



Planning Committee A

Report title:

**SYDENHAM HIGH SENIOR SCHOOL, 19 WESTWOOD HILL, LONDON,
SE26 6BL**

Date: 6 August 2024

Key decision: No.

Class: Part 1.

Ward(s) affected: Sydenham

Contributors: Antigoni Gkiza

Outline and recommendations

This report sets out the officer recommendation of approval for this application for full planning permission.

The case has been brought before committee for a decision as 23 valid objections have been received.

Application details

Application reference number(s): DC/24/135436

Application Date: 29 March 2024

Applicant: WSP on behalf of Girls' Day School Trust

Proposal: Demolition of the existing caretakers cottage, 6th form building and a single storey of the lodge building and the construction of a three-storey building to the front of the site, a new sports pavilion at the rear and a two storey extension and alterations to the facade, installation of steel walkway with glass balustrade and air source heat pump to the lodge building, together with new railings and associated landscaping at Sydenham High Senior School, 19 Westwood Hill SE26.

Background Papers: Submission drawings
Submission technical reports
Statutory consultee responses

Designation: Borough-wide Houses in Multiple Occupancy Article 4 Direction
PTAL 2/3
Air Quality Management Area

Screening: N/A

1 SITE AND CONTEXT

Site description and current use

- 1 Sydenham High School is located across two sites on Westwood Hill. The Prep School site to the East defines the street corner to Lawrie Park Gardens with the Senior school located further North with the original school building concealed by more modern teaching blocks. Sydenham High School is an independent day school for girls aged 4-18 years. The application site is a complex of buildings associated with Sydenham High School, an independent day school for girls. The school is located on Westwood Hill and includes the Lodge, a sports hall, the centenary building, the main building, teaching block and sixth form with a multiuse games area located behind. It is a corner plot fronting Westwood Hill and is adjacent to Amberley Grove to the north.

Heritage/archaeology

- 2 The school is not located within a conservation area, nor is it subject to a relevant Article 4 Direction that revokes its permitted development rights on the site. None of the buildings on site are listed or locally listed. However, owing to its architectural qualities Officers consider the Main School Building and the Lodge Building to be a non-designated heritage asset.

Surrounding area

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- 3 The immediate surrounding area is predominantly residential, comprising a mix of flats and houses in various architectural styles. The site is located close to Sydenham Wells Park, Crystal Palace Park and Sydenham Tennis Club.

Local environment

- 4 The site falls within an Air Quality Management Area and Flood Risk Zone 1.

Transport

- 5 The application site has a moderate Public Transport Accessibility Level (PTAL) score of 2/3 on a scale of 1-6b, 1 being lowest and 6b the highest. Sydenham station is the closest station to the application site, it is 0.4mi from the application site and an approximate 9-minute walk.

2 RELEVANT PLANNING HISTORY

- 6 The school has planning history dating back to the 1960's, where it appears that the school was extended, and number of temporary classrooms allowed. The expansion of the school appears to have carried on through the 1970's and 1980's. The school has a substantial planning history which includes both sites at 15 and 19 Westwood Hill.

- 7 With regards to the pre-application site there is the following recent site history:

- 8 **DC/059911/X** - The alteration and conversion of the existing music hall at Sydenham High School for Girls, 19 Westwood Hill SE26 to provide a theatre, together with the installation of 6 'windcatchers' on the roof, construction of a music studio/recital room to the side of the Centenary Building incorporating photovoltaic panels in the roof slope and a louvered cupola with lead covered cap, construction of a single storey foyer extension to the new theatre with 5 pyramidal roof lights, infilling of the existing courtyard, to form a new corridor, stair and resource room and the provision of 6 parking spaces on the south western corner of the site, adjacent to the hockey pitches, with access onto Amberley Grove. **Granted** 5 October 2005.
- 9 **DC/07/066352** – The installation of new railings and gates at The Lodge, 19 Westwood Hill, SE26 to replace the boundary wall fronting part of Westwood Hill and Amberley Grove. **Granted** 14 September 2007.
- 10 **DC/16/096704** - Lawful Development Certificate (Proposed) in respect of the construction of a two-bay modular shower block at Sydenham High School, Westwood Hill, SE26. **Granted** 19 July 2016.
- 11 **DC/18/105972** - The demolition of the existing boundary wall at Sydenham Senior School, 19 Westwood Hill, SE26, and the construction of a replacement boundary wall and railings, and associated works. **Granted** on appeal (APP/C5690/W/18/3211488) on 6th March 2019.
- 12 **DC/22/128770** - Installation of replacement windows to science block at Sydenham High Senior School, 19 Westwood Hill SE26. **Granted** 06 December 2022.

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3 CURRENT PLANNING APPLICATION

3.1 THE PROPOSALS

Background

- 13 The applicant has sought pre-application engagement three times to discuss the proposed development at the application site. In addition, the proposed development has been subject to the design review of the Lewisham Design Review Panel (LDRP) that was held on 27 October 2023. The current application has been informed by those discussions and advice that has been provided.

Scope of proposals

- 14 The proposal seeks the demolition of the existing caretakers cottage, 6th form building and a single storey of the lodge building and the construction of a three-storey building to the front of the site, a new sports pavilion at the rear and a two storey extension and alterations to the facade, installation of steel walkway with glass balustrade and air source heat pump to the lodge building, together with new railings and associated landscaping and cycle parking facilities at Sydenham High Senior School, 19 Westwood Hill SE26.

Entrance Building

- 15 The existing caretaker bungalow would be demolished to facilitate the construction of the new Entrance Building. The caretaker building is not an original building and is not considered to present any architectural merit. In addition, the existing minibus parking would also be removed. The new entrance building would define a new civic presence for Sydenham High on Westwood Hill.

Lodge

- 16 This building is a non-designated heritage asset with Gothic detailing and varying roof forms. It would be re-purposed and improved with generous landscaping to create a defined sixth form garden with a strong identity to promote sixth form study at Sydenham High School.
- 17 To the rear of the building there is a single storey masonry lean-to, which would be demolished and replaced by a two-storey rear extension. A new walkway would be introduced that would connect to a lobby at first floor level, allowing an additional entrance point with access level.

18 Sports pavilion

- 19 It would consolidate the sports and changing facilities adjacent to the MUGA.

20 Other

- 21 The ambition for this project is to mediate between levels and reduce visual clutter at a prominent point on the school site.

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4 CONSULTATION

4.1 PRE-APPLICATION ENGAGEMENT

22 The applicant has sought pre-application engagement regarding this application (PRE/22/127459, PRE/23/132009 and PRE/23/134244).

23 In addition, the proposals were also presented to the Lewisham Design Review Panel (LDRP) in October 2023.

Applicant's Public Consultation

24 The submitted Statement of Community Engagement states that the Applicant have been engaging with the local community using several different methods, such as website creation, leaflet drop and a public consultation evening. The public consultations evening was held on 3 October 2023 with invitations sent to the parent community, Lewisham Councillors, and local neighbours along Longton Grove, Beaulieu Ave, and Amberley Grove. Six parents/neighbours attended the event and met with the Head, GDST team and the development architect team.

25 In addition, the school has included the plans in the parent and admissions events since then, ensuring that potential and existing parents have a clear idea of the development.

26 In terms of feedback, the Design and Access Statement summarises the verbal feedback as follows:

- Resident concerned about access for the girls during construction, and any traffic impact this may have on Amberley Grove with increased drop off.
- Some questions on how the building was designed to minimise impact on environment – Retention of the lodge, building less. Load Bearing masonry façades to minimise steelwork, minimising internal finishes to ceiling internally, natural ventilation, PV and ASHPs.
- Queries regarding the duration the school would have a live construction site. Explained the current phased approach due to logistics of moving classrooms but explained that we are working to maximise the overlap of these two projects and so minimise total duration.
- Positive response to the narrative of the lightweight link and reinforcing the historic approach to the main school building.

4.2 APPLICATION PUBLICITY

27 Site notices were displayed on 8 May 2024 and a press notice was published on 8 May 2024.

28 Letters were sent to residents and business in the surrounding area and the relevant ward Councillors on 1 May 2024.

29 25 responses received, comprising 23 letters of objections and 2 letters of support.

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4.2.1 Comments in objection

Comment	Para where addressed
Increase of students' number	95 & 195
Large scale and intrusive form of development	98 – 175
Overlooking and loss privacy	226 – 239
Loss of daylight/sunlight	240 – 256
Reduction of school parking provision	180 – 187 & 209 – 214
Parking stress concerns	180 – 187 & 209 – 214
Not in keeping and out of proportion with the surrounding area	98 – 175
Noise disturbance	258 – 261
Loss of outlook	228 – 233
Access concerns	180 – 187
Negative impact on wildlife habitats	315 – 338
Strain on existing infrastructure	95 & 184
Consultation process is very poor	24 – 29 & 65 – 67
Disruption and pollution during construction works	216
Loss of housing accommodation	87 – 88
Concerns over safety	356 – 361 & 216

4.2.2 Comments in support

Comment	Para where addressed
Attraction of new families in the area	94 – 97
Benefits for the wider community	94 – 97
The proposed design will be in keeping with the surrounding area	98 – 175
The character and charm of the neighbourhood would be maintained	98 – 175
Up to date facilities for students	94 – 175

30 A number of other comments were also raised as follows:

- Rise of the local housing market.

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31 Officers comments: The rise of the local housing market is not considered a material planning consideration.

4.3 INTERNAL CONSULTATION

32 The following internal consultees were notified on 1 May 2024:

33 Highways: raised concerns and requested to the imposition of conditions. See section 'Transport' for further details.

34 Urban Design: raised no objection subject to conditions.

35 Planning Policy: received no comments.

36 Strategic Housing: received no comments.

37 Legal Services: received no comments.

38 Services, Environment, Green Scene: received no comments.

39 Building Control: received no comments.

40 Sustainability: requested further information. See section 'Sustainable development' for further details. Education and Culture: received no comments.

41 Environmental Health: received no comments.

42 Trees: raised no objection subject to conditions.

43 CIL Team: received no comments.

44 Environmental Protection: raised no objection subject to conditions.

45 Ecology: requested additional information and raised no objection subject to conditions.

46 Children and Young People: received no comments.

4.4 EXTERNAL CONSULTATION

47 The following External Consultees were notified on 1 May 2024:

48 Environment Agency: raised no objections.

49 London Borough of Southwark: no comments.

50 London Fire Brigade Safety Team: received no comments.

51 Road Safety & Sustainable Transport: received no comments.

52 Fire Prevention Group: received no comments.

53 Sydenham Society: received no comments.

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- 54 NHS: received no comments.
- 55 Transport for London: received no comments.
- 56 Southeastern Railway: received no comments.
- 57 The Metropolitan Police: provided comments and recommended some measures. A Secure By Design informative is recommended.
- 58 Thames Water: raised no objection subject to conditions.
- 59 Department for Transport: received no comments.
- 60 Network Rail: received no comments.

4.5 LEWISHAM DESIGN REVIEW PANEL (LDRP)

- 61 The proposed development was presented to the Lewisham Design Review Panel (DRP) on 27th October 2023.
- 62 In principle, the Panel supported the site coming forward for development and the uses proposed and welcomed the opportunity to review the proposal and the client's ambition to create contemporary, high-quality, and sustainable education facilities for the pupils and staff of Sydenham High School. The intention to demolish the caretaker's cottage and provide a new entrance building was accepted, as was the broad massing and layout - not withstanding concerns over frontage alignment and the connecting foyer.
- 63 The panel encouraged the design team to revisit the landscape masterplan which does not provide the quality of open space and landscape treatment that the school aspires to. The site is already substantially developed, and the open space and routes must therefore work very hard to provide accessible, cohesive, and attractive external spaces which should respond to the character of the wider neighbourhood. The TPO should be respected, and existing mature trees retained as they provide opportunities to connect to the site heritage, provide biodiversity and address climate change.
- 64 The Lodge extension should be revisited and designed in manner which responds more sensitively to this interesting historic building which is an important local landmark. Whilst the proposal for the rear extension was not reviewed the panel recommends the scheme is brought back to DRP at the next iteration.

4.6 LOCAL MEETING

- 65 A Local Meeting was held on the 19th of July 2024 as 10 or more objections had been received. The meeting was held virtually and was chaired by Councillor Chris Best.
- 66 4 people attended the local meeting.
- 67 The summary note of the local meeting has been attached as Appendix 1.

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5 POLICY CONTEXT

5.1 LEGISLATION

68 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).

5.2 MATERIAL CONSIDERATIONS

69 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.

70 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.

