

Committee	PLANNING COMMITTEE B	
Report Title	Garages adjacent to 49-71 Dacre Park, SE13	
Ward	Blackheath	
Contributors	Michael Forrester	
Class	PART 1	09 APRIL 2015

Reg. Nos. DC/14/89973

Application dated 22.11.2014

Applicant Lewisham Council

Proposal The demolition of garages adjacent to 49-71 Dacre Park SE13 and the construction of five two storey, two bedroom mews houses. incorporating green roofs, cycle stores and the provision of five car parking spaces.

Applicant's Plan Nos. 014_021_PL_040, 14-021-PL-041, 14-021-PL-042, 14-021-PL-142, 14-021-240, 14-021-PL-340, Appendix 3 Planning Statement (prepared by NLP Planning), Appendix 4 Daylight and Sunlight Report (prepared by Point 2 Surveyors), Appendix 5 Energy and Sustainability Statement (includes Ecological Phase 1 Habitat Survey Report) (prepared by Etude), Appendix 6 Transport Statement (prepared by MLM), Appendix 7 Flood Risk Assessment (Prepared by Conisbee), Appendix 8 Archaeological Desk Based Assessment (prepared by Archaeological Solutions), Appendix 9 Arboricultural Impact Assessment (prepared by PJC Consultancy) (all received 27/11/2014).

14-021-PL-140 rev A, 14-021-PL-141 rev A, 14-021-PL-141 rev A, 14-021-PL-341 rev A, 14-021-PL-520 rev A, Design and Access Statement (prepared by PTEa) (all received 3/02/2015)

Background Papers (1) Case File LE/H39/TP
(2) Local Development Framework Documents
(3) The London Plan

Designation Area of Stability and Managed Change

1.0 Property/Site Description

1.1 The site comprises a block of 10 lock-up garages and an area of hard standing in the north eastern corner of the Dacre Estate. Vehicular access is on the western

side of Dacre Park. The garages adjoin the rear garden boundaries of 2-6 (consecutive) Kingswood Place.

- 1.2 There is a change in ground levels, rising towards the north from the south, where the rear gardens of properties in Kingswood Place to the north stand 2m higher than the application site.
- 1.3 The surrounding locality is residential in character, formed from buildings between 2 and 4 storeys in height. The site is located outside of, but directly adjacent to the Blackheath Conservation Area.

2.0 Planning History

- 2.1 There is no relevant planning history on this site.

3.0 Current Planning Applications

The Proposals

- 3.1 Permission is sought for the demolition of the existing garages and construction of five, 2 bedroom dwellings, linked at ground floor creating a terrace along the northern boundary of the site adjacent to Kingswood Place.
- 3.2 The building measures a maximum of 6m in height, with the two storey element measuring 6m wide, and the single storey 2.7m wide, creating a total width of 8.7m for each dwelling. Each property measures 6.9m deep.
- 3.3 At ground floor a central entrance opens into an open plan kitchen/ living room with separate study area, above which at first floor level are two bedrooms and a bathroom, these open out onto a terrace area located above the kitchen.
- 3.4 Each dwelling would have an integral refuse store adjacent to the entrance.
- 3.5 The existing vehicular access from Dacre Park would be retained, the existing concrete hard surfacing would be replaced by permeable paving to provide 5 parking spaces and a turning area. A cycle store for all dwellings is located in this parking area.
- 3.6 A secure gate would lead from the western edge of the site onto St. Margaret's Passage.

Supporting Documents

- 3.7 Archaeological Desk-Based Assessment – The document states that for an urban area, the area surrounding the site does not contain any prehistoric, Romano-British or Anglo-Saxon remains and thus the site has low potential for archaeology pre-dating the medieval period. The site has experienced significant ground disturbance with Victorian slum clearance in the 1950's and 60's, being replaced with the existing residential blocks and garage courts.
- 3.8 Arboricultural Impact Assessment - This provides an assessment of the existing trees within the site. A total of 10 individual trees and four tree groups were surveyed and recorded. Two individual trees and one group of trees were assessed Category B, with 8 trees and 3 groups being Category C. No trees were categorised as A or U.

