

Committee	PLANNING COMMITTEE C	
Report Title	9 INDEPENDENTS ROAD SE3 9LF	
Ward	Blackheath	
Contributors	Louise Holland	
Class	PART 1	8 NOVEMBER 2012

Reg. Nos. (A) DC/10/76229  
(B) DC/10/76230

Application dated 23 December 2010

Applicant BPTW Partnership on behalf of Borago Global Limited

Proposal (A) The demolition of 9 Independents Road SE3 and the construction of a part five/part six storey building to provide 10 one bedroom, 4 two bedroom and 2 three bedroom flats together with the provision of cycle storage, refuse store and associated landscaping.

(B) Conservation area consent for the demolition of the existing building.

Applicant's Plan Nos. Drawing Nos: AE-032-00L Rev A, 00S Rev A, DEM-032-00G Rev A, 101 Rev A, 102 Rev A, 103 Rev A, 104 Rev A, 105, AL-032-00L, 00S Rev A, 00S-200, 0LG Rev G, 00G Rev G, 001 Rev G, 002 Rev G, 003 Rev G, 004 Rev F, 00R Rev F, 101 Rev C, 101-100 Rev A, 102 Rev B, 102-100 Rev A, 103 Rev B, 103-100 Rev A, 104 Rev A, 104-100, 105 Rev A, 105-100, 106 Rev B, 106-100 Rev A, 107, 107-100, 108, 108-100, 109, 109-100, 110 Planning Statement (BPTW, December 2010), Design and Access Statement (Emoli Petroschka, December 2010), Community and Leisure Facilities Assessment (BPTW, December 2010), Transportation Statement (Stilwell, December 2010), Environmental Desk Study (Glanville, December 2009), Heritage Statement (Purcell Miller Triton, December 2010), Report on Sunlight, Daylight and Overshadowing (BLDA, December 2010), Noise and Vibration Assessment (Stilwell, April 2010), Air Quality Assessment (RSK Group, December 2010), Sustainable Energy Assessment (Stilwell, November 2011), Building Condition Survey (McBains Cooper, October 2009), Arboricultural Survey (BLA, October 2009), Arboricultural Method Statement (BLA 2012), Phase 1 Ecological Walkover and Initial Bat Survey Report (December 2010), Drainage Statement (April 2010), Code for Sustainable Homes Pre-Assessment (Darren Evans Assessments Ltd) & Materials and Components Specification.

Background Papers (1) Case File LE/407/A/TP  
(2) Local Plan specifically the Core Strategy (June 2011)  
(3) Adopted Unitary Development Plan (July 2004)  
(4) The London Plan  
(5) Town and Country Planning (Environmental Impact Assessment) Regulations 2011

(6) National Planning Policy Framework 2012

Designation

PTAL 5, Blackheath Conservation Area, Not Listed.

Screening

The Council has issued a Screening Opinion pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the Regulations) confirming that the proposals are not EIA development.

**1.0 Background**

1.1 This application was considered by Members at the meeting of Planning Committee C held on 27 September 2012. Members resolved to defer determination of the applications to the following meeting of Planning Committee C for the provision of further information regarding the impact of the proposed development on neighbouring properties in Lawn Terrace and the provision of photographs showing the relationship of the development to neighbouring properties.

1.2 Members are referred to the report considered at that meeting which is included as an appendix to this report, and which contains a full description of the site and its planning history, the details of the application, an explanation of the planning policy background and an assessment of the main planning issues raised by the applications.

**2.0 Additional Information Submitted**

2.1 The applicant has submitted further information in relation to the relationship between the proposed development and the closest properties opposite in Lawn Terrace. In addition for the purpose of comparison the applicants have provided information on the average facing distances across a number of streets in the vicinity.

**3.0 Additional Responses to Consultation**

3.1 Additional letters have been received from the residents of 7 Lawn Terrace and The Blackheath Hospital. The letters re-iterate grounds for objection raised in previous correspondence and summarised in the previous report. In addition the following matters are raised.

3.2 7 Lawn Terrace:

1. Officers and the applicant have not sufficiently addressed the wide range of issues raised in objections including at the local meeting;
2. Right to Light would be infringed;
3. Submitted drawings are misleading and do not show facing distances correctly, the shortest distance from the proposed balconies to our bathroom window would be 21m and 22m to bedrooms and living rooms; the development should be reduced in height
4. Traffic impact, provision should be made for turning facility within the site.
5. Concern about construction logistics which should be agreed prior to any planning permission being granted.

