

Committee	PLANNING COMMITTEE C	
Report Title	318 QUEEN ROAD, LONDON, SE14 57N	
Ward	BROCKLEY	
Contributors	Joshua Ogunleye	
Class	PART 1	21st June 2018

Reg. Nos. DC/18/105326

Application dated 12.01.2018

Applicant Mr Waterman

Proposal The conversion of a single family dwelling into three self-contained units at 318 Queens Road SE14, Comprised of x1 3bed, x1 2bed and x1 1bed properties, together with the replacement of a window with timber French doors in the rear elevation at lower ground floor.

Applicant's Plan Nos. D1.00 rev B; D1.01 rev B; D2.01 rev B; D2.10 rev A; Design And Access Including Heritage Statement; Noise Report; Air Quality Assessment.

Background Papers

- (1) Case File LE/113/70/TP
- (2) Core Strategy (June 2011)
- (3) Development Management Local Plan (November 2014)
- (4) London Plan (March 2016)

Designation Telegraph Hill Article 4(2) Direction  
PTAL 6a  
Local Open Space Deficiency

Screening N/A

## **1.0 Property/Site Description**

1.1 The application relates to a two storey with basement, semi-detached Victorian property. The property sits on the south side of Queens Road (A2) close to the junction with Pepys Road. The property has a two storey canted bay window on its left side and two front dormer windows. Window openings on the property's front are occupied by timber sashes with a 1/1 glazing arrangement. The front façade of the property is decorated with concrete moulded lintels around the windows and white painted stone copings between floors.

1.2 This is consistent with design and materials used on other properties on the road. The property faces the north side of Queens Road fronting the A2 and the White Hart Pub; a grade two listed building. The property is part of a group of semi-detached properties on the street located close to the junctions with Pepys Road. The area in which this dwelling is situated is largely mixed use with commercial and residential properties and is within a short walking distance of New Cross Gate railway station and New Cross bus garage.

- 1.3 The property is set back from Queens Road by a distance of 12m, with a tiled path leading from the pavement up to the stepped front entrance. There is a lawn to the front of the property and a planted shrubbery border along the boundary with no. 316 Queens Road. There is pedestrian access from the front of the property to the rear, with a path alongside the west side of the house to the rear garden. There is no off-street parking or formal on street car parking provided with the property.
- 1.4 The property sits within the Telegraph Hill Conservation Area and is subject to an Article 4(2) Direction, removing specific permitted development rights. The Telegraph Hill Conservation Area is bounded by Queens Road and New Cross Road (part of the major roads A202 and A2 respectively) to the north of the site, from where the land rises up southwards to the public park at the top of Telegraph Hill. The houses are good examples of late 19th century middle class houses and villas with many surviving design features such as pitched slate roofs and decorative brickwork.

## **2.0 Relevant Planning History**

- 2.1 PRE/17/102575 the conversion of an existing single family dwelling house into four flat self-contained flats. Officers objected to the proposed scheme
- 2.2 DC/17/103828 The conversion of a single family dwelling into 2 x two bedroom and 2 x one bedroom self-contained flats at 318 Queens Road, SE14, together with the alteration of a rear elevation window to form a door and the installation of replacement roof covering. Refused for the following reason and under appeal consideration.

*The proposed change of use would result in the loss of an existing single family dwelling house which is suitable for family occupation, contrary to DM Policy 3 Houses in multiple occupation of the Development Management Local Plan (2014).*

## **3.0 Current Planning Application**

- 3.1 The conversion of a single family dwelling into three self-contained flats at 318 Queens Road SE14, together with the replacement of a window with timber French doors in the rear elevation at lower ground floor.

	<b>Room Size</b>	<b>Storage</b>	<b>GIA</b>	<b>Pass/Fail</b>
Flat 1				
Bedroom 1	7.8	4.5	121.2	Pass
Bedroom 2	14			
Bedroom 3	20			
Flat 2				
Bedroom 1	18	1	53	Pass
Flat 3				
Bedroom 1	12	1	61	pass
Bedroom 2	9			

- 3.2 Unit 1 (3 bedroom, 5 person) would be a maisonette apartment, being located over two floors (lower ground and ground floors) of the property. There would be three bedrooms (two doubles and one single) along with a bathroom and storage cupboard

on the lower ground floor and a living room, kitchen/dining area and W/C on the upper ground floor. Access to the unit is available through the communal entrance at upper ground floor to the front of the property and also through a private side access at lower round floor.