- 3.9 Daylight and Sunlight - This provides an assessment across surrounding residential blocks and the impact upon daylight and sunlight and confirms that neither properties in Kingswood Place or Boone Street would be adversely impacted in terms of daylight and sunlight.
- 3.10 Design and Access Statement – This provides a design overview, details of materials and landscaping. Details of access, lifetime homes and wheelchair compliance are also provided. The document also provides details of Secure by Design measures and consultation with the Metropolitan Police.
- 3.11 Energy and Sustainability (incorporating an Ecology Report) - This document confirms that the dwellings will achieve Code Level 4 with a score of 68.6. Details of recycling, sustainable building materials and energy efficiency measures to be incorporated into the development are provided. The statement also includes an ecology report which states that the existing site has negligible potential for natural habitat, but that the proposed living roofs and enhanced landscaping will be beneficial for wildlife habitats.
- 3.12 Flood Risk Assessment - This document confirms that the site is located in Flood Zone 1 with a low risk of flooding. The proposals would be of a positive impact for surface water due to the introduction of permeable paving (currently the site has large areas of concrete surfacing), living roofs and soft landscaping.
- 3.13 Planning Statement – This document provides a planning policy overview, and confirms that the 5 dwellings are intended for private occupation.
- 3.14 Transport Statement - This provides an overview of current parking provision, confirms that the site is included within a controlled parking zone and includes a parking survey undertaken utilising the Lambeth methodology. This states that parking is available on surrounding streets during the survey times. The proposed residential development is stated as not having a detrimental impact upon parking demand in the locality.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the applicant prior to submission and 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 The applicant undertook a public engagement event in advance of submitting an application.
- 4.3 Site notices were displayed and 116 letters were sent to residents and business in the surrounding area and the relevant ward Councillors.

4.4 Pre-Application Consultation

4.5 Written Responses received from Local Residents and Organisations

- 4.6 6 letters of objection have been received, these are summarised below:
- Access to the rear elevation of these dwellings will be difficult

- Concern about construction noise
- Garages are made of asbestos and need careful removal
- Overspill of contractor parking
- Increase in pollution
- This area is already overdeveloped
- This proposed development will project in the skyline and will be cramped
- Parking is already at a premium
- Existing strain on resources locally

4.7 Letters are available to Members to view.

Highways and Transportation

4.8 There is no objection in principle, however, a construction environment management plan is required by condition.

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 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 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 in paragraph 211, that 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 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.

Other National Guidance

- 5.5 The other relevant national guidance is:

Conserving and enhancing the historic environment

Design

Renewable and low carbon energy

Use of Planning Conditions

London Plan (July 2011)

- 5.6 On 10 March 2015 the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are:

Policy 3.3 Increasing housing supply

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.11 Green roofs and development site environs

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.13 Parking

Policy 7.2 An inclusive environment

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)

5.7 The London Plan SPG's relevant to this application are:

Accessible London: Achieving an Inclusive Environment (2004)

Housing (2012)

Sustainable Design and Construction (2006)

Core Strategy

5.8 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Development Management Local Plan and the London 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 1 Housing provision, mix and affordability

Core Strategy Policy 8 Sustainable design and construction and energy efficiency

Core Strategy Policy 9 Improving local air quality

Core Strategy Policy 14 Sustainable movement and transport

Core Strategy Policy 15 High quality design for Lewisham

Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Local Plan

5.9 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The following policies are considered to be relevant to this application:

DM Policy 1 Presumption in favour of sustainable development

DM Policy 22 Sustainable design and construction

DM Policy 24 Biodiversity, living roofs and artificial playing pitches

DM Policy 25 Landscaping and trees

DM Policy 29 Car parking

DM Policy 30 Urban design and local character

DM Policy 32 Housing design, layout and space standards

DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas

DM Policy 35 Public realm

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

Residential Standards Supplementary Planning Document (August 2006)

5.10 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, 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 be considered in respect of this application are:

- a) Principle of Development
- b) Design
- c) Housing
- d) Transport and Parking Issues
- e) Impact on Adjoining Properties
- f) Sustainability and Energy
- g) Ecology and Landscaping
- h) Planning Obligations

Principle of Development

6.2 The National Planning Policy Framework states that Planning 'should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'. Policy 3.4 of the London Plan seeks to optimise housing potential, taking into account local context and character, the design principles and public transport capacity. The site is well served by public transport, being located close to Blackheath railway station and is therefore considered a sustainable location and would utilise previously developed land. Residential use is a priority in London and the borough and it is considered that an additional five units would make a valuable contribution towards meeting housing need.

6.3 The proposals would make use of previously developed land, and Officers have not raised an objection to the principle of redevelopment, subject to securing a development of the highest design quality.

Density

6.4 The site has a PTAL rating of 4, indicating a good level of accessibility to public transport. The London Plan suggests that a density of 200-700 habitable rooms per hectare is appropriate. The site has an area of 0.09 hectares and the scheme proposes 167 habitable rooms per hectare. It is considered that although the total number of habitable rooms is below the suggested density levels, the scheme maximises the opportunities for development on the site, taking into account the position of neighbouring buildings and context adjacent to the Blackheath Conservation Area.

