

Committee	PLANNING COMMITTEE C	
Report Title	10 Eddystone Road, Crofton Park, SE4 2DE	
Ward	Crofton Park	
Contributors	Simon Vivers	
Q18	PART 1	20 July 2017

<u>Reg. Nos.</u>	DC/17/101404
<u>Application dated</u>	01/05/2017
<u>Applicant</u>	Conibere Phillips Architects (Agent) on behalf of Siobhan Armstrong (Applicant)
<u>Proposal</u>	The demolition of existing dwelling house and construction of a two-storey dwelling house together with refuse and cycle storage and associated front boundary alterations at 10 Eddystone Road, SE4.
<u>Applicant's Plan Nos.</u>	0100 Rev P-0, 0500 Rev P-1, 1000 Rev P-0, 1115 Rev N1, 2000 Rev P-0, 3000 Rev P-0 (received 2 May 2017), 4100 Rev 00, 4110 Rev 00, 4200 Rev 00, 5100 Rev P-0, Construction Management Plan, Lumi Windows details, Lamberts Linit Glass Chanel cladding details, VM Standing Seam Zinc details (received 4 June 2017), 1110 Rev 07, 1111 Rev 06, 1112 Rev 06, 2100 Rev 01, 3110 Rev 02, 3115 Rev 03 (received 14 June 2017), Wienerberger Terca Brosgreen sample, Antha VM Standing Seam Zinc sample (viewed 16 June 2017), Structural Report (received 20 June 2017)
<u>Background Papers</u>	(1) Case File LE/16/10/TP (2) Local Development Framework Documents (3) The London Plan
<u>Designation</u>	None
<u>Screening</u>	N/A

1.0 Property/Site Description

- 1.1 The subject site contains a two-storey terrace dwelling house situated on the northern side of Eddystone Road, Crofton Park SE4. The property sits mid terrace, and forms the most eastern end of a group of seven terrace properties with similar three sided bay windows over two levels.
- 1.2 Terraces to the east of the site are double storey and bayed but with a slightly different design.
- 1.3 The street as a whole has a mixed character largely through the post war properties further to the west (uphill from the site).
- 1.4 The PTAL for the site is 3, which indicates an average level of transport accessibility (0 being the worst, and 6b being the best). Crofton Park railway station and Brockley Road (B128) are in close proximity to the site.

- 1.5 The property is not located within a conservation area or subject to an article 4 direction and is not a listed or locally listed building

2.0 Planning History

- 2.1 DC/16/095365: Prior approval for the construction of a single-storey rear extension at 10 Eddystone Road, SE4. The proposal would extend 6.0m from the rear wall of the property, have an eaves height of 3.0m and a maximum height of 3.4m. Prior Approval Not Required, determined 1 March 2016
- 2.2 DC/15/094108: Construction of a single storey rear and side infill extension, rear roof extension with living roof and associated alterations, installation of replacement windows and door, installation of zinc roof covering together with the installation of a rooflight to the front roofslope, construction of replacement rear boundary fences and removal of paint from external walls and reinstatement of original brick and pointing at 10 Eddystone Road SE4 – approved 16 March 2016
- 2.3 DC/16/099108: Lawful Development Certificate (Proposed) in respect to the re-construction of the front and rear walls of the house at 10 Eddystone Road, SE4 – refused 13 January 2017 for the following reason:

The applicant has failed to provide suitable evidence (specifically materials) to accurately demonstrate that the proposal would comply with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

- 2.4 DC/16/099820: Lawful Development Certificate (Proposed) in respect to the re-construction of the front and rear walls of the house at 10 Eddystone Road, SE4 – approved 24 January 2017
- 2.5 DC/17/100171: Variation of Condition (2) (approved plans) of planning permission DC/15/094108 primarily in order include plans showing the formation of a basement from existing cellar – refused 28 April 2017 for the following reason:

The proposed development would not constitute a minor material amendment to planning permission DC/15/094108 dated 16th March 2016 on account of the nature and scale of the proposed works.

