

Committee	PLANNING COMMITTEE C	
Report Title	14 WALDRAM PARK ROAD, SE23 2PN	
Ward	Perry Vale	
Contributors	Geoff Whittington	
Class	PART 1	24 MAY 2012

Reg. Nos. DC/11/76835

Application dated 11 March 2011, completed 30 April 2012

Applicant H&R Properties on behalf of Mr H Patani

Proposal The demolition of 14 Waldram Park Road, SE23, and the construction of a part three/ part four-storey building including balconies to provide 2, three bedroom self-contained maisonettes, and 6, one bedroom self-contained flats, together with the provision of 1 car parking space and 10 bicycle spaces.

Applicant's Plan Nos. L2850.P001(P.00), P002(P.02), P003(P.00), P004(P.00), P005(P.02), P006(P.02), P007(P.00), P008(P.01) P011(P.00), Design and Access Statement, Method of Construction and Demolition Specification Report, Assumed Construction Sequence, Technical Note Ref: LHIC/2011/1306, Privacy Screen at Rear, Sustainable Urban Drainage, Photographs.

Background Papers

- (1) Case File LE/458/14/TP
- (2) Lewisham Development Framework: Residential Standards SPD (August 2006)
- (3) Lewisham Development Framework: Core Strategy (2011)
- (4) Unitary Development Plan (July 2004)
- (5) The London Plan (February 2011)

Zoning Adopted UDP - Existing Use
PTAL 4

1.0 Property/Site Description

1.1 The application site comprises a 3-storey detached residential property located on the south side of Waldram Park Road, close to the junction with Church Rise. The dwelling has been in a derelict state since 2010 when during basement excavation works, the building suffered a partial collapse, resulting in the subsequent removal of the entire front elevation. A Dangerous Structure Notice was issued by Building Control officers at the time of the collapse, which to date, remains applicable.

- 1.2 There is an existing hardstand driveway at the front, whilst at the rear is a medium sized private garden.
- 1.3 The surrounding area is predominantly residential in character, with a mix of single dwellings and flatted accommodation. This section of Waldram Park is characterised by distinctive villa style properties, dating back to the late 1800s.
- 1.4 Waldram Park Road (A205) is a particularly busy highway that leads to Forest Hill in the west. The area is well served by public transport, with Forest Hill Train Station within a short walking distance, whilst a number of bus routes operate within the immediate area. The site has a Public Transport Accessibility Level (PTAL) of 4.
- 1.5 The site is not within a conservation area, nor is the application building listed or any listed buildings located within the immediate vicinity. The site is designated as being within an area of Local Open Space Deficiency.

2.0 Planning History

- 2.1 In 1986, permission was granted for the conversion of the property to provide 2, one bedroom and 1, two bedroom self-contained flats.
- 2.2 In 1990, permission was granted for the use of the property as a bed and breakfast hotel, and a separate permission as a residential care home.
- 2.3 In 2008, permission was granted for the construction of a 3-storey extension to the side of the existing building and the formation of a basement area with light-wells at the front and rear. The building would be divided into self-contained flats, including 4, one bedroom, 2, two bedroom and 1, three bedroom flats, and one studio on the upper floor. Two off-street parking spaces would be provided at the front, together with 10 cycle spaces at the rear.
- 2.4 A Prior Notification Notice for the demolition of the building was submitted on 16 May 2012, which sets out the proposed method of demolition works (DC/12/80003). This notice had not been determined at the time of the committee agenda going to print.

3.0 Current Planning Application

- 3.1 The current application proposes the redevelopment of the site for residential purposes, involving the demolition of the existing building.
- 3.2 The development would take the form of a part three/ part four storey building fronting Waldram Park Road. A total of 8 residential dwellings would be provided, including 6, one bedroom self-contained flats, and 2, three bedroom self-contained maisonettes.
- 3.3 Renewable energy measures would include the provision of photovoltaic panels to the flat roof.
- 3.4 All units would be built to Lifetime Homes standards, and would meet Code Level 4 for Sustainable Homes.

