

Committee	PLANNING COMMITTEE (C)	
Report Title	BARING HALL HOTEL, 368 BARING ROAD SE12 0DU	
Ward	Downham	
Contributors	Geoff Whittington	
Class	PART 1	Date: 27 MARCH 2014

Reg. Nos. DC/13/84513

Application dated 09.08.2013 & amended 14.03.2014.

Applicant Miss Lai on behalf of Mr Thomas

Proposal The demolition of existing structures to the side and rear of the Baring Hall Hotel, together with the formation of new door and window openings, provision of bin stores to the rear and the reconfiguration of the internal layout.

Applicant's Plan Nos. BaringPH-EGA-01, BaringPH-DP-01, BaringPH-EL-01, BaringPH-EL-02, BaringPH-EL-03-REV E, BaringPH-EL-01A, BaringPH-EL-04A and Site Plan.

Background Papers

- (1) Case File LE/302/368
- (2) Adopted Unitary Development Plan (July 2004)
- (3) Local Development Framework Documents
- (4) The London Plan

Designation

PTAL 4  
PTAL 5  
Local Open Space Deficiency  
Not in a Conservation Area  
Locally Listed Building  
A Road

## **1.0 Property/Site Description**

1.1 The Baring Hall Hotel is a late Victorian purpose built hotel prominently located at the junction of Baring Road and Downham Way, which is Locally Listed and subject to an Article 4 Direction. It is located across the road from Grove Park station and is surrounded by several small parades of shops, that make up the Grove Park Local Centre. The Downham Estate, a 1920s development, which spreads over much of the locality, adjoins Grove Park to the west of the hotel.

1.2 Grove Park as such came into existence after the arrival of the railway and construction of Grove Park station in 1870. Following this, a small selected estate of large villas for the middle class was developed to the west of Baring Road north of the railway tracks which remained surrounded by fields and farms until the beginning of the 20<sup>th</sup> century.

The rural surrounding also appeared to make Grove Park an attractive location for day or weekend trips hence the construction of the Baring Hall Hotel.

- 1.3 The Hotel and station marked the southern entrance to the estate and no doubt constituted the public face of it. The Hotel is still in both scale and architectural quality the most significant building in the area and this landmark quality is enhanced by its prominent corner position. The estate was re-developed during the 20<sup>th</sup> century with only one villa remaining in a much altered form in Somertrees Avenue. A few remainders of Grove Park earliest development phase also remain at the eastern side of Baring Road south of the junction with Downham Way though none of them comparable in quality and state of preservation to the Hotel.
- 1.4 The Baring Hall Hotel is two storeys with a hipped roof and made of red brick. There are gabled dormer windows and a projecting gabled bay to the first floor and roof. There is a balcony to the front elevation with an iron balustrade and a pedimented entrance to the side. An extension was built in the 1950s that extends to the rear along Downham Way. The hotel sits on a generous plot with a large car park to the rear accessed via Downham Way.
- 1.5 The hotel is believed to have been built around 1880 when the Earl of Northbrook, Lord Baring, developed the southern part of his estate around the new Grove Park station. Norman Shaw's architectural practice was engaged to design the new hotel and it was his senior assistant, Ernest Newton who was responsible for the design of the hotel. Newton went on to have a distinguished career becoming President of the Royal Institute of British Architects (RIBA), a founding member of the Art Workers Guild and a Royal Academician. He was also awarded a CBE and became known as a distinguished Arts and Crafts architect. He was a local man, educated in Blackheath and responsible for several notable local buildings including St Swithun's Church in Hither Green Lane, the vicarage of which is already on Lewisham's Local List. The Baring Hall Hotel is an unusual example of a commercial building by Newton as he principally built substantial residential properties in Kent, Surrey and Sussex.
- 1.6 English Heritage were asked to statutorily list the building but considered it to be an early example of Newton's work lacking the qualities of his later work and as such did not meet the criteria for statutory listing. However, in the notification report English Heritage state that;

“The Baring Hall Hotel [is]...locally significant as a landmark and a handsome piece of street architecture...”
- 1.7 The building is prominently positioned on a busy road junction and as such makes a positive contribution to the local streetscape as a distinctive local landmark building. All four elevations are visible because of the corner plot it occupies and the architect has designed each to be viewed, not succumbing to using cheaper materials on its secondary elevations.
- 1.8 The hotel is the last remnant of the artist estate that Lord Northbrook envisaged with the redevelopment of his estate in this part of Grove Park. It is significant as evidence of the evolution of this suburb which is now dominated by early twentieth century residential properties.