## Blackheath Hospital

- 3.3 Consider proposed development will add to congestion and increase risk to pedestrians and other road users in Blackheath Village.

### **4.0 Planning Considerations**

- 4.1 The main planning considerations raised by the application are described in the appendix.
- 4.2 The additional information submitted by the applicant comprises survey drawings that show the relationship of the site with neighbouring buildings, including the closest houses in Lawn Terrace and location plans and photographs that illustrate various building heights and facing distances in a number of streets in the vicinity of the site.
- 4.3 In relation to impact on daylight, the submitted sections include illustration of a 25 degree angle from the centre of the upper ground floor windows of property opposite in Lawn Terrace which shows that the highest part of the proposed building would not obstruct the angle, such that further calculations would be indicated. The applicants Report on Sunlight, Daylight and Overshadowing included the results of assessment of the impact on ground floor windows at 5, 7, 9 and 11 Lawn Terrace in relation to Vertical Sky Component (VSC) which showed that the relevant windows would continue to receive levels of daylight that exceed the guideline values included in the BRE Site Layout Planning for Daylight and Sunlight good practice guide (2011). Officers remain satisfied that the properties opposite would continue to receive satisfactory daylight levels to ground floor windows in accordance with the BRE guidelines.
- 4.4 The additional information submitted shows that the closest part of the proposed building, the south-eastern block, would be 23.1m from the upper ground floor bay window of No.7 Lawn Terrace. The south-western block would be set back by an additional 1.3m from the Independents Road frontage.
- 4.5 The configuration of Independents Road and Lawn Terrace is unusual in that the separate, largely parallel carriageways are separated by a strip of trees and vegetation and in terms of the difference in levels between the two roads. Officers consider that with these characteristics the proposed development would have an acceptable relationship with the closest properties on the south side of Lawn Terrace and that the facing relationship would not be overpowering and would be typical of the relationship between properties that have a conventional facing position on either side of a road with perimeter development to each side.
- 4.6 Officers have reviewed the conclusions contained in the appendix, and are of the view that, subject to the terms of the section 106 agreement and the conditions recommended, the scheme is otherwise acceptable for the reasons outlined in the appendix.

### **5.0 Local Finance Considerations**

- 5.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:
- (a) A grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or

(b) Sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).

5.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.

5.3 The Mayor of London's CIL is therefore a material consideration. CIL is payable on this application (1,452m<sup>2</sup>).

## **6.0 Conclusion**

6.1 The application has been considered in the light of policies set out in the development plan and other material considerations, including issues raised in response to consultations.

6.2 It is considered that the redevelopment of the site for residential use would be acceptable. The proposed scheme is considered to be acceptable, providing an architectural approach of high quality, compatible with the location and the wider conservation area.

6.3 The standard of proposed accommodation is in compliance with guidelines. Officers are of the view that the scheme is acceptable for the reasons set out in this report and the appendix.

## **7.0 Summary of Reasons for Grant of Planning Permission**

7.1 The decision to recommend the grant of planning permission has been taken, having regard to the policies and proposals in the London Plan (July 2011), the adopted Local Development Framework (June 2011) and Unitary Development Plan (July 2004) as set out below, and all relevant material considerations, including comments received in response to third party consultation.

7.2 The local planning authority has further had regard to the local planning authority's Adopted Residential Standards Supplementary Planning Document (August 2006, updated) and Planning Obligations Supplementary Planning Document (January 2011), Government Planning Policy Guidance and Statements, and all other material considerations as well as the obligations that are to be entered into in the planning agreement in connection with the development and the conditions to be imposed on the permission. The local planning authority considers that:

- (1) The proposed residential development of the site is in accordance with Core Strategy Policy 1, which supports residential uses, and London Plan Policy 3.12 which identifies the need to encourage rather than restrain housing development. The site is an appropriate location for a development of the density proposed in accordance with London Plan Policy 3.4, which seeks to optimise the potential of sites and ensure that development proposals achieve the highest possible intensity of use compatible with local context, identified design principles and public transport capacity.
- (2) The scale and design of the development is in accordance with London Plan policies 7.4, 7.6 and 7.8 and Core Strategy Policies 15 and 16.
- (3) The layout of the site, the design of the development, and the provision of housing is in accordance with London Plan Policy 3.5 which seeks to achieve a range of housing choice, and within Core Strategy Policy 1 and Lewisham

UDP Policy HSG 5, which requires that all new residential development is attractive, neighbourly and meets the functional requirements of its future inhabitants.