- 3.5 The application also includes associated landscaping to the front and rear of the site, and internal refuse/ recycling stores, secure cycle parking for 10 bicycles, 1 off-street car-parking space and 1 motorcycle space.

4.0 Consultations and Replies

Neighbours & Local Amenity Societies etc

- 4.1 Consultation letters were sent to the occupants of 156 neighbouring properties, and the Forest Hill Society. A notice was displayed on site and Ward Councillors were consulted.
- 4.2 Two letters received from the occupiers of 11B Church Rise and an unknown address in Waldram Park Road, together with the Quo Vadis Trust, objecting to the proposal on the following grounds;
- (1) new building is out of character – modern ugly block;
 - (2) inadequate off-street parking provision;
 - (3) demolition works will be disruptive;
 - (4) subsidence concerns.

Forest Hill Society

- 4.3 The Society has objected to the proposed development, stating ‘the new block does not fit with or compliment the adjacent properties and the style is completely different. A development should seek to restore the existing frontage so that the building is in keeping with neighbouring properties.’
- 4.4 The Society also raises concerns with the number of parking spaces provided on-site.

(Letters are available to Members)

Environmental Health

- 4.5 No objections raised to the proposal.

Highways and Transportation

- 4.6 Unobjectionable in principle.

Design and Conservation

- 4.7 The Council’s design officers have raised no objections to the appearance or massing of the proposed development.
- 4.8 The heritage significance of the existing building has been assessed by officers, however in light of Building Control comments regarding the structural condition of the property, no objections are raised to the proposed demolition.

Building Control

- 4.9 Building Control officers have visited the site on a number of occasions during the last two years since the partial collapse, and served a Dangerous Structure Notice in 2010. The building has been temporarily secured, however in their opinion, renovation works to the existing building would be extensive and difficult to undertake due to the level of damage incurred.

5.0 Policy Context

Introduction

- 5.1 In considering and determining applications for planning permission the local planning authority must "have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations" (Section 70 (2) of the Town and Country Planning Act 1990). Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy and policies in the London Plan (July 2011). The National Planning Policy Framework does not change the legal status of the development plan.

National Planning Policy Framework (NPPF)

- 5.2 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary this states that (paragraph 211), policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. In summary, this states, that for a period of 12 months from publication of the NPPF decision takers can give full weight to policies adopted since 2004 even if there is limited conflict with the NPPF. Following this period weight should be given to existing policies according to their consistency with the NPPF.
- 5.3 Officers have reviewed the Core Strategy and saved UDP policies for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, 214 and 215 of the NPPF.

Ministerial Statement: Planning for Growth (23 March 2011)

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

Other National Guidance

- 5.5 The other relevant national guidance is:

By Design: Urban Design in the Planning System - Towards Better Practice (CABE/DETR 2000); Planning and Access for Disabled People: A Good Practice Guide (ODPM, March 2003); Safer Places: The Planning System and Crime Prevention (ODPM, April 2004) & Code for Sustainable Homes Technical Guide (DCLG/BRE, November 2010).

London Plan

- 5.6 A new London Plan document was adopted on 22 July 2011. The policies considered relevant to this application include:

Policies 3.3 Increasing housing supply; 3.4 Optimising housing potential; 3.5 Quality and design of housing developments; 3.6 Children and young people's play and informal recreation facilities; 3.8 Housing choice; 3.16 Protection and enhancement of social infrastructure; 5.2 Minimising carbon dioxide emissions; 5.3 Sustainable design and construction; 5.7 Renewable energy; 5.11 Green roofs and development site environs; 5.12 Flood risk management; 5.13 Sustainable drainage; 6.9 Cycling; 6.13 Parking; 7.3 Designing out crime; 7.4 Local character; 7.5 Public realm, 7.6 Architecture & 7.19 Biodiversity and access to nature, in the London Plan (June 2011).

