

Committee	PLANNING COMMITTEE C	
Report Title	Site B, Lee Green Estate, SE 12	
Ward	Lee Green	
Contributors	Colm Harte	
Class	PART 1	11 August 2016

Reg. Nos. DC/15/92724

Application dated 09/07/2015

Applicant Indigo Planning on behalf of the Peabody Trust

Proposal Demolition of existing garages at Site B, land at junction of Osberton Road and Millbank Way, Lee Green Estate, Cambridge Drive SE12 and the construction of a part 2/part 3 storey building including roof space with terraces to the west and east elevations to provide 2 two bedroom self-contained flats and 2 three bedroom maisonettes, associated landscaping, amenity space, refuse storage, cycle storage and one accessible car parking space together with rebuilt refuse enclosure for flats at 9-26 Millbank Way

Applicant's Plan Nos. P1-00-002 Rev 00; P1-00-101 Rev 00; P1-00-120 Rev 00; P1-00-300 Rev 00; P1-00-301 Rev 00; P1-00-302 Rev 00; P1-00-303 Rev 00; P1-00-320 Rev 00; P1-00-321 Rev 00; P1-00-322 Rev 00; P1-00-323 Rev 00; P2-00-050 Rev 00; P3 -21 - 001 Rev 00; P3 - 22 - 001 Rev 00; P7 – 20 – 010 Rev 00 Received 22 June 2015 P3 - 21- 001 Rev 01;P3 – 22 - 003 Rev 01; P3- 20-004 Rev 01 Received 10 November 2015 P2-00-101 Rev 02; P2-00-120 Rev 02; P2-00-121 Rev 02; P2-00-122 Rev 02; P2-00-123 Rev 02; P2-00-220 Rev 02; P2-00-221 Rev 02; P2-00-222 Rev 02; P2-00-223 Rev 02; P2-00-224 Rev 02; P2-00-320 Rev 02; P2-00-321 Rev 02; P2-00-322 Rev 02; P2-00-323 Rev 02 Received 7 July 2016 Planning Statement (June 2015, Indigo Planning); Transport Statement (April 2015, ttp Consulting); Construction Management Plan (April 2015, ttp Consulting); Daylight and Sunlight Assessment (September 2015, eb7); Extended Ecological Phase 1 Habitat Survey (September 2014, Greenguage); Code for Sustainable Homes Pre-Assessment Report (April 2015, Frankham Consultancy Group); Arboricultural Impact Assessment (March 2015, PJC Consulting); Energy Statement (April 2015, Frankham Consultancy Group); Phase 1 Ground Condition Assessment (March 2015, RSA Geotechnics LTD); Biodiversity report (September 2014, Greengage Environmental LLP)

Background Papers

- (1) LE/390/B/TP
- (2) Local Development Framework Documents
- (3) The London Plan

1.0 Introduction

- 1.1 This application, along with two related applications, was presented to Planning Committee C on 4th February 2016 relating to the construction of 3 infill developments located within the Lee Green Estate. Members resolved to approve applications for Site A (DC/15/92720 for 12 self contained flats) and Site C (DC/15/92707 – for a two bedroom bungalow), subject the completion of a Section 106 agreement.
- 1.2 This application relates to the demolition of existing garages and the construction of a part 2/part 3 storey building including roof space with terraces to the west elevation to provide 2 two bedroom self-contained flats and 2 three bedroom maisonettes along with associated landscaping, amenity space, refuse storage, cycle storage and one accessible car parking space together with a rebuilt refuse enclosure for flats at 9-26 Millbank Way.
- 1.3 Officers recommended approval of the scheme at the 4th February Committee on the grounds that it would provide much needed family sized affordable housing, which being of an acceptable scale and appearance and without a significant impact on neighbours. It was resolved that a decision on the application be deferred on the following grounds;
 - Clarification was sought regarding the potential impact on the amenity of surrounding properties, in particular the residential units located between No. 11 and 25 Cambridge Drive to the rear of the site;
 - Members raised concerns regarding the scale and massing of the proposed development;
 - Clarification was sought regarding bin storage arrangements

Amended Plans

- 1.4 In response, the applicant has made the following changes to the scheme:
 - The relocation of the private open space for Unit 15 from the rear eastern elevation to the front western elevation. The proposed location would mirror the design of Unit 16 and would overlook onto Millbank Way. The redesigned rear eastern elevation would also include the provision of a large

floor to ceiling window, replacing the balcony, and would include obscure glazing to prevent overlooking.

- A modified design which provides for an overall reduced building height of approximately 100mm along with reducing the height of the two storey, flat roofed linking element.
- The proposed bin stores have been consolidated and moved away from the communal entrance. To aid this, the bike store has been relocated to the rear garden of Unit 13.

1.5 Officers consider the impact of the proposed changes to be as follows:

Amenity:

1.6 Officers are supportive of the proposed relocation of the private amenity space to the western elevation, which is a less sensitive location, overlooking onto Milbank Way. Furthermore the proposed introduction of a large rear facing window would retain the original design intent and prevent a blank façade being presented to this visible elevation. The proposed changes are considered to be acceptable.

1.7 Concern has been raised in relation to the potential for the sharing of views between the first floor bedroom and bathroom windows of No. 25 Cambridge Drive and a bedroom window of the proposed maisonette (Unit 15). Officers note that the proposed development would be situated perpendicular to the adjoining terrace, of which No. 25 Cambridge Drive forms the end property, and due to the building position, only partial angled views between windows would be permitted. It is considered that due to the positioning of these windows, there would not be any direct views between these rooms.

Scale and Massing

1.8 Officers consider that the applicant has made best endeavours to reduce the height and massing of the proposed development. As part of the information submitted, the applicant has acknowledged that a substantial reconfiguration of the height and massing of the proposed development has not been carried out. The applicant has however detailed that substantial changes to the massing of the building form would result in a reduction in the size of the proposed units, and would specifically require the redesign and reduction in the size of both proposed 3 bed social rented units. A further decrease in the building height would require a reduction in the floor to ceiling heights of the proposed development, below the 2.5 metre minimum standard recommended within the London Plan Housing SPG (2016), which would compromise the standard of accommodation for future occupiers.

- 1.9 When considering the information and justification provided, officers note the high level of need for 3 bed social rented units within the borough. The Lewisham Strategic Housing Market Assessment details the need for affordable homes in general and for larger affordable homes in particular within the borough. The Core Strategy also seeks to prioritise the delivery of larger affordable housing, by requiring 42% of all affordable units to be provided with three or more bedrooms. As such it was not considered that a revised design necessitating the loss or reduction in size of one or more of the three bed units could be justified.
- 1.10 It is noted that as currently designed, the proposed development would follow the common architectural language that would be present across both Site A and Site C, for which there is a resolution to grant, made by the committee on 4 February 2016. The proposed development is considered to represent a rational design philosophy that responds to the surrounding buildings, including the three storey Tony Law House and the adjoining two storey terrace of properties situated between No 11- 25 Cambridge Drive and No 27- 34 Millbank Way.
- 1.11 Officers acknowledge that the proposed redevelopment of the existing underused garage site would be a step change in terms of scale and massing when compared with the existing structures on site. The development would however make positive use of presently under-used site and include high quality design to make a positive contribution to the local area. Officers therefore consider that the proposed development is acceptable in regard to scale and massing.

Waste Storage

- 1.12 Members previously raised concerns regarding the proximity of the proposed bin stores in relation to the communal entrances. As part of the reconfigured layout the proposed bin stores have been consolidated and moved away from the communal entrance. To aid this, the bike store has been relocated to the rear garden of Unit 13.
- 1.13 The revised refuse store would be formed of horizontal slatted timber structure which would screen and contain the bins which would allow convenient use and collection. A condition is recommended to be imposed requiring the details of the proposed refuse stores to be submitted and approved by the council, prior to the commencement of development. Accordingly officers consider that the proposed waste storage arrangements are acceptable and worth of support.
- 1.14 The proposed amended design has been reviewed by the Council's Urban Designer who is supportive of the proposed changes in massing. Furthermore the reconfiguration of the of the private open space of Unit 15 would continue to provide a high quality residential unit, while mitigating any potential over looking into the neighbouring properties situated at No. 11 - 25 Cambridge Drive.

2.0 Re- Consultation

2.1 Following the receipt of additional information and amended plans, officers have re-consulted the adjoining residents along with the respondents to the previous consultation. One letter of support was received while three submissions raised objection to the proposed development.

Support

2.2 In support of the subject application, one submission detailed that previous concerns regarding the treatment of the proposed elevations and refuse storage arrangements have been addressed.

Objection

2.3 Following the re consultation of this application, three objections were received which comprised of two objections by neighbouring occupiers along with one objection from the Lee Green Residents Association. Issues raised can be categorised into the following areas of concern;

Amenity

- Potential overlooking between the proposed bedroom windows of Unit 15 and the existing front facing bedroom of No. 25 Cambridge Drive;
- Impact on daylight and sunlight received by the adjoining properties;

Objections raised in regard to impact upon amenity have been addressed by the relevant section above and it is noted that the impact of the proposed development in regard to daylight and sunlight has been addressed in the original planning report.

Scale and Massing;

- It was considered that the alterations to the proposed development has not addressed concerns regarding the height and massing of the building and its proximity to 25 Cambridge Drive has not been resolved;
- The sitting of the proposed development, which would be located 4 metres from side flank wall of 25 Cambridge Drive is considered to be an insufficient setback and would negatively impact the adjoining residents;

Objections raised in regard to scale and massing have been addressed by the relevant section above.

Errors contained within documentation submitted

- Concerns have been raised regarding errors in the application documentation, in relation to separation distances to the surrounding development and their associated windows. In particular concern is raised that accompanying Design and Access Statement states that “On site B, there are no adjacent buildings with windows within 17 metres”. The applicant has clarified that this statement relates properties that are located directly opposite the proposed development and does not take account of developments to which there would be angled views.

It is acknowledged that the phrasing of this assessment could be considered to be misleading, officers have however carried out a site visit and assessed the suitability of the proposed development in relation to all surrounding properties.

Parking

- Concerns have been raised in regard to the impact of the loss of car parking and increased parking demand from residents of the proposed development. Officers note this issue has been addressed within the previous committee report.

3.0 Conclusion

- 3.1 The additional details submitted by the applicant are considered to further improve the proposed development in terms of its scale and massing, impact on amenity and refuse storage. This application is therefore again recommended for approval.

4.0 RECOMMENDATIONS

4.1 RECOMMENDATION (A)

To agree the proposals and authorise the Head of Law to complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) securing for Site A, B and C the following principal matters including other such amendments as considered appropriate to ensure the acceptable implementation of the development. The Heads of Term are to be as follows:

S106 items

- Affordable Housing as detailed in the table below. All affordable rents to be capped at 80% of market value.

Site	Unit number annotated on	Unit type	Area sqm	Tenure

	drawings			
A	5	2B4P	71	Affordable Rent
A	9	1B2P	58	Affordable Rent
A	10	1B2P	58	Shared Ownership
A	11	1B2P	58	Shared Ownership
B	13	2B3P	67.7	Affordable Rent
B	14	2B4P	70	Affordable Rent
B	15	3B6P	122	Social Rent
B	16	3B5P	106	Social Rent
C	17	2B3P	69	Affordable Rent

- Enter into a s278 agreement to undertake highway improvements to surrounding streets which bound the application sites;
- Use of Local Labour and contributions of £9,010;
- Contribution towards the provision playspace within Edith Nesbit Gardens £13,000;
- Contribution to meet the cost of the consultation, design and possible implementation of a Controlled Parking Zone in the streets that surround the application sites;
- Meeting the Councils legal, professional and monitoring costs associated with the drafting, finalising and monitoring of the Agreement.

4.2 **RECOMMENDATION (C)**

Upon the completion of a satisfactory Section 106 pursuant to recommendation A, in relation to the matters set out above, authorise the Head of Planning to Grant Permission for site B under DC/15/92724 subject to the following conditions:-

Full Planning Permission Time Limit

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.