- 3.3 Unit 2 (1 bedroom, 2 person) would be located on the first floor with a living room / kitchen, storage cupboard, one bedroom (one double) and a bathroom provided.
- 3.4 Unit 3 (2 bedroom, 3 person) would be located on the second floor of the property with two bedrooms (one double and one single), a living room / kitchen, storage cupboards and a bathroom provided.
- 3.5 The front garden is marked as communal amenity space, with the rear garden divided into 3 sections to provide each of the proposed units with private amenity space. Unit 1 would have direct access to its rear amenity area (closest to the rear of the property) from both lower ground and ground floors. The middle section of the garden is allocated to unit 2 and the rear section to unit 3. Access for unit 2 and 3 will be via the communal path to the side of the property.
- 3.6 Storage for cycles and bins would be in the rear garden of the site. The application also includes the installation of replacement roof tiles and the installation of replacement rear elevation doors and windows.

#### **4.0 Consultation**

- 4.1 Letters were sent to eighteen Neighbouring addresses – no comments received.
- 4.2 Telegraph Hill Ward Councillors – Councillor Millbank objected to the proposed scheme. The objection was supported by Councillor Sobra and Councillor Bel.
- 4.3 The objection was raised on the on the grounds that the proposed conversion would result in the loss of single family house. This would be to detriment of meeting housing needs and maintaining a mix of housing type to support household balance within the community, contrary to the Local Plan. The case by the applicant that the property is not suitable as a single family unit is not supported. Although it is noted that the proposal includes a 3 bedroom flat for family accommodation concern is raised regarding noise and loss of amenity. It is also noted that the proposed 3 bedroom flat would be sited on the top floor, which is the worst location in terms of potential noise nuisance for other households and there would also be a loss of garden amenity to a family living on the top floor.
- 4.4 Telegraph Hill Society – Submitted no comment.
- 4.5 Environment Health - Submitted no comment.
- 4.6 Along with a site notice displayed at the property, as the site is within a conservation area a public notice was displayed at the site and a press advert issued – no comments received.

#### **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 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, Development Plan Document (DPD) (adopted in June 2011), DMLP (adopted in November 2014) and policies in the London Plan (March 2016). 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 that (paragraph 211) policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 5.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

#### Other National Guidance

- 5.5 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.
- 5.6 In March 2015, the Technical Housing Standards – nationally described space standard was adopted and sets out the minimum space requirements for residential accommodation.

#### London Plan (March 2016)

- 5.7 The London Plan was updated on 14 March 2016 to incorporate the Housing Standards and Parking Standards Minor Alterations to the London Plan (2015). The

new, draft London Plan was published by the Mayor of London for public consultation on 29 November 2017 (until 2 March 2018). However, given the very early stage in this process, this document has very limited weight as a material consideration when determining planning applications, does not warrant a departure from the existing policies of the development plan in this instance and is therefore not referred to further in this report. The policies in the current adopted London Plan (2016) relevant to this application therefore are:-

Policy 2.13 Opportunity areas and intensification areas  
Policy 3.3 Increasing housing supply  
Policy 3.5 Quality and design of housing developments  
Policy 3.8 Housing choice  
Policy 5.3 Sustainable Design and Construction  
Policy 6.9 Cycling  
Policy 6.13 Parking  
Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology  
Policy 7.19 Biodiversity and access to nature  
Policy 8.3 Community infrastructure levy

#### London Plan Supplementary Planning Guidance (SPG)

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

Housing (March 2016)  
Sustainable Design and Construction (April 2014)  
Character and Context (June 2014)

#### Core Strategy

5.9 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together 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 8 Sustainable design and constructions and energy efficiency  
Core Strategy Policy 13 Addressing Lewisham's waste management requirements  
Core Strategy Policy 14 Sustainable movement and transport  
Core Strategy Policy 15 High quality design for Lewisham  
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

#### Development Management 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

Core Strategy and the London Plan is the borough's statutory development plan. The following policies are relevant to this application:-

DM Policy 1 Presumption in favour of sustainable development  
DM Policy 3 Conversion of a single dwelling to two or more dwellings  
DM Policy 22 Sustainable design and construction  
DM Policy 23 Air quality  
DM Policy 25 Landscaping and trees  
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 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens

Residential Standards Supplementary Planning Document (updated May 2012)

- 5.11 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.

**6.0 Planning Considerations**

- 6.1 The main planning issues are the impact on the proposed character of the host property, the conservation area, the principle of conversion, the quality of the proposed accommodation and impact on the amenities of neighbouring occupiers, as well as any transport and highways issues.

6.2 Principle of development

- 6.3 Paragraph 50 of the NPPF clearly highlights the importance of housing choice, stating: "To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes) and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand".