- 5.7 The Mayor of London has also published a number of strategies, Supplementary Planning Guidance (SPG) and Best Practice Guidance (BPG) notes in order to help implement London Plan policies. The following strategies, SPGs and BPGs are particularly relevant to this application:

Transport Strategy (2001) and draft Transport Strategy (2009); Biodiversity Strategy (2002); Energy Strategy (2004); Housing SPG (2005); Sustainable Design and Construction SPG (2006); Accessible London SPG (2004); Planning for Equality and Diversity in London SPG (2007); The Control of Dust and Emissions from Construction and Demolition BPG (2006); Tomorrow's Suburbs: Tools for making London more sustainable (June 2006); and Development Plan Policies for Biodiversity (November 2005).

Wheelchair guidance

- 5.8 The South East London Housing Partnership's Wheelchair Homes Design Guidelines (2008, updated 2009) are not published by the Mayor of London and do not set out planning policy, but are nonetheless considered relevant to this application.

Local Development Framework – Core Strategy

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

Objective 1: Physical and socio-economic benefits, Objective 2: Housing provision and distribution; Objective 3: Local housing needs; Objective 5: Climate change; Objective 6: Flood risk reduction and water management; Objective 7: Open spaces and environmental assets; Objective 8: Waste management; Objective 9: Transport and accessibility; Objective 10: Protect and enhance Lewisham's character; Objective 11: Community well-being; Policy 1: Housing provision, mix and affordability; Policy 7: Climate change and adapting to the effects; Policy 8: Sustainable design and construction and energy efficiency; Policy 10: Managing and reducing the risk of flooding; Policy 12: Open space and environmental assets; Policy 14: Sustainable movement and transport & Policy 15: High quality design for Lewisham.

Unitary Development Plan

- 5.10 The relevant saved policies of the UDP (adopted July 2004) are set out below.

URB 3 Urban Design; URB 12 Landscape and Development; URB 13 Trees; ENV PRO 15 Sustainable Surface Water Drainage in New Development; HSG 2 Housing on Previously Developed Land; HSG 4 Residential Amenity; HSG 5 Layout and Design of New Residential Development & HSG 7 Gardens.

- 5.11 Referring to the Council's UDP Proposals Map adopted with the UDP in July 2004, the application site is not designated land.

Residential Development Standards SPD (August 2006)

- 5.12 In August 2006, the Council adopted the Residential Standards Supplementary Planning Document. This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, backland development, safety and security, refuse, affordable housing, self containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space, Lifetime Homes and accessibility and materials.

6.0 Planning Considerations

- 6.1 The main issues to consider in regard to this application include the principle of demolishing the existing building and redeveloping the site for residential purposes, the scale, height, massing and appearance of the proposed building, density, the level of impact upon the amenities of neighbouring occupiers and the streetscene generally, the standard of residential accommodation, sustainable measures, landscaping, access and parking issues.

Principle of Development

- 6.2 The application site is located on the south side of Waldram Park Road, and is occupied by a 3-storey residential building, which forms part of a row of similar villa style dwellings.
- 6.3 In 2008, permission was granted to convert the building into self-contained flats, however in 2010, building works ceased subsequent to a partial collapse during excavation works. This related to the 2008 planning permission granted for the

conversion of the property, which included the formation of habitable rooms within a new basement. The current applicants did not own the property at the time of the incident.

