retains at least 80% of its former value with the proposal in place.

Discussion

- 198 A Daylight and Sunlight Assessment prepared by Point 2 was submitted. The report tested the windows on 64, 66 and 68 Ravensbourne Park Crescent given their proximity to the site. No 9 Chilthorne Close is located to the south of the site and has no flank

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>

windows therefore would not be materially impacted in terms of daylight and sunlight by the proposed development. All other properties were considered sufficiently setback from the site that their daylight and sunlight would unlikely be adversely affected by the proposed development.

- 199 The report confirms that all windows tested on the three properties, except one window on No. 68, meet the target values set out in the BRE guidelines for daylight (in terms of VSC and NSL) and sunlight (in terms of APSH). The window at No. 68 located on the rear elevation at ground level services a bedroom and falls narrowly short of the VSC target value, retaining 26.5% VSC. The bedroom is also serviced by a secondary window and, when the weighted mean VSC for the room is calculated, the reduction to the room is shown to be less than 20% and therefore acceptable in planning terms. All rooms meet the NSL target value in this property and all windows meet the annual and winter sunlight target values.
- 200 The sunlight (APS) to the outdoor amenity spaces of No. 64, 66 and 68 have also been assessed. The report confirms all three neighbouring gardens analysed retain at least two hours of sunlight to more than 50% of their area on March 21st with the proposal in place and therefore meet the target value set out in the BRE Guidelines. Two of the three gardens show no change in their well-sunlit area whilst the garden at No. 68 shows a 1% reduction, well within the 20% maximum recommended in the BRE Guidelines.

6.5.4 Noise and disturbance

Policy

- 201 DMLP Policy 32 requires new development to be neighbourly, and development in residential areas should not result in harm to existing residents through unsociable noise and disturbance.
- 202 Construction and demolition activity can result in disturbance from among things noise, vibration, dust and odour. This can harm living conditions for the duration of construction. Since some disturbance is inevitable, such impacts are usually not considered to be material planning considerations. In certain circumstances, particularly large or complex works may require specific control by planning. Further guidance is given in the Mayor of London's The Control of Dust and Emissions during Construction and Demolition SPG (2014).

Discussion

- 203 Neighbours have raised concerns that the increase in dwellings on the site would result in harmful levels of noise and disturbance from the comings and goings of residents. The proposed 5 new dwellings would generate a higher level of comings and goings and general residential activity, however, as this proposal is a well-designed residential proposal of an appropriate density and in keeping with the setting of the site, the levels of domestic noise generated are unlikely to be harmful to neighbouring amenity.
- 204 Regarding demolition and construction works, as advised earlier in this report, a detailed Construction Management and Logistics Plan would be required by condition to ensure the processes are undertaken in a manner that would address possible noise, disturbance and pollution to existing residents.

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>

6.5.5 Impact on neighbours conclusion

205 The impact on neighbouring residential amenity has been assessed against the relevant policies and guidance, and no significant harm has been identified to the amenity of neighbouring occupiers, subject to conditions.

6.6 SUSTAINABLE DEVELOPMENT

General Policy

206 NPPF para 157 sets an expectation that planning would support the transition to a low-carbon future. LP Policy SI 2 furthers this by requiring new development to be net zero-carbon.

207 CS Objective 5 sets out Lewisham's approach to climate change and adapting to its effects. CSP Policy 7, CS Policy 8 and DMLP Policy 22 support this.

6.6.1 Energy and carbon emissions reduction

Policy

208 NPPF para 157 sets an expectation that planning would support the transition to a low-carbon future. LP Policy SI 2 furthers this by requiring new development to be net zero-carbon.

209 CS Objective 5 sets out Lewisham's approach to climate change and adapting to its effects. CS Policy 8 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.

210 DMLP Policy 22 requires all developments to maximise the incorporation of design measures to maximise energy efficiency, manage heat gain and deliver cooling using the published hierarchy.

Discussion

211 The Design and Access Statement confirms that sustainable design principles have been incorporated into the development. Passive design strategies include optimising building orientation for solar gain, and incorporating natural ventilation, insulation, and airtightness, to reduce energy consumption. Other strategies include renewable energy, such as solar panels and low-energy air source heat pumps. As the application is not a Major application, there is no policy basis to require compliance with London Plan targets for reductions in CO₂. Instead the scheme must comply with Part 13 of the Building Regulations. There is, however, a need to demonstrate air quality neutrality and the measures identified would contribute to avoiding the need for gas boilers. Therefore Officers find these measures to be positive and acceptable.