- 2.6 DC/17/102054: Demolition of existing dwelling house and construction of two storey dwelling house (façade to be retained) at 10 Eddystone Road, SE4 – not yet determined

3.0 Current Planning Application

The Proposal

- 3.1 The application seeks approval for the demolition of the existing two-storey dwelling and construction of a replacement two-storey dwelling, together with associated enclosed bin and cycle storage and front boundary fencing.
- 3.2 The application originally included the formation of a basement, which was removed following consultation of the application.
- 3.3 The proposed dwelling would have a Gross Floor Area of 173m² (an increase of 43m²), and would have four bedrooms (one with en-suite).
- 3.4 The scheme is a formation of the existing planning permission DC/15/094108 (approved under delegated authority 16 March 2016, which also incorporates Prior Approval application

DC/16/095365) and the removal of the front and rear walls as confirmed lawful under grant of Lawful Development Certificate DC/16/099820. The general scale and massing of the scheme would be similar to the existing house, but also inclusive of the extensions granted.

- 3.5 Additional aspects of the scheme are the full demolition of the property, the installation of covered refuse and cycle storage and front boundary works.
- 3.6 Materials include Brosgreen (light brown) brickwork, concealed frame triple glazed windows, Anthra (dark grey) standing seam zinc roof (with glass channel clad part to the rear). An oak timber planter box constructed of railway sleepers would form the front boundary, and would be built in conjunction with a covered bin and cycle storage area.
- 3.7 Supporting Documents:
- Design & Access Statement
 - Construction Management Plan
 - Materials Schedules (front window details, zinc roof, glass channel cladding)
 - Structural Engineer's report in relation to condition of bay window

4.0 Consultation

External

- 4.1 Adjoining occupiers, Ward Councillors and the Crofton Park Neighbourhood Forum were notified. In addition, a site notice was displayed at the property boundary. Four objections were received within the statutory 21 day consultation period. Objections were received from two adjoining occupiers, a local nearby local resident and the Crofton Park Neighbourhood Forum.

Grounds of objection are as follows:

Amenity

- Disruption to adjoining residents during construction
- Excessive dust and noise during construction (together with concerns relating to asbestos)
- Excessive heavy vehicle traffic during construction

Design

- Proposal inconsistent/out of character with design of surrounding terraces
- Loss of a non-designated heritage asset
- Cumulative harm/precedent associated with loss of original front elevation
- Cumulative harm/precedent associated with allowance of a basement
- No public benefit or acceptable justification to allow demolition (instead of restoration of front elevation)

Other matters

- Likelihood of shallow foundations of property and adjacent properties may lead to structural problems and subsidence (area has a history of movement and cracking)
- Lack of structural assessment of the basement (together with the above concerns regarding subsidence)
- Unsustainable development through impermeable front garden and the principle of demolition vs restoration
- Compensation for loss of rent and disruption during construction
- Party wall agreement

Internal

4.2 The Council's Highways, Conservation, Sustainability and Design teams were consulted as part of the application.

Highways: No objection (subject to inclusion of cycle storage)

Design: No objection (to both design and materials)

Conservation: No objection (given site is not recognised as a designated or non-designated heritage asset)

Sustainability: No response

5.0 Policy Context

Introduction

5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)

5.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

5.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14, a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary, this states in paragraph 211, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.

- 5.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is not an issue of conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

Other National Guidance

- 5.5 The DCLG launched the National Planning Practice Guidance (NPPG) resource on the 6th March 2014. This replaced a number of planning practice guidance documents.

London Plan (March 2016)

- 5.6 The London Plan policies relevant to this application are:

- Policy 3.14 Existing Housing
- Policy 3.5 Quality and design of housing developments
- Policy 5.3 Sustainable design and construction
- Policy 6.9 Cycling
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture

London Plan Supplementary Planning Guidance (SPG)

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

- Housing (2012)

Other National Guidance

- 5.8 Technical Housing Standards (March 2015)

Core Strategy

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

- Spatial Policy 5 Areas of Stability and Managed Change
- Core Strategy Policy 15 High quality design for Lewisham

Development Management Local Plan

- 5.10 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:

- 5.11 The following policies are considered to be relevant to this application:

- DM Policy 1 Presumption in favour of sustainable development
- DM Policy 2 Prevention of loss of existing housing
- DM Policy 22 Sustainable design and construction
- DM Policy 30 Urban design and local character
- DM Policy 32 Housing design, layout and space standards