71 The weight given to a relevant material consideration is a matter of planning judgement. Matters of planning judgement are within the exclusive province of the LPA. This report sets out the weight Officers have given relevant material considerations in making their recommendation to Members. Members, as the decision-makers, are free to use their planning judgement to attribute their own weight, subject to aforementioned directions and the test of reasonableness.

5.3 NATIONAL POLICY & GUIDANCE

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

5.4 DEVELOPMENT PLAN

72 The Development Plan comprises:

- London Plan (March 2021) (LPP)
- Core Strategy (June 2011) (CSP)
- Development Management Local Plan (November 2014) (DMP)

5.5 SUPPLEMENTARY PLANNING GUIDANCE

73 Lewisham SPG/SPD:

- Planning Obligations Supplementary Planning Document (February 2015)

74 London Plan SPG/SPD:

- Planning for Equality and Diversity in London (October 2007)

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- All London Green Grid (March 2012)
- Play and Informal Recreation (September 2012)
- Character and Context (June 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- Social Infrastructure (May 2015)
- Energy Assessment Guidance (October 2018)

5.6 OTHER MATERIAL DOCUMENTS

- Lewisham Local Plan Proposed Submission Document – Regulation 19 Stage (January 2023)

75 The Proposed Submission Local Plan can be afforded limited weight in decision making, but notwithstanding this it does establish a direction of change which can be taken into account as a material consideration.

6 PLANNING CONSIDERATIONS

76 The main issues are:

- Principle of Development
- Education – Social Infrastructure
- Urban Design
- Impact on Adjoining Properties
- Transport
- Sustainable Development
- Natural Environment
- Planning Obligations

6.1 PRINCIPLE OF DEVELOPMENT

General policy

77 The National Planning Policy Framework (NPPF) at paragraph 11, states that there is a presumption in favour of sustainable development and that proposals should be approved without delay so long as they accord with the development plan.

78 The London Plan (LP) sets out a sequential spatial approach to making the best use of land set out in LPP GG2 (Parts A to C) that should be followed.

Policy

79 LPP S3 states at part B that development proposals for education and childcare facilities should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need.

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- 80 CS Objective 11 states that the Council with its partners will provide and support measures and initiatives that promote social inclusion and strengthen the quality of life and well-being for new and existing residents of the borough by providing physical, social and green infrastructure, including high quality health and education facilities, that are accessible and suitable to all of Lewisham's residents, to foster independent community living.
- 81 CSP 19 ensures that the Council will apply the London Plan policies relating to healthcare, education and community and recreational facilities to ensure:
- a. there is no net loss of facilities
 - b. the needs of current and future populations arising from development are sufficiently provided for
 - c. the preferred location for new uses will be in areas that are easily accessible and located within close proximity of public transport, other community facilities and services and town and local centres
 - d. co-location of services and multi-use facilities are encouraged and supported
 - e. a safe and secure environment is created and maintained.
- 82 NPPF para 99 highlights that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should
- a. give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
 - b. work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Discussion

- 83 Sydenham High School for Girls was founded in 1887 and has been in operation since then. There is therefore long-standing established use of the site for education services. This is the precise type of land-use proposed by the application. The site is not allocated for any other particular use, nor are there planning policy designations that would suggest the site has become inappropriate for this type of land-use.
- 84 The Proposal would provide a New Entrance Building (1026sqm), the Lodge refurbishment and extension (382sqm) and the construction of the sport pavilion (220sqm), together with associated landscaping,
- 85 The proposed development would not result in loss of floorspace dedicated to educational facilities. The principle of extending and providing a better functional pupil environment to meet the short and long-term needs of the school is supported by Officers.
- 86 The principle of development is therefore acceptable subject to meeting all other material planning considerations. These matters are discussed further in detail below.

Loss of housing

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- 87 According to DM Policy 2, The Council will only grant planning permission for the loss of housing by demolition, redevelopment or change of use in the following circumstances:
- a. the proposed redevelopment would result in housing gain which regenerate and replace older housing estates in line with an agreed plan or strategy
 - b. the land or premises are allocated for another use in an adopted Local Plan
 - c. a change of use to a local community service or facility is proposed that meets an identified need
 - d. an economic viability study confirms that the dwelling(s) cannot be rehabilitated to a satisfactory standard at reasonable cost
 - e. evidence shows that environmental problems are such that demolition and redevelopment is the only effective option.

- 88 The proposal includes the demolition of the caretakers building to facilitate the new development, which is currently occupied by the caretaker and their family. The main use of the site is for educational facilities and the caretakers house is considered an ancillary use for the operation of the school. Therefore, the proposed loss of housing would be considered acceptable as the proposal would result in the expansion and provision of high-quality educational facilities, in line with the London Plan Policies S1 and S3, that would positively contribute to meeting the needs of the local community.

Demolition of the caretakers building

- 89 The existing caretaker bungalow would be demolished to facilitate the construction of the new Entrance Building. The caretaker building is not an original building and is not considered to present any architectural merit.
- 90 Therefore, its demolition is considered acceptable in principle.

6.1.1 Principle of development conclusions

- 91 The principle of development could be supported, subject to the other material planning considerations being satisfactorily met.

6.2 SOCIAL INFRASTRUCTURE

6.2.1 Education facilities

Policy

- 92 NPPF para 99 highlights that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should
- a. give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
 - b. work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

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- 93 CSP 19 ensures that the Council will apply the London Plan policies relating to healthcare, education and community and recreational facilities to ensure:
- a. there is no net loss of facilities
 - b. the needs of current and future populations arising from development are sufficiently provided for
 - c. the preferred location for new uses will be in areas that are easily accessible and located within close proximity of public transport, other community facilities and services and town and local centres
 - d. co-location of services and multi-use facilities are encouraged and supported
 - e. a safe and secure environment is created and maintained.

Discussion

New educational facilities

- 94 Currently the total number of students at the school is 504, including 75 sixth form students and approximately an additional 140 FTE members of staff. The submitted Planning Statement states that the school has failed to retain a number of pupils going into the 6th form in recent years. The most common reason for this was that the facilities provided for the 6th form students are dated and other educational institutions can provide better facilities. Therefore, in order to retain students from Year 11 to 6th form, the Proposal seeks to provide a 3-storey building comprising modern, purpose-built Design Technology Labs, purpose-built teaching spaces, which in turn frees up space in the existing Lodge Building, which will be re-purposed for the use of the 6th form, with break out spaces and study areas. The applicant state the existing 6th form building, at the rear of the site, has reached the end of its economic life and will be demolished. In order to rationalise the uses on site, it is proposed to erect a single storey sports pavilion, complete with changing rooms and ergo room, which will include training equipment, adjacent to the sports pitches.
- 95 The applicant's stated intention of this application is not to increase the capacity of the school in terms of numbers, however by retaining more pupils for 6th form, the overall capacity may go up negligibly. More specifically, the proposed development is expected to result in an increase by 40 students and 4 additional members of staff, over a 2-3 year period, resulting in a 6% increase in overall number of people on site in a given day.
- 96 The proposal is assessed to be consistent with the abovementioned policies. The proposal is therefore re-providing an educational facility to meet local borough demand.

Summary

- 97 The proposal is consistent with respect to social infrastructure and specifically education provision and is therefore acceptable in this regard.

6.3 URBAN DESIGN & IMPACT ON HERITAGE ASSETS

General Policy

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- 98 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.
- 99 Paragraph 131 of the National Planning Policy Framework (NPPF December 2023) states that “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”
- 100 Core Strategy Policy 15 states that all new development, including alterations, should be of the highest quality of design taking into account the local character and context.
- 101 DM Policy 30 requires planning applications to attain a high standard of design, height, scale and mass should relate to the urban typology of the area, materials used should be high quality and either match or complement existing development.
- 102 LP Policy D4, CS Policy 15 and 16, DMLP Policies 30, 31 and 36 as well as the provisions of the Alterations and Extensions reflect this and are relevant.
- 103 Heritage assets may be designated—including Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, archaeological remains—or non-designated.
- 104 Relevant paragraphs of Chapter 16 of the NPPF set out how LPAs should approach determining applications that relate to heritage assets. This includes giving great weight to the asset’s conservation, when considering the impact of a proposed development on the significance of a designated heritage asset. Further, that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset that harm should be weighed against the public benefits of the proposal.
- 105 CSP 16 ensures the value and significance of the borough’s heritage assets are among things enhanced and conserved in line with national and regional policy.
- DMP 37 sets out a framework for the protection of the borough's non-designated heritage assets.

Discussion

- 106 As existing, a single gated entry point from Westwood Hill serves staff and students entering the site on foot. The pavement ramps steeply from the street and provides limited space beyond the school line for visitors and parents to wait. Currently visitors to the site enter from Westwood Hill but walk to the Main School Building toward the rear of the site for reception.
- 107 The front of the site is one of the few undeveloped areas on the school site. The former coach house (Lodge) to the main school building remains, occupying the north east Corner, fronting onto Westwood Hill. This building is a non-designated heritage asset with Gothic detailing and varying roof forms. The other buildings in this area are of lesser architectural quality. A small caretakers bungalow is sited adjacent to the main pedestrian access, as photographed (2) and is proposed for demolition.

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- 108 The new building proposal provides the high quality internal and external environment the school require to meet their aspirations and brief. The proposal will provide a 'fit for purpose', high quality teaching environment and provide a clear and legible entrance to site, enhancing the ad-hoc masterplan of the existing site. The scheme has been developed to be a partial new-build and partial refurbishment of the existing lodge building on the site.
- 109 It is noted that the proposed development has been subject to a robust planning process including three pre-application meetings with urban design input, and one independent Lewisham Design Review Panel (DRP). The design has improved significantly throughout this process, with the applicant addressing or justifying the design concerns raised by officers and DRP members.
- 110 The assessment below includes comments received from the Council's Senior Urban Design Officer.

6.3.1 Layout, character and masterplan

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 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 (para 135).
- 113 London Plan Policy D3 states that development should enhance local context by delivering buildings and spaces that positively responds to local distinctiveness through their layout, orientation, scale, appearance and shape with due regard to existing and emerging street hierarchy, building types, forms and proportions. Proposals should be of high-quality design, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety, building lifespan through appropriate construction methods and use of attractive, robust materials which weather and mature well.
- 114 LPP 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.
- 115 LPP 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.
- 116 DM Policy 32 expects new residential development to be attractive and neighbourly.

Discussion

- 117 The masterplan diagrams provided have set out the current and proposed uses across the site. While the DRP were concerned with overdevelopment and asked specifically for this analysis, having reviewed it in detail the Urban Design Officer is satisfied that the new masterplan addresses the concerns of the DRP and has cleverly used landscaping

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as a medium to tie the newly proposed front entrance buildings to the lodge and wider school site.

- 118 The layout allows clear sightlines to the historic heart of the school from the new entrance approach (north-south axis) and a strong east-west axis across the site once through the undercroft.
- 119 A step-free link to the Lodge is provided by a bridge spanning from ground level (of the new entrance building) to first floor level of the Lodge. This has a dual purpose of acting as a secondary means of escape. This is a positive move that more directly links the proposed 6th form study spaces in the Lodge to the teaching spaces located in the new entrance building.
- 120 There is one general step-free access at the corner of Amberley Grove and Westwood Hill through the entrance building into the site, with 6th formers enjoying their own entrance through the reinstatement of the Westwood Hill/Lodge entrance. These were both recommendations made by the DRP which the applicant has implemented.
- 121 The masterplan and subsequent building layouts have been reworked throughout the design process to create a sense of order and hierarchy across the school site. In terms of delivering high quality design, layers of planting and seating will be fundamental to help humanise some of the larger expanses of paving proposed. While these are shown on the sections/plans, they will be secured through an appropriate hard/soft landscaping condition to ensure quality is maintained throughout the delivery phase.

Entrance Building

- 122 The positioning of the Entrance Building is sufficiently set back from the Lodge and the current relationship (where the East Block sits parallel to, but offset from, the Lodge) is the most positive with the existing buildings and street scene.
- 123 The front of the site mediates between levels following the gradient of Westwood Hill towards Crystal Palace Park. There are significant level changes across the north boundary of the site, with the land rising by almost a storey along Westwood Hill. The proposed Civic Front would create a single step free access by moving up the main entrance where the level meets the pavement. A railing would be installed across the remaining part of the civic square that would resemble the existing boundary along Westwood Hill.
- 124 The West Block will include at ground floor level a welcome lobby, an admin room and a multi-purpose space with toilets and a kitchenette. At first floor level there will be two sixth form teaching rooms and an internal plant space room. The second floor will comprise of two sixth form teaching rooms and an enclosed plant room that would accommodate the ASHPs.
- 125 The East Block will include at ground floor level a workshop area and staff offices and a meeting room. At first floor level there will be two 'Innovation/Maker' spaces provided for different workshops, a server room and toilets. The second floor will comprise of two sixth form teaching rooms, two offices and toilets.
- 126 The connecting link would include a breakout area at first and second floor levels.