- (4) The proposed dwelling mix and provision of affordable housing, which is controlled by planning obligations agreed as part of the permission, is considered to be the maximum reasonable that can be achieved on this site taking account of targets and scheme viability and the need to encourage rather than restrain residential development in accordance with London Plan Policy 3.12 regarding the provision of affordable housing and with Policy 1 of the Core Strategy, which seeks the provision of affordable housing in a way which assists in securing a more balanced social mix having regard to the financial viability of the development.
- (5) The energy demand of the proposed development has been assessed in accordance with London Plan Policies 5.2, 5.6 and 5.7 and Policy 8 of the Core Strategy regarding energy and carbon dioxide savings through a lean, clean and green strategy.
- (6) The provisions for pedestrians, cyclists and other road users and the overall traffic impact of the development have been assessed in accordance with Core Strategy Policy 14 which requires major schemes to take account of the requirements of public transport providers as well improvements to public transport and facilities for cyclists and pedestrians.
- (7) The proposed level of cycle parking and associated measures to reduce car use are in accordance Core Strategy Policy 14 regarding sustainable movement and transport.
- (8) The financial contributions towards achieving other planning policy objectives are in accordance with Core Strategy Policy 21 which seeks the inclusion of community benefits as part of development proposals, and with London Plan Policy 8.2.

7.3 Consideration has also been given to the objections made to the proposed development. It is considered that none of the material objections outweighs the reasons for granting planning permission.

## **8.0 Recommendation**

### **8.1 Recommendation (A)**

Authorise officers to negotiate and complete a legal agreement under Section 106 of the Town and Country Planning including 1990 Act (and other appropriate powers) to cover the following matters including such amendments as considered appropriate to ensure the acceptable implementation of the development:-

1. Affordable housing.
2. Financial contribution towards:
  - a) Education facilities - £62,414
  - b) Health provision - £20,800
  - c) Leisure facilities - £13,015
  - d) Open space contributions - £7,996
  - e) Transport, public realm contribution - £26, 933

- f) Employment training - £5,455
  - g) Community centres - £5,025
  - h) Town Centre Management - £2,335
3. Restriction in relation to obtaining residents car parking permits within the Controlled Parking Zone.
  4. Payment for membership to car club for 2 years
  5. Meeting the Council's legal, professional and monitoring costs associated with the drafting, finalising and monitoring of the Agreement. To include meeting the cost of external viability consultants appointed by the Council to assess and advise on proposed development.

## 8.2 **Recommendation (B)**

Subject to completion of a satisfactory legal agreement, authorise the Head of Planning to GRANT PERMISSION subject to the following Conditions and Informatives:

### **Conditions**

1. Three-year time limit.

Reason: As required by Section 73 of the Town and Country Planning Act 1990.

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

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. **External Materials and Finishes**

- a) The building hereby approved shall be constructed of the materials and components as detailed in the Materials and Components Specification and drawings AL-032-101-100 Rev A, AL-032-102-100 Rev A, AL-032-103-100 Rev B AL-032-104-100 Rev A hereby approved.
- b) Notwithstanding part a) above, sample panels of a minimum size of 1m<sup>2</sup> of each of the proposed bricks, showing details of bonding, mortar and pointing shall be constructed on site and approved by the local planning authority prior to commencement; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To ensure that the design is of the necessary high standard and detailing, and delivers the standard of architecture detailed in the plans, rendered images and design and access statement in accordance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (June 2011) and Policies URB 3 Urban Design and URB 16 New Development, Changes of Use and Alterations to Buildings in

Conservation Areas in the adopted Unitary Development Plan (July 2004).

4. External Finishes

No development shall commence on site until a detailed schedule and specification of all windows, reveals and external doors have been submitted to and approved in writing by the local planning authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To ensure that the design is of the necessary high standard and detailing, and delivers the standard of architecture detailed in the plans, rendered images and design and access statement in accordance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (June 2011) and Policies URB 3 Urban Design and URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas in the adopted Unitary Development Plan (July 2004).