Design

6.5 Paragraph 63 of the National Planning Policy Framework states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'. Whilst paragraph 64 states that 'permission should be refused for

development of poor design that fails to take the opportunities for improving the character and quality of an area and the way it functions’.

- 6.6 Core Strategy Policy 15 states that the Council will apply national and regional policy and guidance to ensure the highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character.
- 6.7 There is no objection to the demolition of the existing garages as these are in a relatively poor state of repair which together with the large areas of concrete hardstanding, visibly detract from the setting of the Blackheath Conservation Area, which includes the properties in Kingswood Place to the immediate north as well as the wider Streetscene.
- 6.8 It is proposed to construct a row of part single, part two storey linked dwellings arranged in a mews style terrace. These are built up against the rear northern boundary as per the existing garages.
- 6.9 All would front onto a new shared surface incorporating areas of soft landscaping and paving which seek to evoke the appearance of a traditional mews. The massing of the buildings is simple, with a principle two storey block comprising the main living space, with a subservient single storey recessed block, above which is a terrace. The roofs are monopitch rising southward and proposed as living roofs.
- 6.10 The architecture is simple, featuring defined, recessed entrances with canopies, large areas of glazing, set in deep reveals. A large corner window breaks up the first floor massing of each two storey block.
- 6.11 The plans originally submitted proposed that the entire first floor would be clad in timber, following consultation at pre-application stage where residents in Kingswood Place considered a brick wall to be out of keeping with the garden setting and that a timber enclosure would be more appropriate. However, officers considered the design rationale for timber cladding to be unjustified, as this is not a material typical of the area. Whilst a timber clad rear elevation may be considered acceptable given the proximity of the rear garden boundaries of the Kingswood Place properties, the prominence of the front and flank elevations needed a more robust and sympathetic material. The applicant has therefore revised the flank and rear elevations to a brick which matches that of the ground floor, this has rationalised the elevations and is considered to create a unified elevation. Simple brick detailing in the front elevation animates the façade, without necessitating the need for additional materials.
- 6.12 The scheme has the potential to be robust and elegant and is therefore considered to be acceptable in principle. However, the success of the design and therefore its acceptability will depend entirely on securing the high quality of the materials and detailing proposed to ensure that the simplicity of the proposal does not lead to a scheme that is bland and fails to respond to the surrounding context. This is why it has been considered necessary by officers to secure the details of proposed materials for the scheme and why many details have been agreed with Officers prior to permission being recommended.
- 6.13 Following requests from the Council’s officers at pre-application stage, the applicant has provided details of the balcony balustrades, doors and windows of

the proposal and has confirmed the specification for the materials that will be used to ensure that the high quality design of the proposal will be delivered in accordance with the requirements of this sensitive site. It is considered that the details provided demonstrate that despite the simplicity of the building form, the scheme will make a positive contribution to the streetscene and thus enhance the setting of the Blackheath Conservation Area. A condition is recommended to secure the details as they have been submitted and to secure sample panels of proposed bricks.

Housing

a) Size and Tenure of Residential Accommodation

- 6.14 The proposals provide 5 units for private occupation. Although this application is made by the Council's Strategic Housing department, this scheme is linked to nearby proposals (Dacre Park Estate development of 25 affordable rent units and Longfield Crescent, Forest Hill with a scheme of 27 affordable rental units), the funding for which partly comes from the revenue raised by the development of small scale private schemes. The provision of 5 units in private occupation is considered to be acceptable in this location.
- 6.15 The London Plan sets out minimum floor spaces standards for dwellings of different sizes (Policy 3.5). These are based on the minimum gross internal floor space required for new homes, relative to the number of occupants and taking into account commonly required furniture and spaces needed for different activities and circulation, in line with Lifetime Home Standards. The quality of the proposed accommodation needs to be carefully considered in relation to the Council's LDF and the London Plan. The London Housing SPG is also a material consideration, and contains further guidance on internal layout.
- 6.16 The dwellings would all meet minimum space standards and are considered to be of a practical layout, which is supported.

b) Standard of Residential Accommodation

- 6.17 The Residential Standards SPD states that private gardens should be approximately 9m deep, but that in some instances terraces or balconies can provide alternative provision.
- 6.18 The dwelling do not provide traditional front and rear gardens, due to their position on the northern boundary of the site. The two end units benefit from a ground floor garden located to the side, whilst every dwelling has a first floor roof terrace located over the kitchen. This is enclosed to the rear by a timber clad wall and balustrade to the front. It is considered that given the size of the dwellings, that the amenity space provision is acceptable.
- 6.19 The dwellings, due to their construction are set against the rear northern boundary and primarily face south over the access drive, although the terraces, and corner window at first floor allow for the creation of a double aspect dwelling.
- 6.20 It is considered that the dwellings would provide a high standard of residential accommodation which is supported.