Develop in Accordance with Approved Plan

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

P1-00-002 Rev 00; P1-00-101 Rev 00; P1-00-120 Rev 00; P1-00-300 Rev 00; P1-00-301 Rev 00; P1-00-302 Rev 00; P1-00-303 Rev 00; P1-00-320 Rev 00; P1-00-321 Rev 00; P1-00-322 Rev 00; P1-00-323 Rev 00; P2-00-050 Rev 00; P3 -21 - 001 Rev 00; P3 - 22 - 001 Rev 00; P7 – 20 – 010 Rev 00 Received 22 June 2015 P3 - 21- 001 Rev 01; P3 – 22 - 003 Rev 01; P3- 20-004 Rev 01 Received 10 November 2015 P2-00-101 Rev 02; P2-00-120 Rev 02; P2-00-121 Rev 02; P2-00-122 Rev 02; P2-00-123 Rev 02; P2-00-220 Rev 02; P2-00-221 Rev 02; P2-00-222 Rev 02; P2-00-223 Rev 02; P2-00-224 Rev 02; P2-00-320 Rev 02; P2-00-321 Rev 02; P2-00-322 Rev 02; P2-00-323 Rev 02 Received 7 July 2016 Planning Statement (June 2015, Indigo Planning); Transport Statement (April 2015, ttp Consulting); Construction Management Plan (April 2015, ttp Consulting); Daylight and Sunlight Assessment (September 2015, eb7); Extended Ecological Phase 1 Habitat Survey (September 2014, Greenguage); Code for Sustainable Homes Pre- Assessment Report (April 2015, Frankham Consultancy Group); Arboricultural Impact Assessment (March 2015, PJC Consulting); Energy Statement (April 2015, Frankham Consultancy Group); Phase 1 Ground Condition Assessment (March 2015, RSA Geotechnics LTD); Biodiversity report (September 2014, Greengage Environmental LLP

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.

Protecting Residential Properties

3.
 - a. The building shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB LAmax (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided. External amenity areas shall be designed to achieve levels not exceeding 55 dB LAeq (day) and the evaluation of human exposure to vibration within the building shall not exceed the Vibration dose values criteria 'Low probability of adverse comment' as defined BS6472.
 - b. Details of a sound insulation scheme complying with paragraph (a) of this condition shall be submitted to and approved in writing by the

local planning authority prior to construction of the above ground works.

c. The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (b) has been implemented in its entirety. Thereafter, the sound insulation scheme shall be maintained in perpetuity in accordance with the approved details.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration, 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 of the Development Management Local Plan (November 2014).

Surface Water

4. A scheme for surface water management, including specifications of the surface treatments and sustainable urban drainage solutions shall be implemented in accordance with the recommendations contained within the submitted Code for Sustainable Homes Pre-assessment Report, dated April 2015 prepared by Frankham Consultancy Group

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13 Sustainable drainage in the London Plan (July 2011) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10: Managing and reducing the risk of flooding (2011).

Piling Operations

5.
 - a. No piling or any other foundation designs using penetrative methods shall take place, other than with the prior written approval of the local planning authority.
 - b. Details of any such operations must be submitted to and approved in writing by the local planning authority prior to commencement of development on site (excluding demolition of the existing buildings) and shall be accompanied by details of the relevant penetrative methods.
 - c. Any such work shall be carried out only in accordance with the details approved under part (b).

Reason: To prevent pollution of controlled waters and to comply with Core Strategy (2011) Policy 11 River and waterways network and Development Management Local Plan (November 2014) DM Policy 28 Contaminated land.

Materials/Design Quality

6. The detailed design and material samples of the windows, drainpipes and external doors/roof coverings to be used on the building have been submitted and the cladding have been shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the above ground works. 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.

Architectural Details

7.
 - a. Notwithstanding the details hereby approved, detailed plans at a scale of 1:20 showing detail of the balconies shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
 - 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 Urban Design for Lewisham Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban Design and Local Character.

Sample Brickwork

8. A sample panel of the proposed brick including proposed mortar and pointing work shall be built on site (using the proposed materials hereby approved), and shall be approved in writing by the local planning authority prior to construction of the above ground works.

The development shall only 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 Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

Construction Logistics Plan

9. a. 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:
- i. Rationalise travel and traffic routes to and from the site.
 - ii. Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction vehicle activity.
 - iii. Measures to deal with safe pedestrian movement.
- b. The measures specified in the approved details shall be implemented prior to the 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 (2015).

Cycle Provision

10. (a) Eight secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved refs. P2-00-120-00 and P7-20-010-00
- (b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

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

Soft Landscaping

11. 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).

Bird/Bat Boxes

12. Details of the number and location of the bird/bat boxes to be provided, as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the building and maintained in perpetuity.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

External Lighting

13.
 - a. Prior to occupation of the development 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 DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

Plumbing or Pipes

14. 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, other than rainwater pipes, shall be fixed on the external faces of the buildings.

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).

Construction Deliveries and Hours

15. 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).

Operation of Machinery

16. No machinery shall be operated on the premises before 8 am or after 6 pm on weekdays, or before 8 am or after 1 pm on Saturdays, nor at any time on Sundays or Public Holidays.

Reason:

To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework, DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Land Contamination

17. (a) No development (including demolition of existing buildings and structures) shall commence until each of the following have been complied with:-

(i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.

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

(iii) The required remediation scheme implemented in full.

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

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

This shall include verification of all measures, or treatments as required in (Section (a) i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

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

Reason: To ensure that the local planning authority may be satisfied that potential site contamination as detailed in the Ground Investigation Report (March 2015, RSA Geotechnics Ltd) is identified and remedied in view of the historical uses of the site, details which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

Refuse Storage

18. (a) Details of proposals for the storage of refuse and recycling facilities for each residential unit hereby approved shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (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).

Boundary treatments

19. (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).

Window Reveals

20. All window and door openings shall be constructed with minimum 160mm deep external reveals.

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 of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Trees

21. None of the trees shown as being retained on the permitted plans shall be lopped or felled without the prior written consent of the local planning authority

Reason: To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and policies DM 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

Energy

22. The development hereby approved shall not be carried out other than in strict accordance with the Energy Strategy prepared by Frankham Consultancy Group dated April 2015 including the 19% Carbon Dioxide Emissions Savings relative to 2013 Part L Building Regulations.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions and 5.3 Sustainable design and construction in the London Plan (2011).

Waste Management Plan

23. The development shall not be occupied until a Waste Management Plan has been submitted to and approved in writing by the local planning authority. The measures shall be in general accordance with the Transport Statement dated April 2015 prepared by TTP. The approved waste management plan shall thereafter be retained and maintained in perpetuity.

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).

24. Details of the proposed refuse enclosure for flats at 9-26 Millbank Way which is located to the south west corner of the of the subject site hereby approved shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

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).

Use of flat roofs

25. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofed extension/flat roof on the building s hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 31 Alterations and extensions to existing buildings including residential extensions of the Development Management Local Plan (November 2014).

Wheelchair Housing

26. (a) The detailed design for each dwelling hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as specified in the schedule below:

Unit reference number	Approved Document M (2015) Access Requirement	Dwelling type
Flat 13	M4(3)(2)(b)	Wheelchair user (on completion)
Flat14, Maisonette15, Maisonette16,	M4(2)	Accessible and adaptable

b) No development above ground level shall commence until written confirmation from the appointed building control body has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).

(a) The development shall be carried out in accordance with the details approved under part (b).

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).

INFORMATIVES

- (A) 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.

- (B) The applicant is advised that some conditions require details to be submitted prior to the commencement of works as they seek to manage the impact of the construction works and mitigate land contamination and secure design details, including of materials which are needed before works commence.

Committee	PLANNING COMMITTEE C
Report Title	Site A, B and C Lee Green Estate, SE 12
Ward	Lee Green

Contributors	Colm Harte	
Class	PART 1	04 February 2016

Reg. Nos. Site A - DC/15/92720
Site B - DC/15/92724
Site C - DC/15/92707

Application dated 09/07/2015

Applicant Indigo Planning on behalf of the Peabody Trust

Proposal Site A
The demolition of the existing garages on Site A, Land on Western Side of Millbank Way, Lee Green Estate, Cambridge Drive SE12, the construction of a part two/part three storey building to provide 4 one bedroom, 4 two bedroom and 4 three bedroom self-contained flats together with associated landscaping, amenity space, refuse storage and detached cycle store

Site B
Demolition of existing garages at Site B, land at junction of Osberton Road and Millbank Way, Lee Green Estate, Cambridge Drive SE12 and the construction of a part 2/part 3 storey building including roof space with terraces to the west and east elevations to provide 2 two bedroom self-contained flats and 2 three bedroom maisonettes, associated landscaping, amenity space, refuse storage, cycle storage and one accessible car parking space together with rebuilt refuse enclosure for flats at 9-26 Millbank Way

Site C
Construction of a wheelchair accessible 2 bedroom bungalow and associated landscaping, amenity space, refuse storage, cycle storage and one accessible car parking space on Site C - Land adjacent to 35 Cambridge Drive, SE12, together with rebuilt refuse enclosure for flats at 35 Cambridge Drive

Applicant's Plan Nos. Site A
P1-00-001 Rev 00; P1-00-100 Rev 00; P1-00-110 Rev 00; P1-00-300 Rev 00; P1-00-301 Rev 00; P1-00-310 Rev 00; P1-00-311 Rev 00; P1-00-312 Rev 00; P1-00-313 Rev 00; P2-00-050 Rev 00; P2-00-110 Rev 00; P3 - 21- 001 Rev 00; P3 -22 - 001 Rev 00; P3 - 22 - 002 Rev 00; P3 – 20 - 004 Rev 00; P7 – 20 – 010 Rev 00 Received 22 June 2015; P2-00-100 Rev 01; P2-00-111 Rev 01; P2-00-112 Rev 01; P2-00-113 Rev 01; P2-00-210 Rev 01; P2-00-211 Rev 01; P2-00-212 Rev 01; P2-00-213 Rev 01; P2-00-214 Rev 01; P2-00-301 Rev 01; P2-00-303 Rev 01; P2-00-310 Rev 01; P2-00-311 Rev 01; P2-00-312 Rev 01; P2-00-313 Rev 01; P3 -12-

001 Rev 01; P3 - 21 - 002 Rev 01; P3 – 22 - 003 Rev 01
Received 10 November 2015

Planning Statement (June 2015, Indigo Planning); Transport Statement (April 2015, ttp Consulting); Construction Management Plan (April 2015, ttp Consulting); Daylight and Sunlight Assessment (September 2015, eb7); Extended Ecological Phase 1 Habitat Survey (September 2014, Greenguage); Code for Sustainable Homes Pre- Assessment Report (April 2015, Frankham Consultancy Group); Arboricultural Impact Assessment (March 2015, PJC Consulting); Energy Statement (April 2015, Frankham Consultancy Group); Phase 1 Ground Condition Assessment (March 2015, RSA Geotechnics LTD); Biodiversity report (September 2014, Greengage Environmental LLP)

Site B

P1-00-002 Rev 00; P1-00-101 Rev 00; P1-00-120 Rev 00; P1-00-300 Rev 00; P1-00-301 Rev 00; P1-00-302 Rev 00; P1-00-303 Rev 00; P1-00-320 Rev 00; P1-00-321 Rev 00; P1-00-322 Rev 00; P1-00-323 Rev 00; P2-00-050 Rev 00; P2-00-120 Rev 00; P2-00-121 Rev 00; P3 -21 - 001 Rev 00; P3 - 22 - 001 Rev 00; P7 – 20 – 010 Rev 00 Received 22 June 2015 P2-00-101 Rev 01; P2-00-122 Rev 01; P2-00-123 Rev 01; P2-00-220 Rev 01; P2-00-221 Rev 01; P2-00-222 Rev 01; P2-00-223 Rev 01; P2-00-224 Rev 01; P2-00-320 Rev 01; P2-00-321 Rev 01; P2-00-323 Rev 01; P3 - 21- 001 Rev 01; P3 – 22 - 003 Rev 01; P3- 20-004 Rev 01 Received 10 November 2015

Planning Statement (June 2015, Indigo Planning); Transport Statement (April 2015, ttp Consulting); Construction Management Plan (April 2015, ttp Consulting); Daylight and Sunlight Assessment (September 2015, eb7); Extended Ecological Phase 1 Habitat Survey (September 2014, Greenguage); Code for Sustainable Homes Pre- Assessment Report (April 2015, Frankham Consultancy Group); Arboricultural Impact Assessment (March 2015, PJC Consulting); Energy Statement (April 2015, Frankham Consultancy Group); Phase 1 Ground Condition Assessment (March 2015, RSA Geotechnics LTD); Biodiversity report (September 2014, Greengage Environmental LLP)

Site C

P1- 00- 003 Rev 00; P1-00-102 Rev 00; P1-00-300 Rev 00; P1-00-301 Rev 00; P1-00-330 Rev 00; P1-00-331 Rev 00;

P1-00-332 Rev 00; P1-00-333 Rev 00; P2-00-050 Rev 00; P2-00-130 Rev 00; P2 -00 - 131 Rev 00; P3 - 22 - 001 Rev 00; P7 – 20 – 010 Rev 00; P2-00-230 Rev 00; P2-00-231 Rev 00; P2-00-330 Rev 00; P2-00-330 Rev 00; P2-00-331Rev 00; P2-00-332 Rev 00; P2-00-333 Rev 00; P3 -21 - 001 Rev 00; P3 - 22 - 001 Rev 00 Received 22 June 2015 P2-00-323 Rev 01; P3 - 21- 001 Rev 01; P3 – 22 - 003 Rev 01; P3- 20-004 Rev 01 P2-00-102 Rev 01; P3- 20-004 Rev 01 Received 10 November 2015