5. External Finishes - Sections

Prior to the commencement of development, section detail drawings at a scale of 1:5 through all principal features of the facades, including:

- a) Roof edges/eaves, roof openings;
- b) Balcony types, balustrades and railings;
- c) Heads, cills and jambs of all openings;

shall be submitted to and approved in writing by the local planning authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To ensure that the design is of the necessary high standard and detailing, and delivers the standard of architecture detailed in the plans, rendered images and design and access statement in accordance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (June 2011) and Policies URB 3 Urban Design and URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas in the adopted Unitary Development Plan (July 2004).

6. Plumbing and Pipes

No plumbing, pipes, flues, vents or airbricks shall be fixed on the external faces of the building, other than the flue outlet of the CHP boiler, unless otherwise agreed in writing by the local planning authority.

Reason: B09R

7. Landscaping

Full details of both hard and soft landscaping including paving, boundary treatments and gates, planters and a schedule of planting shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works. The details shall be

general conformity with the Materials and Components Specification hereby approved. Any plants which within a period of 5 years from the completion of 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 consent to any variation.

Reason: L01R

8. Land Contamination

- (a) No development shall take place until each of the following has occurred:
  - (i) a site investigation has been carried out to survey and assess the extent of potential contamination and its effect (whether on or off site);
  - (ii) a report comprising the results of that site investigation and recommendations for treatment of any contamination (whether by remedial works or not) has been submitted to and approved in writing by the Council; and
  - (iii) all measures or treatments identified in that report as being necessary or desirable for the remediation of the site have been implemented in full.
- (b) If during any works at the site (whether pursuant to paragraph (a) of this condition ["paragraph a,,"] or implementation of this planning permission generally) contamination is encountered which has not previously been identified ("the new contamination,,"), then works on the affected part of the site and adjacent areas will cease and paragraph (a) shall apply to the new contamination and no further development shall take place on the affected part of the site until the requirements of paragraph (a) have been complied with in relation to the new contamination.
- (c) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council. The closure report shall include details both of the remediation (including waste materials removed from the site, an audit trail demonstrating that all imported or reused soil material conforms to current soil quality requirements as approved by the Council) and any post-remediation sampling that has been carried out.

Reason: To ensure that the Council 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 Policy ENV.PRO 10 Contaminated Land in the adopted Unitary Development Plan (July 2004).

9. External Noise Protection

- (i) The building shall be constructed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB LAm<sub>ax</sub> (measured with F time-weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided.



- (ii) Development 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.

Reason: To safeguard the amenities of residents and to comply with Policy HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004), and to ensure any impacts arising from the proposed development (and any measures required to mitigate those impacts) are consistent with the Noise Assessment accompanying the application.

#### 10. Environmental Management Plan

No development shall commence on site (including demolition works) until such time as an Environmental Management Plan has been submitted to and approved in writing by the local planning authority, which shall include, but is not limited to the following items: -

- Dust mitigation measures.
- Measures to mitigate against noise and air quality impacts associated with site preparation, demolition, earthworks, materials handling and storage, vehicles and plant, construction and fabrication and waste.
- Methods of monitoring construction impacts (noise and air quality).
- Training of Site Operatives and ensuring the chosen contractor subscribes to the 'Considerate Contractors' scheme.
- The location of plant and wheel washing facilities and the operation of such facilities.
- Details of measures to be employed to mitigate against noise and vibration arising out of the construction process.
- Construction traffic details (volume of vehicle movements likely to be generated during the construction phase including routes and times).
- Hours of working

Works on site shall only take place in accordance with the approved Environment and Construction Management Plan.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner that recognises the locational characteristics of the site and minimises nuisance to any neighbouring residential occupiers, and to comply with Policies ENV.PRO 10 Contaminated Land and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

#### 11. Construction Management and Logistics Plan

No works (including demolition and construction) shall commence until a Construction Management and Logistics Plan (CMP) has been submitted to and approved in writing by the local planning authority, which shall include, but is not limited to the following items: -

- (i) Location of loading areas, materials storage, site accommodation, hoarding/fence locations;
- (ii) Pedestrian routes and measures to ensure safe pedestrian and vehicle access to the site and to other premises in Independents Road;
- (iii) Details and times of servicing movements and measures to prevent queuing of vehicles requiring access to the site;
- (iv) Swept path analysis to demonstrate that construction vehicles can manoeuvre safely into/out of Independents Road and details of any associated traffic management measures that may be required.

The CMP shall be in accordance with the Environmental Management Plan required by Condition (8). No works shall be carried out other than in accordance with the relevant approved CLP.