The Lodge

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- 127 The existing Lodge is a non-designated heritage asset, which includes a single storey rear lean-to, used as an entrance point to the building. The spaces internally are not being fully used, however its fabric is in good condition. The single storey lean-to will be demolished and replaced by a two-storey modern addition to provide a new sixth form common and study space.
- 128 A new lightweight walkway will be introduced that will connect to a lobby at first floor level, allowing an additional entrance point with access level, maximising the green space that would have a terraced nature to meet the existing level differences of the site.
- 129 The main entrance to the Lodge (Sixth Form Centre) will be direct from Westwood Hill, utilising the existing gated entry point. At ground floor level, it will include a common room, an office room, toilets and a kitchenette/servery. The first floor would comprise of a study area, an office space, an accessible WC and a plant room.

Sports pavilion

- 130 The proposed sports pavilion will provide an Ergo space, a fitness suite for more private work-out space, changing and toilet facilities, an office space, a plant room and storage space.

Form and Scale

Policy

- 131 LPP 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.

Discussion

Entrance building

- 132 The mass of the building is split (East and West Blocks) to create a scale of the block in keeping with the buildings along Westwood Hill. The introduction of the undercroft in between the East and West Blocks is a practical solution to the energy requirements of the building, while also affording clear sightlines of the main school building situated within the site plan.
- 133 The positioning of the two forms has been rigorously tested through 3D views which confirm that the current relationship (where the second form is parallel to but offset from the Lodge) has a positive relationship with the street scene.
- 134 The East and West Blocks would have a maximum height of around 12.5m. The East Block would have a depth of 14.5m and a width of 15.1m and would project beyond the front elevation of the West Block by c.5m. It would be located at least 7.5m away from the front boundary, 10m from the Lodge and minimum 3m from the Centenary Building.
- 135 The West Block would have a depth of 13.4m and width of 12.4m. It would be located at least 7m from the front boundary, c.6.5m from the west boundary and c.1m from the Sports Hall.

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- 136 The height of the parapet was raised slightly following DRP concerns of safety for rooftop maintenance access. The impact has been shown to be minimal and will be further reduced once the row of trees proposed on the boundary have grown to maturity (as per the Landscape Architect's drawing SH-IAL-ZZ-ZZ-DR-L-1001-REV P01).
- 137 Internally, both blocks would have a floor to ceiling height of around 3.4m.
- 138 The glazed link would be located around 3m above ground level and would extend upwards for approximately 8m, retaining a set down from the eaves of the two Blocks by 1m.
- 139 The final details of the sliding security gate and the external lighting to the undercroft are conditioned to ensure high quality is implemented at construction phase.

The Lodge

- 140 The Lodge building, including the proposed extension to the rear, would have an overall footprint of around 230sqm. The proposed two-storey extension would align with the east elevation of the building, it would have a depth of around 6.5m and as it would extend toward the east it would have a width of 6.6m that would step in to 2m after this point and would extend for further 2.8m until it meets the existing wall at ground floor level. The second-floor element would have a maximum depth of 6.5m and a minimum of 5m and a total width of 6.5. The ground floor element would have a height of around 3.5m and the second-storey part would have an eaves height of 5.4m, taken from ground level, rising to 9.3m at roof level. Internally, the proposed extension would have a height of at least 2.4m and a maximum of 3.3m.
- 141 The form and scale of the new extension is playful but sympathetic to the original building and would comply with the requirements of DMP 36 and Chapter 16 of the NPPF (2023). The detailing of the new roof, where it meets the overhang of the existing, will be critical to a successful scheme, and as such sectional details would be conditioned to ensure high quality is maintained through all development stages.
- 142 The bridge connection at first floor level makes use of an existing window opening to sensitively adapt the building for future use and is supported, subject to conditioned details. The walkway would have a width of 1.6m and a depth of 5.8m.

Sports pavilion

- 143 The sports pavilion is proposed to replace the existing 6th form building at the rear of the site, which is appropriately discreet. The proposed sports pavilion would be a single storey building that would have a footprint of approximately 252sqm and a height of around 3.9m. This would result in a scale smaller than the existing Sixth form block.

Appearance, Detailing and Materials

Policy

- 144 Attention to detail is a necessary component for high quality design. Careful consideration should be given to items such as doors, windows, porches, lighting, flues and ventilation, gutters, pipes and other rainwater details, ironmongery and decorative features. Materials should be practical, durable, affordable and attractive. The colour, texture, grain and reflectivity of materials can all support harmony (NPPG).

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- 145 LPP D3 Optimising site capacity through the design-led approach states that developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.
- 146 CSP 15 High quality design for Lewisham principally seeks to ensure new development achieves the highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character.
- 147 Development should also be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.
- 148 DMLP Policy 30 requires the use of high-quality materials that either match or complement existing development.

Discussion

Entrance building

- 149 The two blocks will be connected with a lightweight glazed link and will feature an undercroft that will create a passage through the main site, acting as a point of entry for the pupils. It will feature a double-height PPC curtain walling, anodised aluminium patterned cladding and fins.
- 150 The Entrance Building will be finished in a clay facing diagonal brick pattern, inspired by the surrounding context. The materials and patterning of the entrance building have been derived from historic references along Sydenham Hill and patterning on the lodge – particularly its chimney. The resultant approach of a patterned brick wall with framed windows is appropriate in context. The two blocks would be wrapped with different scale of pattern to create a variation to the street elevation, which is welcomed. In addition, hit and miss brickwork ventilation panels would be incorporated on the facades to bring natural ventilation to classrooms.
- 151 It will feature PPC aluminium door frames with textured metalwork and colour to match the metal tone, and punched window openings surrounded pre-cast concrete reveals and coping and PPC aluminium frames. A patterned metalwork would wrap the ground floor to define the new visitor entrance and would feature patterns etched into the metal panels that can be found on the Lodge building. A signage will be placed on the front elevation of the West Block. In addition, PPC aluminium pop-up rooflights would be installed on the roof. The sliding gate and secure line of the school offer an opportunity for playful patterning.
- 152 A cohesive overall palette and approach to materials and detailing of all the elements that make up the entrance building (including materials used in the landscape and boundary wall), create a new civic presence for the school. The implementation of this palette will be important to the success of the project and as such materials and details will be conditioned and would require sample panels erected on site.
- 153 PV panels will be introduced on the roof space of the Entrance Building. These will be placed away from the parapet of the building and as such they will not be visible from

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ground level. The applicant has tested the site-lines of the panels from a distance between 50.6m and 135m (p. 54 of the DAS), which indicate that they will be marginally visible from different points and partially obscured by existing mature trees from the west of the site.

- 154 A metal clad bike store to match the face metalwork will be provided to the west of the Entrance Building and would feature a green roof.

The Lodge

- 155 The lodge extension provides a contemporary appearance that is driven by the form of the host building. This approach is supported. The proposed extension will be finished in standing seam zinc cladding and would comprise PPC aluminium door frames with a colour choice to match the zinc. It will feature a set of PPC aluminium roof lights on each roof slope and a PPC double-glazed high-level window on its east elevation at ground floor level.
- 156 As part of the proposed development all windows and doors of the Lodge will be upgraded and where this is within the existing openings, the fenestration pattern of the current building will be followed. They will be double-glazed PPC aluminium framed units. The large gatehouse openings to the primary façade will be replaced with PPC aluminium glazed doors and the secondary door to the west will be re-instated and serve as the primary entrance.
- 157 An ASHP enclosure would be located to the east of the Lodge building.
- 158 The detailing of the junctions, overhangs, and window openings will need careful thought to ensure they are appropriate in context and adequately subservient to, but in conversation with, the exuberance of the lodge building. These details will be conditioned.
- 159 The proposed walkway would be a lightweight steel structure with glass balustrade.

Sports pavilion

- 160 The proposed sports pavilion will be clad in sustainably sourced timber at two spacing distances to break-up the mass of proposed building. The timber will be set out to provide depth and variety across the facade with tighter batten spacing to the datum level above windows. PPC aluminium glazed doors in dark brown colour and windows will be used and would be set back into the facade to provide natural shading to glazed areas. PV panels would be installed on the roof and would sit behind the parapet.
- 161 The sports pavilion appearance and materials are driven by the functional requirements of the site and the programme of the building. They are appropriately subdued while being contemporary in their application. This approach is supported.

6.3.2 Public Realm

Policy

- 162 LPP D5 details the approach to Inclusive Design and sets out that development proposals should achieve the highest standards of accessible and inclusive design. They should:

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- 1) be designed taking into account London's diverse population
- 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
- 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
- 4) be able to be entered, used and exited safely, easily and with dignity for all
- 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

Discussion

- 163 The proposed development would include an improved public realm with the provision of additional planting and trees, biodiverse enhancements, high quality permeable materials, a new lighting design and new pedestrian routes. It is noted that full details of all hard and soft landscaping would be secured by condition.
- 164 Overall, the proposed measures would be a great improvement and the proposals are considered to present a material planning benefit in this regard.

6.3.3 Accessibility and inclusivity

Policy

- 165 LPP D5 details the approach to Inclusive Design and sets out that development proposals should achieve the highest standards of accessible and inclusive design. They should:
- 1) be designed taking into account London's diverse population
 - 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
 - 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
 - 4) be able to be entered, used and exited safely, easily and with dignity for all
 - 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

Discussion

- 166 Due to the levels of the site, accessibility across the site, particularly east to west, is difficult to achieve. As a result, the existing arrangements are convoluted. It is considered that this development offered an opportunity to help resolve this. Several

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options were looked at, including a ramp between the new building and the Lodge, however due to the levels, this would have required an extensive land take and would have dominated the landscape with concrete. As a result, the architects have simplified the approach by creating a bridge link between ground level at the new building and the first floor of the Lodge. This would involve creating a door in place of a dormer. This approach was supported at pre-application stage.

- 167 The new layout allows clear sightlines to the heart of the school from the entrance approach; a clear axis across the site once through the undercroft, and step-free link to the lodge through the inclusion of a bridge spanning from ground level of the school to first floor level of the lodge. There is now only one general access point which is step free and 6th formers are proposed to use the existing entrance to the lodge further down Sydenham Hill.
- 168 Access between areas in the existing condition is varied with ramped access to both the sports hall and centenary building.
- 169 A new platform lift would be introduced to the Lodge building to provide accessible access to all levels.
- 170 The new building allows for a fully accessible entrance experience through the new proposed landscaped civic square which also allows level access to the existing Centenary Building without the need for a ramp.
- 171 The lodge building sits ~3m below the upper entrance point and is accessed via the existing step free gate from Westwood Hill. Within the site the lodge is accessible from the south via the existing step free route. The addition of a new first floor walkway would provide further accessibility within the site, stitching the existing building into the wider school masterplan
- 172 The proposed buildings will be fully accessible internally, with provision of a passenger lift to all floors, accessible WCs, and accessible routes in the event of an escape scenario. The proposed single storey Sports Pavilion is fully accessible internally with one accessible WC/shower accessed directly from the lobby.

6.3.4 Urban design & impact on heritage assets conclusion

- 173 Para 209 of the NPPF (2023) states that '*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*'
- 174 The overall design approach would result in a form of development which would not detract from the wider character and appearance of the immediate locality, subject to the imposition of conditions.
- 175 The proposals achieve a high-quality design and the scheme overall presents significant planning benefits as outlined in detail above. As such, it is considered that the proposal is acceptable with regard to urban design and accords with the aims and objectives of the existing and emerging Development Plan.

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6.4 TRANSPORT IMPACT

General policy

- 176 The Core Strategy Policy 14 states a managed and restrained approach to car parking will be adopted to contribute to the objectives of traffic reduction while protecting the operational needs of major public facilities, essential economic development and the needs of people with disabilities. The parking standards of the London Plan will be used as a basis for assessment.
- 177 Para 115 of the NPPF states 'Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or on the residual cumulative impacts on the road network would be severe'.

6.4.1 Access

Policy

- 178 Policy T6 of the London Plan states that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity. Car-free development should be the starting point for all development proposals in places that are well-connected by public transport.
- 179 Paragraph 114 of the NPPF states amongst other things that safe and suitable access to the site can be achieved for all users.