212 Final details of the air source heat pump would be secured by condition. The provision of PV panels would also be secured by condition.

6.6.2 Overheating

Policy

213 LP Policy SI4 states that proposals should reduce potential overheating beyond Part L 2013 of the Building Regulations, reduce reliance on air conditioning systems and

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>

demonstrate this in accordance with the Mayor's cooling hierarchy. Policy D6(c) states new development should avoid overheating.

214 DMLP Policy 22 reflects regional policy, requiring all developments to maximise the incorporation of design measures to manage heat gain.

215 Further guidance is given in the Sustainable Design and Construction SPG (GLA) and Chapter 5 of the London Climate Change Adaptation Strategy.

Discussion

216 The Design and Access Statement confirms the development would mitigate the risk of overheating by being naturally ventilation, incorporating insulation and internal blinds, having appropriately sized operable windows and double-glazed windows.

217 On the basis of the information submitted, Officers raise no objection to the proposed development in relation to overheating.

6.6.3 Urban Greening

Living roofs

Policy

218 LP Policy G5 requires development to contribute to urban greening, including tree planting, green roofs and walls and soft landscaping, recognising the benefits it can bring to mitigating the effects of climate change.

219 CS Policy 7 expects urban greening and living roofs as part of tackling and adapting to climate change.

220 DMLP Policy 24 requires all new development to take full account of biodiversity and sets standards for living roofs.

Discussion

221 Sedum and biodiverse green roofs are proposed on the flat roofs of each dwelling and the roofs of the cycle and refuse storage areas, covering a total of 294m². There is no policy requirement for living roofs for non-major development such as this; there is however justification for securing living roofs as part of the SUDs strategy (see section 6.6.4 below) and in recognition of the relationship with the nearby SINC (see section 6.7.1 below).

222 Council's Tree and Landscape Officer and Ecological Regeneration Officer welcome the addition of living roofs. The Council's Ecological Regeneration Officer notes the largest portion of the roof (271m²) is proposed to be no substrate, sedum-only blanket roof system which is not supported by the Council. No substrate systems are generally prone to fail and the Green Roof Organisation Code (2021) recommends a "typical substrate depth of 60-100mm is required for sedum, depending on planting method chosen and local conditions" (also Table 4 in GRO Code).

223 Final details of the living roof would be secured by condition. It is strongly recommended that biodiverse native wildflower roofs are installed instead of the proposed sedum-only roofs to maximise benefits for local wildlife.. Details submitted must include section plans that show the depth of substrate, and ensure the roofs are constructed in full accordance prior to first occupation.

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>

6.6.4 Sustainable Urban Drainage

Policy

- 224 LP Policy SI 13 requires Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so. In addition, development should aim to achieve greenfield run-off rates and ensure surface water is managed, in accordance with the policy's drainage hierarchy. Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable. Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.
- 225 CS Policy 10 requires applicants to demonstrate that the most sustainable urban drainage system that is reasonably practical is incorporated to reduce flood risk, improve water quality and achieve amenity and habitat benefits.
- 226 Further guidance is given in the LP Sustainable Design and Construction SPD.

Discussion

- 227 The site is within an area that has a very low risk of surface water flooding and flooding from rivers and the sea.
- 228 A high-level SUDS Strategy has been included in the Landscaping Strategy and a Flood Risk Assessment and SUDS Strategy has been prepared by The PES.
- 229 The Drainage Strategy on-site would rely on porous ground surface materials (15% total site area) with sand joins to allow water to permeate into the ground. Hard landscaping would be graded to fall into lower planting beds and absorb surface water run-off. The use of water butts and decorative rain bowls would allow residents to store water and irrigate large areas of planting (55% of the site area). Extensive and semi-intensive green roofs would retain as much rainfall water on site as possible, whilst enhancing biodiversity and outlook from and into the site. The SUDS solution reduces the surface water runoff that leaves the site and shows that the proposed development does not result in an increase in the risk of flooding on or off-site.
- 230 Council's Local Lead Flood Authority has reviewed the report and is satisfied the details provided are sufficient in demonstrating water run-off would be appropriately managed on the site.