Planning Statement (June 2015, Indigo Planning); Transport Statement (April 2015, ttp Consulting); Construction Management Plan (April 2015, ttp Consulting); Daylight and Sunlight Assessment (September 2015, eb7); Extended Ecological Phase 1 Habitat Survey (September 2014, Greenguage); Code for Sustainable Homes Pre- Assessment Report (April 2015, Frankham Consultancy Group); Arboricultural Impact Assessment (March 2015, PJC Consulting); Energy Statement (April 2015, Frankham Consultancy Group); Phase 1 Ground Condition Assessment (March 2015, RSA Geotechnics LTD); Biodiversity report (September 2014, Greengage Environmental LLP)

Background Papers

- (4) LE/390/B/TP
- (5) Local Development Framework Documents
- (6) The London Plan

1.0 Property/Site Description

- 1.1 The Lee Green Housing Estate is a former Crown Estate, acquired by Peabody in 2011. The estate consists of predominantly modern dwelling houses and two flatted developments in addition to a number of converted Victorian properties to the eastern edge of the estate. Milbank Way dissects the estate and from which areas of the hardstand car parking, garages and ancillary buildings are accessed. Additionally, areas of communal open space, including a community garden with extensive landscaping and several mature trees are also located on the estate. The surrounding area is predominantly residential in character and comprises a mixture of detached, semi detached and terrace dwellings of varying type and ages. The estate is not located within a conservation area and is not subject to an Article 4 Direction.
- 1.2 It is advised that this report relates to three separate planning applications for 3 separate sites, all of which are located within the Lee Green Housing Estate. The proposed sites are as follows:

Site A

- 1.3 Site A (DC/15/92720) is a narrow L shaped site that is located upon the western side of Millbank Way, which runs between Osberton Road and Dorville Road. The subject site is currently occupied by a 30 individual garages and are situated opposite a terrace of existing two storey red brick houses (1-8 Millbank Way). The rear gardens and private amenity areas of the houses located on Leyland Road and Osberton Road adjoin the southern and western boundaries of the subject site. The existing garages are in poor repair, many of which are disused and is the site of frequent fly tipping.

Site B

- 1.4 Site B (DC/15/92724) is situated within the Lee Green Estate and is a prominent site located at the intersection of Millbank Way and Osberton Road. Similar to Site A, this site occupied by ten single garages. To the north of the site is Tony Law House, which is a three storey block of flats while a row of two storey terraced houses is located to the south (27- 34 Millbank Way). Directly to the east of the site is a row of two storey terraced houses known as 11- 25 Cambridge Drive. It is noted that the 'redline' of the application site includes the adjoining hardstand car parking area immediately to the west of the site.

Site C

- 1.5 This is the smallest of the three sites, is located on the western side of Cambridge Drive and is occupied by an existing hard paved drying area, which most recently has been used as an informal car parking area. The site is situated along the rear property boundary of 27-33 Cambridge Drive and a three storey flatted development, which includes ground floor apartments positioned to the south of the subject site. The site currently has an existing vehicular access crossing that accesses onto Cambridge Drive, which would be retained as part of this application.

2.0 Planning History

- 2.1 There is no relevant planning history for Site A, B or C.

3.0 Current Planning Applications

- 3.1 Overall the subject applications propose the demolition of the existing garages and the construction of 17 dwellings, across Site A, B and C. Each application would include the following:

Table 1.1: Residential Mix

	1 B 2P	2 B 3P	2B 4P	3B 5P	3B 6P	Total
Site A	4		4	4		12
Site B		1	1	1	1	4
Site C		1				1

Site A:

- 3.2 The subject application would involve the demolition of 30 single storey garages, the removal of 3 trees and the construction of a part two/part three storey brick building to provide 4 one bedroom, 4 two bedroom and 4 three bedroom self-contained flats together with associated landscaping, amenity space, refuse storage and detached cycle storage areas. The proposed development would run along Mill Bank Way and comprise of four main building elements each with a distinctive pitched roof profile, interconnected by lower two storey elements. Access to the proposed development would be provided from Millbank Way, with communal access doors to the upper floor flats, interspersed between separate entrances to the ground floor units.
- 3.3 The proposed 3 storey elements would have a maximum height of 11.6 metres with the inter connecting two storey elements being 6 metres in height. The proposed roof would be finished using a zinc standing seam roof with a photovoltaic array and two roof lights finished flush to each southern roof slope.
- 3.4 It is proposed that provision would be made for refuse storage within separate bin storage areas located within the front setback from Millbank Way. Further to this, it is proposed that 16 cycle parking spaces would be provided within a designated bike store also to be located within the front setback.

Site B:

- 3.5 Similar to Site A, Site B would involve the demolition of 10 exiting garages and the construction of a part 2/ part 3 storey building including roof space with terraces to the west and east elevations to provide 2 two bedroom ground floor flats and 2 three bedroom maisonettes at second and third floor levels. The proposed development would have a similar architectural vernacular as Site A, and would have two three storey flank elements linked by a lower two storey element. The proposed flatted development would be finished using a common pallet of materials in terms of face brick, zinc clad roof and aluminium framed windows.

- 3.6 Both ground floor flats would be accessed via individual entrances located on the proposed north and south facades, with the access for the upper floor flats being provided on the western façade. Refuse and cycle storage would be provided adjacent to each entrance.
- 3.7 One ground floor flat (Flat 13) is identified as an accessible unit and would be provided with a designated off street parking space, located within the adjoining car park, adjacent to the proposed unit.
- 3.8 The current application also proposes the reconstruction of the existing refuse enclosure for flats at 9-26 Millbank Way which is located to the south west corner of the of the subject site.

Site C:

- 3.9 The subject application would involve the construction of a wheelchair accessible 2 bedroom bungalow that would be accessed from the Cambridge Drive and would involve associated landscaping, external amenity space, refuse storage area and the provision of one accessible car parking space, to be located within the front setback of the proposed dwelling. The proposed dwelling would be single storey and would have a maximum height of 5.6 metres. As with Sites A and B, a common vernacular would be utilised throughout the proposed development in addition to use of identical materials and finishes.
- 3.10 The current application also proposes the reconstruction of the existing refuse enclosure for flats at 35 Cambridge Drive which is located in the south east corner of the of the subject site.

Supporting Documents

- 3.11 Planning Statement including Statement of Community Engagement (June 2015, Indigo Planning): This document provides a policy compliance overview in support of the subject application.
- 3.12 Transport Statement (April 2015, ttp Consulting): This document states that the site has a PTAL rating of 3, indicating moderate access to public transport and seeks to justify the level of vehicle and cycle parking proposed. Contained within the Transport Statement submitted includes a Delivery and Servicing Strategy
- 3.13 Construction Management Plan (April 2015, ttp Consulting): A CMP has been submitted in support of the application, which includes details of the access for the Site A, B and C. The document sets out working hours for the site and a programme of works for the development (with an approximate programme duration of 52 weeks).
- 3.14 Daylight and Sunlight Assessment (September 2015, eb7): This report assesses daylight and sunlight levels received by the residential properties (including amenity space where applicable) for the proposed

development at Sites A, B and C. Following concerns, a revised document was submitted.

- 3.15 Arboricultural Impact Assessment (March 2015, PJC Consulting): The report outlines that the proposed development would involve the removal of 3 x category B trees, 5 x category C trees. There are also 2 trees within the site that are rated as category A (high quality) trees which would be retained and protected during construction. The report concludes that the removal of the category B trees would be mitigated by replanting during the soft landscaping phase of development, whilst the removal of the category C trees is not considered to be detrimental.
- 3.16 Energy Strategy (April 2015, Frankham Consultancy Group): This document provides detail as to how the proposed development will comply with relevant policy requirement as detailed within the London Plan and Council Core Strategy.
- 3.17 Phase 1 Ground Condition Assessment (March 2015, RSA Geotechnics LTD): The Phase 1 Risk Assessment identified that the potential for contaminants is low and small in scale however recommends however the existing garages located on Sites A and B are identified as having Asbestos roofing panels present.
- 3.18 Biodiversity report (September 2014, Greengage Environmental LLP): The report details that the scale and nature of the proposed development will not give rise to any negative impacts to any designated site for nature conservation. Furthermore, the report finds that proposed the recommended ecological enhancements contained within the report are incorporated, the development would have a positive impact on the biodiversity value of the site.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the applicant (Indigo Planning) prior to submission and the Council following the submission of each 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 in the surrounding area and the relevant ward Councillors. Thames Water Development Planning, the Lee Manor Society, Lewisham Tree Officer, the Ecological Regeneration Manager, the Highways Officer, and the Environmental Sustainability department were also consulted and responses are detailed below.
- 4.3 The applicant engaged in early pre-application discussions and detailed written advice was provided by Council officers. The proposed scheme was accordingly amended in line with officers comments.

- 4.4 Following submission of the application, the following internal consultee responses were received:

Strategic Housing Officer

- 5.1 The Strategic Housing Officer is supportive of the development and particularly welcomes the affordable housing provision and tenure proposed.

Highways and Transportation

- 5.2 Council's Highway's officer has not raised any objection to the proposed development. During the course of the assessment of the current application the following additional information was provided:

- Maps detailing the location of available parking;
- The location of the vacant garages identified and sufficient evidence of their vacancy (e.g. pictures);
- The location of cycle and bin storage areas; and
- The phasing of construction.

- 5.3 Accordingly the application is considerable acceptable subject to the securing of a Construction Logistics Management Plan which is to be submitted and approved in writing prior to the commencement of development

- 5.4 The applicant will also be required to enter into a S278 agreement with the Highway Authority to secure highways reinstatement/improvement works on the public highway adjacent to the application sites. This is detailed in the relevant section below.

Ecological Regeneration Manager

- 5.5 The Ecology Officer commented that the Extended Ecological Survey and the Bat Report were acceptable in principle but noted the following:

- Demolition will need to be carried out as soon as possible and/or another survey will be deemed necessary as the survey is nearing the end of its validity;
- It is recommended that a solid number/quantity of features for implementation is secured i.e. 16 bat and/or bird boxes (reflective of the number of units);
- The bat report recommends that the development should implement a sensitive lighting scheme;
- Guidance around the sensitivity of lighting to wildlife is provided and should be secured by planning conditions.

- 5.6 Ecology is discussed in the relevant section below.

Written Responses received from Local Residents and Organisations

- 5.7 In response to the proposed development at Site A, 3 letters of support were received by Council and 7 letters of objection in addition to 1 petition against the development, signed by 10 people from 7 properties. It is noted that 4 of the seven properties that submitted a objection were signatories of the petition.
- 5.8 In response to the proposed development at Site A, 3 letters of support were received by Council and 7 letters of objection in addition to 1 petition against the development, signed by 10 people from 7 properties. It is noted that 4 of the seven properties that submitted a objection were signatories of the petition.
- 5.9 6 letters of objection and 1 petition was received in opposition to the proposed development at Site B.
- 5.10 For Site C 1 letter of objection was received, however the concerns raised related primarily to the proposed development at Sites A and B.
- 5.11 Note: It is advised that as Site A, B and C are separate applications and were separately notified, all comments received have been considered accordingly and are listed in relation to the relevant site. Further to this officers advise that several responses received from adjoining properties referenced more than one site in a submission and for clarity all concerns have been detailed under each relevant site.

SUPPORT

Site A

- 5.12 Residents and members of the public have expressed support of replacing the dilapidated and disused garages which in recent years have become hotspots for fly tipping.

Site B

- 5.13 Similarly as above, the redevelopment of this site is welcomed. It is expressed that all three proposals positively respond to the city-wide and national housing need and that all three developments are designed to a very high standard.

OBJECTION

Site A

- 5.14 Comments can be categorised into the following subsections:

Overlooking/Loss of Privacy

- 5.15 Some residents on Millbank Way and Dorville Road have commented that the proposed development of Site A would lead to overlooking their properties.

Design of the proposed development

- 5.16 Building is too high and will have considerable mass, and the design of the building is out of keeping with the adjoining properties which is inappropriate given the surrounding development;

Loss of Views

- 5.17 An objection has been raised on the grounds that the proposed development would interrupt views from the adjoining properties located between 1-8 Millbank Way;

Impact of the proposed construction work, including pilling operations, upon the surrounding development

- 5.18 Concerns have been raised regarding the potential impact of proposed foundation works considering the presence of Kempton Park Gravel Formation has been identified within the Ground Condition Assessment report;

Removal of existing trees

- 5.19 Objection is raised regarding the proposed removal of some existing trees onsite;

Methodology used as part of the accompanying Biodiversity report

- 5.20 Concerns have been raised regarding the validity of the finding of the accompanying ecology report. As the site visits conducted by the applicants ecologist were carried out outside of the optimal times and good practice guidelines, local residents are concerned that this could impact the result of the supporting ecology report.