5.12 Residential Standards Supplementary Planning Document (May 2012)

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

6.0 Planning Considerations

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

- Design
- Standard of accommodation
- Highways and Traffic Issues
- Impact on Adjoining Properties
- Sustainability and Energy

Design, Scale and Impact on the streetscene

Loss of the Existing Building

6.2 The proposed demolition of the building should be in accordance with DM Policy 2. The policy is in line with the NPPF on meeting housing need and Policy 3.14 of the London Plan. The policy resists the loss of housing unless in the following circumstances:-

- (a) the proposed redevelopment would result in housing gain which regenerate and replace older housing estates in line with an agreed plan or strategy;
- (b) the land or premises are allocated for another use in an adopted Local Plan;
- (c) a change of use to a local community service or facility is proposed that meets an identified need;
- (d) an economic viability study confirms that the dwelling(s) cannot be rehabilitated to a satisfactory standard at reasonable cost; and
- (e) evidence shows that environmental problems are such that demolition and redevelopment is the only effective option.

6.3 Objections were received in relation to the loss of the building due to its heritage value (forming part of a run of terrace properties). DM Policy 36 relates to non-designated heritage assets, which includes isolated and groups of buildings of townscape merit identified by the Council.

6.4 The Council's Conservation Team has been consulted has confirmed the property is not categorised as a non-designated heritage asset.

6.5 The applicant has submitted a structural report prepared by Stephenson Davenport Structural Associates Limited, which concludes that the bay is in a very poor condition from a structural perspective. The report details the structural issues associated with the front bay and it's cracking and twisting being largely due to the footings being shallower than the deep footings of the main front wall. The report also states that further cracking is likely over time as further settling occurs, and internal walls of the bay are affected by damp.

- 6.6 The report details that the potential option to retain the bay involves the strapping in of the bay by means of concrete wall straps and propping of the bay, however this would have limited long-term effect due to movement between brickwork and external columns. The report further states that the appropriate option would be to fully dismantle the bay and construct a new foundation that ties in with that of the existing front wall. The bay window may be then be rebuilt, but in any instance the original detailing would be lost.
- 6.7 The case officer has observed the extent of the cracking of the bay during the site inspection and confirms the extent of deterioration in the building fabric.
- 6.8 Sufficient detail has been submitted to demonstrate that the demolition would comply with Part (e). As outlined further in this report, the lack of Conservation Area designation would allow the front bay/front elevation (the element of the proposal of most impact to the streetscene) to be removed in its entirety without requiring planning permission, as confirmed through the grant of Lawful Development Certificate DC/16/099820 under the provisions of Class A Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015.
- 6.9 It is therefore considered that demolition is acceptable in light of the findings of the submitted structural report and the property not being categorised as either a designated or non-designated heritage asset. Furthermore, the proposal would not result in the loss of housing.

Proposed Building

- 6.10 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.
- 6.11 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.
- 6.12 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, is sensitive to the local context, and responds to local character.
- 6.13 DM Policy 30 supports the Core Strategy as it 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 and requires developments to be of a high design quality.
- 6.14 The proposed building would appear as a modern two-storey dwelling that matches the scale and massing of the existing property. At the front elevation, the proposed building would be constructed in "Brosgreen" light coloured brick and would have concealed window frames and a timber door. Roofing material is proposed to be standing seam zinc in a dark grey colour. The roof would have a single front rooflight. The existing front garden and front boundary fencing are in poor condition. A timber planter box formed of oak railway sleepers and timber gate would form the front boundary, and would conceal enclosed bin and cycle storage from street view thus improving the current situation.