- 1.9 The public house was closed for a number of years from 2009, and was also damaged by separate fire incidents, but was reopened, albeit partially, to customers in December 2013 under the management of Antic. Bed and Breakfast accommodation would be reestablished on the upper floors.

## **2.0 Planning History**

- 2.1 In August 2011, permission was refused at Committee for the demolition of the existing buildings at Baring Hall Hotel, 368 Baring Road SE12 and the construction of a part single/ part three/ part four storey building to provide commercial space (Use Class A1/A2/A3 & A4) on the ground floor and 5 one bedroom, 5 two bedroom and 4 three bedroom self-contained flats, incorporating balconies and a 2-storey plus roofspace terrace of 1 two bedroom and 2 three bedroom houses, together with the provision of 3 car parking and 26 bicycle spaces, refuse stores, amenity space and vehicular access onto Downham Way, for the following reasons:

The proposed development, by reason of its mediocre design, would fail to provide a suitable replacement for the existing Baring Hall Hotel building which is of significant historic, architectural and townscape quality in this prominent corner location and fails to justify the amount of development proposed for the site. As such, the development would fail to make a positive contribution to the visual character of the area, would fail to meet Core Strategy Objective 10: Protect and Enhance Lewisham's character and would fail to comply with Spatial Policy 5 Areas of Stability or Managed Change of the Council's Core Strategy and Core Strategy Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment, saved Policy URB 3 Urban Design of the Unitary Development Plan and Policies 7.1 and 7.4 of the London Plan 2011.

- 2.2 On 14 September 2011, the Mayor of Lewisham issued an Article 4 Direction for the site removing permitted development rights to demolish the building under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. He also locally listed the building because of its historic, townscape and architectural qualities. Both were brought in with immediate effect.

## **3.0 Current Planning Applications**

### The Proposals

- 3.1 The current application proposes the demolition of structures to the side and rear of the Baring Hall Hotel, including:
- Partial demolition of extension fronting Downham Way;
  - Demolition of a single-storey element to the rear;
  - Single-storey extension to the side fronting Baring Road would be removed.
- 3.2 Other external alterations to the building include the formation of door and window openings to the front and side elevations, the provision of bin stores at the rear. Reconfiguration works relating to the internal ground floor layout commenced in late 2013, which did not require planning permission.

## **4.0 Consultation**

- 4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.2 Site notices were displayed and letters were sent to residents and business in the surrounding area and the relevant ward Councillors.

### Written Responses received from Local Residents and Organisations

- 4.3 Three responses received from 185 and 189 Baring Road, and Cllr Curran, objecting on the following grounds:
- The application is contrary to the Local listing status and guidance to 'take into account the desirability to sustain and enhance such assets', and to 'take responsibility for the preservation of such heritage assets'.
  - Several inaccuracies in the Design and Access Statement relating to when supposed structural additions were made.
  - Concerns relating to the repositioned staircase being accessed only from a new external entrance.
  - This special building merits the protection in practice that it has been afforded by legislation and local planning policies.

(Letters are available to Members)

- 4.4 One letter of support received from the Grove Park Community Group.

## **5.0 Policy Context**

### Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-
- (a) the provisions of the development plan, so far as material to the application,
  - (b) any local finance considerations, so far as material to the application, and
  - (c) any other material considerations.

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 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts 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 NPPF does not change the legal status of the development plan.