- 6.4 The applicant states the site was closed following the issuing of a Dangerous Structure Notice by the Council. 'Although the structure has now been made 'safe', the remaining structure will no longer meet the current Building Regulation standards and is unviable for further renovation work.'
- 6.5 Officers have assessed the merits of retaining the building, however in light of discussions with Building Control, it is clear that its structural integrity has been compromised significantly by the 2010 incident, demonstrated by the Dangerous Structure Notice. The measures undertaken to secure the building are only temporary, whilst renovating works would involve extensive rebuilding due to the loss of the front elevation, and the displacement of the remaining walls, floors and roof.
- 6.6 The Development Plan seeks to retain buildings that are termed as 'heritage assets', i.e. Listed or Locally Listed Buildings. Buildings that are not heritage assets cannot be protected from demolition in their own right. PPS 5 Planning for the Historic Environment states "Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation and particular procedures apply to decisions that involve them. This statement also covers heritage assets that are not designated but which are of heritage interest and are thus a material planning consideration."
- 6.7 Design and Conservation officers have assessed the character of the building, and have confirmed that whilst the existing building is of some heritage interest when seen in context with neighbouring properties of a similar appearance, it is not of sufficient quality to justify being acknowledged as a heritage asset, therefore Core Strategy Policy 15 (f), which seeks to ensure any development conserves and enhances the borough's heritage assets, is not applicable in this case.
- 6.8 The proposed redevelopment would see the clearance of the entire site, and the construction of a replacement residential building ranging in height between three to four stories, accommodating 8 self-contained residential units.
- 6.9 The applicant has submitted a statement that addresses the intended method of demolishing the existing building, in light of the close proximity to neighbouring dwellings. The statement has been discussed with Building Control officers, who have confirmed their satisfaction to the method details.
- 6.10 At the time of writing this report, the applicant had submitted a Prior Notification application (DC/12/80003), formally advising the Council of their intention to demolish the building, for the reasons stated in Paragraph 6.5. Whilst the current application fully addresses the method of demolition, the applicant was keen to submit a Prior Notification to enable the commencement of works.
- 6.11 The applicant has stated that external features of the existing building will be salvaged where possible, including the London Stock bricks, which will be used in the new building.

- 6.12 For the reasons stated, officers raise no objections to the demolition of the existing building, subject to the acceptability of the proposed development.

Design, Scale, Siting – Impact upon the character of the local area

- 6.13 The applicants have engaged in pre-application discussions with officers to seek advice on what would constitute an acceptable form of development upon the site. Officers provided advice on planning policies, the constraints of the site, design, layout and relationship with surrounding development.
- 6.14 Paragraph 15 of the National Planning Policy Framework (p15) states: “local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
- 6.15 The proposed building would not seek to replicate the design and appearance of the existing or neighbouring buildings, preferring a modern approach that would attempt to respect the height, width and depth proportions of the group of dwellings, together with the existing front and rear building lines.
- 6.16 The proposal is considered to represent good, modern design, whilst being respectful of the character of the surrounding area. In comparison with the existing building, the new block would measure 8 metres in height, as opposed to the existing 11 metres, incorporating a flat roof rather than replicating the existing pitch.
- 6.17 The external face of the building would be mostly of London stock bricks, using reclaimed bricks from the existing building. All window frames would be of aluminium, whilst the upper floor would be a combination of grey slate and glazing.
- 6.18 The proposed materials are considered to be appropriate, contributing positively to the appearance of the development, whilst relating well with existing properties. The provision of balconies contributes to the overall outdoor feel and modern design of the development.
- 6.19 Officers consider the proposed flat roof to be acceptable in appearance, resulting in minimal overall bulk. The provision of a pitch would be likely to compromise the modern appearance of the building, therefore no objections are raised to this aspect.
- 6.20 In summary, the development is considered to be appropriate in scale, height and massing, respecting the general form of development within the immediate area, and befitting of this location. The applicants will be requested by way of a planning condition to provide external material samples for further assessment and detailed plans that show the living roof, windows, entrances and brick detailing.

Density

- 6.21 The Council’s former density policy (HSG 16) was not among those saved by the Secretary of State, therefore the London Plan now contains the detailed density policies for Development Plan purposes.