Parking Stress

- 5.21 Objections have been raised that the proposed development would lead to parking congestion of the surrounding street as a result of the proposed development.

Daylight Sunlight

- 5.22 Comments have been raised with regard to the proposed daylight/sunlight massing model that has been used, in particular the positioning of the windows of the property at 17 Dorville Road.

Community Engagement

- 5.23 Some residents have commented that there was a lack of community engagement from the applicant and the consultant team.

Site B

- 5.24 Comments received in relation to Site B are largely similar to Site A and can be categorised into the following subsections:

Overlooking/Loss of Privacy

- 5.25 Some residents on Cambridge Drive and Tony Law House have commented that the proposed development would lead to overlooking their properties;

Design of the proposed development

- 5.26 Building is too high and will have considerable mass, and the design of the building is out of keeping with the adjoining properties which is inappropriate given the surrounding development

Impact of the proposed construction work, including pilling operations, upon the surrounding development

- 5.27 Concerns have been raised regarding the potential impact of proposed foundation works considering the presence of Kempton Park Gravel Formation has been identified within the Ground Condition Assessment report;

Removal of existing trees

- 5.28 Objection is raised regarding the proposed removal of some existing trees onsite;

Methodology used as part of the accompanying Biodiversity report

- 5.29 Concerns have been raised regarding the validity of the finding of the accompanying ecology report. As the site visits conducted by the applicants ecologist were carried out outside of the optimal times and good practice guidelines, local residents are concerned that this could impact the result of the supporting ecology report;

Impact on Highway safety and Parking Stress

- 5.30 Objections have been raised that the proposed development would have a negative impact on highway safety and increase parking congestion of the surrounding street as a result of the proposed development;

Daylight Sunlight

- 5.31 Comments have been raised with regard to the proposed daylight/sunlight massing model that has been used, in particular the positioning of the windows;

Community Engagement

- 5.32 As with Site A, residents have commented that there was a lack of community engagement, prior to the submission of the subject applications.

Site C

- 5.33 One objection was received, however the concerns raised related primarily to the proposed development at Sites A and B.

6.0 Policy Context

Introduction

- 6.1 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)

- 6.2 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

- 6.3 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)’.

- 6.4 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

- 6.5 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

London Plan (March 2015)

- 6.6 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 3.4 Optimising housing potential
- 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 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.13 Sustainable drainage
- Policy 5.18 Construction, excavation and demolition waste
- Policy 5.21 Contaminated land
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.14 Improving air quality

Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Policy 7.19 Biodiversity and access to nature

Policy 7.21 Trees and woodlands

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

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

Accessible London: Achieving an Inclusive Environment (2004)

Sustainable Design and Construction (2006)

Shaping Neighbourhoods: Character and Context (June 2014)

Sustainable Design and Construction SPG (April 2014)

Housing (November 2012)

Shaping Neighbourhoods: Play and Informal Recreation (September 2012)

Core Strategy

6.8 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 1 Lewisham Spatial Strategy

Spatial Policy 2 Regeneration and Growth Areas

Core Strategy Policy 1 Housing provision, mix and affordability

Core Strategy Policy 3 Strategic Industrial Locations and Local Employment Locations

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 9 Improving local air quality

Core Strategy Policy 10 Managing and reducing the risk of flooding

Core Strategy Policy 11 River and waterways network

Core Strategy Policy 12 Open space and environmental assets

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

Core Strategy Policy 18 The location and design of tall buildings

Core Strategy Policy 21 Planning obligations

Development Management Local Plan

6.9 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Core Strategy 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 Development Management Local Plan as they relate to this application:

6.10 The following policies are considered to be relevant to this application:

- DM Policy 1 Presumption in favour of sustainable development
- DM Policy 7 Affordable rented housing
- DM Policy 22 Sustainable design and construction
- DM Policy 23 Air quality
- DM Policy 24 Biodiversity, living roofs and artificial playing pitches
- DM Policy 25 Landscaping and trees
- DM Policy 26 Noise and vibration
- DM Policy 27 Lighting
- DM Policy 28 Contaminated land
- DM Policy 29 Car parking
- DM Policy 30 Urban design and local character
- DM Policy 31 Alterations/extensions to existing buildings
- DM Policy 32 Housing design, layout and space standards
- DM Policy 33 Infill, backland, back garden and amenity area development

Residential Standards Supplementary Planning Document (August 2006)

6.11 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.

Planning Obligations Supplementary Planning Document (February 2015)

6.12 This document sets out guidance and standards relating to the provision of affordable housing within the Borough and provides detailed guidance on the likely type and quantum of financial obligations necessary to mitigate the impacts of different types of development.

Planning Considerations

- 6.13 The main issues to be considered in respect of the proposed applications are:
- a) Principle of Development
 - b) Design
 - c) Quality of Accommodation
 - d) Highways and Traffic Issues
 - e) Residential Amenity
 - f) Sustainability and Energy
 - g) Ecology and Landscaping
 - h) Land Contamination
 - i) Planning Obligations

Principle of Development

- 6.14 Paragraph 53 of the NPPF states that 'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- 6.15 Policy 3.4 'Optimising housing potential' of the London Plan seeks to optimise housing potential, taking into account local context and character, the design principles and public transport capacity.
- 6.16 DM Policy 33 of the Development Management Local Plan states that if a site is considered suitable for development, planning permission will not be granted unless the proposed development is of the highest design quality, relates successfully and is sensitive to the existing design quality of the streetscape, and sensitive to the setting of heritage assets. This includes the importance of spaces between buildings which may be as important as the character of the buildings themselves, and the size and proportions of adjacent buildings.
- 6.17 The acceptability of the principle of development will depend on how the site is classified and also on the character of the area and the urban design function a space fulfils. If a site is considered suitable for development, planning permission will only be granted for development of the highest design quality that successfully relates to the streetscape and character of the surrounding buildings and site layouts.
- 6.18 DM 33 states that the development of infill sites will only be permitted where they:
- a. make a high quality positive contribution to an area;
 - b. provide a site specific creative response to the character and issues of the street frontage typology identified in Table 2.1 Urban typologies in Lewisham and to the special distinctiveness of any relevant conservation area;

- c. result in no significant overshadowing or overlooking, and no loss of security or amenity to adjacent houses and gardens;
 - d. provide appropriate amenity space in line with DM Policy 32 (Housing design, layout and space standards);
 - f. repair the street frontage and provide additional natural surveillance;
 - g. provide adequate privacy for the new development and;
 - h. respect the character, proportions and spacing of existing houses.
- 6.19 In total the three proposed applications would introduce an additional 17 new residential units to Lee Green Estate. The estate currently provides two flatted developments and several terraces of two-storey housing. In the case of Sites A and B, the proposed development would replace 30 garages and 10 garages respectively while Site C is a former clothes drying area and informal parking area.
- 6.20 The proposed infill developments have been specifically designed to fit the site and surroundings well and to respect the character of the surrounding streetscape. The details of the application demonstrate how the proposal seeks to address issues of design and residential amenity. However considering the proposal in light of the site context and planning policy, the principle of developing Sites A and B for the provision of 12 units and 4 units respectively while a single residential dwelling upon Site C are considered acceptable subject to a high standard and sustainable design and a layout which responds to each site context, and which takes account of the amenities of neighbouring properties.

Design

- 6.21 Urban design is a key consideration in the planning process. The NPPF makes it clear that national government places great importance on the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 6.22 Paragraph 63 of the NPPF 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. In addition to this, 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.

- 6.23 In relation to Lewisham, Core Strategy Policy 15 outlines how the Council will apply national and regional policy and guidance to ensure 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.
- 6.24 DM Policy 32 of the Development Management Local Plan seeks to apply the above design principles more specifically to individual proposals. It seeks to ensure that the siting and layout of all new-building housing responds positively to the site specific constraints and opportunities as well as to the existing and emerging context of the site and surrounding area.
- 6.25 Further to this, DM Policy 30 requires planning applications to demonstrate a site specific response which creates a positive relationship with the existing townscape whereby the height, scale and mass of the proposed development relates to the urban typology of the area.
- 6.26 Table 2.1 of DM Policy 30 identifies the different urban typologies in Lewisham and outlines that new development in amenity and non garden areas within this typology should not seek to replicate this layout. Instead, it should aim to reintroduce positive elements such as clear legible routes and well defined private and public spaces.
- 6.27 The proposed development utilises site specific design responses to redevelop existing underused garages and hard paved drying areas to provide additional residential units. As existing, the site is considered to have the capacity to support additional development and would utilise development already present within the estate i.e. flatted developments and single dwelling houses. Further to the proposed development of the three site would not result in a reduction of either existing private gardens or communal open spaces within the estate.

Site A (DC/15/92720)

- 6.28 The proposed development would be part two/part three storeys in height and would be set back from street by between 1 and 3 metres and from the boundary wall of the estate, adjoining the rear gardens of the properties addressing Leyland Parade, by between 3.3 and 5 metres. All proposed units would be accessed from the primary Millbank Way frontage, with areas of defensible space provided through the inclusion of front gardens areas replicating the adjoining terrace of houses located directly opposite.
- 6.29 In terms of height, scale and massing the proposed development is considered to be suitable. In particular the scheme is considered to successfully respond to the adjacent development, through the introduction of four distinct three store elements, interconnected by two storey components. Officers are therefore satisfied that the

proposed design would suitably reduce the massing of the proposed development and ensure it would be keeping with the existing development within the estate and the wider surrounding area.

- 6.30 Officers note that the proposed development has a simple design approach, and includes a varied roof form to reduce the overall mass of the building. The simple design that this results in is considered to have merit but makes the detailing of the building and proposed use of materials of vital importance to support such an approach. It is therefore necessary for the applicant to demonstrate how high quality materials and detailing will be delivered. During the course of the application, Officers have sought additional information on the proposed materials and their detailing to support the application. These details confirm the use of a good quality brick (Mystique) which will complement the more traditional red brick used on the surrounding properties. Aluminium windows, doors and balcony railings are also proposed and this choice of materials is supported by officers. The colour of the mortar used will also be an important consideration. A condition is therefore proposed requiring sample panels of the brick to be constructed on site so that the mortar colour and pointing can be agreed with officers.
- 6.31 In terms of detailing, the submitted drawings confirm that the windows and doors would feature 160mm depth reveals with the window head being finished in brick. Furthermore the returns to the balconies would be finished with matching brick slips. It is considered that the details provided demonstrate that despite the simplicity of the building form, the detailing ensures that the proposed scheme would be a high quality design response. Conditions are recommended to secure these details.
- 6.32 Concern has been raised from adjoining properties owners regarding the height and massing of the proposal. In this regard, the tallest elements would be three storeys and therefore one storey higher than the adjoining terrace of properties, situated on Milbank Way. Officers are satisfied however, that the building has been designed to sufficiently break up this massing, through the introduction of varying building heights. The detailing of the façade itself which features generous reveals, inset balconies and double height openings would provide texture and visual interest that would further reduce the bulk of the proposal. On balance, and subject to securing the quality of the materials and detailing as set out above, it is considered that the scheme as designed would result in a high quality design response that it worth of support by Council.

Site B

- 6.33 As previously stated, the proposed development would involve a part 2/ part 3 storey building and would seek to provide 2 two bedroom ground floor flats and 2 three bedroom maisonettes at second and third floor levels. The proposed development would seek to follow the

common architectural language that would be present across all three application sites.

- 6.34 The proposed design approach would seek to provide individual access for both ground floor flats from Osberton Road and Milbank Way. Access to the upper floor flats would be provided via a communal entrance located on the proposed western façade, opposite Tony Law House. Officers welcome the proposed entrance strategy, which would activate underused areas within the estate, particular in relation to Osberton Road. It is also proposed that provision for waste and cycle storage would be made adjacent to each entrance.
- 6.35 The proposed development is considered to represent a considered design philosophy, relating to the construction of a sensitive infill development that would suitably respond the surrounding built development, in particular the three storey Tony Law House and the adjoining two storey terrace of properties situated between No 11- 25 Cambridge Drive and No 27- 34 Millbank Way. The proposed design would also include the distinctive roof profile common throughout the three application sites. The proposed use of a combination of high quality and durable materials including face brick, zinc roof covering and aluminium framed windows are considered to be acceptable for such a prominent site.
- 6.36 As with Site A, it is considered that the use of such a simple design approach is highly dependant upon the quality and detailing of materials, so as to ensure this design approach can be suitably achieved. The applicant has specified the materials to be used and a condition has been recommended to be imposed, should the application be approved required further samples of materials to be provided prior to the commencement of above ground works. It is considered that the applicant has demonstrated that despite the simplicity of the building form, the proposed detailing would result in the creation of a distinctive building, which would read as part of a family of three infill buildings within the estate. Additional details were provided to Officers in relation to windows, balconies and guttering and these are considered to demonstrate how high quality materials and detailing will be delivered. Conditions have been recommended, should the application be approved that prior to commencement the applicant shall be required to construct a sample brick panel on site, for approval by Officers.