- 6.4 London Plan Policy 3.8 provides the strategic aim to secure an adequate choice of housing in London and CS Policy 1 sets out how this should be provided in Lewisham, with regard to mix and affordability. DM Policy 3 (Prevention of loss of existing housing) is particularly relevant to the proposal in addressing the conversion of a single family house to two or more dwellings.

- 6.5 The purpose of the DM Policy 3 is to manage the future subdivision of single family homes into self-contained flats, with the focus of retaining family accommodation and providing a wide choice of quality housing and a mixed housing base. The Council, under DM Policy 3, will refuse planning permission for the conversion of a single family house into flats except where there is a lack of external amenity space and where the house is adjacent to noise generating or other environmentally unfriendly uses.
- 6.6 Whilst the current application proposes to sub-divide a larger family dwelling, which could provide at least 5 bedrooms, Officers are mindful of the proposed unit mix and overall increase in number of units to be provided.
- 6.7 Consideration has also been given to appeal decisions in determining whether the loss of the 6 bedroom family house is acceptable. There have been two relatively recent appeals regarding the conversion of a single family dwellinghouse into flats; six bedroom dwellinghouse at 204 Devonshire Road (appeal ref. APP/C5690/W/16/3151591) and a five bedroom dwellinghouse at 245 Stanstead Road (appeal ref. APP/C5690/W/15/3137556). Both were decided in 2016 (September and January respectively) so are relevant given they were decided on current planning policies.
- 6.8 The Inspectors for both appeals determined that DM Policy 3 and its supporting justification do not make any distinction between different sizes of family housing other than the reference to three or more bedrooms, nor do they state that the retention of larger family houses is more important than small family houses. The Courts have held that development plan policies must be interpreted objectively in relation to the common meaning of the language used and the context in which they have been drafted. Therefore, they found that both small and large houses are equally important valuable resources. Consequently, this proposal, whilst resulting in the loss of a five bedroom house, would re-provide a family sized unit.
- 6.9 The proposed development seeks to provide 1 x 3 bed, 1 x 2 bed and 1 x 1 bed unit. A family unit is considered to be one which provides 3 or more bedrooms. Therefore although the scheme would see the loss of a 5 bedroom house, it would retained a family unit in the form of a 3 bedroom unit. Although there is evidence of the need for 3 bedroom units, there is also some demand for units up to 6 bedrooms. However Offices consider that should the proposal seek to provide a family unit, along with other smaller sized units, all of a good standard of accommodation then the principal of the loss of this larger family dwelling is acceptable.
- 6.10 It is therefore considered that the proposal would not result in any significant harm to the supply of family housing in the Borough and, as such, would comply with paragraph 50 of the NPPF, Policy 3.8 of the London Plan, Core Strategy Policy 1 and DM Policy 3. Furthermore, it would accord with the Framework's objective of providing mixed communities.

#### *Design and conservation*

- 6.11 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that (in summary) with respect to any buildings or other land in a conservation area, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

- 6.12 Chapter 7 of the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 6.13 London Plan Policy 7.6 Architecture requires development to positively contribute to its immediate environs in a coherent manner, using the highest quality materials and design.
- 6.14 Core Strategy Policy 15 High quality design for Lewisham repeats the necessity to achieve high quality design but also confirms a requirement for new developments to minimise crime and the fear of crime.
- 6.15 DM Policy 31 Alterations and extensions to existing buildings including residential extensions states that development proposals for alterations and extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context.
- 6.16 DM Policy 36 states that the Council will require a statement that describes the significance of the asset and its setting and an assessment of the impact on that significance for development proposals affecting designated heritage assets. Also required is clear and convincing justification if the significance of an asset may be harmed or lost through physical alteration or destruction, or development within its setting. The Council encourages the retention and thermal upgrading of historic windows. The Council will not grant planning permission where:
- a. new development or alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials; and
  - b. development, which in isolation would lead to less than substantial harm to the building or area, but cumulatively would adversely affect the character and appearance of the conservation area.
- 6.17 The external alterations would consist of the replacement of the existing roof covering with natural slate tiles and the existing rear door and windows, which would be replaced with timber framed fixtures of an appropriate design, scale and material for the character of the host property. Officers consider the proposed alterations would not detract from the host property's character or appearance, nor would it harm the character of the conservation area.

*Landscaping and trees*

- 6.18 The proposed landscaping is mostly to the rear of the property which includes the subdivision of the rear garden area to form three contained sections. No specific materials or plant species have been given for the landscaping and therefore further details will be required by condition.

*Impact on the amenity of neighbouring occupiers*

- 6.19 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.



- 6.20 DM Policy 31 states that residential development should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.
- 6.21 The physical alterations to the exterior of the property are not considered to have any adverse impact on the amenity of neighbouring occupiers. In respect of the proposed sub-division, Officers consider that given the size of the existing property, in relation to the proposed 3 units, there would not be an intensification of the site that would result in harm to the amenity of neighbouring occupiers.