Transport and Parking Issues

- 6.21 The site currently comprises 10 garages, of which two are vacant and the rest occupied. These garages are on a lease of 4 months, and all occupiers have been notified of the redevelopment and are being assisted with relocation for alternative garaging. The redevelopment of this site is therefore not considered to result in a off-site demand for on street parking.
- 6.22 The retained access from Dacre Park raises no objections and the proposals provide 5 parking spaces, equating to 1 per dwelling which is considered to be acceptable in this instance given the small scale of the proposals.
- 6.23 Construction issues have been raised as a concern throughout the objections received, and it is recommended that a construction management plan is secured by condition.

Impact on Adjoining Properties

- 6.24 DM Policy 32 Housing design, layout and space standards states that all new build residential development should be attractive and neighbourly and respond positively to the site specific constraints and opportunities.
- 6.25 The dwellings have an outlook which primarily faces onto the shared surface access road. The first floor terraces are enclosed to the rear by a solid 1.6m high wall, thereby restricting the view rearward onto the gardens of properties in Kingswood Place. This is considered acceptable. The front of the terraces are enclosed by a balustrade and would therefore have a view south which raises no objections.
- 6.26 The buildings would project 1m above the height of the boundary enclosures of the gardens in Kingswood Place, however, given the change in land levels, where the gardens of these properties are set approximately 2m higher than the ground level of the application site combined with a minimum separation distance of 10.5m rising to over 20m it is not considered that the dwellings would appear visually overbearing. There is a significant level of tree screening on the boundary which would restrict the view of the properties from the south on Boone Street, and the plans confirm the retention of these trees.
- 6.27 A Daylight and Sunlight Assessment has been submitted, this studies the impact upon properties to the north in Kingswood Place and to the south on Boone Street and states that the massing of the building would not have a detrimental impact upon neighbouring occupiers and would remain BRE compliant.
- 6.28 Taking into account the careful planning of the layout, it is considered appropriate to restrict permitted development rights for future alterations to the building.

Sustainability and Energy

a) Renewable Energy

- 6.29 Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

6.30 Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- 1 Be Lean: use less energy
- 2 Be clean: supply energy efficiently
- 3 Be green: use renewable energy

6.31 Achieving more sustainable patterns of development and environmentally sustainable buildings is a key objective of national, regional and local planning policy. London Plan and Core Strategy Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions. Core Strategy Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions. Core Strategy Policy 8 requires all new residential development to meet a minimum of Code for Sustainable Home Level 4 and non residential buildings to achieve a BREEAM rating of 'Excellent'.

6.32 The applicant has confirmed by way of a CfSH pre-assessment that the dwellings are capable of achieving Code Level 4, which is policy compliant and to be secured by condition.

b) Living Roofs and landscaping

6.33 DM Policy 26 Biodiversity, living roofs and artificial playing pitches requires development to take full account of biodiversity and geodiversity in development design, ensuring the delivery of benefits and minimising of potential impacts on biodiversity and geodiversity. The applicant has proposes green roofs which extend across the building. The applicant has agreed to install a living roof based on the Council's preferred system. This is to be secured by condition.

6.34 The site at present offers no potential for landscaping, given the extent of the garage block and hard surfacing, and although there is an area of grass/ shrubs to the west this is poorly maintained and overgrown. The proposals include, in addition to living roofs, areas of soft landscaping within the access drive from Dacre Park and two private ground floor gardens and the provision of trees. The hard surfacing is to be renewed in permeable materials. The proposals are therefore considered to represent an improvement for ecology and biodiversity.

6.35 The landscaping strategy proposal is considered to be acceptable at this stage, however, further details including maintenance are recommended to be secured by condition.

7.0 Local Finance Considerations

7.1 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).

- 7.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 7.3 The Mayor of London's CIL is therefore a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

8.0 Equalities Considerations

- 8.1 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.
- 8.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.3 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, in this matter, there is no impact upon equality.

