

Committee	PLANNING COMMITTEE B	
Report Title	16-18 Sunderland Road, SE23	
Ward	Perry Vale	
Contributors	Catriona Morgan	
Class	PART 1	18 th July 2019

<u>Reg. Nos.</u>	DC/19/110585
<u>Application dated</u>	21.01.2019
<u>Applicant</u>	Mialex on behalf of Landcore
<u>Proposal</u>	An application submitted under Section 73 of the Town and Country Planning Act 1990 for a Minor Material Amendment in connection with planning permission DC/18/107706 dated 17 October 2018 for, "External and internal alterations to 16-18 Sunderland Road, SE23 to support the subdivision of the existing restaurant (Use Class A3) into an A1 unit and an A3 unit with alterations to the existing shopfront and installation of new railings to the front elevation, the construction of a three storey staircase extension and the re-positioning of windows to the rear elevation" in order to vary condition 2 (approved plans) and amend the appearance of the shopfront, amend the proportions of the three storey staircase extension and install an additional structural support to the three storey rear extension; and to discharge condition 3 (materials).
<u>Applicant's Plan Nos.</u>	DAT/9.1; 18-1318-12; 18-1318-13; A101 Rev P1; A201 Rev P1; A301 Rev P1; D101 Rev P2; L18/171/12 - 602 Rev P3 received 22nd January 2019. A102 Rev P1 received 8 th July 2019.
<u>Background Papers</u>	VMZINC Facades; Optio 58BW Window System received 30th April 2019. (1) Case File LE/420/16/TP (2) Local Development Framework Documents (3) The London Plan (2016) (4) The NPPF (2019)
<u>Designation</u>	Existing Basement and Ground Floor A3 Use; Existing First and Second Floors C3 Use; PTAL 3
<u>Screening</u>	N/A

1 SUMMARY

1 This report sets out the Officer's recommendation for the above proposal. The report has been brought before members for a decision as permission is recommended to be approved and there are 3 or more valid planning objections.

2 SITE AND CONTEXT

2.1 SITE DESCRIPTION AND CURRENT USE

2 The application relates to two adjoining three storey plus basement, mid-terrace buildings located on the western side of Sunderland Road and close to the junction with Waldram Park Road. The buildings currently comprise a vacant restaurant on the ground floor and four self-contained residential units at first and second floors.

3 The front elevation comprises the shopfront at ground floor, with a large white fascia board, white stall risers and glazed panels surrounding a main entrance door to the restaurant. A door on either end of the shopfront leads to the flats on the upper floors of No.16 and No.18. The upper floors on the front elevation are constructed from yellow London stock bricks with cornice detailing surrounding the windows. The rear elevation of the buildings are also constructed from yellow London stock brick.

4 There are two small single storey rear extensions to the rear of the buildings.

5 The application site is approximately 145.52m², and has a small yard to the rear which is flanked on its northern and rear boundaries by high boundary walls.

6 The site is not subject to any particular designations and has a PTAL rating of 3, based on a scale of 0-6b with 6b having the highest degree of accessibility to public transport.

2.2 CHARACTER OF AREA

7 The subject buildings are part of a small parade of buildings comprising commercial/retail units on the ground floors and residential units on the upper floors. The site is located within a local shopping parade which spans No.2 – No.20 Sunderland Road and No.55 – No.61 Waldram Park Road. In recent years a number of commercial/retail units along Waldram Park Road/Sunderland Road have either been changed into residential use or have become vacant. The uses of the immediately surrounding ground floor units along the parade are mixed. No.14 is in use as a health centre and No.20 appears to be vacant but was formerly used as a garden shop.

8 The rear boundary of the application site adjoins Rockbourne Mews, a group of three live/work units located on a backland site to the rear of No.58 – No.64 Rockbourne Road.

2.3 HERITAGE/ARCHAEOLOGY

9 The application buildings are not within a Conservation Area and are not Listed Buildings, or within the vicinity of any Listed Buildings.

2.4 TRANSPORT

- 10 The site has a PTAL rating of 3, based on a scale of 0-6b with 6b having the highest degree of accessibility to public transport.