Site C

- 6.37 The proposed single storey house would be brick finished, with a zinc roof and would have a private rear garden with hardstand disable parking space located to the front of the property. The proposed development is considered to be acceptable within the proposed location. The inclusion of a matching pitched roof profile and common use of building materials across Site A, B and C allows for the creation

of a high quality accessible housing unit while also respecting the scale of the surrounding existing development.

- 6.38 In summary, officers consider that the proposed building height, layout are acceptable and consider that initial concerns regarding the detailing of each proposed application have been reworked and sufficient detail has been submitted so that officers are satisfied that the proposed design would be of high quality.
- 6.39 It is recognised that due to the existing layout of the proposed sites, the proposed developments would be prominent from surrounding view points. However, the arrangement and siting of the proposed schemes are considered to make good use of the environment within the Lee Green Estate. Officers are satisfied that whilst the proposal would be a step change from the existing underused garaged sites (Site A and B) and vacant Site C overall, the existing estate would not be compromised by the proposed development.

Deliverability

- 6.40 As detailed above, all three applications would involve the use of high quality materials which would be expensive to deliver. Deliverability is a consideration within the NPPF and the viability and deliverability of development should be considered in plan making. The NPPF goes on to say that to ensure viability, the cost of requirements should, when taking into account the normal cost of development and mitigation, provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable. In this case, to overcome concerns about the scale, massing and design of the scheme and the relationship with the immediate context which are fundamental to the acceptability of the redevelopment of this site, the scheme was designed and details provided to demonstrate the inherent quality of the architecture and design approach. The subject application proposes to meet the Council's 50% affordable housing policy requirement while still providing a high quality standard of design. The design quality of the scheme is integral to the acceptability of the scale and mass. As such, any future attempt to vary the scheme or reduce the quality of the design or materials could not be accepted as a minor material amendment but will instead require the principles of the proposal, including its scale and massing to be reconsidered.

Quality of Accommodation

Size

- 6.41 Core Strategy Policy 1 'Housing provision, mix and affordability' states that the Council will seek the maximum provision of affordable housing with a strategic target for 50% affordable housing from all sources. In order to ensure that the proposed development responds to local need, the provision of family housing (3+ bedrooms) will be expected as part of any new development with 10 or more dwellings. In the case of

affordable housing, the Council will seek a mix of 42% as family dwellings.

- 6.42 Overall across all three application sites, it is proposed to provide 17 residential units and the table below provides a breakdown of the proposed accommodation:

Table 1.2: Residential Mix*

	1 B 2P	2 B 3P	2B 4P	3B 5P	3B 6P	Total
Site A	4		4	4		12
Site B		(1)	1	1	1	4
Site C		(1)				1

**Wheelchair accessible units shown in ()*

- 6.43 As set out in the table above, 6 of the proposed 17 units would be 3 bedroom family dwellings, which would be provided between Site A and B. The inclusion of family accommodation is welcomed and the provision of four 3 bedroom units with direct access onto ground floor private garden space is considered to be a suitable design response and would make a valuable contribution to the supply of family sized dwellings within the local area.

Affordable Housing

- 6.44 In accordance with The London Plan and Core Strategy, affordable housing will be sought on developments of 10 units or more. The starting point for negotiation is 50%, and would be subject to a financial viability assessment. To ensure mixed tenure and promote mixed and balanced communities, the affordable housing component to be provided should achieve at least 70% affordable/ social rented housing and 30% intermediate housing.
- 6.45 The proposed scheme would provide 52% of proposed units for affordable housing and would be provided as a mixture of affordable rent, social rent and shared ownership.
- 6.46 The proposed affordable housing would be spread across all three sites and provide a range of unit sizes and tenures which are detailed in the table below. It is noted that there would not be any distinction between the private housing and the affordable housing offer in terms of either materials and finishes or access arrangements.

Table 1.3: Affordable Housing Mix

Site	Unit number annotated on drawings	Unit type	Area sqm	Tenure
A	5	2B4P	71	Affordable Rent
A	9	1B2P	58	Affordable Rent
A	10	1B2P	58	Shared Ownership
A	11	1B2P	58	Shared Ownership
B	13	2B3P	67.7	Affordable Rent
B	14	2B4P	70	Affordable Rent
B	15	3B6P	122	Social Rent
B	16	3B5P	106	Social Rent
C	17	2B3P	69	Affordable Rent

- 6.47 As detailed in the table above, two of the proposed affordable units would be intermediate housing, in the form of shared ownership, while five would be affordable rent and two units would be social rent.
- 6.48 The proposed affordable rent units would be let at a level of no more than 80% of market rate while two 3 bedroom units proposed on Site B would be let at a social rent level.
- 6.49 In summary, based upon the submitted details the proposed development will comply with the required 50% affordable housing requirement as per Core Strategy Policy 1 'Housing provision, mix and affordability'. Officers therefore raise no objections to the proposed provision of affordable housing.

Standard of Residential Accommodation

- 6.50 London Plan Policy 3.5 sets out the minimum floor space standards for new houses relative to the number of occupants. It outlines that the design of all new dwellings should include adequately sized rooms, convenient and efficient room layouts and meet the changing needs of Londoners' over their lifetimes.
- 6.51 New residential development is no longer required to meet the Lifetime Homes Criteria at planning stage which is to be delivered through Building regulations, however this remains a matter to consider to

ensure that a scheme is capable of meeting this standard. Lifetime Homes Criteria seeks to incorporate a set of principles that should be implicit in good housing design enabling housing that maximizes utility, independence and quality of life. The scheme has been designed to achieve compliance with the Lifetimes Homes Standard for all units.

- 6.52 Two wheelchair units would be provided within the scheme, compliant with Core Strategy Policy 1 Housing provision, mix and affordability, which requires a minimum 10% provision of wheelchair units in schemes providing 10 or more residential units. From 1 October 2015, this would be in accordance with Building Regulation M4 (3) Wheelchair User Dwellings.’ The wheelchair units will be secured by planning condition.
- 6.53 DM Policy 32 ‘Housing design, layout and space standards’ and Policy 3.5 ‘Quality and design of housing developments’ of the London Plan requires housing development to be of the highest quality internally, externally and in relation to their context. These policies set out the requirements with regards to housing design, seeking to ensure the long term sustainability of the new housing provision. Informed by the NPPF, the Mayors Housing SPG provides guidance on how to implement the housing policies in the London Plan. In particular, it provides detail on how to carry forward the Mayor’s view that “providing good homes for Londoners is not just about numbers. The quality and design of homes, and the facilities provided for those living in them, are vital to ensuring good liveable neighbourhoods”.
- 6.54 In addition to this, DM Policy 32 seeks to ensure that new residential development provides a satisfactory level of privacy, outlook, direct sunlight and daylight. It also states that new housing should be provided with a readily accessible, secure, private and usable external space and include space suitable for children’s play.
- 6.55 The Mayor of London published the Minor Alterations to the London Plan 2015 which states that reduces the minimum ceiling height from 2.5 metres to 2.3 meters for at least 75% of the gross internal area of the dwelling. It is noted however that 2.5 meters would become the recommended floor to ceiling height.

Table 1.4 : Residential Internal Floor Areas

Unit type	No. of units	Policy requirement (GIA sq m) (Table 3.3, Policy 3.5 London Plan 2015)	Proposed GIA (sq m)
1B2P	4	50	Min: 58
2B3P(Wheelchair	2	61	Min: 61

Housing)			
2B4P	3	70	Min: 70
3B5P	4	86	Min: 87
3B5P (2 storey)	1	96	Min: 106
3B6P (2 storey)	1	105	Min: 122

- 6.56 The proposed development that would be located at Sites A and B a floor to ceiling height of 2.5m at ground and first floor level. However due to the proposed roof design, the floor to ceiling heights of the proposed second floor units would vary between 1.5- 4.9 metres in the case of Site A and 1.5 - 4.5 metres in the case of the Site B. The applicant has provided detailed drawings which demonstrate that a minimum 2.3 metre floor to ceiling heights have been provided for approximately 78% for the second floor areas. In addition to this, as previously stated, officers are supportive of the proposed roof design which successfully reduces the bulk and scale of the proposed development while adding variation and architectural interest to the proposed development.
- 6.57 Nevertheless, officer acknowledge that ceiling heights are an important element in the design of a dwelling and can impact upon the internal amenity of a property in terms of light, ventilation, thermal comfort and flexibility of use. All units would comply with the minimum internal floor space standards and would also be dual aspect. Accordingly the proposed development, is considered to be acceptable and would provide a high standard of internal accommodation.
- 6.58 In terms of private open space, Standard 4.10.1 of the Housing SPG sets out the baseline requirements for private open space. The standard requires a minimum of 5 sqm to be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant. All units would be provided with at lease the minimum quantum of private open space however it is noted that units 1-4 in Site A, Units 13 and 14 in Site B and Unit 17 on Site C would all be provided with private external courtyards with areas ranging between 30sqm and 45 sqm.
- 6.59 In relation to solar access, the subject application is supported by a Daylight and Sunlight report prepared by eb7 Limited. The accompanying report however only relates to the impact of the proposed development upon the adjoining residential properties and does not include the an assessment of the level of daylight received by the proposed residential units. While ordinarily officers would expect confirmation from the applicant in this regard, as all units would be a minimum of dual aspect and would be positioned away from adjoining properties and officers are satisfied that in the case of the proposed

development, the levels of internal daylight and sunlight received would be acceptable.

- 6.60 It is considered that the proposed units would be provided with a suitable level of outlook and amenity. Officers therefore consider that the proposed development would be provided with an acceptable standard of accommodation.

Child playspace

- 6.61 The proposed development would result in a child yield of 10 children based on the Council's Planning Obligations SPD calculator model, which would be broken down into five 0-5 year olds and three 5-11 year olds and two children over the age of 12. London Plan policy 3.6 Children and young people's play and informal recreation facilities states that developments including housing should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. The Mayor's Supplementary Planning Guidance 'shaping neighbourhoods: play and informal recreation (2012)' requires a minimum area of 10sq.m of play space for each child, which is also used as a local benchmark. It goes on to state that the 10sq.m per child benchmark should be set in the context of the overall open space requirements, and where open space provision is genuinely playable, the open space may count towards the play space provision.
- 6.62 As part of the proposed applications it is not proposed to provide any play space onsite and Lewisham's Planning Obligations SPD provides a methodology for calculating a financial contribution in lieu of the provision of the required space.
- 6.63 The Lee Green estate currently benefits from a relatively large area of communal open space which would be available for use by future residents as an area to informal recreation. Further to this, officers note that the Edith Nesbit Gardens adjoins the estate and includes play facilities for a range of age groups. Accordingly officers consider that a financial contribution of £13,000 towards the installation of new play equipment within the vicinity of the development would ensure that there would be an adequate provision of playspace which would both be necessary and reasonable in order to mitigate against the impact of the proposed development.
- 6.64 While the payment of a financial contribution would be acceptable, the applicant has indicated the possible provision of playspace within the estate is currently being investigated. This provision would also appropriately mitigate against the impact of the development. As a result officers consider that either the provision of the play space or the payment of a financial contribution would be appropriate mitigation. As a result officers consider that it is appropriate in the circumstances to secure the provision of the playspace to a minimum value of £13000 prior to the occupation of the developments. The type of play space

and location of which to be agreed with officers prior to commencement of development, If the provision is not possible then within six months of commencement to pay to the Council the commuted sum of £13000 for the provision of play space by the Council in the vicinity of the development.