9.0 Conclusion

- 9.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 9.2 There is no objection in principle to the redevelopment of the garages given that existing garage tenants are to be relocated. The provision of 5 dwellings for private occupation is acceptable and the proposed design, following amendments to the materials and detailing is considered to be high quality and would make a positive contribution to the streetscene.
- 9.3 The layout of the proposals is considered to be innovative and makes use of a constrained site and would provide an acceptable standard of residential accommodation. For the above reasons it is recommended that planning permission is granted.

10.0 RECOMMENDATION

GRANT PERMISSION subject to the following conditions:-

1 Time Limit

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

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

2 Accordance with Plans

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

014_021_PL_040, 14-021-PL-041, 14-021-PL-042, 14-021-PL-142, 14-021-240, 14-021-PL-340, Appendix 3 Planning Statement (prepared by NLP Planning), Appendix 4 Daylight and Sunlight Report (prepared by Point 2 Surveyors), Appendix 5 Energy and Sustainability Statement (includes Ecological Phase 1 Habitat Survey Report) (prepared by Etude), Appendix 6 Transport Statement (prepared by MLM), Appendix 7 Flood Risk Assessment (Prepared by Conisbee), Appendix 8 Archaeological Desk Based Assessment (prepared by Archaeological Solutions), Appendix 9 Arboricultural Impact Assessment (prepared by PJC Consultancy) (all received 27/11/2014).

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Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

3 Construction Logistics Plan

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

- (a) Rationalise travel and traffic routes to and from the site.
- (b) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction vehicle activity.
- (c) Measures to deal with safe pedestrian movement.
- (d) Details of hoarding lines.

The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to during the period of construction.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2011).

4 Code for Sustainable Homes

(a) The buildings hereby approved shall achieve a minimum Code for Sustainable Homes Rating Level 4.

(b) No development shall commence until a Design Stage Certificate for each residential unit (prepared by a Code for Sustainable Homes qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).

(c) Within 3 months of occupation of any of the residential units, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Code for Sustainable Homes qualified Assessor) to demonstrate full compliance with part (a) for that specific unit.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

5 Materials

No development shall commence on site until a detailed schedule and samples of all external materials including the proposed brick and mortar, windows, fascia panels, balustrades, timber cladding and entrance canopies to be used on the building(s) 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(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

6 Refuse Storage

(a) No development shall commence on site until details of proposals for the storage of refuse and recycling facilities for each residential unit hereby approved, have been submitted to and approved in writing by the local planning authority.

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

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

7 Cycle Parking

- (a) A minimum of 5 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
- (b) No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- (c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

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

8 Tree Protection

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

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

9 Hard Landscaping

- (a) No development shall commence on site until drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted and approved in writing by the local planning authority.
- (b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2011), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.

10 Soft Landscaping

(a) A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

(b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

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

11 Boundary Treatments

(a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

(b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

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

12 Living Roofs

(a) The development shall be constructed with a biodiversity living roof laid out in accordance with plan nos.141-021-PL-142 and page 23 of the Design and Access Statement hereby approved and maintained thereafter.

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

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

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage

and 7.19 Biodiversity and access to nature conservation in the London Plan (2011) , Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

13 Lifetime Homes

Each of the dwellings shall meet Lifetime Home Standards (in accordance with the 2010 (Revised) document) as shown on page 24 of the Design and Access Statement hereby approved.

Reason: In order to ensure an adequate supply of accessible housing in the Borough in accordance with Policy 1 Housing provision, mix and affordability and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

14 Plumbing and Pipes

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes including rainwater pipes shall be fixed on the front elevation of the building(s).

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

15 Satellite Dishes

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on the elevations or the roof of the building.

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

16 Removal of Permitted Development Rights (windows)

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no windows (or other openings) shall be constructed in any elevations of the building other than those expressly authorised by this permission.

Reason: To enable the local planning authority to regulate and control any such further development in the interests of amenity and privacy of adjoining properties in

accordance with DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas [delete irrelevant policy] of the Development Management Local Plan (November 2014).

17 Removal of Permitted Development Rights (extensions)

No extensions or alterations to the building(s) hereby approved, whether or not permitted under Article 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) of that Order, shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

18 Use/ Retention of Amenity Space

The whole of the amenity space (including roof terraces and balconies) as shown on drawing no. 14-021-PL-140 A and 14-121-PL-141 A hereby approved shall be retained permanently for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing Design, layout and space standards

19 Construction Hours

No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

No work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

INFORMATIVES

1. Positive and Proactive Statement

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

2. CIL

You are advised that the application granted is subject to the Mayoral Community Infrastructure Levy ('the CIL'). More information on the CIL is available at: - <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11> (Department of Communities and Local Government) and <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>

3. Construction

You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.

4. Street Naming and Numbering

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