6.6.5 Sustainable Infrastructure conclusion

- 231 Subject to conditions as outlined above, the proposed development is considered acceptable with regard to sustainable drainage and carbon and emissions mitigation measures. The development's contribution to urban greening with its associated benefits in terms of amenity, ecology and biodiversity is a planning benefit of the scheme to which moderate weight is accorded.

6.7 NATURAL ENVIRONMENT

General Policy

- 232 The NPPF and NPPG promote the conservation and enhancement of the natural environment (chapter 15) and set out several principles to support those objectives.

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>

233 NPPF para 191 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

234 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.

235 The NPPF at para 180 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.

236 The 2021 Environment Act introduces the requirement for every planning permission granted to achieve a biodiversity net gain (BNG) of 10%.

237 CS Policy 12 seeks to preserve or enhance local biodiversity.

238 DMLP Policy 24 requires 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

239 An Ecological Impact Assessment prepared by Green Shoots Ecology was submitted with the application as recommended in the pre-application meeting due to the site's location 100m north of Ravensbourne Park Gardens 40m north-west of Ladywell Fields which is a recognised SINC.

240 Several submissions were received that raised concerns about wildlife impacts on the loss of biodiversity.

241 The report confirms that the site is of fairly low ecological value. No protected species or priority habitat have been found and no further survey is required.

242 The report proposed development could potentially have an impact on foraging bats and commuting mammals but provide the recommended measures relating to bats and other species are followed, these impacts would be addressed. One of the recommendations is that external lighting be designed to decrease light fall onto trees just beyond the north and southern boundaries of the site as any additional light fall may deter foraging bats and negatively impact other wildlife. A Lighting Plan has been prepared and demonstrates only minimal low-level down lighting and strip lighting is proposed in the front gardens of the dwellings and along the side access path for No. 68 for accessibility and safety. Officers are confident the type of external lighting proposed would not impact on local wildlife. Another recommendation the report makes is for fencing and walls to have an open design to allow small animals, such as hedgehogs to pass through. The submitted Boundary Treatment Plan illustrates that all treatments would be hedges, fin railings or open-railed fences which would support wildlife movement.

243 Officers are satisfied the proposed scheme's design has considered impacts on local wildlife and would improve the site's biodiversity value through enhanced planting. 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>

recommendations of the Ecological Impact Assessment would be secured by condition, including bird and bat bricks, hedgehog highways and bug hotels.

6.7.2 Green spaces and trees

Policy

- 244 NPPF para 136 states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. This is supported by LP Policy G7, CS Policy 12 and DMLP Policy 25.
- 245 LP Policy 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.
- 246 CS Policy 12 seeks to protect trees and prevent the loss of trees of amenity value, with replacements where loss does occur. DMLP Policy 25 sets out the required information to support development affecting trees

Discussion

- 247 The site is currently entirely grassed with no trees. The Applicant submitted a Tree Plan prepared by Heard Landscapes showing 21 trees would be planted on site. Additionally, the scheme incorporates native shrub, perennial and woodland planting and native hedges in the front gardens and in a corner communal open amenity area on the northern corner of the site, and green roofs.
- 248 Permeable tumbled sandstone pavement is proposed for the pavement. The Council's Tree and Landscape Officer welcomes the inclusion of permeable pavement and is satisfied with the level of detail provided.
- 249 The Tree and Landscape Officer is satisfied with the level landscaping proposed and confirms it would maintain the leafy verdant character of the local area. Final details of landscaping and its proposed management and maintenance would be secured by condition.

6.7.3 Air pollution

Policy

- 250 NPPF at para 192 states planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, considering the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.
- 251 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.
- 252 CS Policy 9 and DMLP Policy 23 seek to improve local air quality and require all major developments that have the potential to impact air quality to submit an Air Quality Impact Assessment.

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

- 253 The site is within an Air Quality Management Area.
- 254 An Air Quality Assessment prepared by Entran has been submitted with the application. Council's Air Quality Officer has been consulted on the application and is supportive of the proposal, subject to conditions being secured, including details of the proposed air source heat pumps.
- 255 In terms of the construction phase, the proposed development would have the potential to lead to the release of dust and particulate matter, arising from works including earth moving, movement and use of construction aggregates, and the movement of construction vehicles. Officers are satisfied that the implementation of an appropriate Dust Management Plan would ensure appropriate mitigation. This would be secured through a condition for a Construction Management and Logistics Plan.