Discussion

- 180 The existing site is home to Sydenham High Senior School, 19 Westwood Hill SE26 6BL. The existing site is currently served by five entrances, the two entrances along Amberley Grove are known to be regularly used for vehicular access, whilst the vehicular access along Westwood Hill is rarely used. The other entrance along Westwood Hill is limited to pedestrian and emergency access only, with further emergency access via the minibus parking entrance to the south of the sports pitches.
- 181 The applicant has revised pedestrian access provisions and routes for the site. These provisions improve pedestrian facilities for the site. The footways meet the DfT minimum recommendation of 1500mm to allow for a pedestrian and a wheelchair to pass each other. It is noted that no additional pedestrian or vehicular site accesses are being proposed.
- 182 The site is not located in a CPZ with unrestricted parking in the area. A wider Council objective to increase the extent of CPZs across the borough in order to promote active travel is material but not significantly so. While this is likely to affect staff parking in the future, this impact would arise independent of this application. It is only necessary to consider the impact brought about by this modest increase to the school estate.
- 183 The existing minibus services for the school and sixth form drop off and pick up will remain unchanged. Highways raised no concerns with regards to this.
- 184 The applicant has provided a Transport Statement (prepared by Price & Myers, March 2024) which indicates that currently there is a total number of 504 students, including 75 sixth form pupils and approximately 140 FTE members of staff. It is estimated that after

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the completion of the proposed development, the number of students will be increased by 40 and the staff by 4, over a 2–3-year period.

185 A Staff Travel Survey (prepared by Price & Myers, October 2023) has been provided. The applicant has provided information regarding the number of trips being generated. It is expected that there will be an increase in journeys to and from the site by public transport, vehicles and walking, however the results of the survey indicate that this can be accommodated within the existing transport network and infrastructure.

186 In addition, a Draft School Travel Plan (prepared by Price & Myers, April 2024) has been submitted, which sets the following targets:

1. All staff and parents/students will have 100% Travel Plan Awareness
2. Reduction in car trips by all staff and visitors resulting in a reduction in the mode share of private cars from 48% to 38% over 5 years and with an increase in the use of 'drop off by car' and car share by 5%.
3. A reduction in car trips by students from 20% to 10% with an increase in cycling, walking and use of public transport.
4. Increase the mode share of cycling and walking for staff and visitors from 17% to 29% and for students from 0% to 5%, in the first 5 years after completion.
5. Increase the mode share of public transport for staff and visitors from 16% to 18% and for students, including minibuses, from 60% to 65%, in the first 5 years after completion.

187 It also includes measures regarding the Travel Plan management, including client and coordinator commitments, monitoring and review. A Full School Travel Plan will be secured via an obligation in the s106 legal agreement. The Council and the Highway Authority require to see that the Travel Plan strongly advocates and promotes modal switch and highlights to all current, potential new staff, as well as students the constraints of a possible CPZ and the impacts to future potential to drive to site.

6.4.2 Local Transport Network

Policy

188 The NPPF states that significant impacts on the transport network (in terms of capacity and congestion) should be mitigated to an acceptable degree. LPP T4 states that where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified. It also states that 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

189 The proposed development site accommodates a PTAL rating of 3, indicating moderate accessibility to the surrounding public transportation networks.

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- 190 Charleville Circus is the closest bus stop, located to the west of the application site, with route buses towards Crystal Palace. Sydenham station is the closest station to the application site, it is 0.4mi from the application site and an approximate 9-minute walk.
- 191 The modest increase in the school estate, planned to bring the school back to close to its past operating capacity, is unlikely to have a significant impact on the local transport network.

6.4.3 Healthy Streets

Policy

- 192 LPP T2 sets out the approach to Healthy Streets and states that development proposals should: 1) demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance; 2) reduce the dominance of vehicles on London's streets whether stationary or moving; 3) be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.

Discussion

- 193 The Transport Assessment sets out five key routes as part of the active travel zone assessment and for each route suggests improvements such as traffic calming measures, cycle lanes, street furniture, maintenance of vegetation, new surface paving, fixed bins, crossings, parking restrictions to name a few.
- 194 Of the five routes assessed, none require significant improvements as a result of the proposed development, and they were found to be relatively safe. Routes 1 and 4 could be better maintained.
- 195 As the scheme does not propose a significant increase in pupil and staff numbers, and what increase would arise should be seen against the past operating capacity, Officers conclude it would not be proportionate to require a contribution towards Healthy Streets improvements.

6.4.4 Servicing and refuse

Policy

- 196 The NPPF states that development should allow for the efficient delivery of good and access by service and emergency vehicles.
- 197 LPP Policy T6(G) and T7(B)(3) state that rapid electric vehicle charging points should be provided for servicing vehicles.
- 198 DM Policy 29 requires new development to have no negative impact upon the safety and suitability of access and servicing. Storage facilities for waste and recycling containers should meet at least BS5906:2005 Code of Practice for waste management in Building in accordance with London Plan Housing SPG (2016) standard 23.

Discussion

- 199 The applicant has stated that current refuse and recycling storage provisions, and servicing activities will be retained unchanged.

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200 Highways raises no concerns with regards to this.

6.4.5 Transport modes

Walking and cycling

Policy

201 LPP T5 cycling states that Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards.

202 Development proposals should demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people.

203 CSP 14, amongst other things, states that the access and safety of pedestrians and cyclists will be promoted and prioritised.

Discussion

204 Currently there are 30 cycle parking spaces at the school. All the reports detail the retention of these 30 spaces and propose the additional provision of 14 long stay cycle parking spaces and 2 short stay cycle.

205 London Plan Policy T5 states that there is a requirement for 1 cycle space per 8 students as well as 1 cycle space per 8 FTE staff. There is also a requirement for 1 short stay cycle space per 100 students. Based on the estimated increase of students by 40 and the FTE staff by 4, there would be a requirement for the provision of 5 long-stay spaces and 0.5 spaces for staff. Therefore, the proposed cycle parking provision is considered to exceed the demand that will arise by the proposed development.

206 The final details are recommended to be secured by condition.

Private cars

Policy

207 LPP T6 states that 20% of parking spaces should be provided with Electric Vehicle Charging points with the remaining spaces providing passive provision. Table 10.3 defines maximum parking standards and confirms that within Inner London Areas development proposals should be car free, with the exception of disabled persons parking.

208 CSP 14 states that the Council will take a restrained approach to parking provision. DMP 29 requires wheelchair parking to be provided in accordance with best practice standards and London Plan Standard 18 requires designated wheelchair accessible dwellings to have a designated disabled car parking space.

Discussion

209 There are three parking access points along Amberley Grove and the current use of these spaces is as follows:

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- The northern most car park on Amberley Grove is used by the premises manager and his wife during the week and minibus parking at weekends. This is to be removed.
- The central entrance provides access to two car parks. One has 13 parking spaces and the other has 8 spaces, including an accessible bay. This is to be retained unchanged.
- The southern most car park along Amberley Grove is used for accessible parking and limited staff parking. This is to be retained unchanged.
- The parking to the southern end of sports pitched provides space for additional minibus parking and is currently used for storage of minibuses through the week. This is to be retained unchanged.

210 A survey of students and staff found that 10% of the 51 members of staff surveyed park on site and no students park at the premises.

211 As a result of the development and the demolition of the caretakers building, the caretaker will be relocated to a private residence offsite and so will the parking requirement. The northern most car park has 6 parking spaces and therefore the 4 lost minibus spaces will need to be relocated. The school minibuses will be relocated to the southern car park on weekends and if there is insufficient capacity, they will be moved to the sports grounds two miles away.

212 In total the school currently has 9 minibuses parked on site overnight and these will be retained. The minibus service will continue to operate and will be increased if necessary to accommodate the new students.

213 There is unrestricted parking on Amberley Grove, Westwood Hill and the surrounding streets. Therefore, no additional changes to the existing car parking strategy have been proposed.

214 The middle car park along Amberley Grove has 13 parking spaces together with 8 additional spaces further into the site, which will all remain as existing. The number of spaces at the car parking area to the southern end of Amberley Grove is unconfirmed, however it is assumed that there is sufficient space for all 6 minibuses used by the school. If additional spaces are needed, these will be accommodated off-site at the school sports grounds.

Other

Policy

215 Policy T7 Deliveries, servicing and construction of the London Plan states that Construction Logistics Plans and Delivery and Servicing Plans will be required and should be developed in accordance with Transport for London guidance and in a way which reflects the scale and complexities of developments. During the construction phase of development, inclusive and safe access for people walking or cycling should be prioritised and maintained at all times.

Discussion

216 An outline Construction Management Plan has been submitted as part of the application, which looks to address the construction impacts of the development. A full Construction

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Management Plan, including dust management measures, is recommended to be secured as a pre-commencement condition. A separate condition controlling the emissions of non-road mobile machinery is also recommended. These would address concerns that have been raised by local residents regarding disruption, pollution and security management during construction.

6.4.6 Transport impact conclusion

217 The proposal would not result in unreasonable harm to the local highway network or pedestrian or highway safety subject to the imposition of conditions and financial contributions.

6.5 LIVING CONDITIONS OF NEIGHBOURS

General Policy

218 Core Strategy Policy 15 'High quality design in Lewisham' seeks to ensure that proposed development is sensitive to the local context. Officers therefore expect proposed development to be designed in a way that will not give rise to significant impacts upon the amenities of existing neighbours and future occupiers. More specific to this, DM Policy 31 and 32 seek to ensure that new residential development should result in no significant loss of privacy and amenity to adjoining houses and their back gardens. It must therefore be demonstrated that proposed extensions are neighbourly and that significant harm will not arise with respect to overbearing impact, loss of outlook, overshadowing, loss of light, loss of privacy or general noise and disturbance.

219 DM Policy 31 states that residential development should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.

220 DM Policy 32 states that the Council expects all new residential development to:

a) be attractive and neighbourly; and

b) provide a satisfactory level of privacy, outlook and natural lighting both for its future residents and its neighbours.

221 DM Policy 33 states that development within street frontages will only be permitted where they result in no significant overshadowing or overlooking, and no loss of security or amenity to adjacent houses and gardens.

222 DMP 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 will be maintained as a general rule but will be applied flexibly dependent on the context of the development.

223 Daylight and sunlight are generally measured against the Building Research Establishment (BRE) standards, however, this is not formal planning guidance and should be applied flexibly according to context.

Discussion

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224 The nearest existing residential properties to the proposed development lie to the east and west of the application site, along Westwood Hill, Amberley Grove, Thakeham Close and Lawrie Park Gardens. The properties nearest are as follows:

- No. 31 Westwood Hill (Flats 1 – 20)
- Flats 7 – 9, Ashington Court, Westwood Hill
- Nos. 16 -18 Thakeham Close
- No. 10 Lawrie Park Gardens (Flats 1 -9)
- No. 14 Lawrie Park Gardens, Ragwort Court (Flats 1 – 20)

225 Further to the west of the site are Nos. 1 – 10 Amberley Grove.

6.5.1 Enclosure and Outlook

Policy

226 Overbearing impact arising from the scale and position of blocks is subject to local context. Outlook is quoted as a distance between habitable rooms and boundaries.

227 DMP 32 requires new housing development to provide a satisfactory level of outlook and both for its future residents and its neighbours.

Discussion

228 With regard to outlook, an important consideration is the impact of the development on neighbouring properties and whether the development would have an overbearing impact by virtue of its scale and mass. Whilst it is evident that the view of the site from surrounding sites would change, it is not considered that there would be an adverse impact in this respect.

Entrance Building

229 The proposed West Block would be located at a distance of approximately 27m from the block of flats at No. 31 Westwood Hill. Although the proposed development would introduce a larger form of development of three-storey compared to the existing caretakers building, it will be located at a sufficient separation distance to ensure no unreasonable loss of outlook. In addition, due to the typology of the land No. 31 Westwood Hill sits on a higher ground level than the application site and as such the proposed Entrance Building would appear to sit below the maximum height of the neighbouring properties (dwg. SH-HBA-EB-XX-DR-A-08-0210 REV P01).

230 Moreover, on the junction of Westwood Hill and Amberley Grove, there is Amberley Grove Green, a large verge of tall, mature, large canopy trees, which will act as a visual barrier between the properties and the Entrance Building. Additional trees will also be planted along the western boundary of the site as part of the proposal, which will further obscure the proposed buildings.

The Lodge

231 The existing building would be retained and a part one/part two-storey extension will be constructed at the rear of the building. It will be located at least 2.4m from the shared

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boundary with properties at 7 – 9, Ashington Court, Westwood Hill, around 8.7m away from the properties and would have an eaves height of around 5.4m. It is acknowledged that the site sits on higher ground level from the adjoining properties to the east and as such the extension would appear higher when viewed from the neighbouring properties. However, given the large width of the garden of these properties and their southeast orientation, the proposed extension is not considered to have such an adverse impact on the levels of outlook that would warrant a refusal on these grounds.