3 RELEVANT PLANNING HISTORY

- 11 DC/18/109685 - Details submitted in compliance with Condition 3 (Materials) of application reference number DC/18/107706 dated 17/10/2018 for, "External and internal alterations to 16-18 Sunderland Road SE23 to support the sub-division of the existing restaurant (Use Class A3) into an A1 unit and an A3 unit with alterations to the existing shopfront and installation of new railings to the front elevation, the construction of a three storey staircase extension and the re-positioning of windows to the rear elevation." – Withdrawn 07/01/2019.
- 12 DC/18/109664 - An application submitted under Section 73 of the Town and Country Planning Act 1990 for a Minor Material Amendment in connection with planning permission DC/18/107706 dated 17 October 2018 for, "External and internal alterations to 16-18 Sunderland Road, SE23 to support the sub-division of the existing restaurant (Use Class A3) into an A1 unit and an A3 unit with alterations to the existing shopfront and installation of new railings to the front elevation, the construction of a three storey staircase extension and the re-positioning of windows to the rear elevation" **in order to vary condition 2 (approved plans) and install 4 new balconies to the rear elevation and the existing ground floor rear extension pitched roofs will be replaced by new flat roofs.** – Refused 21/01/2019. Appeal Allowed 18/06/2019.
- 13 DC/18/107706 - External and internal alterations to 16-18 Sunderland Road SE23 to support the sub-division of the existing restaurant (Use Class A3) into an A1 unit and an A3 unit with alterations to the existing shopfront and installation of new railings to the front elevation, the construction of a three storey staircase extension and the re-positioning of windows to the rear elevation – Granted 17/10/2018.
- 14 DC/16/098693 - The construction of a mansard roof extension at 16-18 Sunderland Road SE23 to provide additional living accommodation – Refused 13/12/2016.

The application was refused for the following reason:

- The proposed mansard roof extension, by reason of its prominent siting and excessive height and bulk, would be an incongruous, unsympathetic and visually intrusive addition within the streetscene, being detrimental to the existing roofscape of the terrace, and detracting from the character and integrity of the host buildings, contrary to Policy 15 High quality design for Lewisham of the adopted Core Strategy (2011), DM Policy 30 Urban Design and Local Character and DM Policy 31 Alterations/Extensions to Existing Buildings of the Development Management Local Plan (2014), and the Residential Development Standards SPD (updated 2012).

4 CURRENT PLANNING APPLICATION

4.1 THE PROPOSALS

AMENDMENTS

- 15 The present application is submitted under Section 73 of the Town and Country Planning Act 1990 for a Minor Material Amendment in connection with planning permission DC/18/107706 dated 17 October 2018 for, "External and internal alterations to 16-18 Sunderland Road, SE23 to support the sub-division of the existing restaurant (Use Class A3) into an A1 unit and an A3 unit with alterations to the existing shopfront and installation of new railings to the front elevation, the construction of a three storey staircase extension and the re-positioning of windows to the rear elevation" **in order to to vary condition 2 (approved plans) and amend the appearance of the shopfront, amend the proportions of the three storey staircase extension and install an additional structural support to the three storey rear extension; and to discharge condition 3 (materials).**
- 16 The proposed alterations to the shopfront comprise amendments in the proportions of the glazing pattern, and a modest increase in the size of the approved fascia.
- 17 The three storey staircase extension approved under application DC/18/107706 measures 3.5 metres in depth and 2.7 metres in width, and measures approximately 11.65 metres in height from the lower ground courtyard, and approximately 8.36 metres in height from the ground floor courtyard.
- 18 The revised three storey rear extension would measure approximately 3.86 metres in depth and 2.7 metres in width, and measures approximately 11.75 metres in height from the lower ground courtyard, and approximately 8.45 metres in height from the ground floor courtyard. The amendments to the three storey rear extension also include the provision of an additional structural support.

DISCHARGE of CONDITION 3 ATTACHED TO DC/18/107706

- 19 Condition 3 reads as follows:

No development shall commence on site until a detailed schedule and specification/samples of all external materials and finishes to be used on the development hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: *To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.*

- 20 The proposed shopfront would be anthracite grey powder coated aluminium glazing (RAL 7016).
- 21 The railings at the front of the site would be black painted steel (RAL 9005).
- 22 The proposed three storey rear extension would be clad with grey standing seam aluminium cladding (RAL 7016), and the velux window in the three storey rear extension would be black aluminium framed (RAL 9005).
- 23 The existing first floor windows in the rear elevation of the building would be re-positioned, and they are white uPVC.

5 **CONSULTATION**

5.1 **APPLICATION PUBLICITY**

24 A site notice was displayed and letters were sent to forty-four residents and businesses in the surrounding area as well as the relevant ward Councillors in Perry Vale. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.