- 6.15 Details of windows (including sectional details), roofing materials, refuse and cycle storage, front boundary treatment and brickwork have been submitted and reviewed by Council's design team, and are considered high quality and acceptable for the scheme. It is therefore not necessary for these design details to be secured by condition.
- 6.16 The rear of the proposed building would be constructed in accordance with the design and scale established by planning permission DC/15/094108 (also encompassing Prior Approval DC/16/095365). The layout and proportions of the original property would remain, but with modern extensions at roof level, ground floor level and a small living roof above the rear outrigger incorporated to the overall design.
- 6.17 High quality materials agreed through the existing planning permission have been secured, which include the grey standing seam zinc roof (carried over from the front roofslope) and glass channel cladding for part of the rear roof. A biodiverse living roof with mixed species has also been secured, again avoiding the need for further details to be secured by condition.
- 6.18 The design and scale of the primary aspects of works to the rear have been considered under the assessment of planning permission DC/15/094108. The application demonstrated the use of an innovative design and high quality materials which were considered sufficient grounds to support the proposal, and achieved a better design than what would be achievable under permitted development (this included a 40m³ rear roof extension and 6.0m deep ground floor rear extension).
- 6.19 It is considered that the enactment of the existing permission together with the works confirmed under Lawful Development Certificate DC/16/099820 would be tantamount to demolition and full rebuild of the property. It is also noted that the scale and massing of the proposal is similar to adjoining properties. Taking into account all material considerations, the proposal is considered acceptable in terms of design and scale and impact on the streetscene.

Standard of Residential Accommodation

- 6.20 DM Policy 32 'Housing design, layout and space standards' and Policy 3.5 'Quality and design of housing developments' of London Plan (March 2016, amended January 2017) set out the requirements with regards to housing design, seeking to ensure that new residential units are designed to a high quality, ensuring the long term sustainability of the new housing provision. The Mayors Housing SPG (March 2016) and Technical Housing Standards (March 2015) in addition provides guidance on how to implement the housing policies in the 2015 London Plan and further internal standards.
- 6.21 The proposed dwelling would increase the Gross Internal Area of the existing property by 43m², to 173m². By virtue of the proposal not increasing the density of the property and maintaining the existing scale and form, the proposal comfortably exceeds the required standards for a 4-bedroom dwelling in terms of gross internal area, bedroom sizes and dimensions, floor to ceiling height and other elements such as outlook, daylight/sunlight, privacy and amenity space.

Highways and Transport

- 6.22 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site. Safe and suitable access to the site should be achieved for all people. The NPPF clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

- 6.23 Core Strategy Policy 14 'Sustainable movement and transport' supports this policy approach and promotes more sustainable transport choices through walking, cycling and public transport. It adopts a restricted approach on parking to aid the promotion of sustainable transport and ensuring all new and existing developments of a certain size have travel plans. Core Strategy Policy 7 'Climate change and adapting to the effects' and Core Strategy Policy 9 'Improving local air quality' further promote sustainable transport.
- 6.24 Policy 6.9 'Cycling' of the London Plan states that developments should provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3. Table 6.3 outlines that all new dwellings that have two or more bedrooms must provide two cycle parking spaces each.
- 6.25 The Council's Highways department has been consulted, and have no objection to the application, subject to two fully enclosed and secure cycling spaces being provided. Negotiations occurred with the application in order to secure additional plans and details that included covered cycle and bin storage (for two bins & two cycles) at the front, together with associated boundary works.
- 6.26 A Construction Management Plan has been submitted, which includes details regarding traffic management (selected routes for delivery, details of skip location and pedestrian separation via gantry). It is noted that the Construction Management Plan was primarily included in relation to basement excavation and construction, and has not been amended following its removal. The additional detail associated with the basement would not conflict with the amended application, and it is recommended that the plan forms an approved document.
- 6.27 In light of the above, the proposal is considered acceptable with regard to highways and traffic.

Impact on Adjoining Properties

- 6.28 Core Strategy Policy 15 'High quality design for Lewisham' seeks to ensure that proposed development is sensitive to the local context. Officers therefore expect proposed developments to be designed in a way that will not give rise to significant impacts upon the amenities of existing neighbours and future occupiers. Development Management Policy 32 'Housing design, layout and space standards' supports CS 15, and requires that proposals provide a satisfactory level of privacy, outlook and natural lighting both for its future residents and its neighbours.
- 6.29 The works to the front elevation would not result in any enlargement of the property, change to the front building line or cause an increase in the number of openings towards the street (other than the sky facing rooflight). The boundary works and enclosed bin and cycle storage is of a low height which would not harm adjoining properties. Front elevation works are therefore considered acceptable in terms of harm to the amenity of adjoining occupiers.
- 6.30 Where the proposed dwelling would match the scale and form of the existing dwelling, it would not introduce any new impacts to adjoining properties in relation to amenity considerations such as outlook, daylight/sunlight, overshadowing, noise and privacy. The amenity impacts relevant to this scheme are therefore limited to the enlargements that have been considered under the assessment of planning permission DC/15/094108, and with the full demolition and rebuild. For completeness, these elements are discussed below:
- 6.31 The enlargement at rear roof level would not cause any significant loss of amenity to adjoining properties, given it would not extend the rear building line. Furthermore, the secondary (glass clad) element steps down and is of a lightweight appearance, therefore not appearing excessively overbearing to adjoining occupiers. The windows of the rear roof enlargement would not cause any material increase in overlooking to the rear of properties