6.7.4 Light pollution

Policy

- 256 The NPPF at para 191 states that development should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 257 DMLP Policy 27 aims to ensure high-quality lighting design and installation in order to prevent adverse impacts of light pollution which can have a detrimental impact on biodiversity and wildlife, local character, residential amenity and views of the night sky.
- 258 The Institution of Lighting Professionals (ILP) has produced Guidance Notes for the Reduction of Obstructive Light (2011) that provides design and installation guidance and recommendations in different environment zones and should be utilised by applicants.
- 259 DM Policy 22 and CS Policies 7 and 8 encourage energy-efficient and solar-powered lighting.

Discussion

- 260 Low-level external lighting is proposed to support safe pedestrian access, as detailed in the Lighting Plan. Downlighting and strip lighting would be used within the front gardens, whereas a motion sensor downlight would be used along the side access on the northwestern boundary. Council's Ecological Regeneration Officer confirms considerations to minimise disturbance for light-sensitive wildlife by installing down-facing lights, motion sensors and a dark zone in the communal open amenity area are welcome.

6.7.5 Natural Environment conclusion

- 261 Subject to conditions as outlined above, the proposed development is considered acceptable with regard to ecology and biodiversity, and air and light pollution. In terms of biodiversity, the proposed development would deliver a net gain in the provision of soft landscaping and trees and living roofs compared to the current situation.

6.8 PUBLIC HEALTH, WELL-BEING AND SAFETY

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>

- 262 Para 135 of the NPPF states planning decisions should create places that that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 263 Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder.
- 264 LP Policy D10 states measures to design out crime should be integral to the proposals, taking into account the principles of the Secured by Design scheme. Development should maintain a safe and secure environment and reduce the fear of crime.
- 265 CS Policy 15 requires development to minimise crime and the fear of crime.

Discussion

- 266 In terms of well-being, it is acknowledged that residents may experience impacts from construction works on a daily basis for a considerable period. The developers would be expected to adhere to the approved Construction Management Plan to ensure impacts arising from the works would be suitably managed.
- 267 Post development, the proposal would provide high-quality private amenity spaces, and would have good access to local services and facilities, open space and safe places for active play, and be accessible by walking, cycling and public transport.
- 268 The Metropolitan Police's Designing Out Crime Officer was consulted as part of the pre-application meetings on the scheme. Officers were satisfied that the lighting and secure gated access to this section of the site would ensure the area is safe and secure.
- 269 The proposal has been designed to comply with the principles of 'Secured by Design', including key elements, such as natural surveillance, good sightlines and lighting.
- 270 The development would make a financial contribution to the Borough Community Infrastructure Levy, which could potentially be directed towards additional public health and education facilities if these are considered to be a priority.

6.8.1 Public Health, well-being and safety conclusion

- 271 The proposed scheme is considered acceptable with regard to public health, wellbeing and safety.

7 LOCAL FINANCE CONSIDERATIONS

- 272 Under Section 70(4) 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 would or could be, provided to a relevant authority by a Minister of the Crown; or
 - sums that a relevant authority has received, or would or could receive, in payment of Community Infrastructure Levy (CIL).

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>

- 273 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 274 The CIL is therefore a material consideration.
- 275 The proposed development would give rise to additional demands on existing social infrastructure such as schools and health services. Funding for the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the Borough is secured through Community Infrastructure Levy (CIL) payments.
- 276 The proposal would require payment of both Mayoral and borough CIL. This would be confirmed at a later date in a Liability Notice.

8 EQUALITIES CONSIDERATIONS

- 277 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty) under section 149. It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 278 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.
- 279 The public sector equality duty continues to be a duty to have “due regard” to the various needs in section 149, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. In making decisions, the Council must have due regard to the aim of eliminating conduct prohibited by the act, advancing equality of opportunity or fostering good relations.
- 280 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>
- 281 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

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>

- 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

282 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>

283 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.

9 HUMAN RIGHTS IMPLICATIONS

284 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

285 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.

286 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with the above Convention Rights would 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.