Reason: To ensure that the demolition and construction processes are carried out in a manner which will minimise possible disturbance from road traffic and safeguards road safety in accordance with Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004) and that all reasonable measures have been taken to improve construction freight efficiency by reducing CO<sub>2</sub> emissions, congestion and collisions in accordance with Policy 14 Sustainable movement and transport and Policy 21 Planning obligations of the adopted Core Strategy (June 2011), and Policy 6.14 Freight in the London Plan (July 2011).

## 12. Demolition

No demolition works shall be undertaken until a method statement for a watching brief for demolition, which shall include the presence of a bat ecologist during demolition works, has been submitted to and approved in writing by the local planning authority. The works of demolition shall be undertaken in full accordance with the approved method statement.

Reason: To comply with Policy 7.19 (Biodiversity and access to nature) in the London Plan (July 2011) and Policy 12 Open Space and environmental assets of the adopted Core Strategy (June 2011).

## 13. Bat Boxes

The mitigation measures, including a minimum of two bat tubes/boxes shall be undertaken in full accordance with the Phase 1 Ecological walkover and Initial Bat Survey Report December 2010. These measures shall be provided to the satisfaction of the local planning authority prior to first occupation of the development.

Reason: To ensure the development provides suitable creation of habitats in accordance with Policy 7.19 (Biodiversity and access to nature) in the London Plan (July 2011); and Policy 7 Climate change and adapting to the effects, Policy 10 Managing and reducing the risk of flooding and Policy 12 Open Space and environmental assets, of the adopted Core Strategy (June 2011).

14. Code for Sustainable Homes

No new dwelling hereby approved shall be occupied until a Code for Sustainable Homes Level 4 post-construction certificate for that dwelling has been submitted to and approved in writing by the local planning authority.

Reason: To ensure the use of sustainably-sourced and recycled materials and aggregates and the sustainable use of water, and to meet the requirements of Policy 5.3 Sustainable design and construction in the adopted London Plan (July 2011).

15. Tree Protection

No development shall commence on site until adequate steps have been taken in accordance with BS 5837:2012 Trees to safeguard all trees adjoining the site against damage prior to or during building works, including the erection of fencing. These fences shall be erected to the extent of the crown spread of the trees, or where circumstances prevent this, to a minimum radius of 2 metres from the trunk of the tree and such protection shall be retained until the development has been completed. No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage to the root structure of the trees.

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 adopted Core Strategy (June 2011) and Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the adopted Unitary Development Plan (July 2004).

16. Refuse Storage and Collection

In respect of each unit hereby approved, details of proposals for the storage, disposal and collection of refuse and recycling facilities shall be submitted to and approved in writing by the local planning authority and shall be provided in full accordance with the approved details before the permitted use starts and shall be permanently retained and maintained thereafter.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse disposal, storage and collection, in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

17. Site Levels

Details of the proposed slab levels of the buildings and existing site levels shall be submitted to and approved in writing by the local planning authority before work commences and the development shall be completed in accordance with the approved levels and details.

Reason: To protect the amenities of neighbouring occupiers and the surrounding area, in compliance with Policies URB 3 Urban Design and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

18. Cycle Storage

Notwithstanding the information submitted, the development hereby approved shall include secure parking provision for a minimum of 20 cycles, in accordance with details to be submitted to and approved in writing by the local planning authority. Such provision shall be provided before first occupation of the development hereby approved and retained permanently thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14 Sustainable movement and transport, of the Core Strategy (June 2011).

19. External Lighting

Details of any external lighting 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 before any works on site are commenced. Any such external lighting shall be installed in accordance with the approved drawings and any directional hoods shall be retained permanently. The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

Reason: In the interests of residential amenity and to comply with Policy HSG4 of the UDP (July 2004).

20. Telecommunications

No telecommunications installations, whether or not permitted under Article 3 and Schedule 2 (Part 24) of 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.

Reason: To ensure that the local planning authority may have the opportunity of assessing the impact of any further development.

**Informative**

Assessment of the sound insulation scheme should be carried out by a suitably qualified acoustic consultant, and should be guided by the advice in the NPPF and comply with the standards given in the current BS8233 for internal noise design levels and BS6472 for evaluation of human exposure to vibration in buildings.

8.3 **Recommendation (C)**

In respect of Conservation Area Consent application no. DC/10/76230: authorise the Head of Planning to GRANT PERMISSION subject to the following Condition:

LB2 Retention of Buildings

Reason: LB2R