- 232 In addition, the proposed extension would be located around 21m away from Nos. 16 - 18 Thakeham Close and as part of the proposal further trees will be planted at the rear of the Lodge, which will partially obscure the proposed extension. As such Officers are satisfied that the neighbouring properties will not experience any loss of outlook.

Sports Pavilion

- 233 The existing sixth form building would be demolished to facilitate the construction of the sports pavilion. It is noted that the existing building consists of two storeys whereas the new building would be of one storey. It will be a lightweight timber structure, located behind a verge of mature, tall trees and as such it will not result in any loss of outlook or creation of sense of enclosure. To the contrary, the existing impacts will be reduced.

6.5.2 Privacy

Policy

- 234 Privacy standards are distances between directly facing existing and new habitable windows and from shared boundaries where overlooking of amenity space might arise.
- 235 DMP 32 states that new housing development should provide a satisfactory level of privacy both for its future residents and its neighbours. The background text of the policy advises unless it can be demonstrated that privacy can be maintained through design, there should be a minimum separation of 21 metres between directly facing habitable room windows on main rear elevations. This separation will be maintained as a general rule but will be applied flexibly dependent on the context of the development.

Discussion

Entrance Building

- 236 The proposed West Block will include window openings on its west elevation, however these will serve the stairwell, which is considered a transitional space. In addition, the separation distance of around 27m from No. 31 Westwood Hill and the large canopy tress on the boundary mean Officers are satisfied that the proposal will not result in overlooking and loss of privacy of the adjoining properties. It is also acknowledged that the East Block would include window openings on its west elevation that will serve the teaching rooms and would project beyond the West Block, however it would sit at a further distance from No. 31 Westwood Hill and as such, Officers are satisfied that it would not result in any loss of privacy.

The Lodge

- 237 The proposed extension would feature a high-level window at ground floor level that would be located around 2m above ground level and as such Officers are satisfied that there will be no impact in term of loss of privacy or overlooking of Flats 7 – 9, Ashington

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Court, Westwood Hill. The proposed roof lights due to their position will not provide any views of the neighbouring properties.

- 238 As existing, the Lodge building features window and doors openings on its rear elevation and given the sufficient separation distance from Nos. 16 -18 Thakeham Close, Officers are satisfied that there will be no impact in term of loss of privacy or overlooking. In addition, the vegetation proposed at this location would provide additional screening.

Sports Pavilion

- 239 The proposes sports pavilion would feature a window opening on its east elevation, however this will be obscured by the large trees on the boundary. In addition, the existing building at this location features windows on both ground and first floor level and as such the new structure will not result any additional overlooking. To the contrary any current impacts will be mitigated by the construction of this smaller scale structure.

6.5.3 Daylight and Sunlight

Policy

- 240 The NPPF does not express particular standards for daylight and sunlight. Para 129 (c) states that, where there is an existing or anticipated shortage of land for meeting identified housing need, LPAs should take a flexible approach to policies or guidance relating to daylight and sunlight when considering applications for housing, where they would otherwise inhibit making efficient use of a site.
- 241 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.
- 242 The GLA states that 'An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.' (Housing SPG, para 1.3.45).

Daylight guidance

- 243 The three methods for calculating daylight are as follows: (i) Vertical Sky Component (VSC); (ii) Average Daylight Factor (ADF); and (iii) No Sky Line (NSL).
- 244 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 obstruction, the ADF is more influenced 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. NSL is a further measure of daylight distribution within a room. This divides those areas that can see direct daylight from those which cannot and helps to indicate how good the distribution of daylight is in a room.

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245 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 the 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 would be less than 0.8 times its former value, this would also be noticeable.

246 While any reduction of more than 20% would be noticeable, the significance and therefore the potential harm of the loss of daylight is incremental. The following is a generally accepted measure of significance:

- 0-20% reduction – Negligible
- 21-30% reduction – Minor Significance
- 31-40% reduction – Moderate Significance
- Above 40% reduction – Substantial Significance

247 It is important to also consider the context and character of a site when relating the degree of significance to the degree of harm.

Sunlight Guidance

248 Sunlight is measured as follows: (i) Annual Probable Sunlight Hours (APSH); and (ii) Area of Permanent Shadow (APS)

249 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. The APS relates to sunlight to open space: the guidance states that gardens or amenity areas will appear adequately sunlit throughout the year provided at least half of the garden or amenity area receives at least two hours of sunlight on 21st March.

Overshadowing

250 The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

Discussion

251 The applicant has submitted a Daylight and Sunlight Amenity Study (Neighbouring Report (prepared by RAPPLEYS, March 2024), which assessed the three-storey new build and two storey rear extension elements. A separate letter was submitted in April 2024 to confirm that the impact of the sports pavilion on daylight/sunlight terms has not been assessed as the scale and massing will be smaller than the current building on site, which is acceptable.

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252 The report has analysed the impact of the proposed development on 10 properties, which are listed below:

- 7 to 9 Ashington Court
- 31 Westwood Hill
- 109 Longton Grove Two storey terraced house (C3)
- 111 Longton Grove Two storey end of terraced house (C3)
- 95 Beaulieu Avenue Two storey end of terraced house (C3)
- 93 Beaulieu Avenue Two storey terraced house (C3)
- 91 Beaulieu Avenue Two storey terraced house (C3)
- 89 Beaulieu Avenue Two storey terraced house (C3)
- 87 Beaulieu Avenue Two storey terraced house (C3)
- 85 Beaulieu Avenue

253 The assessment concluded that all windows with a requirement for daylight pass the Vertical Sky Component test. In addition, the applicant has undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

254 With regards to sunlight provision, all windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual probable sunlight hours test and the winter sunlight probable sunlight hours test.

255 The results of the overshadowing to gardens and open spaces indicate that all spaces tested meet the BRE recommendations.

256 Therefore, the assessment has demonstrated that the proposed development would fully comply with the BRE guidance, which is positive for a major development of this scale.

6.5.4 Noise and disturbance

Policy

257 DMP 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

258 The applicant has submitted a Noise Impact Assessment (prepared by Clarke Saunders Acoustics, March 2024) to assess the impact on noise levels of the proposed Air Source Heat Pumps that would be located at two locations; at ground floor level adjacent to the existing Lodge Building; and at the second-floor level of the proposed new Sixth Form Entrance Building within a purpose-built enclosure. The nearest noise sensitive receptors have been identified as Ashington Court to the east and 31 Westwood Hill to the west.

259 It is understood that the plant will generally only operate between school hours (08:00 to 18:00 hours, Monday to Friday) though may be required to run later on occasion, such

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as for parents' evenings. To provide a robust assessment, noise emissions criteria are based on the period from 07:00 hours to 23:00 hours. Acoustic calculations based on manufacturer confirmed sound data show the proposed building services noise is expected to comply with the requirements of the London Borough of Lewisham, with suggested mitigation in place. A condition is recommended to secure the mitigation be fitted at installation and maintained for the lifetime of the development.

260 Environmental Protection has reviewed the relevant information and they have no adverse comment subject to conditions, which include mechanical plant and a noise management plan for the sports pavilion. These will be imposed as part of the planning permission should the planning committee grant approval of the application.

261 In addition, as it has been mentioned earlier in the report, it is expected that the number of students will be increased by 40 and the staff by 4, over a 2-3 year period, by the proposed development. This increase is considered to be reasonable and minimal for a school environment and is unlikely to result any additional noise disturbance than the existing.

6.5.5 Impact on neighbours conclusion

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

6.6 SUSTAINABLE DEVELOPMENT

General Policy

263 NPPF para 157 sets an expectation that planning will support transition to a low carbon future.

264 This is reflected in relevant policies of the London Plan and the Local Plan.

265 DMP 22(4) states that for non-residential extensions and conversions, the Council will seek to deliver the highest BREEAM standard provision possible for both the new and existing parts of the development. Evidence will be required to justify the standard proposed.

266 CS Objective 5 sets out Lewisham's approach to climate change and adapting to its effects. CSP 7, CSP 8 and DMP 22 support this Objective and sets out design measures which are expected to maximise energy efficiency, manage heat gain and deliver cooling using the following hierarchy:

- a. passive solar design to optimise energy gain and reduce the need for heating.
- b. passive cooling design and natural ventilation to slow heat transfer and remove unwanted heat.
- c. mixed-mode cooling, with local mechanical ventilation/cooling provided where required to supplement the above measures, using (in order of preference) low energy mechanical cooling followed by air conditioning, and
- d. full-building mechanical ventilation/cooling systems using (in order of preference) low energy mechanical cooling followed by air conditioning.

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6.6.1 Energy and carbon emissions reduction

Policy

- 267 London Plan Policy SI 2 states that major developments should be net zero-carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following hierarchy: (1) be lean; use less energy and manage demand during operation; (2) be clean; exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly; (3) be green; maximise opportunities for renewable energy by producing, storing and using renewable energy; (4) be seen; monitor, verify and report on energy performance.
- 268 LPP SI 2 also states that a minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:
- a. through a cash in lieu contribution to the borough's carbon offset fund, or
 - b. off-site provided that an alternative proposal is identified and delivery is certain.
- 269 CSP 8 seeks to minimise carbon dioxide (CO₂) emissions of all new development and encourages sustainable design and construction to meet the highest feasible environmental standards.
- 270 DMP 22 requires all development to maximise the incorporation of design measures to maximise energy efficiency, manage heat gain and deliver cooling using the published hierarchy.

Discussion

- 271 The application is accompanied by an Energy Assessment ("EA", prepared by Troup Bywaters + Anders LLP, May 2024) which sets out the measures to be taken to reduce carbon emissions. These are outlined and assessed below. The carbon dioxide emissions for non-residential buildings (tonnes CO₂ per annum) are 6.2 regulated and 2.4 unregulated.
- 272 The applicant argues that the Lodge building refurbishments are not considered to be major due to its GIA. This would make the building exempt from the requirements outlined in the GLA's Energy Assessment Guidance (June 2022). However, measures will be taken to ensure a low carbon approach has been undertaken. Officers disagree: the refurbishments are part of a major application and the policy position is the same as for the new build; however it is appreciated that due to the age of the building and its architectural merit, it could not be viable nor desirable to install energy efficient measures to its fabric. However, the EA indicates that the proposed refurbishment would result in a reduction to 2.51 from 3.30 tonnes of CO₂/annum, resulting in a 24% reduction. The applicant has agreed to a pre-commencement condition requiring a revised EA to ensure the baseline emission rates are fully captured and addressed.

Be Lean

- 273 The applicant has outlined measures used to reduce the energy demand through efficient lighting and controls, low u-value building envelope, natural ventilation and use

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of Low Specific Fan Power Mechanical Ventilation and Heat Recovery units for the Entrance Building, and efficient VRF cooling for the Sports Pavilion.

- 274 According to the Energy Assessment, the 'Be Lean' measures would achieve a reduction of 0.9 tonnes of CO₂/annum, resulting in a 15% reduction.

Be Clean

- 275 Due to the lack of available heat networks in the local area, district heating is not proposed for this development.
- 276 According to the Energy Assessment, the 'Be Clean' measures would achieve a reduction of 0.0 tonnes of CO₂/annum, resulting in a 0% reduction.

Be Green

- 277 The assessment shows that air source heat pumps (ASHP) will be used for the Entrance Building, efficient Variable Refrigerant Flow (VRF) will be provided to the Sports Pavilion and Solar Photovoltaics (PV) will be installed on both buildings.
- 278 According to the Energy Assessment, the 'Be Green' measures would achieve a reduction of 3.0 tonnes of CO₂/annum, resulting in a 49% reduction.

Be seen

- 279 The submitted EA does not demonstrate how it will meet the Be Seen requirements to monitor, verify and report on energy performance through the Mayor's post construction monitoring platform. However, Officers consider this could be secured by planning obligation through a Section 106 agreement which would require the owner of the development to report the energy performance data as a scheme is built out and in use.
- 280 The Council's Net Zero Carbon Manager has reviewed the submitted EA and requested further details and information to be provided by the applicant. Officers recommend a pre-commencement condition requesting from the applicant to provide a revised EA to ensure the proposed development would achieve sufficient carbon emissions reduction.

Carbon Offset

- 281 In accordance with the Council's Planning Obligations SPD, the applicant is required to make a payment towards carbon offsetting. This obligation would be secured by way of a S106 legal agreement.