- 6.22 The Council's assessment of the nature of the area is that the site falls within an urban setting, surrounded by suburban residential streets. Whilst any development upon this site must respect the suburban character, the position of the site within an urban corridor allows for a greater density in the scale of the development.
- 6.23 The London Plan refers to 'urban' as being areas with predominantly dense development such as, for example terraced houses, a mix of different uses, medium building footprints and typically buildings two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes.
- 6.24 Guidance states that the Council should make the best use of previously developed land, however such aspirations should not negate the requirement for developments to blend with the surrounding character. Waldram Park Road experiences high vehicular movement, providing part of the main route between Catford and Forest Hill town centres, whilst the Public Transport Accessibility Level (PTAL) for the area is 4. The London Plan Matrix table 3.2 advises that densities in urban areas should be between 200-700 habitable rooms per hectare.
- 6.25 The density of the proposed scheme is 333 habitable rooms per hectare, thereby comfortably falling within the specified range. It is considered that the density would not result in demonstrable harm to the character of the local area or the amenities of neighbouring residential occupiers, and together with the overall quality of the proposal, officers consider the scheme to be compliant with density policies and therefore acceptable.

Impact Upon Neighbouring Occupiers

- 6.26 Officers are satisfied that the siting of the proposed development would not significantly harm the visual amenities of neighbouring occupiers. The building would be arranged to follow the existing front and rear building lines at upper floor levels, whilst the ground and lower ground floors would project a further 4.2 metres at the rear. The actual projection beyond the rear elevations of the properties on either side would be 3.4 metres, which is considered to be appropriate, avoiding a detrimental visual impact.
- 6.27 The position of the new building would be similar to the existing, therefore the visual impact upon the flank openings of nos 12 and 16 would be no greater than the existing.
- 6.28 The building would incorporate a flat roof rather than pitched, with the upper floor set-back from the front and sides. In terms of height, the building would be 8 metres high compared to the current building which measures 11. In this regard, the impact of the proposed building is considered to be smaller than the existing building.
- 6.29 Because of the above, no Daylight/ Sunlight report has been submitted as part of the planning application. Officers are satisfied that the proposed development would not result in unacceptable overshadowing or loss of natural light to the neighbouring properties.
- 6.30 At first floor level to the rear, the occupiers would have use of private external terraces, measuring a maximum depth of 3.8 metres. 0.8 metre high laminated

glass screens would be erected to both ends, whilst a 0.6 metre deep 'buffer' would span the full width of the terrace, which would prevent users of the terrace from standing along the rear facing edge and compromising the privacy of the neighbouring occupiers and the garden area of the 3 bedroom ground floor maisonette. The buffer would comprise a 1 metre high trench that would accommodate planting. At second floor level, two juliet balconies would be provided.

- 6.31 Overall, officers are satisfied the level of visual impact, including overlooking, to existing occupiers would be minimal. Notwithstanding this, a condition is included in the recommendation which ensures the proposed screening is erected prior to first occupation of all units.

Standard of Residential Accommodation/ Amenity Space

- 6.32 The Council requires all new residential development to be built to Lifetime Home standards, in accordance with London Plan policies. The applicants have confirmed the development is fully compliant with these standards.
- 6.33 The layout and circulation of the proposed units is considered to be acceptable, and would provide a good standard of accommodation for future occupiers, in accordance with London Plan (2011) standards. Each habitable room would be assured of sufficient natural light intake and outlook.
- 6.34 The application originally proposed the provision of only 1 and 2 bedroom units, however the plans have since been amended to include two, 3 bedroom family sized dwellings, in accordance with the adopted Core Strategy which requires a mix of residential units to be provided in schemes to meet housing needs. The development would include 6, one bedroom units, however 4 would provide studios, which could be used as additional bedrooms.
- 6.35 The family units would be maisonettes arranged on the ground and lower ground floors, with direct access to a rear 'sunken' garden. Plan P002(P.02) suggests the space would be shared between the two units, however any fencing or partitions can be assessed in a landscaping condition.
- 6.36 All units would have access to the communal garden at the rear, whilst the two first floor units would have use of private terraces.
- 6.37 The formation of lightwells to the front and rear of the new building would ensure sufficient outlook and light intake to the habitable rooms located within the lower ground floor. In line with officer advice, the lightwells would measure a depth of at least 4 metres, thereby avoiding the provision of darkened rooms with poor outlook.
- 6.38 One lift would be provided, operating between the ground and third floors only.
- 6.39 Officers raise no concerns to the proposed standard of accommodation within the development.