### National Planning Policy Framework

- 5.3 The NPPF was published on 27th 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. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 5.4 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, and 215 of the NPPF.
- 5.5 The NPPF gives a presumption in favour of sustainable development. However, conservation of heritage assets is one of the 12 core principles of the NPPF which is what planning decisions should be based upon and which is considered sustainable development:
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

The NPPF also identifies three dimensions to sustainable development, of which two, social and economic, are relevant;

- **a social role** – supporting strong, vibrant and healthy communities...by creating a high quality built environment,
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment;

Furthermore, the NPPF 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 affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

- 5.6 When considering the quality of new buildings, their design must, “respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- 5.7 Although the NPPF instructs local planning authorities against imposing specific styles or tastes by unsubstantiated requirements, it clearly states that is, “proper to seek to promote or reinforce local distinctiveness.”

Ministerial Statement: Planning for Growth (23 March 2011)

- 5.8 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.

London Plan (July 2011)

- 5.9 The London Plan policies relevant to this application are
- Policy 1.1 Delivering the strategic vision and objectives for London
  - Policy 2.7 Outer London: economy
  - Policy 2.9 Inner London
  - Policy 3.16 Protection and enhancement of social infrastructure
  - Policy 4.1 Developing London’s economy
  - Policy 4.12 Improving opportunities for all
  - Policy 5.1 Climate change mitigation
  - Policy 5.3 Sustainable design and construction
  - Policy 7.1 Building London’s neighbourhoods and communities
  - Policy 7.3 Designing out crime
  - Policy 7.4 Local character
  - Policy 7.5 Public realm
  - Policy 7.6 Architecture
  - Policy 7.8 Heritage assets and archaeology

London Plan Supplementary Planning Guidance (SPG)

- 5.10 The London Plan SPG’s relevant to this application are:  
Sustainable Design and Construction (2006)

Core Strategy

- 5.11 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, 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:
- Spatial Policy 5 Areas of Stability and Managed Change;
  - Core Strategy Policy 7 Climate change and adapting to the effects;
  - Core Strategy Policy 8 Sustainable design and construction and energy efficiency;
  - Core Strategy Policy 15 High quality design for Lewisham;
  - Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment.

### Site Allocations

- 5.12 The Site Allocations local plan was adopted by the Council at its meeting on 26 June 2013. The Site Allocations, together with the Core Strategy, the London Plan and the saved policies of the Unitary Development Plan, is the borough's statutory development plan.

### Unitary Development Plan (2004)

The saved policies of the UDP relevant to this application are

URB 3 Urban Design  
URB 6 Alterations and Extensions  
URB 20 Locally Listed Buildings  
HSG 4 Residential Amenity  
LCE 2 Existing Leisure and Community Facilities

### Emerging Plans

- 5.13 According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:
- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
  - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).
- 5.14 The following emerging plans are relevant to this application.

### Development Management Plan

- 5.15 The Council submitted the Development Management Local Plan (DMLP) for examination in November 2013.
- 5.16 As set out in paragraph 216 of the National Planning Policy Framework, emerging plans gain weight as they move through the plan making process. The DMLP has undergone all stages of public consultation and plan preparation aside from examination, and therefore holds significant weight at this stage.
- 5.17 However, there are also a number of policies contained within the plan that hold less weight as the Council has received representations from consultees or questions from the Inspector regarding the soundness of these policies. These policies cannot carry full weight until the Inspector has found the plan legally compliant and sound.
- 5.18 The following policies hold significant weight as no representations have been received regarding soundness, and are considered to be relevant to this application:

DM Policy 15	Neighbourhood local centres
DM Policy 31	Alterations/ extensions to existing buildings
DM Policy 35	Public realm

5.19 The following policies hold less weight as representations have been received or questions have been raised by the Inspector regarding soundness, and are considered to be relevant to this application:

DM Policy 1	Presumption in favour of sustainable development;
DM Policy 17	Restaurants and cafés (A3 uses) and drinking establishments (A4 uses);
DM Policy 20	Public houses;
DM Policy 22	Sustainable design and construction;
DM Policy 30	Urban design and local character;
DM Policy 32	Housing design, layout and space standards;
DM Policy 36	New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens;
DM Policy 37	Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest;
DM Policy 38	Demolition or substantial harm to designated and non-designated heritage assets.