6.6.2 Overheating

Policy

- 282 LPP SI 4 requires development proposals to demonstrate through an energy strategy, how they will reduce the potential for internal overheating and reliance on air-conditioning systems in accordance with the following cooling hierarchy. DMP 22 reflects the London Plan.
- 283 The Chartered Institution of Building Services Engineers (CIBSE) has produced TM 59 guidance on assessing and mitigating overheating risks in new developments.

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284 To meet the GLA Energy Planning Guidance the CIBSE compliance criteria must be met for Design Summer Year (DSY) 1 and additional testing must be undertaken for the more extreme DSY 2 and DSY 3.

Discussion

285 The risk assessment for overheating has been made against the three criteria outlined in CIBSE TM52. The assessment demonstrated that overheating can be prevented using natural ventilation for the Entrance Building. It is therefore proposed not to provide active cooling to prevent overheating. The Sports Pavilion requires active cooling that will be met by a high efficiency VRF system.

286 The Council's Net Zero Carbon Manager has reviewed the overheating section within the submitted EA and commented that further gains could be achieved regarding the minimisation of solar gains and whether there would be provision of external shading. Officers are satisfied the approach taken would adequately address overheating, particularly since the classrooms are proposed to the east side of the entrance building.

6.6.3 Urban Greening

Policy

287 LPP G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based urban drainage.

288 In LPP G5 the Mayor recommends an Urban Greening Factor (UGF) target score of 0.4 for developments that are predominately residential. It is noted that existing green cover that is retained counts towards the UGF score.

Urban greening factor

289 According to the latest UGF London Plan Guidance (February 2023), a UGF score of 0.3 should be achieved for institutional buildings. The Biodiversity Gain Plan and Urban Greening Factor Review (prepared by MKA Ecology, March 2024) concluded that the calculated UGF for the proposed development is 0.43. The Council's Ecological Regeneration Manager has reviewed the relevant information and confirmed that the calculations were conducted according to good practice guidelines and meet the required targets. The UGF of 0.43 will be secured by way of conditions.

Living roofs

290 LPP G5 Urban greening states that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

Discussion

291 The applicant is proposing a green roof on the cycle storage. Full details of the proposed biodiverse green roof would be captured by condition. No further living roofs are proposed. While the London Plan and Lewisham policies promote the use of living roofs, the reasons include to support biodiversity, to reduce the urban heat island effect and to

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contribute to sustainable urban drainage. This proposal includes measures to exceed BNG and UGF and to meet SUDs standards: therefore the lack of living roofs is not considered objectionable.

6.6.4 Flood Risk

Policy

- 292 LPP SI 12 requires development proposals to ensure that flood risk is minimised and mitigated.
- 293 CSP 10 requires developments to result in a positive reduction in flooding to the Borough.
- 294 Further guidance is given in the NPPG and the GLA Sustainable Design and Construction SPG.

Discussion

- 295 The Environment Agency Flood Risk map shows that the application site is within Flood Risk Zone 1 in respect of flooding from rivers and is at low risk from surface water flooding.
- 296 The applicant has submitted a Flood Risk Assessment (prepared by Price & Myers, September 2023). The FRA contained in this document found that the site is located in Flood Zone 1 and classified the overall site flood risk from low. Meeting the conditions for the two available credits for Flood Resilience.

6.6.5 Sustainable Urban Drainage

Policy

- 297 Policy G4 of the London Plan requires 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. The supporting text to the policy recognises the contribution that green roofs can make to SUDS. The hierarchy within the policy establishes that development proposals should include green roofs.
- 298 LPP SI13 expects development to achieve greenfield run-off rates in accordance with the sustainable drainage hierarchy.
- 299 CSP 10 requires applicants 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.

Discussion

- 300 The applicant has submitted a Flood Risk Assessment (prepared by Price & Myers, September 2023), which includes a Surface Water SuDS Strategy and Surface Water Maintenance Strategy recommendations. SuDS components including permeable paving and soft landscaped rain gardens will also be included.
- 301 A SuDS condition will be imposed to ensure these measures will be met.

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6.6.6 Sustainable Infrastructure conclusion

302 The proposed development is considered to be acceptable in terms of sustainable development subject to the imposition of conditions and a financial contribution secured via a S106 agreement.

6.7 NATURAL ENVIRONMENT

General Policy

303 Contributing to conserving and enhancing the natural environment and reducing pollution is a core principle for planning.

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

305 NPPF para 180(d) requires planning policies and decisions to contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

306 NPPF para 185(b) requires plans to “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity

307 Paragraph 186 states that “opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”.

308 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

309 Contributing to conserving and enhancing the natural environment and reducing pollution is a core principle for planning.

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

311 Paragraph 186 states that “opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”.

312 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.

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313 Policy G6 of the London Plan states in the supporting text that biodiversity net gain is an approach to development that leaves biodiversity in a better state than before. This means that where biodiversity is lost as a result of a development, the compensation provided should be of an overall greater biodiversity value than that which is lost.

314 DMP 24 require all new development to take full account of biodiversity in development design, ensuring the delivery of benefits and minimising of potential impacts on the natural environment.

Discussion

315 The applicant has provided a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) Report, a Nocturnal Bat Survey Report and a Biodiversity Gain Plan and Urban Greening Factor Review (prepared by MKA Ecology, March 2024).

316 From 2 February 2024, major applications should demonstrate how the development site meets the minimum mandatory requirement of 10% biodiversity net gain over the pre-development value of the site. The Biodiversity Gain Plan and Urban Greening Factor Review state that the current development will achieve a BNG of 16.35% (0.17 Biodiversity Unit). This will be secured by condition.

317 It is noted that the process of achieving and assessing Biodiversity Net Gain should follow the principles and rules, as set out within Biodiversity Net Gain, Good Practice Principles for Development (Baker et al., 2019) (Table 1) and The Statutory Biodiversity Metric: User guide (Defra, 2024) (Table 2).

318 To establish whether the proposed development will contribute positively to biodiversity an assessment using the Defra Statutory Biodiversity Metric (Defra, 2024) has been undertaken. This method uses habitat as a proxy for biodiversity and it endeavours to establish how much and what type of habitats should be created or enhanced in order to ensure that the impacts of a development do not result in a net loss of biodiversity. All habitats are assigned the following scores:

- Habitat size: How large or small is the habitat.
- Distinctiveness: A measure of the type and importance of a habitat.
- Condition: A measure of the present or predicted condition of a habitat type.
- Strategic significance: How a habitat is regarded within Local Planning Policy.

319 BNG measures all types of habitats, including grassland, hedgerows, lakes, woodland and watercourses such as rivers and streams. The applicant provided their Statutory Biodiversity Metric Results for the application site, which includes an assessment of the on-site habitat baseline and creation and on-site hedge baseline and creation, which indicate the values pre-development and post-development. It is noted that the submitted BNG has assessed the units of habitats, hedgerows and watercourses.

320 More specifically, the following table shows the on-site baseline, post-intervention and net change results.

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Table 1: Headline Results

On-site baseline	<i>Habitat Units</i>	0.79
	<i>Hedgerow Units</i>	0.14
	<i>Watercourse Units</i>	0.00
On-site post-intervention (Including habitat retention, creation and enhancement)	<i>Habitat Units</i>	1.09
	<i>Hedgerow Units</i>	0.23
	<i>Watercourse Units</i>	0.00
On-site net change	<i>Habitat Units</i>	0.30
	<i>Hedgerow Units</i>	0.09
	<i>Watercourse Units</i>	0.00

321 As can be seen from Table 1 there is a total net change (%) of 38.47% of habitat units and 67.37% of hedgerow units. Based on Table 2 below the proposal exceeds the 10% BNG target.

Table 2: BNG Results

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	0.79	0.87	0.00
<i>Hedgerow units</i>	10.00%	0.14	0.15	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

322 The Council's Ecological Manager has reviewed this information and commented that the Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) Report was conducted according to good practice guidelines. The recommendations (Section 5) are all supported and need conditioning. The Councils' Ecological Manager

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commented whether the applicant would consider the installation of living roofs on the entrance building and the sports pavilion. The applicant did not provide a response on this matter, however it is acknowledged that the proposal would meet and exceed, as proposed, the BNG and UGF requirements and in combination with the SuDS provisions, Officers would accept the lack of additional living roofs.

- 323 It is recommended however that instead of 2 swift boxes and 5 generalist bird boxes a total of 7 swift bricks are integrated into the fabric of the building. Latest evidence suggests that universal swift bricks provide nesting habitat for many other bird species, and integrated bird bricks are more protected from the elements thus provide habitat for longer. This will be secured as part of biodiversity enhancement and management plan condition.
- 324 The Nocturnal Bat Survey Report was conducted according to good practice guidelines and found no roosting bats in the buildings. The recommendations (Section 6) are all supported and will be conditioned.
- 325 The report states that where an absence of roosting bat is indicated, data will be valid for a maximum of 12 months according to best practice guidance. The last survey was undertaken on 27 September 2023, therefore, if demolition works do not commence before October 2024 the survey will need updating. A condition will be imposed to request an updated survey if needed.
- 326 The lighting strategy suggests that there will be uplights. Uplighting should be avoided as per the PEA recommendations to minimise light pollution. The strategy refers to the ecology report which is welcomed. A wildlife-sensitive lighting scheme will be conditioned.
- 327 In addition, a Construction Environmental Management Plan (CEMP), a Biodiversity Enhancement & Management Plan (BEMP), Biodiverse Living Roofs, soft landscaping, BNG and a UGF conditions will be imposed.

6.7.2 Green spaces and trees

Policy

- 328 Paragraph 136 of the NPPF (December 2023) states trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.
- 329 LPP G7 expects development proposals to ensure that, wherever possible, existing trees of value are retained. Where it is necessary to remove trees, adequate replacement is expected based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or other appropriate valuation system.
- 330 CSP 12 seeks to protect trees and prevent the loss of trees of amenity value, with replacements where loss does occur.

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331 DMP 25 sets out the required information to support development affecting trees.

Discussion

332 The applicant have submitted a Tree Survey (Ligna Consultancy, June 2022), a Tree Survey & Tree Constraints Plan Report (Bartlett Consulting, July 2022), a 5-Year Management and Maintenance Plan for Landscape Areas (prepared by Ireland Albrecht Ltd, March 2024) an Arboricultural Report (The Mayhew Consultancy Ltd, April 2024)

333 The site currently comprises of 28 individual trees and 6 groups of trees. There were 10 individual A category trees, 7 B category trees and ten C category trees and 1 U category trees. The TPO tree T4 to the front of the site has been preserved within the designs as was agreed throughout pre-application. As part of the proposal trees T1 - T3 (Category C) and T7 (Category B) will be lost.

334 The proposed development is proposing introduction of additional greenery and planting of new trees on the site. More specifically, there will be regreening of the Westwood Hill frontage inspired by the former Great North Wood of Sydenham. The landscape to the front of the school will be planted with a selection of native and wildlife beneficial species that will soften the boundary and enhance biodiversity. In total 18 new trees will be planted. A Sixth Form garden will be created, including a series of quiet seating spaces for students to use, enhanced by raised planters with carefully considered planting.

335 Lawn will be maximised and terracing and grass slopes will provide rich external spaces. A new planting area will be formed at the Sports Pavilion together with a new lawn area.

336 The Council's Tree and Landscape Officer commented that the tree species are inspired by the former Great North Wood of Sydenham, which is welcomed.

337 The Arboricultural Impact Assessment includes also a scheme of tree protection, including measures such as tree protective fencing and ground protection, managements of site facilities and services, to name a few. A full Tree Protection Plan will be secured by condition.

338 The Council's Tree and Landscape Officer has reviewed the relevant documents and raised no objections to the proposals, subject to the imposition of a soft landscaping, hard landscaping, SuDS and tree protection plan condition.

6.7.3 Ground pollution

Policy

339 Failing to deal adequately with contamination could cause harm to human health, property and the wider environment (NPPG, 2014). 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 soil pollution. Development should help to improve local environmental conditions.

Discussion

340 The application has been submitted with a Site Investigation Report (prepared by BIDWELLS LLP, September 2022). This report was reviewed by Environmental Protection Officers, who commented that the report includes a desk study and intrusive

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investigation. The desk top study includes a site history, information on the geology and hydrogeology at the site. A conceptual site model has been developed for the site. The report recommends that an intrusive investigation is undertaken at the site. The intrusive investigation involved the excavation of 5 boreholes and 2 trial pits. Soil samples were taken and tested for an appropriate suite of contaminants. No contaminants exceeded the thresholds for the generic assessment criteria derived for the site. Asbestos was detected in three samples across the site.