Highways and Traffic Issues

- 6.65 The London Plan (2015) states that in locations with good public transport accessibility, car-free developments should be promoted.
- 6.66 The 3 sites collectively benefit from a moderate PTAL rating of 3. The existing walking and cycling links to and from the site are adequate and the level of traffic likely to be generated by the proposal is minimal. There are a number of bus services that operate in the vicinity of the site on a regular basis as demonstrated in the Transport Statement which accompanies the planning application.
- 6.67 Two off street accessible parking spaces are proposed to be provided. One space would serve accessible Flat 13, located within the Site B and would be created through the reconfiguration of the existing hardstand parking area, located immediately to the south of the proposed site. A second off street parking space would be located in hardstand to the front of the site and would serve the proposed accessible bungalow at Site C, being accessed from Cambridge Drive.
- 6.68 With the exception of two accessible spaces, no additional off-street parking would be provided for the proposed development. It is proposed that all car-parking needs of the development are to be met on-street.
- 6.69 As previously stated all three applications have been accompanied by Transport Statement (TS) prepared TTP Consulting, which has been reviewed by Council's Highways Officer. The statement demonstrates that there is sufficient capacity along the adjoining road network and within the off street parking areas in the estate to accommodate both the parking displacement caused by the loss of the existing garages and the likely additional parking demand which would be generated by the proposed additional units. This is considered to be acceptable.
- 6.70 Objections have been received by adjoining owners regarding the capacity of the surrounding streets to absorb the additional parking demand caused as a result of the loss of the existing garages. Officers are satisfied that sufficient evidence has been presented to the Council to confirm that the loss of the garages is acceptable. The application is supported by a survey of the usage of the garages, and supports the applicants contention that they are primarily either used for storage or are vacant. It is noted that a small portion are currently in use for car parking, however officers are satisfied that the loss of the garages

would not contribute significantly to parking stress of the surrounding properties, should the proposed applications be approved.

6.71 Secure and dry parking for a total of 30 bicycles are detailed on the proposed plans, which are provided across the three proposed sites as follows:

- Site A: 16 cycle spaces would be provided for the proposed development within a combined storage area, while cycle storage of the proposed ground flats identified on the proposed ground plan (02058 P2 00110) as Flat 1 and Flat 4 would be provided with separate storage area with the separate rear private courtyard areas;
- Site B: 8 cycle space would to the provided within two separate bike store areas at ground floor level;
- Site C: Two secure cycle spaces would be provided and would be situated to the rear of the proposed dwelling;

This meets the necessary standard and would be secured by condition.

Servicing and Refuse

6.72 In regard to refuse and servicing, separated waste storage areas would be provided for the subject sites, and would be serviced accordance with existing arrangements for the estate. It is understood that new refuse stores adjoining or adjacent to the three sites would be provided. Accordingly the proposed refuse details and positioning are considered acceptable would be secured by condition.

Construction

6.73 The Council's Highways Officer has reviewed the Construction Management Plan, prepared by TTP Consulting, submitted in support of each application site. The Construction Management Plan outlines details of the management of traffic during the construction period and seeks to provide a robust construction strategy that will minimise the potential for disruption to local residents and other users of the adjacent highway network. Officers are satisfied that this will manage the construction process appropriately and a condition is recommended requiring this to be implemented.

Residential Amenity

Site A

Impact on Adjoining Properties

6.74 A Daylight and Sunlight Assessment prepared by eb7 was submitted in support of the subject application. This report has been prepared in

accordance with the Building Research Establishment's good practice guide "Site Layout planning for daylight and sunlight".

6.75 This report assesses the impact of daylight and sunlight as a result of the proposed development across all three applications. In relation to Site A the impact upon the following the properties has been addressed:

- 1 - 8 Millbank Way
- 4 - 6 Osberton Road
- 17 Dorville Road

6.76 The overall impacts as a result of the proposed development indicate full compliance with the BRE guidance.

Amenity Space

6.77 The south facing amenity space of 4, 6 and 8 Osberton Road have been assessed for sunlight amenity, (whether the proposal overshadows the existing amenity space serving the rear of 4-8 Osberton Road.) The reduction in sunlight levels was not considered noticeable as they are well above the BRE guide's suggested target, therefore the proposal would not result in a considerable negative impact upon the adjoining properties.

Overlooking

6.78 The proposed development at Site A would adjoin the rear of the existing residential development which address Osberton Road and Leyland Road. The proposed flatted development does not propose any windows on the northern (side) elevation and would be positioned between 8.5 and 19 metres from the adjoining properties. It is therefore considered that the proposed development would not result in an over bearing impact on the adjoining properties or impact upon privacy.

6.79 The proposed development would adjoin the rear boundary wall of the properties at 31-37 Leyland Road and would maintain a separation distance of between 21-27 metres. In addition to this, the proposed windows along this façade, at ground and first floor, would serve non habitable rooms or stairwells only and would be opaque glazed, hence mitigating any potential overlooking. The proposed second floor units would involve high level windows serving kitchen, however these windows would not allow overlooking into the adjoining residential properties.

6.80 Objections have been received regarding the impact of the proposed development upon the adjoining properties located to the east of the site at 1- 8 Millbank Way. A separation distance from the adjoining properties of approximately 17 metres would be maintained. Further to this it is noted that the Residential Standards SPD (Updated 2012)

states the 'acceptable distance between front elevations should normally be determined by the character of road widths in the area'. The separation distances between Site A and the properties on the opposite side of Millbank Way are therefore considered to have an adequate separation distance.

- 6.81 Concerns have also been raised by the residents of the property located at 17 Dorville Road in regard to the proposed development. Specifically concerns are raised that the proposed development would result in a substantial overbearing impact upon the rear private open space area of the adjoining property. While officers acknowledge that the proposed development would increase the sense of enclosure of the adjoining property, all rear facing windows would be opaque glazed to prevent overlooking. Furthermore as previously noted, the adjoining property would continue to meet BRE guidance in terms of daylight and sunlight. Accordingly it is considered that, on balance, the proposed development is acceptable.
- 6.82 In conclusion, the proposed development at Site A is not considered to have an unacceptable impact on the amenity of the surrounding residential properties.

Site B

Impact on Adjoining Properties

- 6.83 Following on from the equivalent assessment of the impact of the proposed development section under Site A, the Daylight/Sunlight report includes an assessment of the impact of the proposed development at Site B. The impact of the proposal at the following properties has been specifically assessed:
- 23- 25 Cambridge Drive
 - 30 - 34 Cambridge Drive
 - Tony Law House, 8 Osberton Road

- 6.84 23 and 25 Cambridge Drive are two properties located towards the end of a terrace of dwellings situated to the east of proposed Site B, with No. 25 located directly adjacent to the site. The Daylight/Sunlight report in regard to these properties indicates full compliance with the BRE guidance.

Amenity Space

- 6.85 When assessing the impact of new development upon the external amenity areas/ gardens of adjoining properties, BRE guidance recommends at least half of the rear garden area receives two hours of sunlight on 21 March. However, where an existing area does not comply with this standard, as is the case with the existing north facing

rear gardens of the adjoining properties located at 23 and 25 Cambridge Drive, 0.8 times of the existing value should be retained.

- 6.86 The impact of overshadowing of Site B upon rear gardens of 23 and 25 Cambridge Drive have been assessed and in the case of 23 Cambridge Drive, 0.9 times the former area that experiences 2 hours or more of sunlight would be maintained and therefore would be compliant with the BRE guidelines.
- 6.87 In regards to the amenity area for 25 Cambridge Drive, the submitted report details that the area of garden that experiences 2 hours or more of sunlight would be reduced by 36% and therefore would not be compliant with the BRE guidelines. The submitted report notes that due to the orientation of the existing rear garden, this area is sensitive to changes in the surrounding built environment.
- 6.88 Officers consider that on balance the proposed non compliance is deemed to be acceptable, considering that the rear amenity area of 25 Cambridge Drive is north facing therefore is not orientated to maximise sunlight, as demonstrated by the sunlight levels currently received. Considering that 0.63 of the former area would be retained in what is a constrained amenity area, this would not give rise to a level of impact which would warrant the refusal of this application.
- 6.89 The properties located at 30 - 34 Cambridge Drive and Tony Law House, 8 Osberton Road have also been assessed in regard to the impact in the Daylight and Sunlight levels and were found to be fully compliant with BRE targets.

Overlooking

- 6.90 As stated above, the separation distances that are considered acceptable are dictated by road widths in the area. The separation distance between Site B and Tony Law House is proposed to be 17m at a minimum and is considered to be more than adequate to ensure the proposal would not unduly impact the privacy of existing occupants at Tony Law House.
- 6.91 To the rear eastern elevation the site, the proposed development proposes one bedroom and one bathroom window at first floor level and a second floor balcony associated with Flat 15 and would adjoin the side boundary of 25 Cambridge Drive. It is noted however that the proposed development would not share any direct views onto the adjoining properties and would not adjoin or overlook the rear private amenity spaces of this property. While the proposed development would result in a change to the existing built form, from the existing garages, it is considered that the proposed development would not result in an overbearing impact upon the adjoining properties and is therefore considered to be acceptable.

- 6.92 In conclusion, the proposal is not considered to have an unacceptable impact on residential amenity of the surrounding properties.

Site C

Impact on Adjoining Properties

- 6.93 In addition to the aforementioned daylight and sunlight assessments, the properties at 27-34 Millbank Way, 27-33 Cambridge Drive, and 35 Cambridge Drive have been considered in relation to the proposal at Site C. It is considered that these properties are sufficiently separated from the adjoining properties and therefore it is considered that proposed single storey dwelling would not negatively impact the adjoining properties.
- 6.94 In terms of the impact on privacy of adjoining properties, it is noted that the subject site is adjoined on the north, west and south by residential properties. It is considered however that the proposed design takes account of the immediate surroundings and does not propose any windows on either the northern or southern side elevations in order to prevent shared views between properties.
- 6.95 It is noted that the rear western elevation is located approximately 18 metres from the properties situated at 27-34 Milbank Way. This separation distance is considered sufficient especially when considering that a rear boundary fence is proposed which would further prevent any overlooking from the proposed development.
- 6.96 In conclusion, the proposal is not considered to have an unacceptable impact on residential amenity of the adjoining residential properties.

Impacts of construction on Adjoining Properties

- 6.97 The applicant has indicated that the proposed development for Site A, B and C would be implemented simultaneously and officers therefore have considered the impact of construction upon adjoining properties and the Lee Green Estate in the same fashion.
- 6.98 The application is supported by a Construction Management Plan which includes details of the site access for the Site A, B and C, control of pedestrian movements through the estate and location of loading areas. The proposed plan also sets out working hours for each site and a programme of works for the development which would have a duration of 52 weeks.
- 6.99 The submitted plan has been reviewed by Highways Officers and is considered to be acceptable in principle however a condition has been recommend to be imposed upon each consent requiring a Construction Management Plan be submitted and approved by Council prior to the commencement of development.

- 6.100 Concerns have also been raised from the adjoining residents regarding the Geotechnical Report which was submitted in support of each application. Particular concern has been raised in regard to the geological conditions of the site and the presence of Kempton Park Gravel formations, which are identified as potentially transmitting excessive ground vibrations when certain piling methods are used. Officers have sought details of the proposed piling to be submitted prior to the commencement of development and subject to this condition, the construction impacts are considered to be acceptable.
- 6.101 The submitted Geotechnical Report also identifies the presence of Asbestos within the roof covering of the existing garages of Site A and B. An informative is recommended to be included should the application be approved advising the applicant of their responsibility to identify and manage such asbestos during demolition works.

Sustainability and Energy

- 6.102 In the earlier stages of the preparation of the scheme, the applicant would have been advised to meet Code for Sustainable Homes (CSH) Level 4. This requirement has been withdrawn however the pre-assessment accompanying this application demonstrates that the design of the scheme will meet this standard.
- 6.103 In line with the Mayor's Energy Strategy, solar photovoltaic array satisfies the London plan requirement to achieve a 35.15% reduction in carbon emissions. This together with the examples of water efficiency highlighted in the Code for Sustainable homes demonstrated that the proposal is compliant with London Plan policies 5.2 and 5.3, Core Strategy Policy 8 and Development Management Policy 22.

Ecology and Landscaping

- 6.104 Policy 5.10 'Urban Greening' of the London Plan outlines the importance of urban greening such as new planting in the public realm, recognising its role in adapting to and reducing the effects of climate change. Core Strategy Policy 12 'Open space and environmental assets' sets out the value of green in the public realm stating that local biodiversity should be preserved and enhanced whilst trees should be protected or replaced where loss does occur. As a result of this, Development Management Policy 25 'Landscaping and trees' requires all applications for major development to submit a Landscape Scheme.
- 6.105 There are no statutory designations of national or international importance within the boundary of the site. There are however, two Local Nature Reserves (LNR's) identified and 18 Sites of Importance for Nature Conservation (SINC) within a 2km radius of the sites. In response to this, an Ecological Survey Report was submitted with this application. The findings of the report show that all sites have a low ecological value.

- 6.106 The applicant submitted an Ecology report prepared by Greengage which includes a bat survey report. The report sought to establish the ecological value of the site and identify any associated impacts. The report concluded that the scale and nature of the proposed development would not give rise to any negative impacts upon nature conservation across the site. The proposed development would also not have any adverse impact upon bats. It did however provide a series of recommendations to enhance the biodiversity value of the site. These include wildlife planting, the provision of bird and bat boxes and sensitive external lighting. These commitments are welcomed by the Council's ecological regeneration team and would be required by condition.
- 6.107 As outlined earlier in the report, the application submission includes a general landscaping strategy which is considered to be acceptable. Nevertheless, the acceptability of the proposed landscaping with regards to design, amenity and biodiversity is subject to the submission of a detailed Landscaping Scheme that would be required by condition.