*Standard of accommodation for proposed occupiers*

- 6.22 London Policy 3.5 Quality and design of housing developments of the London Plan states that housing developments should be of the highest quality internally, externally and in relation to their context. It also states that the minimum internal floor space required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.
- 6.23 DM Policy 32 states that all new residential development should be attractive and neighbourly, provide a satisfactory level of privacy, outlook and natural lighting both for its future residents and its neighbours as well as meet the functional requirements of future residents.
- 6.24 Having assessed all of the residential units against the Technical Housing Standards - Nationally Described Space Standards, Officers can confirm that all of the proposed units would comply. The units would meet the requirements for floor area, bedroom sizes (including widths) and internal floor to ceiling heights. In terms of outlook, all units are dual aspect, providing good outlook, but also adequate ventilation and daylight via the windows.
- 6.25 All 3 units proposed would have private external amenity space within the rear garden, which would be divided to provide space in excess of the size requirements set out in Standard 26 of the London Plan Housing SPG, and this is therefore acceptable. It is recommended that boundary treatments are secured by condition to ensure privacy.
- 6.26 Concern over noise generated by the sub-division of the property was raised as an objection, specially the noise impact of the family unit on the other flats proposed. The family unit is situated on the lower two floors and given the scale of the unit and the proposed residential use of the entire property it is not considered to result in harmful levels of noise and disturbance, which would warrant refusal.
- 6.27 All proposed units are considered to be of good quality, providing sufficient internal space as well as external amenity space and therefore the standard of accommodation to be provided is considered acceptable and is supported.

*Highways*

- 6.28 London Plan Policy 6.9 Cycling 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 and the guidance set out in the London Cycle Design Standards (or subsequent revisions).

- 6.29 Core Strategy Policy 14 Sustainable movement and transport states that car free status for new development can only be assured where on-street parking is managed so as to prevent parking demand being displaced from the development onto the street, and cycle parking will be required for new development and TfL guidelines will be used to assess provision. Design will need to incorporate safe and secure cycle storage and parking as well as other facilities including showers and lockers.
- 6.30 The proposal does not provide for any off street parking, which is not commonly provided within the area. However as the site has excellent public transport accessibility a car free development in this location is considered acceptable. Furthermore there is no CPZ in the streets to the rear of the site and as such there will be some availability for parking should it be required and given the scale of the proposal it is not considered to significantly increase the demand for parking on the area.
- 6.31 Cycle storage is to be provided within the development and this will be secured by condition.

## **7.0 Local Finance Considerations**

- 7.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:
- a 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
  - 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 not payable on this application.

## **8.0 Human Rights Act**

- 8.1 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 8.2 The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

## **8.3 Equalities Considerations**

- 8.4 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 8.5 In summary, the Council must, in the exercise of its function, have due regard to the need to:
- (a) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
  - (b) advance equality of opportunity between people who share a protected characteristic and those who do not;
  - (c) foster good relations between people who share a protected characteristic and persons who do not share it.
- 8.6 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 8.7 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 8.8 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
  2. Meeting the equality duty in policy and decision-making
  3. Engagement and the equality duty
  4. Equality objectives and the equality duty
  5. Equality information and the equality duty
- 8.9 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>
- 8.10 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

## 9.0 Conclusion

9.1 The Local Planning Authority has considered the particular circumstances of the application against relevant planning policy set out in the Development Management Local Plan (2014), the Core Strategy (2011), London Plan (March 2016) and the National Planning Policy Framework (2012) along with material considerations.

9.2 In summary, it is considered that the proposal is acceptable in terms of the principle, which will still provide a family unit on the site. Also design, impact on the Telegraph Hill Conservation Area, neighbouring properties and standard of accommodation and impact on highways are all considered to be acceptable. As such, Officers recommend that planning permission be granted subject to the following conditions.

## 10.0 RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

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

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

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

D1.00 rev B; D1.01 rev B; D2.01 rev B; D2.10 rev A;

**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. (a) No development shall commence on site until details of proposals for the storage of refuse and recycling facilities for each residential unit hereby approved, have been submitted to and approved in writing by the local planning authority.  
  
(b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

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

4. (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 Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and DM Policies 30 Urban design and local character, 31 Alterations/extensions to existing buildings and 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

5. (a) A scheme of hard and 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).

6. (a) A minimum of six secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.

(b) Details of how the cycle parking spaces would be secure and dry shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any of the new residential units.

(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 6.9 Cycling of the London Plan (March 2016) and Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

## **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 and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance

with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.