287 This application has the legitimate aim of providing new residential dwellinghouses. 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

288 The NPPF states that in dealing with planning applications, local planning authorities should consider whether otherwise unacceptable development could be made

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>

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

289 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.

290 The following requirements have been identified in respect of the scheme to be addressed in a unilateral undertaking:

- To ensure future residents would not be eligible to obtain parking permits
- To provide the first occupiers of the dwellings with a three-year membership to a car club scheme
- To pay Council's Legal and Professional fees in negotiating and completing the Agreement or Undertaking
- To pay Council's Legal and Professional fees in monitoring the obligations

291 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

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

293 In reaching an overall conclusion, the benefits and harms of the development proposals as a whole must be considered and balanced. Statutory duties as set out under section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70 (2) of the Town and Country Planning Act 1990 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan must be adhered to, and national policies and guidance followed, unless there is a good reason to depart from them. One of those material considerations include the NPPF paragraph 11(d) presumption in favour of granting permission and that the 'tilted balance' weighs a development's adverse impacts against its benefits, not on a level playing field, but tilted towards granting permission. At the heart of the NPPF in paragraph 11 is a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay, or, where the Development Plan is silent on a matter, or the most relevant policies 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>

determining the application are 'out of date', then the application should be approved unless it is in a protected area as defined by the NPPF, or the harms caused by the proposals would significantly and demonstrably outweigh the benefits when assessed against the NPPF policies as a whole (referred to as the 'tilted balance'). Given the Council's failure of housing delivery, the relevant policies of the Development Plan are deemed to be out of date, and the 'tilted balance' is engaged. This is a material consideration weighing in favour of granting planning permission.

- 294 The principle of the proposed development is supported as it would provide 5 residential dwellings which provide a good standard of residential accommodation to future occupiers. The proposal comprises sustainable development as per the NPPF and would make an important contribution to the delivery of new housing in the Borough. Substantial weight is given to these planning matters in addition to the additional weight required by the 'tilted balance'.
- 295 In urban design terms, the proposed development is considered to be of high quality and is successful in place. It is of an appropriate height and scale and would use suitable materials. The setback to the nearby Grade II listed buildings is appropriate in mitigating any impacts on the setting of this heritage place. The proposed landscaping and boundary treatments would assist in maintaining the open and verdant character of the area. The impacts to the local transport network, including parking capacity in the surrounding streets have been assessed and are considered to be acceptable. The design appropriately overcomes any adverse impacts on the living conditions of neighbouring properties.
- 296 In conclusion, the proposed development is considered to be in accordance with the relevant national planning policy guidance and development plan. Given the acceptability of the proposed use and policy compliance, taking a balanced approach of the planning merits of the scheme against the level of harm identified, the proposal is considered to be in accordance with the development plan as a whole, and is therefore recommended for approval.
- 297 In the event Members conclude that the development does not accord with the Development Plan read as a whole, Officers highlight the need to consider the 'tilted balance'. The planning balance is tilted towards granting planning permission given the Council's failure in relation to the Housing Delivery Test and the engagement of the presumption in granting planning permission for the development the 'tilted balance'. Officers identify significant public benefits from the provision of five family-sized homes. This combined with the application of the tilted balance leads officers to advise that, even if the proposals were taken to involve a departure from the Development Plan, planning permission should nevertheless be granted.

12 RECOMMENDATION

- 298 That the Committee resolve to **GRANT** planning permission subject to a unilateral undertaking and to the following conditions and informatives:

12.1 CONDITIONS

1) FULL PLANNING PERMISSION TIME LIMIT

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 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) APPROVED PLANS

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:
XXX-DFA-PL-0001 REV 1; XXX-DFA-PL-0002 REV 1; XXX-DFA-PL-0003 REV 1; XXX-DFA-PL-1001 REV 1; XXX-DFA-PL-1002 REV 1; XXX-DFA-PL-1003 REV 1; XXX-DFA-PL-1004 REV 1; XXX-DFA-PL-1005 REV 1; XXX-DFA-PL-1006 REV 1; XXX-DFA-PL-1007 REV 1; XXX-DFA-PL-1008 REV 1; XXX-DFA-PL-1009 REV 1; HL_2314_100 REV D; HL_2314_101 REV A; HL_2314_102; HL_2314_103; HL_2314_104; HL_2314_200; HL_2314_201; HL_2314_202; HL_2314_300 REV A; HL_2314_S_001

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) MATERIAL QUALITY

(a) No above ground works shall commence on site until a detailed schedule and specification including manufacturer's literature or detailed drawings (at a scale of 1:5; 1:10, 1:25), in respect of the following:

- Brickwork, bond, mortar & pointing;
- Hard landscaping materials; and
- Concrete.