25 Three responses have been received, comprising three objections.

5.1.1 **Objections**

Material planning consideration	Para where addressed
Use of zinc on three storey rear extension does not suit rear elevation and would negatively change the character of the terrace	Para 51
No improvement to living accommodation	Para 68
Amendments to rear extension will negatively impact outlook from adjacent habitable room windows, and reduce daylight and sunlight	Para 62
Increased number of habitable room windows to the rear which will overlook residential properties and their gardens	Para 65

26 A number of non-material planning considerations were also raised as follows:

- Current proposals do not meet regulations regarding fire safety;
- The plans incorrectly show the existing layouts of the flats as two-bedroom units, as opposed to one-bedroom units with a separate living room;
- The neighbouring properties in Rockbourne Mews have not been shown on the plans.

6 **POLICY CONTEXT**

6.1 **LEGISLATION**

27 Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise (S38(6) Planning and Compulsory Purchase Act 2004 and S70 Town & Country Planning Act 1990).

28 **MATERIAL CONSIDERATIONS**

29 A material consideration is anything that, if taken into account, creates the real possibility that a decision-maker would reach a different conclusion to that which they would reach if they did not take it into account.

30 Whether or not a consideration is a relevant material consideration is a question of law for the courts. Decision-makers are under a duty to have regard to all applicable policy as a material consideration.

31 The weight given to a relevant material consideration is a matter of planning judgement. Matters of planning judgement are within the exclusive province of the LPA. This report sets out the weight Officers have given relevant material considerations in making their recommendation to Members. Members, as the decision-makers, are free to use their planning judgement to attribute their own weight, subject to the test of reasonableness.

6.2 NATIONAL POLICY & GUIDANCE

- National Planning Policy Framework 2019 (NPPF)
- National Planning Policy Guidance

6.3 DEVELOPMENT PLAN

32 The Development Plan comprises:

- London Plan Consolidated With Alterations Since 2011 (March 2016):
The London Plan was updated on the 14 March 2016 to incorporate Housing Standards and Parking Standards Minor Alterations to the London Plan (2015). The policies in the current adopted London Plan (2016) relevant to this application are:

Policy 7.4 Local character
Policy 7.6 Architecture

- Draft London Plan (expect 2019):
The Mayor of London published a draft London Plan on 29 November 2017 and minor modifications were published on 13 August 2018. The Examination in Public commenced on 15 January 2019 and concluded on 22 May 2019. This document now has some limited weight as a material consideration when determining planning applications. There are no relevant draft policies that are materially different from the adopted London Plan for the purposes of this decision.

- Core Strategy (June 2011):
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
Core Strategy Policy 15 High quality design for Lewisham

- Development Management Local Plan (November 2014):
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 policies are considered to be relevant to this application:

DM Policy 1	Presumption in favour of sustainable development
DM Policy 19	Shopfronts, signs and hoardings
DM Policy 30	Urban design and local character
DM Policy 31	Alterations/extensions to existing buildings

6.4 SUPPLEMENTARY PLANNING GUIDANCE

33 Lewisham SPD:

- Alterations and Extensions Supplementary Planning Document (April 2019)
- Shopfront Design Guide Supplementary Planning Document (March 2006)

7 PLANNING CONSIDERATIONS

34 The relevant planning considerations are:

- Principle of Development
- Urban Design
- Impact on Adjoining Properties

7.1 PRINCIPLE OF DEVELOPMENT

35 As this is a s.73 application it would involve the issue of a new planning permission. However, previously approved planning permission would remain in existence (subject to time limits).

36 Guidance for determining s.73 applications is set out in the NPPG which states that a minor material amendment is one “whose scale and nature results in a development which is not substantially different from the one which has been approved”. This is not a statutory definition but the Department for Communities and Local Government agree with this statement.

37 It is further stated that the development which the application under s.73 seeks to amend will by definition have been judged to be acceptable in principle at an earlier date. Consequently the extent of the material planning considerations are somewhat restricted and only the amendments being applied for should be considered at this stage. Having said that, when determining the application the LPA will have to consider the application in the light of current policy. The local planning authority therefore has to make a decision focusing on national or local policies which may have changed significantly since the original grant of planning permission as well as the merits of the changes sought. In this case there has been no relevant shift in planning policy.