fronting Hazeldean Road, given views occur from similar levels. A condition would be recommended to be applied restricting the use of flat roofs of the extension being used as any form of external amenity space. The layout at ground floor level would be in accordance with the limits of the Prior Approval single storey rear extension which has been granted on the site.

- 6.32 The applicant has submitted a Construction Management Plan that includes measures taken to mitigate impacts associated with noise, vibration and dust (together with traffic management). The plan has been revised following officer feedback, and now includes details in relation to scaffolding and provision of a sheet barrier around the curtilage, timber hoarding at front elevation with gantry, exclusion of diesel items (due to noise), noise limits, days and hours of operation, loading and unloading and general operations to reduce harm on adjoining occupiers during construction. It is therefore recommended that the plan forms an approved document. Additionally, an informative is recommended to be applied outlining obligations to comply with the London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition Construction Sites”.
- 6.33 Taking into account all material considerations, the proposal is acceptable in terms of amenity of adjoining occupiers.

Sustainability and Energy

- 6.34 The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. The NPPF requires planning policies to be consistent with the Government’s zero carbon buildings policy and adopt nationally described standards.
- 6.35 London Plan and Core Strategy Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions.
- 6.36 For schemes of this scale, sustainability requirements have been absorbed into Building Regulations meaning the applicant does not have to comply with any particular sustainability requirements at this stage of the development process.

7.0 Local Finance Considerations

- 7.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:
- a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
 - b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).
- 7.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 7.3 The Mayor of London's CIL is therefore a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

8.0 Community Infrastructure Levy

- 8.1 On 1st of April 2015 the Council introduced its Local CIL to be implemented along with the existing Mayoral CIL. The charge will replace a number of financial contributions previously required through Section 106 Agreements.

8.2 CIL is chargeable on the net additional floorspace (gross internal area) of all new development. Under the CIL charging schedule, the amount of CIL payable for the SE6 postcode is £70/m² of new development. The Mayoral CIL is charged at £35/m² of new development. It is the Local Planning Authority's responsibility to collect CIL payments from new development.

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 including the existing permissions granted over the site and works confirmed comply as lawful under permitted development.

9.2 The principle of the demolition of the existing dwelling and proposed redevelopment of the site is considered acceptable in line with Development Management Policy 2.

9.3 It is considered that the proposal demonstrates scale and massing which is consistent with the terrace typology, and taking into account material considerations the scheme would not be in conflict with Core Strategy Policy 15 and Development Management Policy 30.

9.4 In light of the above, the proposed development is considered acceptable and is recommended for approval.

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

Conditions

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

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

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

0100 Rev P-0, 0500 Rev P-1, 1000 Rev P-0, 1115 Rev N1, 2000 Rev P-0, 3000 Rev P-0 (received 2 May 2017), 4100 Rev 00, 4110 Rev 00, 4200 Rev 00, 5100 Rev P-0, Construction Management Plan, Lumi Windows details, Lamberts Linit Glass Chanel cladding details, VM Standing Seam Zinc details (received 4 June 2017), 1110 Rev 07, 1111 Rev 06, 1112 Rev 06, 2100 Rev 01, 3110 Rev 02, 3115 Rev 03 (received 14 June 2017), Wienerberger Terca Brosgreen sample, Antha VM Standing Seam Zinc sample (viewed 16 June 2017)

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

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

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

4. 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 front elevation of the building.

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

5. 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).

6. 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 roof on the building 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 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Informatives

- (a) **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
- (b) As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: - <http://www.lewisham.gov.uk/myservices/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>
- (c) You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.