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

(b) The works shall then be carried out in full accordance with the details approved by part (a) prior to the first occupation of the development, and retained thereafter.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 of the Core Strategy (2011) and Policy 30 of the Development Management Local Plan (2014).

4) REFUSE AND RECYCLING STORAGE FACILITIES

(a) Refuse storage facilities should be provided in accordance with drawing no. HL_2314_200 and XXX-DFA-PL-1002 REV 1.

(b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding

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 amenities of neighbouring occupiers and the area in general, in compliance with Policy 13 of the Core Strategy (2011) and Policy 30 of the Development Management Local Plan (2014).

5) CYCLE STORAGE FACILITIES

- (a) Cycle storage facilities should be provided in accordance with drawing no. HL_2314_200 and XXX-DFA-PL-1002 REV 1.
- (b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy T5 and Table 10.2 of the London Plan (2021) and Policy 14 of the Core Strategy (2011).

6) BOUNDARY TREATMENTS

- (a) The proposed boundary treatments should be provided in accordance with drawing no. HL_2314_101 and HL_2314_S_001.
- (b) The boundary treatments approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

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 of the Core Strategy (2011) and Policy 30 of the Development Management Local Plan (2014).

7) HARD LANDSCAPING

- (a) The proposed boundary treatments should be provided in accordance with drawing no. HL_2314_201, HL_2314_202 and XXX-DFA-PL-1001 REV 1.
- (b) All hard landscaping works approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: To support sustainable urban drainage and enhance the visual amenity of the local area, in compliance with Policy SI 13 of the London Plan (2021), Policy 10 and 15 of the Core Strategy (2011) and Policy 25 and 30 of the Development Management Local Plan (2014).

8) CONSTRUCTION MANAGEMENT AND LOGISTICS PLAN

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

- (a) Dust mitigation measures which shall be based upon an AQDRA (Air Quality and Dust Risk Assessment) and be in accordance with The Control of Dust and Emissions during Construction and Demolition SPG 2014.

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

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 that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which would minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy SI1 and T7 of the London Plan (2021).

9) **OBSCURE GLAZING**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the windows to be installed in the rear elevation of the new dwellinghouses on the ground and first floor and southern elevation on dwelling 1 hereby approved shall be fitted as obscure glazed and fixed shut below 1.7m, and retained in perpetuity.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with Policy 32 and 33 of the Development Management Local Plan (2014).

10) **ACCESSIBLE AND ADAPTABLE HOMES**

All residential dwellings hereby approved shall be constructed to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' as far as possible prior to first occupation.

Reason: To ensure that the new dwellings have been inclusively designed and meets the future needs of the occupiers in accordance with Policy D7 of the London Plan (2021), Policy 1 and Policy 15 of the Core Strategy (2011) and DM Policy 32 of the Development Management Local Plan (2014).

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>

11) USE OF FLAT ROOFS

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use hereby approved shall be as set out in the application and the flat roofed area at the rear of Dwellings 1 to 4 is to be accessed solely for maintenance purposes and shall not be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15, 32 and 33 of the Development Management Local Plan (2014).

12) AIR SOURCE HEAT PUMPS

(a) Prior to the occupation of the development, details of the location, type, specification (including noise rating and completed "Table 2" MCS Planning Standards assessment for air source heat pumps), acoustic mitigation (if necessary) and enclosure of the air source heat pump proposed to be installed shall be submitted to and agreed in writing by the local planning authority.

(b) The approved details shall be implemented in full accordance with the details approved by part (a) prior to the occupation development and retained thereafter.

Reason: To improve air quality in the interest of safeguarding the health of the local population and to protect the amenities of adjoining premises in accordance with Policy SI 1 of the London Plan (2021), Policy 7 and 8 of the Core Strategy (2011) and to comply with DM Policy 23 of the Development Management Local Plan (2014).

13) MAINS WATER CONSUMPTION

The mains water consumption of the development hereby approved shall be compliant with the Optional Requirement set out in Part G of the Building Regulations of 105 litres or less per head per day.