- 341 Groundwater and gas monitoring was undertaken on three occasions across the site. Limited volumes of groundwater were recovered, therefore samples were combined. No elevated levels of methane, carbon dioxide, carbon monoxide or hydrogen sulphide were detected across the site. The site has been determined as a Gas Characteristic Situation 1, so no gas protection measures are required.
- 342 The conceptual site model has been updated in light of the findings of the intrusive investigation. The report recommends that 'additional soil sampling for asbestos identification/quantification is carried out around the proposed Sixth Form block to allow a more detailed assessment of risks'.
- 343 Environmental Protection requested the imposition of a land contamination and pling condition. These will be secured as part of this application.

6.7.4 Air pollution

Policy

- 344 The NPPF at paragraph 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 air pollution. Development should, wherever possible, help to improve local environmental conditions such as air quality.

Discussion

- 345 The site falls within an Air Quality Management Area and as such an Air Quality Assessment is a mandatory validation requirement. The applicant has submitted an Air Quality Assessment (Cass Allen, March 2024), which concluded that pollutant concentrations at proposed sensitive receptors are expected to be below the relevant AQOs during the operational phase. Furthermore, no significant impacts on local air quality as a result of development-generated traffic are anticipated. The overall effect of the development is considered to be 'not significant', with regard to air quality, with no requirement for additional mitigation. As the development will not introduce new combustion sources, nor lead to an increase in traffic flows, the development is judged to comply with AQN criteria, without the requirement for additional mitigation or an offsetting payment.
- 346 Environmental Protection Officers reviewed this information and raised no objections to the proposed development, subject to a dust management plan, ASHP and Non-Road Mobile Machinery condition. These will be secured as part of this application.

6.7.5 Water quality

Policy

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347 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 water pollution or. Development should, wherever possible, help to improve local environmental conditions such as water quality, taking into account relevant information such as river basin management plans.

Discussion

348 Thames Water have been consulted on the proposed application and have raised no objections with regard to water quality, subject to the imposition of a piling method statement condition.

6.7.6 Light pollution

Policy

349 The NPPF at para 191 states that planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Discussion

350 The DAS includes under section 6 a proposed lighting strategy. A detailed lighting strategy would be conditioned to ensure that the light pollution is reduced to acceptable levels to avoid harmful impacts to wildlife and neighbouring properties.

6.7.7 Natural Environment conclusion

351 The impact on ecology and biodiversity on the site is considered to be acceptable subject to the imposition of conditions.

6.8 PUBLIC HEALTH, WELL-BEING AND SAFETY

General Policy

352 The NPPF and NPPG promote healthy communities. Decisions should take into account and support the health and well-being of all sections of the community. The NPPG recognises the built and natural environments are major determinants of health and wellbeing. Further links to planning and health are found throughout the whole of the NPPF. Key areas include the core planning principles (para 15) and the policies on transport (chapter 9), high quality homes (chapter 5), good design (chapter 12), climate change (chapter 14) and the natural environment (chapter 15).

353 The NPPG sets out a range of issues that could in respect of health and healthcare infrastructure, include how development proposals can support strong, vibrant and healthy communities. Development, where appropriate, should encourage active healthy lifestyles that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe places for active play and food growing, and is accessible by walking and cycling and public transport. The creation of healthy living environments for people of all ages can support social interaction.

354 Para 135 states that good design create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing

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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.

355 LPP D1 Safety, Security and Resilience states that boroughs should work to maintain a safe and secure environment and reduce the fear of crime.

6.8.1 Public safety

Policy

356 Para 135 of the NPPF states that good design creates places 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.

357 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.

358 LLP 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.

359 CSP 15 requires development to minimise crime and the fear of crime.

Discussion

360 The applicant has submitted a Design Out Crime Statement, including security measures. This has been assessed by the Metropolitan Police Designing Out Crime Officer who commented that although the proposal has many positive aspects, it does not achieve the standards set out by Secured by Design Schools 2014 in its current form.

361 Officers contacted the applicant to discuss this matter and after consultation was sought, the applicant confirmed that the issues raised could be accommodated in the next stage of detailed design. An informative will be added to this effect, to inform the applicant of the opportunity to apply for Secured By Design Certification should they wish.

6.8.2 Public Health, well-being and safety conclusion

362 The proposed development is not considered to pose any risk in terms of public health, well-being and safety subject to conditions.

7 LOCAL FINANCE CONSIDERATIONS

363 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 will or could be, provided to a relevant authority by a Minister of the Crown; or
- sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).

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- 364 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 365 The CIL is therefore a material consideration.
- 366 £91,204.63 Lewisham CIL and £52,727.68 MCIL is estimated to be payable on this application, subject to any valid applications for relief or exemption, and the applicant has completed the relevant form. This would be confirmed at a later date in a Liability Notice.

8 EQUALITIES CONSIDERATIONS

- 367 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 368 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.
- 369 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 370 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>
- 371 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- The essential guide to the public sector equality duty
 - Meeting the equality duty in policy and decision-making
 - Engagement and the equality duty
 - Equality objectives and the equality duty

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- Equality information and the equality duty

372 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>

373 The planning assessment set out above addresses the role of disability as being at the forefront of the reason for certain design requirements. Therefore it has been concluded that there is no impact on equality.

9 HUMAN RIGHTS IMPLICATIONS

374 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
- Protocol 1, Article 2: Right to education

375 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.

376 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with the above Convention Rights will be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Local Planning Authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

377 This application has the legitimate aim of providing new buildings with educational uses. The rights potentially engaged by this application, those identified above are not considered to be unlawfully interfered with by this proposal.

10 LEGAL AGREEMENT

378 The National Planning Policy Framework (NPPF) states that in dealing with planning applications, local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It further states that where

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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

379 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.

380 The following measures will be undertaken to mitigate the impacts of the development:

Carbon Offsetting

- Financial contribution towards carbon offsetting, payable upon commencement.

Be Seen

- To agree to report energy performance data as the scheme is planned, built out and in use in line with the 'Be Seen' energy monitoring guidance LPG (2021).

Highways and Transport

- Financial contribution of £20,000 towards sustainable transport measures and CPZ consultation/ implementation studies / projects and/or to improve / manage parking, traffic in the vicinity of the site. Payable upon commencement.
- Provision of a School Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London', stating measures that will be put in place, such as the implementation of a travel plan co-ordinator and the introduction of a travel plan steering group, outlining specific measures that will be implemented, advocating and promoting modal switch and highlighting to all current, potential new staff, as well as students the constraints of a possible CPZ and the impacts to future potential to drive to site.
- Enter in to a S278 agreement to deliver the following:
 - A detailed plan of the removal of the existing vehicular access and reinstatement of the kerb at northern end of Amberley Grove.

Monitoring Fee

- £2999.28 monitoring fee, payable prior to completion of legal agreement.

381 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).

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11 CONCLUSION

- 382 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 383 The proposed development would not result in loss of floorspace dedicated to educational facilities. The principle of extending and providing a better functional pupil environment, together with the loss of the ancillary caretakers housing unit, to meet the short and long-term needs of the school is supported by Officers.
- 384 The proposals achieve a high-quality design and the scheme overall presents significant planning benefits as outlined in detail above. As such, it is considered that the proposal is acceptable with regard to urban design and accords with the aims and objectives of the existing and emerging Development Plan.
- 385 The proposal would not result in harm to the local highway network or pedestrian or highway safety subject to the imposition of conditions and financial contributions.
- 386 The impact on neighbouring residential amenity has been assessed against the relevant policies and guidance, and no unacceptable harm has been identified to neighbouring occupiers' amenity, subject to conditions.
- 387 The proposed development is considered to be acceptable in terms of sustainable development subject to the imposition of conditions and a financial contribution secured via a S106 agreement.
- 388 The impact on natural environment on the site is considered to be acceptable subject to the imposition of conditions.
- 389 The proposed development is not considered to pose any risk in terms of public health, well-being and safety subject to conditions.
- 390 In light of the above, the application is recommended for approval.

12 RECOMMENDATION

- 391 That the Committee resolve to **GRANT** planning permission subject to a S106 Legal Agreement and to the following conditions and informatives:

12.1 CONDITIONS

1) **FULL PLANNING PERMISSION TIME LIMIT**

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

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

2) **DEVELOP IN ACCORDANCE WITH APPROVED PLANS**

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

SH-HBA-SW-R1-DR-A-08-0112 P01;
SH-HBA-SW-LG-DR-A-08-0110 P01;
SH-HBA-SW-ZZ-DR-A-08-0100 P01;
SH-HBA-SW-UG-DR-A-08-0102 P01;
SH-HBA-SW-ZZ-DR-A-08-0200 P01;
SH-HBA-SW-XX-DR-A-08-0201 P01;
SH-HBA-LB-XX-DR-A-08-0202 P01;
SH-HBA-LB-XX-DR-A-08-0203 P01;
SH-HBA-SW-LG-DR-A-08-0101 P01;

SH-HBA-SW-LG-DR-A-08-0110 P01;
SH-HBA-SW-UG-DR-A-08-0111 P01;
SH-HBA-SW-R1-DR-A-08-0112 P01;

SH-HBA-SW-XX-VS-A-08-0400 P01;
SH-HBA-SW-XX-VS-A-08-0401 P01;
SH-HBA-SW-XX-VS-A-08-0402 P01;
SH-HBA-EB-XX-DR-A-08-0300 P01;
SH-HBA-EB-XX-DR-A-08-0301 P01;
SH-HBA-SW-UG-DR-A-08-0122 P01;
SH-HBA-SW-01-DR-A-08-0123 P01;
SH-HBA-SW-R1-DR-A-08-0131 P01;
SH-HBA-EB-XX-DR-A-08-0210 P01;
SH-HBA-EB-XX-DR-A-08-0211 P01;
SH-HBA-LB-XX-DR-A-08-0213 P01;
SH-HBA-SW-02-DR-A-08-0124 P01;
SH-HBA-LB-XX-DR-A-08-0212 P01;
SH-HBA-SP-XX-DR-A-08-0230 P01;
SH-HBA-SP-XX-DR-A-08-0231 P01;
SH-HBA-SW-R1-DR-A-08-0125 P01;
SH-HBA-SW-ZZ-DR-A-08-0120 P01;
SH-HBA-LB-XX-DR-A-08-0302 P01;
SH-HBA-SW-00-DR-A-08-0130 P01;
SH-HBA-SW-LG-DR-A-08-0121 P01;

SH-IAL-ZZ-ZZ-DR-L-1001 P01;
SH-IAL-ZZ-ZZ-DR-L-2002 P01;
JPL/220355/TCP - SYDENHAM HIGH SCHOOL;
SH-HBA-SW-ZZ-DR-A-08-0100 P01;

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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) **CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) that includes ecological considerations shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

- (a) Dust mitigation measures.
- (b) The location and operation of plant and wheel washing facilities.
- (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
- (iii) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements and any Environmental Management Plan requirements (delete reference to Environmental Management Plan requirements if not relevant).
- (g) Details of the construction hours and activity. No deliveries are permitted between 9:00-10:00am and 3:00-4:00pm Monday-Friday during school terms.
- (h) Location and timings of sensitive works to avoid harm to biodiversity features, including but not limited to nesting birds, bats and small mammals
- (i) Details of how impacts on protected and other species will be avoided during construction (e.g. toolbox talks, covering holes for night).

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 will minimise possible noise, disturbance and pollution to neighbouring properties and to ensure the protection of local species in accordance with Core Strategy Policy G8, the

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NPPF, BS 42020:2013, Policy SI1 Improving air quality and Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

4) **EXTERNAL LIGHTING**

(a) Prior to the first occupation of the development hereby approved a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority, such details to include:

- (i) technical specifications of the lighting including its luminance
- (ii) manufacturer's literature of the lighting to show its appearance and size
- (iii) such plans or elevations necessary to clearly show the location of the lighting
- (iv) identify areas on site that are particularly sensitive for bat species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access their territory
- (iv) demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

(b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained for the lifetime of the development.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and in an appropriate and sensitive manner given the biodiversity on site in order to comply with DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

5) **BIODIVERSITY ENHANCEMENT & MANAGEMENT PLAN (BEMP)**

(a) Prior to construction of the development (excluding the demolition/enabling works stage) a Biodiversity Enhancement & Management Plan (BEMP) shall be submitted to and approved in writing by the local planning authority. The BEMP shall include the following:

- (i) Description and evaluation of features to be enhanced, created and managed (including but not limited to 7 integrated swift bricks; 2 black redstart boxes, 4 integrated bat bricks/boxes; log piles, bug hotels; 30 years management according to Biodiversity Gain Plan)
- (ii) Extent and location/area of proposed enhancement works on appropriate scale maps and plans
- (iii) Ecological trends and constraints on site that might influence management
- (iv) Aims and Objectives of management

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- (v) Appropriate management Actions for achieving Aims and Objectives
- (vi) An annual work programme (to cover an initial 5-year period)
- (vii) Ongoing monitoring and remedial measures.
- (viii) Details of the specialist ecological management body or organisation responsible for implementation of the Plan
- (x) The Plan shall include details of the legal and funding mechanisms by which the long-term implementation of the Plan will be secured by the developer with the specialist ecological management body or organisation responsible for its delivery.