## **6.0 Planning Considerations**

6.1 The main issues to be considered in respect of this application are:

- a) Principle of Development
- b) Method of Demolition
- c) Design and Appearance
- d) Impact upon Neighbouring Properties

### Principle of Development

6.2 Since acquiring the property, Antic have been undertaking internal improvement works to assist in reopening the building as a public house. The layout of the bar and seating areas remain as before the closure, however reconfiguration works have been undertaken including the repositioning of an internal stairs and removal of former customer toilets.

6.3 It must be advised that the Article 4 Direction is relevant only to demolition of the building and not to external changes to the building. It also does not restrict internal works as neither does the 'Local Listed' status, in the same manner as that of a statutory Listed Building, therefore the Council has no control over the works undertaken within the property.

6.4 Nevertheless, officers visited the building on a number of occasions - including an arranged meeting with local residents - to inspect the works undertaken, and to establish internal features that would be retained or removed. The existing bar and back bar, which was damaged in the fire, has been repaired and retained, as has timber panelling and small scale detailing on the internal walls.

- 6.5 During discussions with the applicants, they advised that having undertaken in depth investigations on site, it was determined that minimal original 'features' remained in the pub due to continued redecoration, alterations and replacements to the pub by previous owners, with the majority of alterations undertaken in the 1970s and 80's. There are also no original fireplaces on the ground floor. The key 'feature' elements of note and to be retained are the front bar and the glazed roof lantern in the South bar. 'Unfortunately there are very few and much less than anticipated original features remaining on the ground floor to retain.'
- 6.6 Concern had been raised toward the repositioning of the stairs and access only from a new external door to the north elevation, thereby contrary to a typical bed and breakfast arrangement. The applicant has since confirmed that the stairs would also be accessed from the bar area, as addressed in amended plan GA-01A. Officers raise no objections to this aspect as internal alterations do not require planning permission, and could not have been prevented by the Article 4 Direction.
- 6.7 Whilst the historic nature of the Baring Hall Hotel is acknowledged, it is also recognised that it includes a number of external elements that have been added over time to the original building, and which make a neutral contribution to the character of the property.
- 6.8 The primary reason for the proposed demolition works relates to the reopening of the public house, which it is hoped will safeguard the long-term future of the use. The structures are considered surplus to requirement, and merely serve to distract from the character and integrity of the original building.
- 6.9 The most evident change would be to the white rendered 1950s extension to the rear of the building. This element currently measures a length of 16 metres, however this is proposed to be reduced by approximately 7 metres. In demolishing this element the original plan form would be re-instated. The existing lantern feature would be retained, together with five existing window openings, providing natural light and outlook to a new dining area ancillary to the pub.
- 6.10 Officers support the partial demolition of this element as it would appear better proportioned and less obtrusive than the existing arrangement. A new rear opening would be created to provide access to an outdoor space adjacent the vehicular access into the rear car-park.
- 6.11 In regard to the age of this addition, the applicant has stated the following;

The original premise for stating that the rear extension affronting Downham Way is a later 1950's addition was based on both the Lewisham Council Article 4 Direction referring to Baring Hall as '*6.4 The Baring Hall Hotel is two storeys with a hipped roof and made of red brick. There are gabled dormer windows and a projecting gabled bay to the first floor and roof. There is a balcony to the front elevation with an iron balustrade and a pedimented entrance to the side. **An extension was built in the 1950s that extends to the rear along Downham Way.** The hotel sits on a generous plot with a large car park to the rear accessed via Downham Way.*', and subsequent report and appeal decision documents for application reference 12/2171328 which clearly refers to the fire damage to a 1950's extension and the public saloon.