Highways and Parking

- 6.40 The development proposes one off-street parking space for a disabled user, and one motorcycle bay. This is attributed to the lack of available space to the front

driveway and the need for sufficient room for a car to manoeuvre when entering and exiting the site, together with the siting of the two lightwells. The provision of additional parking spaces is therefore not possible.

- 6.41 Subsequently, objectors have raised concern toward the lack of parking allocation for future residential occupiers and visitors, with a resulting adverse impact upon on-street parking pressures in neighbouring streets.
- 6.42 Policy 6.13 of The London Plan states; 'The Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car-parking provision that can undermine cycling, walking and public transport use.' 'In locations with high PTAL, car-free developments should be promoted.'
- 6.43 The PTAL rating for this area is 4, with very good bus and train links locally. As a result, the applicants consider this represents an opportunity to seek a development that does not generate a significant increase in private car use in the area, and instead promotes sustainable modes of travel.
- 6.44 The development seeks to encourage cycling as an everyday means of transport for future occupiers, with the provision of a secure cycle store adjacent to the communal garden, accommodating 10 bicycles.
- 6.45 There is unrestricted on-street parking to neighbouring streets, although existing parking pressures are acknowledged.
- 6.46 The Transport Statement submitted confirms the impact of the proposed development upon the public transport network would be negligible, whilst the 'levels of displaced parking, which may occur due to the development, can be easily accommodated locally, and would not result in a negative impact upon the local highway network.'
- 6.47 It also states the development will promote sustainable travel, whilst a car sharing scheme operates within the area, which future occupiers may decide to join.
- 6.48 Having assessed the application, the Highways officer has subsequently raised no objections to the development, attributed to the high PTAL of the area.

Landscaping

- 6.49 A 14 metre deep communal garden would be located at the rear of the property, accessed via the side passageway. Existing trees and planting would be retained and protected during demolition and construction works, however the Design and Access Statement states the shared garden 'will be extensively landscaped to encourage residential usage with seating and hedging for privacy.'
- 6.50 At the front of the site, the existing front boundary wall and planting would be removed, however the existing driveway coverage would be replaced by permeable paving to alleviate rain water run-off, together with the formation of a perimeter drainage channel. Some soft landscaping would be provided to the edges of the two lightwells.
- 6.51 Officers are satisfied with the principle of proposed landscaping works, subject to the submission of further details confirming the nature of proposed planting.

Sustainability

- 6.52 The London Plan requires that all new residential developments meet Code Level 4 for Sustainable Homes, together with a reduction in carbon emissions. In this case, the applicant has advised that the development would meet Code Level 4.
- 6.53 Photovoltaic panels are proposed to the main roof of the building, of which visual details will be requested by way of condition.
- 6.54 Other measures include the use of double glazing, water efficient devices to reduce water consumption, rainwater harvesting and energy efficient lighting.
- 6.55 Officers are satisfied with the sustainability methods proposed, and is considered compliant with London Plan policies.

Refuse

- 6.56 An external refuse and recycling store would be located to the front of the building. Elevation details of the store will be requested by way of a condition.
- 6.57 Refuse and Highways officers have raised no objections to the proposal.

Community Infrastructure Levy

- 6.58 The Community Infrastructure Levy (CIL) is a levy which was implemented by the London Mayor on 1 April 2012.
- 6.59 This development is considered to be CIL liable. The chargeable development is £35 per m², which must be paid to the Council prior to the commencement of building works.

7.0 Consultations

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

8.0 Conclusion

- 8.1 Officers consider the design and massing of the proposed development to be acceptable, and despite its modern approach rather than attempting to replicate the existing, it would respect the general character of the area sufficiently.
- 8.2 The proposal accords with Policy 15 of the adopted Core Strategy and saved policies URB 3 Urban Design, which expects a high standard of design that seeks to complement the scale and character of existing development and its setting, and HSG 5 Layout and Design of New Residential Development, which expects all new residential development to be attractive, to be neighbourly and to meet the functional requirements of all future habitants.
- 8.3 It is therefore recommended that planning permission be granted.