Arboriculture

- 6.108 An Arboricultural Impact Assessment (AIA) prepared by PJC Consultancy accompanies the subject application. The report outlines that the proposed development would involve the removal of 3 x category B trees, 5 x category C trees. There are also 2 trees within the site that are categorised as category A (high quality) trees. The removal of the category B trees would be mitigated by replanting during the soft landscaping phase of development, whilst the removal of the category C trees is not considered to be detrimental. Officers are satisfied that the landscaping condition would ensure that the proposed development would not result in a loss of high quality trees (category A trees) and that the loss of category B trees would be mitigated through the proposed landscaping. A condition would also be imposed to ensure that the category A trees are adequately protected during the construction phase. This is considered acceptable by Councils Arboricultural Officer.
- 6.109 For the reasons outlined above, the details outlined in relation to trees and biodiversity enhancement recommendations are considered to be acceptable and will be controlled by condition.

Land Contamination

- 6.110 Policy 5.21 'Contaminated Land' states that the Mayor supports the remediation of contaminated sites and outlines that appropriate measures should be taken to ensure that development of previously contaminated land does not activate or spread contamination. In response to this, DM Policy 28 'Contaminated land' seeks to ensure that contamination is properly addressed.

6.111 The Phase 1 Ground Condition Assessment (Contamination) submitted in support of subject application has been reviewed by Council's Principal Environmental Protection Officer. No objection has been raised to the proposed development subject to the inclusion of a condition requiring the contaminative assessment to be undertaken.

Planning Obligations

6.112 The National Planning Policy Framework (NPPF) states that in dealing with planning applications, local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It further states that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. The NPPF also sets out that planning obligations should only be secured when they meet the following three tests:

- (a) Necessary to make the development acceptable
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development

6.113 Paragraph 122 of the Community Infrastructure Levy Regulations (April 2010) puts the above three tests on a statutory basis, making it illegal to secure a planning obligation unless it meets the three tests.

6.114 Officers consider that the obligations outlined below under Recommendation A (Paragraph 11.1) are appropriate and necessary in order to mitigate the impacts of the development and make the development acceptable in planning terms. Officers are satisfied the proposed obligations meet the three legal tests as set out in the Community Infrastructure Levy Regulations (April 2010).

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:

- (b) 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
- (c) 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:-

- (b) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (c) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
- (d) 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. 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.

8.3 In this particular case, it is not considered that the nature of the proposed development would result in a harmful 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 Combined, the three proposed applications, would provide for the high quality redevelopment of three existing vacant or underutilised sites within the Lee Green Estate. Additionally 52% of proposed units would be available for social and affordable housing, which would be provided across all sites.

9.3 The development would make positive use of presently under-used sites and utilises high quality design to make a positive contribution to the local area.

9.4 For these reasons, the proposals are considered acceptable and are therefore recommended for approval.

10.0 RECOMMENDATIONS

10.1 RECOMMENDATION (A)

To agree the proposals and authorise the Head of Law to complete a legal agreement under Section 106 of the 1990 Act (and other

appropriate powers) securing for Site A, B and C the following principal matters including other such amendments as considered appropriate to ensure the acceptable implementation of the development. The Heads of Term are to be as follows:

S106 items

- Affordable Housing as detailed in the table below. All affordable rents to be capped at 80% of market value.

Site	Unit number annotated on drawings	Unit type	Area sqm	Tenure
A	5	2B4P	71	Affordable Rent
A	9	1B2P	58	Affordable Rent
A	10	1B2P	58	Shared Ownership
A	11	1B2P	58	Shared Ownership
B	13	2B3P	67.7	Affordable Rent
B	14	2B4P	70	Affordable Rent
B	15	3B6P	122	Social Rent
B	16	3B5P	106	Social Rent
C	17	2B3P	69	Affordable Rent

- Enter into a s278 agreement to undertake highway improvements to surrounding streets which bound the application sites.
- Use of Local Labour and contributions of £9,010
- Contribution towards the provision playspace within Edith Nesbit Gardens £13,000
- Contribution to meet the cost of the consultation, design and possible implementation of a Controlled Parking Zone in the streets that surround the application sites.
-

- Meeting the Councils legal, professional and monitoring costs associated with the drafting, finalising and monitoring of the Agreement.

10.2 RECOMMENDATION (B)

Upon the completion of a satisfactory Section 106 pursuant to recommendation A, in relation to the matters set out above, authorise the Head of Planning to Grant Permission for site A under DC/15/92720 subject to the following conditions:-

Full Planning Permission Time Limit

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.

Develop in Accordance with Approved Plan

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

P1-00-001 Rev 00; P1-00-100 Rev 00;P1-00-110 Rev 00; P1-00-300 Rev 00; P1-00-301 Rev 00; P1-00-310 Rev 00; P1-00-311 Rev 00; P1-00-312 Rev 00; P1-00-313 Rev 00; P2-00-050 Rev 00; P2-00-110 Rev 00; P3 - 21- 001 Rev 00; P3 -22 - 001 Rev 00; P3 - 22 - 002 Rev 00; P3 – 20 - 004 Rev 00; P7 – 20 – 010 Rev 00 Received 22 June 2015; P2-00-100 Rev 01; P2-00-111 Rev 01; P2-00-112 Rev 01; P2-00-113 Rev 01; P2-00-210 Rev 01; P2-00-211 Rev 01; P2-00-212 Rev 01; P2-00-213 Rev 01; P2-00-214 Rev 01; P2-00-301 Rev 01; P2-00-303 Rev 01; P2-00-310 Rev 01; P2-00-311 Rev 01; P2-00-312 Rev 01; P2-00-313 Rev 01; P3 -12-001 Rev 01; P3 - 21 - 002 Rev 01; P3 – 22 - 003 Rev 01 Received 10 November 2015

Planning Statement (June 2015, Indigo Planning); Transport Statement (April 2015, ttp Consulting); Construction Management Plan (April 2015, ttp Consulting); Daylight and Sunlight Assessment (September 2015, eb7); Extended Ecological Phase 1 Habitat Survey (September 2014, Greenguage); Code for Sustainable Homes Pre- Assessment Report (April 2015, Frankham Consultancy Group); Arboricultural Impact Assessment (March 2015, PJC Consulting); Energy Statement (April 2015, Frankham Consultancy Group); Phase 1 Ground Condition Assessment (March 2015, RSA Geotechnics LTD); Biodiversity report (September 2014, Greengage Environmental LLP)

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.

Protecting Residential Properties

3.
 - a. The building shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB LAmax (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided. External amenity areas shall be designed to achieve levels not exceeding 55 dB LAeq (day) and the evaluation of human exposure to vibration within the building shall not exceed the Vibration dose values criteria 'Low probability of adverse comment' as defined BS6472.
 - b. Details of a sound insulation scheme complying with paragraph (a) of this condition shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
 - c. The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (b) has been implemented in its entirety. Thereafter, the sound insulation scheme shall be maintained in perpetuity in accordance with the approved details.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration, 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 of the Development Management Local Plan (November 2014).

Surface Water

4.
 - a. A scheme for surface water management, including specifications of the surface treatments and sustainable urban drainage solutions shall be implemented in accordance with the recommendations contained within the submitted Code for Sustainable Homes Pre-assessment Report, dated April 2015 prepared by Frankham Consultancy Group
 - b. The development shall be carried out in accordance with the approved scheme and thereafter the approved scheme is to be retained in accordance with the details approved therein.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13 Sustainable drainage in the London Plan (July 2011) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10: Managing and reducing the risk of flooding (2011).

Piling Operations

5. a. No piling or any other foundation designs using penetrative methods shall take place, other than with the prior written approval of the local planning authority.

b. Details of any such operations must be submitted to and approved in writing by the local planning authority prior to commencement of development on site (excluding demolition of the existing buildings) and shall be accompanied by details of the relevant penetrative methods.

c. Any such work shall be carried out only in accordance with the details approved under part (b).

Reason: To prevent pollution of controlled waters and to comply with Core Strategy (2011) Policy 11 River and waterways network and Development Management Local Plan (November 2014) DM Policy 28 Contaminated land.

Materials/Design Quality

6. The detailed design and material samples of the windows, drainpipes and external doors/roof coverings to be used on the building have been submitted and approved in writing by the Local Planning Authority prior to construction of the above ground works. 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.

Architectural Details

7. a. Notwithstanding the details hereby approved, detailed plans at a scale of 1:20 showing detail of the balconies, shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

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 Urban Design for Lewisham Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban Design and Local Character.

Sample Brickwork

8. A sample panel of the proposed brick including proposed mortar and pointing work shall be built on site (using the proposed materials hereby approved), and shall be approved in writing by the local planning authority prior to construction of the above ground works.

The development shall only 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 Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

Construction Logistics Plan

9. a. 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:

- i. Rationalise travel and traffic routes to and from the site.
- ii. Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction vehicle activity.
- iii. Measures to deal with safe pedestrian movement.

b. The measures specified in the approved details shall be implemented prior to the 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 (2015).

Cycle Provision

10. a. A minimum of 16 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved refs. P2-00-110-00 and P7- 20 – 010- 00.

b. A minimum of **2** additional secure and dry cycle parking spaces shall be provided for both Flat No. 1 and Flat No. 4 within the rear garden area of each flat

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).

Soft Landscaping

11. 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).

Bird/Bat Boxes

12. Details of the number and location of the bird/bat boxes to be provided, as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the building and maintained in perpetuity.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

External Lighting

13. a. Prior to occupation of the development 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 DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

Plumbing or Pipes

14. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the buildings.

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).

Construction Deliveries and Hours

15. 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).

Operation of Machinery

16. No machinery shall be operated on the premises before 8 am or after 6 pm on weekdays, or before 8 am or after 1 pm on Saturdays, nor at any time on Sundays or Public Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework, DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Land Contamination

17. (a) No development (including demolition of existing buildings and structures) shall commence until each of the following have been complied with:-
- (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.
 - (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination. encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.
 - (iii) The required remediation scheme implemented in full.
- (b) If during any works on the site, contamination is encountered which has not previously been identified (“the new contamination”) the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.
- (c) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council.

This shall include verification of all measures, or treatments as required in (Section (a) i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

The closure report shall include verification details of both the remediation and post-remediation sampling/works, carried out (including waste materials removed from the site); and before

placement of any soil/materials is undertaken on site, all imported or reused soil material must conform to current soil quality requirements as agreed by the authority. Inherent to the above, is the provision of any required documentation, certification and monitoring, to facilitate condition requirements.

Reason: To ensure that the local planning authority may be satisfied that potential site contamination as detailed in the Ground Investigation Report (March 2015, RSA Geotechnics Limited) is identified and remedied in view of the historical uses of the site, details which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

Refuse Storage

18. (a) Details of proposals for the storage of refuse and recycling facilities for each residential unit hereby approved shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

(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).

Boundary Treatments

19. (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).

External Reveals

20. All window and door openings shall be constructed with minimum 160mm deep external reveals.

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 of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Trees

21. None of the trees shown as being retained on the permitted plans shall be lopped or felled without the prior written consent of the local planning authority

Reason: To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and policies DM 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

Energy:

22. The development hereby approved shall not be carried out other than in strict accordance with the Energy Strategy prepared by Frankham Consultancy Group dated April 2015 including the 19% Carbon Dioxide Emissions Savings relative to 2013 Part L Building Regulations.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions and 5.3 Sustainable design and construction in the London Plan (2011).

Waste Management:

23. The Development shall not be occupied until a Waste Management Plan has been submitted to and approved in writing by the local planning authority. The measures shall be in general accordance with the Transport Statement dated April 2015 prepared by TTP Consulting. The approved waste management plan shall thereafter be retained and maintained in perpetuity.

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).

Overlooking:

24. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the windows to be installed in the on the rear west elevation of the building hereby approved shall be fitted as obscure glazed and retained in perpetuity.
25. **Reason:** To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with DM Policy 32 Housing design, layout and space standards and Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

Use of flat roofs

26. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofed extension/flat roof on the building s hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 31 Alterations and extensions to existing buildings including residential extensions of the Development Management Local Plan (November 2014).

Wheelchair Housing:

27. (a) The detailed design for each dwelling hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as specified in the schedule below:

Unit reference number	Approved Document M (2015) Access Requirement	Dwelling type
Flats 1-12	M4(2)	Accessible and

		adaptable
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(b) No development above ground level shall commence until written confirmation from the appointed building control body has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).

(c) The development shall be carried out in accordance with the details approved under part (b).

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).

INFORMATIVES

(A) 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.