- 6.12 The second element to be demolished lies to the rear of the building, measuring 17 metre wide and 4 metre deep. The single-storey yellow stock brick structure, formerly used for storage purposes, has no obvious architectural merit that would warrant its retention. Officers are of the opinion that whilst structures can be identified on map and plans submitted by objectors, these do not necessarily represent what exists today. This assessment is based on the type of brick used, the poor quality of design and poor relationship with the host building, which obscures the original lean-to. Furthermore, the quality of junctions between the original building and the single-storey structure are haphazard, thereby supporting the overall assessment. Its removal would allow for the original single-storey lean-to structure to be revealed, and therefore significantly improve the rear elevation of the building.
- 6.13 To the side of the building is a single-storey element that is not original, as demonstrated by an historic photograph taken from Baring Road. This too would be demolished, establishing an appearance akin to the original. Ground floor window openings and a doorway would be provided to the flank wall, whilst an existing window fronting Baring Road would be enlarged to form a new arched doorway that replicates the appearance of the existing main entrance.
- 6.14 Overall, officers raise no objections to the principle of undertaking demolition works to elements of the building that are considered to be unsightly and unworthy of retention. Their removal would serve to enhance and preserve the character of the building, however this is dependant upon the method of demolition, and the quality of the 'making good' replacement works.

#### Method of Demolition

- 6.15 Such details have not been afforded as part of the current submission, therefore it is considered appropriate that a condition be included requesting information outlining how the demolition works would be undertaken. This will seek to ensure the demolition is of a suitable approach that would not harm the integrity of the building, for example with the careful removal of bricks that can be salvaged and reused to other areas of the building.

#### Appearance

- 6.16 The rear elevation of the reduced extension fronting Downham Way would be built-up in facing materials to match the existing, whilst a bi-folding door would be installed. A 1:10 plan will be requested by condition that shows the door in greater detail, whilst confirming the material of the framework.
- 6.17 The existing roof lantern feature upon the extension would be repaired and retained.
- 6.18 The demolition of the single-storey extension to the side, fronting Baring Road, would result in a need to rebuild the original flank wall, which it is assumed would be in reclaimed brick from the extension.
- 6.19 Officers consider that ground floor windows would be appropriate to the north elevation, thereby resulting in a better appearance than the blank facade originally proposed.

- 6.20 The appearance of the proposed external alterations are considered to be acceptable. Conditions will seek to ensure further details are formally submitted to the Council, and that the works will be suitably executed and would not harm the character or appearance of the original setting of the building.

#### Impact Upon Neighbouring Properties

- 6.21 In light of the nature of proposed works, it is not considered there would be any harmful impact upon neighbouring occupiers.

### **7.0 Equalities Considerations**

- 7.1 Section 149 of the Equality Act 2010 (“the Act”) imposes a duty that the Council must, in the exercise of its functions, have due regard to:-
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.3 The duty is a “have regard duty” and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.
- 7.4 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

### **8.0 Conclusion**

- 8.1 This application has been considered in the light of policies set out in the development plan and other material considerations. The Baring Hall Hotel is an imposing local landmark which is Locally Listed and also protected from demolition by an Article 4 Direction.
- 8.2 Officers are satisfied there would be no adverse harm resulting from the proposed demolition works upon the significance of this un-designated heritage asset. It is therefore recommended permission be granted, however, considering the historic nature of the Baring Hall and its status as a Locally Listed building, it is appropriate that further details be submitted advising of the method of demolition works and facing materials that will be used.

**9.0**      **RECOMMENDATION GRANT PERMISSION** subject to the following conditions:

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

BaringPH-EGA-01, BaringPH-DP-01, BaringPH-EL-01, BaringPH-EL-02, BaringPH-EL-03-REV E, BaringPH-EL-01A, BaringPH-EL-04A and Site Plan.

**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)      No development shall commence on site until a detailed schedule of all external materials and finishes, including the provision of a sample panel of proposed brickwork and pointing 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.

**Reason:** To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

- (4)      No development shall commence until a method of demolition statement has been submitted to and approved in writing by the local planning authority.

**Reason:** To ensure that the local planning authority may be satisfied that the proposed works would not harm the locally listed building, and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

- (5)      (a)      Notwithstanding the details hereby approved, no development shall commence until detailed plans at a scale of 1:10 showing windows, reveals and external doors have been submitted to and approved in writing by the local planning authority.
- (b)      The development shall be carried out in accordance with the approved details.

**Reason:** In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

- (6) (a) Within 3 months of the decision date, a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
- (b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

**Reason:** In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with Saved Policies ENV.PRO 12 Light Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

## **INFORMATIVE**

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