9.0 Summary of Reasons for Grant of Planning Permission

- 9.1 The decision to grant planning permission has been taken having regard to the policies and proposals in the London Plan (July 2011), the adopted Core Strategy and saved policies in the Unitary Development Plan (July 2004), as set out below and all relevant material considerations, including comments received in response to third party consultation.
- 9.2 The local planning authority has considered the particular circumstances of the application against relevant planning policy set out in the London Plan (2011), the adopted Core Strategy (June 2011) and saved policies in the Council's Unitary Development Plan (July 2004). The local planning authority has further had regard to the Mayor of London's Supplementary Planning Guidance and Best Practice Guidance; as well as Government Planning Policy Guidance and Statements, and other material considerations including the conditions to be imposed on the permission.
- 9.3 On balance, it is considered that the proposal satisfies the Council's landscaping, ecology and biodiversity criteria and will not result in any material harm being in accordance with Table 3.2 Density Matrix and Policies 3.3 Increasing housing supply; 3.4 Optimising housing potential; 3.5 Quality and design of housing developments; 3.8 Housing choice; 3.16 Protection and enhancement of social infrastructure; 5.2 Minimising carbon dioxide emissions; 5.3 Sustainable design and construction; 5.7 Renewable energy; 5.12 Flood risk management; 5.13 Sustainable drainage; 6.9 Cycling; 6.13 Parking; 7.4 Local character; 7.5 Public realm, 7.6 Architecture & 7.19 Biodiversity and access to nature in the London Plan (July 2011), Objective 1 Physical and socio-economic benefits, Objective 2 Housing provision and distribution, Objective 3 Local housing needs, Objective 5 Climate change, Objective 6 Flood risk reduction and water management, Objective 7 Open spaces and environmental assets, Objective 8 Waste management, Objective 9 Transport and accessibility, Objective 10 Protect and enhance Lewisham's character, Objective 11 Community well-being, Policy 1 Housing provision, mix and affordability, Policy 7 Climate change and adapting to the effects, Policy 8 Sustainable design and construction and energy efficiency, Policy 10 Managing and reducing the risk of flooding, Policy 12 Open space and environmental assets, Policy 14 Sustainable movement and transport, Policy 15 High quality design for Lewisham, and Policy 21 Planning obligations of the adopted Core Strategy (June 2011), and saved policies URB 3 Urban Design, HSG 4 Residential Amenity, HSG 5 Layout and Design of New Residential Development and HSG 7 Gardens, in the Council's Unitary Development Plan (July 2004) and the Residential Development Standards SPD (August 2006).

10.0 RECOMMENDATION

- 10.1 **GRANT PERMISSION** subject to the conditions, as set out below and such amendments as considered appropriate to ensure the acceptable implementation of the development;
- (1) No development, (excluding demolition) shall commence on site until sample details of all facing materials (including their colour and texture) to be used on the building have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, unless the local planning authority

agrees in writing to any variation.

- (2) Notwithstanding information shown on the approved drawings, details of windows, balconies, terraces, screening, entrances and brick detailing at a scale of not less than 1:5 shall be submitted to and approved in writing by the local planning authority. No development shall commence beyond piling until the full details have been approved. The development shall be carried out in full accordance with the approved details unless otherwise approved in writing by the local planning authority.
- (3) All window and door openings shall be constructed with minimum 90mm deep external reveals.
- (4) No development, excluding demolition, shall commence on site until a scheme to minimise the threat of dust pollution during site clearance and construction works (including any works of demolition of existing buildings, or breaking out or crushing of concrete) has been submitted to and approved in writing by the local planning authority. The approved scheme shall include a watering regime in the event of dry weather and shall be implemented in its entirety once development has commenced.
- (5) No development, excluding demolition, shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The proposals for the plan shall include details of a display at the site entrance of a contact number for complaints, site access arrangements and details of how security will be maintained to neighbouring properties, in particular during and immediately after the demolition phase. The approved plan shall be rigidly adhered to throughout the construction process.
- (6) Details of lighting to external areas within the site shall be submitted to and approved in writing by the local planning authority prior to first occupation of the residential units. Any such lighting shall be installed in accordance with the approved drawings. The applicant should demonstrate that the proposed lighting is the minimum needed and that the proposals minimise pollution from glare and spillage.
- (7)
 - (i) The buildings shall be constructed so as to provide sound insulation against external noise to achieve levels not exceeding 30dB LAeq and 45dB LMax (night) for bedrooms, 35dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided.
 - (ii) Development (excluding demolition) shall not commence until details of a sound insulation scheme complying with paragraph (i) of this condition have been submitted to and approved in writing by the local planning authority.
 - (iii) The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (ii) of this condition has been implemented in its entirety. Thereafter, the sound insulation scheme shall be maintained in perpetuity.