(B) The applicant is advised that some conditions require details to be submitted prior to the commencement of works as they seek to manage the impact of the construction works and mitigate land contamination and secure design details, including of materials which are needed before works commence.

10.3 RECOMMENDATION (C)

Upon the completion of a satisfactory Section 106 pursuant to recommendation A, in relation to the matters set out above, authorise the Head of Planning to Grant Permission for site B under DC/15/92724 subject to the following conditions:-

Full Planning Permission Time Limit

27. 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.

Develop in Accordance with Approved Plan

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

P1-00-002 Rev 00; P1-00-101 Rev 00; P1-00-120 Rev 00; P1-00-300 Rev 00; P1-00-301 Rev 00; P1-00-302 Rev 00; P1-00-303 Rev 00; P1-00-320 Rev 00; P1-00-321 Rev 00; P1-00-322 Rev 00; P1-00-323 Rev 00; P2-00-050 Rev 00; P2-00-120 Rev 00; P2-00-121 Rev 00; P3 -21 - 001 Rev 00; P3 - 22 - 001 Rev 00; P7 – 20 – 010 Rev 00 Received 22 June 2015 P2-00-122 Rev 01; P2-00-123 Rev 01; P2-00-220 Rev 01; P2-00-221 Rev 01; P2-00-222 Rev 01; P2-00-223 Rev 01; P2-00-224 Rev 01; P2-00-320 Rev 01; P2-00-321 Rev 01; P2-00-323 Rev 01; P3 - 21- 001 Rev 01; P3 – 22 - 003 Rev 01; P3- 20-004 Rev 01 Received 10 November 2015

Planning Statement (June 2015, Indigo Planning); Transport Statement (April 2015, ttp Consulting); Construction Management Plan (April 2015, ttp Consulting); Daylight and Sunlight Assessment (September 2015, eb7); Extended Ecological Phase 1 Habitat Survey (September 2014, Greenguage); Code for Sustainable Homes Pre- Assessment Report (April 2015, Frankham Consultancy Group); Arboricultural Impact Assessment (March 2015, PJC Consulting); Energy Statement (April 2015, Frankham Consultancy Group); Phase 1 Ground Condition Assessment (March 2015, RSA Geotechnics LTD); Biodiversity report (September 2014, Greengage Environmental LLP)

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.

Protecting Residential Properties

29. a. The building shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB L_{Amax} (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided. External amenity areas shall be designed to achieve levels not exceeding 55 dB LAeq (day) and the evaluation of human exposure to vibration within the building shall not exceed the Vibration dose values criteria 'Low probability of adverse comment' as defined BS6472.
- b. Details of a sound insulation scheme complying with paragraph (a) of this condition shall be submitted to and approved in writing by the

local planning authority prior to construction of the above ground works.

c. The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (b) has been implemented in its entirety. Thereafter, the sound insulation scheme shall be maintained in perpetuity in accordance with the approved details.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration, 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 of the Development Management Local Plan (November 2014).

Surface Water

30. A scheme for surface water management, including specifications of the surface treatments and sustainable urban drainage solutions shall be implemented in accordance with the recommendations contained within the submitted Code for Sustainable Homes Pre-assessment Report, dated April 2015 prepared by Frankham Consultancy Group

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13 Sustainable drainage in the London Plan (July 2011) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10: Managing and reducing the risk of flooding (2011).

Piling Operations

31. a. No piling or any other foundation designs using penetrative methods shall take place, other than with the prior written approval of the local planning authority.

b. Details of any such operations must be submitted to and approved in writing by the local planning authority prior to commencement of development on site (excluding demolition of the existing buildings) and shall be accompanied by details of the relevant penetrative methods.

c. Any such work shall be carried out only in accordance with the details approved under part (b).

Reason: To prevent pollution of controlled waters and to comply with Core Strategy (2011) Policy 11 River and waterways network and Development Management Local Plan (November 2014) DM Policy 28

Contaminated land.

Materials/Design Quality

32. The detailed design and material samples of the windows, drainpipes and external doors/roof coverings to be used on the building have been submitted and the cladding have been shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the above ground works. 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.

Architectural Details

33. a. Notwithstanding the details hereby approved, detailed plans at a scale of 1:20 showing detail of the balconies shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

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 Urban Design for Lewisham Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban Design and Local Character.

Sample Brickwork

34. A sample panel of the proposed brick including proposed mortar and pointing work shall be built on site (using the proposed materials hereby approved), and shall be approved in writing by the local planning authority prior to construction of the above ground works.

The development shall only 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 Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

Construction Logistics Plan

35. a. 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:
- iv. Rationalise travel and traffic routes to and from the site.
 - v. 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.
 - vi. Measures to deal with safe pedestrian movement.
- b. The measures specified in the approved details shall be implemented prior to the 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 (2015).

Cycle Provision

36. (a) Eight secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved refs. P2-00-120-00 and P7-20-010-00
- (b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

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

Soft Landscaping

37. 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).

Bird/Bat Boxes

38. Details of the number and location of the bird/bat boxes to be provided, as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the building and maintained in perpetuity.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

External Lighting

39. a. Prior to occupation of the development 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 DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

Plumbing or Pipes

40. 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, other than rainwater pipes, shall be fixed on the external faces of the buildings.

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).

Construction Deliveries and Hours

41. 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).

Operation of Machinery

42. No machinery shall be operated on the premises before 8 am or after 6 pm on weekdays, or before 8 am or after 1 pm on Saturdays, nor at any time on Sundays or Public Holidays.

Reason:

To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework, DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Land Contamination

43. (a) No development (including demolition of existing buildings and structures) shall commence until each of the following have been complied with:-

(i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.

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

(iii) The required remediation scheme implemented in full.

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

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

This shall include verification of all measures, or treatments as required in (Section (a) i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

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

Reason: To ensure that the local planning authority may be satisfied that potential site contamination as detailed in the Ground Investigation Report (March 2015, RSA Geotechnics Ltd) is identified and remedied in view of the historical uses of the site, details which may have included industrial processes and to comply with DM Policy

28 Contaminated Land of the Development Management Local Plan (November 2014).

Refuse Storage

44. (a) Details of proposals for the storage of refuse and recycling facilities for each residential unit hereby approved shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

(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).

Boundary treatments

45. (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).

Window Reveals

46. All window and door openings shall be constructed with minimum 160mm deep external reveals.

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 of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Trees

47. None of the trees shown as being retained on the permitted plans shall be lopped or felled without the prior written consent of the local planning authority

Reason: To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and policies DM 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

Energy

48. The development hereby approved shall not be carried out other than in strict accordance with the Energy Strategy prepared by Frankham Consultancy Group dated April 2015 including the 19% Carbon Dioxide Emissions Savings relative to 2013 Part L Building Regulations.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions and 5.3 Sustainable design and construction in the London Plan (2011).

Waste Management Plan

49. The development shall not be occupied until a Waste Management Plan has been submitted to and approved in writing by the local planning authority. The measures shall be in general accordance with the Transport Statement dated April 2015 prepared by TTP. The approved waste management plan shall thereafter be retained and maintained in perpetuity.

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).

50. Details of the proposed refuse enclosure for flats at 9-26 Millbank Way which is located to the south west corner of the of the subject site hereby approved shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

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).

Use of flat roofs

51. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofed extension/flat roof on the building s hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 31 Alterations and extensions to existing buildings including residential extensions of the Development Management Local Plan (November 2014).

Wheelchair Housing

52. (a) The detailed design for each dwelling hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as specified in the schedule below:

Unit number	reference	Approved Document M (2015) Access Requirement	Dwelling type
Flat 13		M4(3)(2)(b)	Wheelchair user (on completion)
Flat14, Maisonette15, Maisonette16,		M4(2)	Accessible and adaptable

b) No development above ground level shall commence until written confirmation from the appointed building control body has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).

(d) The development shall be carried out in accordance with the details approved under part (b).

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).

INFORMATIVES

- (A) 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.
- (B) The applicant is advised that some conditions require details to be submitted prior to the commencement of works as they seek to manage the impact of the construction works and mitigate land contamination and secure design details, including of materials which are needed before works commence.

10.4 RECOMMENDATION (D)

Upon the completion of a satisfactory Section 106 pursuant to recommendation A, in relation to the matters set out above, authorise the Head of Planning to Grant Permission for site C under DC 15/92707 subject to the following conditions:-

Full Planning Permission Time Limit

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.

Develop in Accordance with Approved Plan

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

P1- 00- 003 Rev 00; P1-00-102 Rev 00; P1-00-300 Rev 00; P1-00-301 Rev 00; P1-00-330 Rev 00; P1-00-331 Rev 00; P1-00-332 Rev 00; P1-00-333 Rev 00; P2-00-050 Rev 00; P2-00-130 Rev 00; P2 -00 - 131 Rev 00; P3 - 22 - 001 Rev 00; P7 – 20 – 010 Rev 00; P2-00-230 Rev 00; P2-00-231 Rev 00; P2-00-330 Rev 00; P2-00-330 Rev 00; P2-00-331Rev 00; P2-00-332 Rev 00; P2-00-333 Rev 00; P3 -21 - 001 Rev 00; P3 - 22 - 001 Rev 00 Received 22 June 2015; P2-00-323 Rev 01; P3 - 21- 001 Rev 01; P3 – 22 - 003 Rev 01; P3- 20-004 Rev 01 P2-00-102 Rev 01; P3- 20-004 Rev 01 Received 10 November 2015

Planning Statement (June 2015, Indigo Planning); Transport Statement (April 2015, ttp Consulting); Construction Management Plan (April 2015, ttp Consulting); Daylight and Sunlight Assessment (September 2015, eb7); Extended Ecological Phase 1 Habitat Survey (September 2014, Greenguage); Code for Sustainable Homes Pre- Assessment Report (April 2015, Frankham Consultancy Group); Arboricultural Impact Assessment (March 2015, PJC Consulting); Energy Statement (April 2015, Frankham Consultancy Group); Phase 1 Ground Condition Assessment (March 2015, RSA Geotechnics LTD); Biodiversity report (September 2014, Greengage Environmental LLP)

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.

Materials/Design Quality

3. A detailed schedule of all external materials and finishes, windows and external doors and roof coverings to be used on the building have been submitted to and approved in writing by the local planning authority prior to construction of the above ground works. 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.

Construction Logistics Plan

4. a. 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:
 - i. Rationalise travel and traffic routes to and from the site.
 - ii. Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction vehicle activity.
 - iii. Measures to deal with safe pedestrian movement.
- b. The measures specified in the approved details shall be implemented prior to the 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 (2015).

Cycle Provision

5. (a) Two secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved ref. P2-00-130-00 and P7-20-010-00.

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

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

Soft Landscaping

6. (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).

Plumbing or Pipes

7. 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, other than rainwater pipes, shall be fixed on the external faces of the buildings.

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).

Construction Deliveries and Hours

8. 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).

Operation of Machinery

9. No machinery shall be operated on the premises before 8 am or after 6 pm on weekdays, or before 8 am or after 1 pm on Saturdays, nor at any time on Sundays or Public Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework, DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Land Contamination

10. (a) No development (including demolition of existing buildings and structures) shall commence until each of the following have been complied with:-

- (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.

- (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for

contamination. encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.

(iii) The required remediation scheme implemented in full.

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

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

This shall include verification of all measures, or treatments as required in (Section (a) i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

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

Reason: To ensure that the local planning authority may be satisfied that potential site contamination as detailed in the Ground Investment Report (March 2015, RSA Geotechnics Ltd is identified and remedied in view of the historical uses of the site, details which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

Refuse Storage

11. (a) Details of proposals for the storage of refuse and recycling facilities for each residential unit hereby approved, shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

(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).

Boundary treatments

12. (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).

External Reveals

13. All window and door openings shall be constructed with minimum **160** mm deep external reveals

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 of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Permitted Development

14. No extensions or alterations to the building hereby approved, whether or not permitted under Article 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (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).

Permitted Development

15. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no windows (or other openings) shall be constructed in the any elevation 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 of the Development Management Local Plan (November 2014).

Waste storage:

16. Details of the proposed refuse enclosure for flats at 35 Cambridge Drive hereby approved shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

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).

Wheelchair Housing:

17. (a) The detailed design for each dwelling hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as specified in the schedule below:

Unit number	reference	Approved Document M (2015) Access Requirement	Dwelling type
Accessible 17	Bungalow	M4(3)(2)(b)	Wheelchair user (on completion)

- (b) No development above ground level shall commence until written confirmation from the appointed building control body has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).

(c) The development shall be carried out in accordance with the details approved under part (b).

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).

INFORMATIVES

- (A) 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.
- (B) The applicant is advised that some conditions require details to be submitted prior to the commencement of works as they seek to manage the impact of the construction works and mitigate land contamination and secure design details, including of materials which are needed before works commence.