The Plan shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the Objectives of the originally approved Plan.

(b) Prior to occupation of the development hereby approved the approved Plan will be implemented in accordance with the approved details.

Reason: To ensure the long-term protection and enhancement of biodiversity in accordance with Policy G8 and G9 of the Core Strategy (2011), Policy G6 Biodiversity and access to nature of the London Plan (2021) and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (2014), NPPF (2023) and BS 42020:2013.

6) **BIODIVERSE LIVING ROOF**

a) Within the first planting season following the practical completion of the cycle storage the living roof shall be installed and maintained thereafter for the lifetime of the development. The living roof shall:

- i. be biodiversity based with extensive substrate base of average depth of 133mm
- ii. be plug planted & seeded with a mix of species not less than 75% wildflowers suitable for this location and not more than 25% sedum.

Reason: To comply with Policies G1, G5, G6, and SI 13 of the London Plan 2021; Policy 10 Managing and Reducing Flood Risk and Policy 12 Open Space and Environmental Assets of the Core Strategy (June 2011); and DM Policy 24 Biodiversity, Living Roofs and Artificial Playing Pitches of the Development Management Local Plan (November 2014).

7) **SOFT LANDSCAPING – NATIVE AND WILDLIFE-FRIENDLY SPECIES**

(a) A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) with native and/or wildlife-friendly species shall be submitted to and approved in writing by the local planning authority prior to completion of super-structure works (and external envelope) and prior to commencement of any landscaping works. Such details to include:

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18 number trees of minimum 14-16cm girth where possible of species to be found within the Great North Wood while adhering to the right tree, right place, right reason principle.

The management and maintenance of the landscaping for a period of five years should be in line with the recommendations included in the 5-Year Management and Maintenance Plan for Landscape Areas (prepared by Ireland Albrecht Ltd, March 2024).

(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.

(c) Evidence demonstrating that the scheme achieves a UGF of 0.43 in accordance with the provisions of the Biodiversity Gain Plan and Urban Greening Factor Review (prepared by MKA Ecology, March 2024) as defined in the Urban Greening Factor (UGF) guidance (September 2021) shall be submitted to and approved in writing by the local planning authority prior to completion of super-structure works (and external envelope) and prior to commencement of any landscaping works.

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

8) **BIODIVERSITY NET GAIN**

No development shall commence until a Biodiversity Gain Plan has been submitted to and approved in writing by the local planning authority setting out how biodiversity will be improved as a result of the development to offset the loss or degradation of natural habitat on site. The Biodiversity Gain Plan should provide for 0.3 Biodiversity Units = 38.47% and 0.09 hedge units = 67.37%, in line with the Biodiversity Gain Plan and Urban Greening Factor Review (prepared by MKA Ecology, March 2024). This should also include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
- b) the pre-development biodiversity value of the onsite habitat,
- c) the post-development biodiversity value of the onsite habitat,
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
- e) any biodiversity credits purchased for the development, and

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f) such other matters as the Secretary of State may by regulations specify.

The development shall be carried out in full accordance with the approved Gain Plan within the timeframes set out within the Gain Plan and retained thereafter for the lifetime of the development.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policy G6 Biodiversity and access to nature of the London Plan (2021) and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

9) **BAT SURVEY**

If works do not commence on site before October 2024, no works shall commence until an updated bat survey has first been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved bat survey.

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

10 **LAND CONTAMINATION**

(1) No development (excluding demolition of existing buildings and structures, except where enabling works for site investigation has been agreed by the local planning authority) shall commence until :-

- i. A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.
- ii. The required remediation scheme implemented in full.

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

(3) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council.

This shall include verification of all measures, or treatments as required in (Section (a) i) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify

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compliance requirements, necessary for the remediation of the site have been implemented in full.

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

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

11) **PILING**

- a) No piling or any other foundation designs using penetrative methods shall occur until a method statement has first been submitted to and approved in writing by the Local Planning Authority in consultation with the Thames Water. The piling method statement should include details of the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works.
- b) Any piling shall be carried out in full accordance with the details approved under (a).

Reason: To ensure that the proposed development does not harm groundwater resources, in line with the National Planning Policy Framework (NPPF) (Paragraph 174). The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into contaminated sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

13) **AIR SOURCE HEAT PUMPS**

- a) Prior to completion of the superstructure a scheme including the details of the location, type and specification and enclosure of the proposed Air source heat pumps shall be submitted to and approved in writing by the local planning authority. The approved plant shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and shall be retained as such thereafter.

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- b) The proposed air source heat pumps shall only operate between school hours (08:00 to 18:00 hours, Monday to Friday), in line with the Noise Impact Assessment (prepared by Clarke Saunders Acoustics, March 2024).

Reason: To ensure that the amenities of occupiers are protected from the poor air quality and in the interests of the amenity of neighbouring residents in terms of noise disturbance in accordance with policy DMS1 and to accord with London Plan Policy SI 1 'Improving air quality' and Policy T7 'Deliveries, servicing and construction' of the London Plan (March 2021), and paragraph 181 of the NPPF.

14) **NON-ROAD MOBILE MACHINERY**

All Non-Road Mobile Machinery (NRMM) of net power of 37Kw and up to and including 560Kw used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

Reason: To safeguard the health of the local population and to protect the amenities of adjoining premises in accordance with Policy SI 1 Improving air quality and Policy T7 Deliveries, servicing and construction' of the London Plan (2021) and paragraph 181 of the NPPF.

15) **MECHANICAL PLANT**

- a) The plant hereby permitted shall be installed in strict accordance with the details provided in the acoustic report submitted by Clarke Saunders Acoustics reference 2338.240321.NIA dated 28th March 2024. The plant shall thereafter be retained as approved. The plant shall not be used unless the equipment is installed in compliance with these details.
- b) A commissioning acoustic test report shall be undertaken within two weeks of the mechanical services installation in order to demonstrate the limiting noise levels detailed in the above report have been achieved. The results of the tests shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of the school and to comply with DM Policy 26 Noise and vibration.

16) **CYCLE PARKING**

- (a) Prior to first occupation, full details of the cycle parking facilities (14 long-stay spaces and 2 short-stay spaces) shall be submitted to and approved in writing by the local planning authority. These should be secured and covered.

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(b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

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

17) ENERGY ASSESSMENT

(a) Prior to commencement of the development hereby approved, an updated Energy Assessment shall be submitted to and approved in writing by the local planning authority. Such an Assessment shall respond to the recommendations of the Council's Net Zero Carbon Manager including but not limited to establishing the baseline carbon emissions for all three buildings and calculating the reductions and carbon offset payment accordingly.

(b) Within 3 months of occupation of any of the development hereby approved, evidence (prepared by a suitably qualified assessor) shall be submitted to the Local Planning Authority and approved in writing to demonstrate full compliance with part (a).

Reason: To ensure that the development encourages sustainable design to meet the highest feasible environmental standards. in accordance with policy DMS1 and to accord with London Plan Policy SI 1 'Improving air quality' and Policy T7 'Deliveries, servicing and construction' of the London Plan (March 2021), and paragraph 181 of the NPPF.

18) ARCHITECTURAL DETAILS

a) Prior to the completion of the superstructure works and the commencement of any works to the external envelope, detailed cross section drawings and cropped bay studies at a reasonable scale (1:20/1:25) in respect of the following:

- i. Entrance building: main façade showing relationship between decorative metalwork and brick to at new reception entrance, signage, window reveals, and parapet treatment at roof level.
- ii. Entrance building: glass link showing line of security fence and associated tracks, glass fins and solid to void treatment of the upper facades, as well as termination at rooftop level.
- iii. Lodge: section through linking bridge showing extend of new opening, treatment of threshold, and key junctions
- iv. Lodge: rear section showing junction to existing roof and general façade treatment of proposed (window reveals, thresholds, overhangs etc).

b) further detailed drawings at 1:2/1:5 and 1:20/1:25 in respect of the following:

- i. Bridge link balustrade
- ii. Front Security screen

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- iii. Decorative metalwork to entrance building and external lighting to undercroft
- iv. Patterned brickwork

shall be submitted to and approved in writing by the local planning authority.

- c) The works shall then be carried in full accordance with the approved details prior to the first occupation of the development, and retained thereafter.

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

19) MATERIALS/DESIGN QUALITY

- a) Prior to the completion of the superstructure works and the commencement of any works to the external envelope, a visual representation of the building material palette and supporting detailed schedule (including manufacturer's details) shall be submitted to and approved in writing by the local planning authority, in respect of the following:

- i) brickwork, mortar, bond and pointing
 - ii) all cladding materials
 - iii) roofing materials, parapets and roof junctions;
 - iv) windows, louvres, external doors and reveals;
- rainwater goods (if applicable)

- b) Following approval of digital materials, sample panels shall be erected on site for final officer approval. These panels shall be of a suitable scale to appreciate the full range of material variation and be agreed in advance with officers to ensure panels are adequately sized. Such panels to show:

- i) Brick patterning
- ii) All cladding materials other than brick (for the Lodge and Entrance Building)
- iii) Metal security screen

- c) The works shall then be carried in full accordance with the approved details 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 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

20) ARBORICULTURAL METHOD STATEMENT & TREE PROTECTION PLAN

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

The TPP should also confirm the RPA of T4 – Sycamore tree and any proposed work within this RPA (excavation, etc.) needs to be discussed in text of AIA and AMS with mitigation measures clearly laid out.

- b) The measures specified in the approved TPP shall be implemented prior to commencement of any demolition or groundworks and shall be adhered to during the period.
- c) No works shall take place to any trees retained on site until full details of proposed works including any crown reductions have been submitted to and approved in writing by the Local Planning Authority. Approved works are required to be carried out under the supervisions of a suitably qualified arboriculturist.

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

21) PV PANELS

(a) Details of the proposed PV panels shall be submitted to and approved in writing by the LPA prior to first installation.

(b) The PV panels approved in accordance with (a) shall be installed in full prior to first occupation of the café and community space roof hereby approved and retained in perpetuity.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the panels and to comply with Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

22) SURFACE WATER AND SUSTAINABLE URBAN DRAINAGE

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Prior to the commencement of above ground works a scheme for surface water management, including specifications of the surface treatments, management plan and sustainable urban drainage solutions, shall be submitted to and approved in writing by the local planning authority. Such a scheme shall be coordinated with Soft Landscaping, Hard Landscaping Thereafter, the approved scheme shall be implemented in full accordance, prior to first occupancy of the development hereby approved and maintained for the lifetime of the development.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Objective 6: Flood risk reduction and water management and Core Strategy Policy 10: Managing and reducing the risk of flooding (2011).

23) **BOUNDARY TREATMENTS**

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

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

24) **HARD LANDSCAPING**

- a) Prior to any works taking place drawings showing hard landscaping material palette of any part of the site not occupied by buildings (including details of the permeability of hard surfaces coordinated with the Surface Water condition) shall be submitted and approved in writing by the local planning authority.
- b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development hereby approved and maintained for the lifetime of the development.

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

25) **BREEAM**

- a) The proposed development hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'.

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- b) Prior to completion of the superstructure of the proposed development hereby approved a Design Stage Certificate for each building (prepared by a Building Research Establishment qualified Assessor) shall be submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- c) Within 3 months of occupation of the development, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (a) for that specific building.

Reason: To comply with Policy SI 2 Minimising greenhouse gas emissions and Policy SI 5 Water infrastructure of the London Plan (March 2021) and Policy 7 Climate change and adapting to the effects and Policy 8 Sustainable design and construction and energy efficiency of the Core Strategy (June 2011).

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 and during the course of the application, which resulted in further information being submitted.

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

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4) **SECURE BY DESIGN**

You are advised to contact certificates@police-cpi.co.uk in order to apply for Secured By Design Certification.

13 BACKGROUND PAPERS

- 392 Submission drawings
- 393 Submission technical reports
- 394 Statutory consultee responses

14 REPORT AUTHOR AND CONTACT

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