Reason: In order to minimise the use of mains water and to comply with Policy SI 5 of the London Plan (2021).

14) LIVING ROOFS

(a) The development shall be constructed with a living roof as set out in accordance with plan no. HL_2314_100 REV D and HL_2314_300 REV A hereby approved and maintained thereafter.

(b) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

(c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reason: To support sustainable urban drainage, and enhance the green setting of the local area and connectivity of green spaces, in compliance with Policy SI 13

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>

of the London Plan (2021), Policy 10, 12 and 15 of the Core Strategy (2011) and Policy 24, 25 and 30 of the Development Management Local Plan (2014).

15) SOFT LANDSCAPING

- (a) The proposed soft landscaping should be provided in accordance with drawing no. HL_2314_100 REV D; HL_2314_102; HL_2314_104; HL_2314_300 REV A.
- (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: To support sustainable urban drainage, and enhance the green setting of the local area and connectivity of green spaces, in compliance with Policy SI 13 of the London Plan (2021), Policy 10, 12 and 15 of the Core Strategy (2011) and Policy 24, 25 and 30 of the Development Management Local Plan (2014).

16) ECOLOGICAL ENHANCEMENTS

- (a) The development hereby approved shall include the recommendations detailed in Section 5.5 of the Ecological Impact Assessment prepared by Green Shots Ecology (dated February 2024). The ecological enhancements shall include, as a minimum:
 - 3 integrated swift bricks on the northern elevation
 - 3 integrated bat bricks on the south/west elevation
 - native and wildlife-friendly planting scheme, including green roofs
 - bug hotels in the communal open amenity area
 - hedgehog highways for any future fencing (if required)
 - Wildlife-sensitive lighting
- (b) The development shall not be occupied until the works have been carried out in accordance with the details approved under (a) and the enhancements shall be retained for the lifetime of the development hereby approved.

Reason: To comply with Policy G6 of the London Plan (2021), Policy 12 of the Core Strategy (2011) and Policy 24 of the Development Management Local Plan (2014).

17) PRIVACY SCREENING

- (a) Prior to first of occupation of the development hereby approved, details of a 1.8m high privacy screen on the southern elevation of the first-floor private amenity area of dwelling 1 and the western elevation of the first-floor private amenity area of dwelling 5 must be submitted to and approved in writing by the local planning authority.
- (b) The works shall be carried out in full accordance with the details approved under part (a) prior to the first occupation of the development, and retained thereafter.

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 avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with Policy 32 and 33 of the Development Management Local Plan (2014).

18) ARCHITECTURAL DETAILING

(a) No above ground works shall commence on site until a detailed schedule and specification including manufacturer's literature or detailed drawings (at a scale 1:5; 1:10, 1:25), in respect of the following:

- Junctions of different materials and façade elements;
- Coping to ground floor pre-cast concrete banding and first floor pre-cast concrete coping;
- Hit and miss brickwork;
- Inset concrete detail;
- Window reveals;
- Windows and curtain wall; and
- Doors.

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

(b) The works shall then be carried out in full accordance with the details approved by part (a) prior to the first occupation of the development, and retained thereafter.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 of the Core Strategy (2011) and Policy 30 of the Development Management Local Plan (2014).

19) PV PANELS

(a) PV panels must be provided in accordance with drawing no. XXX-DFA-PL-1004 REV 1.

(b) The details as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: To comply Policy SI 1 and SI 2 of the London Plan (2021), Policy 8 of the Core Strategy (2011) and Policy 22 of the Development Management Local Plan (2014).

12.2 INFORMATIVES

1) POSITIVE AND PROACTIVE STATEMENT

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.

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>

2) CONSTRUCTION

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.

3) COMMUNITY INFRASTRUCTURE LEVY

As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which would 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>

4) STREET NAMING AND NUMBERING

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

5) UNILATERAL UNDERTAKING

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

13 BACKGROUND PAPERS

- (1) Submission drawings
- (2) Internal consultee responses
- (3) Statutory consultee responses

14 REPORT AUTHOR AND CONTACT

299 Report Author: Lucy Bennett (Senior Planning Officer)
300 Email: Lucy.Bennett@lewisham.gov.uk
301 Telephone: 020 8314 9981

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>