- (8) No extensions or alterations to the proposed development whether or not permitted under Article 3 and Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, shall be carried out without the prior written permission of the local planning authority.
- (9) No development, excluding demolition, shall commence on site until drawings showing the use of any part of the site not occupied by buildings and the treatment thereof (including planting, trees, paving, walls and fences), have been submitted to and approved in writing by the local planning authority and all works which form part of the scheme shall be completed in the first planting season following the completion of the development, unless the local planning authority has given written consent to any variation. Any trees or plants which within a period of 5 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, unless the local planning authority has given written approval to any variation.
- (10) Details of the appearance of the proposed photovoltaic panels hereby permitted shall be submitted to and approved in writing by the local planning authority prior to installation.
- (11) Elevation details of the proposed refuse stores shall be submitted to and approved in writing by the local planning authority. The store shall then be provided in accordance with the approved details prior to first occupation and shall thereafter be retained for refuse storage purposes.
- (12) Details of cycle stands within the approved cycle store shall be submitted to and approved in writing by the local planning authority and shall be provided prior to first occupation of the residential units hereby approved and shall thereafter be maintained.
- (13) The external communal area and private amenity gardens shall be provided prior to first occupation of the dwellings to which they relate and shall thereafter be retained for such use.
- (14) The proposed front and rear lightwells shall be constructed in full compliance with the plans hereby permitted prior to first occupation of the residential units.
- (15) The proposed balcony screening shall be implemented in full prior to first occupation of the residential units.
- (16) The proposed rainwater run-off measures, including the laying of permeable paving and the formation of a perimeter drainage channel and French drain shall be implemented in full prior to first occupation of the residential units.

Reasons

(1),(2) BO1R
& (3)

- (4) N10R
- (5) In order that the local planning authority may be satisfied that the demolition and construction processes are carried out in a manner which will minimise possible dust and mud pollution of local roads and to comply with Policies ENV.PRO 9 Potentially Polluting Uses and saved policy HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).
- (6) N13R
- (7) NO1R
- (8) PD1R
- (9) LO1R
- (10) To ensure the development is in compliance with Policy 8 'Sustainable design and construction and energy efficiency' of the adopted Core Strategy (June 2011).
- (11) RF2R
- (12) H12R
- (13) L10R
- (14) To ensure the development is carried out to the satisfaction of the local planning authority.
- (15) To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with Policy 15 High quality design for Lewisham of the adopted Core Strategy (June 2011) Policies URB 3 Urban Design and HSG 5 Layout and Design of New Residential Development in the adopted Unitary Development Plan (July 2004).
- (16) To ensure the development is in compliance with Policies 8 Sustainable Design and Construction and Energy Efficiency and 10 Managing and Reducing the Risk of Flooding of the adopted Core Strategy (June 2011).

Informatives

- (1) Construction Sites Code of Practice or any other such codes applicable at the time of construction.
- (2) Thames Water

With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network, through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the

developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Street Numbering

- (3) The proposal will require approval by the Council of a Street Naming and Numbering application. Application forms are available on the Council's web site.
- (4) An application must be formally submitted to the Highways Group for the provision of a pavement crossover.