38 The proposed amendments are minor when judged against the scheme in its entirety and do not change the nature or general scale of the approved scheme. It is therefore considered to be appropriate to deal with these alterations as a minor material amendment.

7.2 URBAN DESIGN

General Policy

- 39 The NPPF at para 124 states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.
- 40 London Plan Policy 7.4 requires development to have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It is also required that in areas of poor or ill-defined character, new development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context.
- 41 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.
- 42 DM Policy 19 requires that signs should relate successfully to the architectural features and detailing of the building. Architectural features such as cornices, pilasters and columns should not be obscured.
- 43 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.
- 44 DM Policy 31 requires development proposals for alterations to be of a high, site specific and sensitive design quality and to respect and/or complement the form, setting period, architectural characteristics and detailing of the original building, including external features such as chimneys and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to context.
- 45 Paragraph 6.3 (Materials) of the Alterations and Extensions SPD states that the use of high quality materials is expected for all extensions and alterations. Poorer quality materials, whilst cheaper in the short term, add to future maintenance costs and usually weather badly.

7.2.1 Amendments

Alterations to Approved Shopfront

- 46 The existing shopfront comprises a large fascia board, and glazed panels surrounding a main entrance door. Whilst it is not traditional in style, it achieves a generally uniform and inoffensive approach to the townscape.
- 47 The replacement shopfront approved in application DC/18/107706 comprised a more traditional glazing pattern and smaller fascia board, similar in appearance to the existing shopfronts at No.14 and No.20.
- 48 The proposed alterations to the shopfront comprise amendments in the proportions of the glazing pattern, and a modest increase in the size of the approved fascia.
- 49 Although the Shopfront Design SPD does not specifically make mention of shopfront glazing, it does state that windows should reflect the proportions of the

building and be slightly recessed within the frame and that a shopfront should be considered as part of the architectural composition of a building. The proposed alterations to the shopfront would retain a traditional glazing pattern and smaller fascia board, and would be similar in appearance to the existing shopfronts at No.14 and No.20. The proposed amendments are considered acceptable.

Alterations to Approved Three Storey Rear Extension

- 50 The amendments to the three storey rear extension comprise modest alterations in the proportions of the extension, as well as the provision of an additional structural support.
- 51 Officers consider that the changes proposed would be of a similar scale and massing in comparison to the original proposed scheme and would not be of any detriment to the host building or surrounding area. The proposed amendments are considered acceptable.

7.2.2 Discharge of Condition 3 attached to DC/18/107706

- 52 The use of zinc cladding for the three storey rear extension has already been approved under application DC/18/107706. In order to discharge Condition 3 attached to permission 18/107706, the applicants have provided specification details of the type of zinc cladding to be used. The applicants propose VMZINC RAL 7016 grey standing seam panels. These details are considered acceptable.
- 53 The proposed shopfront would be anthracite grey powder coated aluminium glazing (RAL 7016).
- 54 The railings at the front of the site would be black painted steel (RAL 9005).
- 55 The velux window in the three storey rear extension would be black aluminium framed (RAL 9005).
- 56 The existing first floor windows in the rear elevation of the building would be re-positioned, and they are proposed to be white uPVC.
- 57 With regards these materials details, they are considered to be of a high quality and to be sympathetic and appropriate in relation to the proposed development and surrounding area.

7.2.3 Urban design conclusion

- 58 For the reasons stated above, the proposal is considered to be acceptable with respect to design quality and character, and consistent with aforementioned policies (including draft London Plan policies). This conclusion is made cognisant of the submission points raised on this matter.

7.3 LIVING CONDITIONS OF NEIGHBOURS

General Policy

- 59 NPPF para 127 sets an expectation that new development will be designed to create places that amongst other things have a 'high standard' of amenity for existing and future users. This is reflected in relevant policies of the London Plan

(LP7.6), the Core Strategy (CP15), associated guidance (Housing SPD 2017, GLA; Alterations and Extensions SPD 2019, LBL).

60 LP7.6(b)(d) requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing.

61 Core Strategy Policy 15 seeks to ensure that proposed development is sensitive to the local context. Officers therefore expect proposed development to be designed in a way that will not give rise to significant impacts upon the amenities of existing neighbours and future occupiers.

62 DM Policy 31 requires that residential extensions should result in no significant loss of privacy and amenity to adjoining houses and their back gardens

7.3.1 Alterations to Three Storey Rear Extension

63 The amended three storey rear extension would be set back between 0.95 metres and 1.1 metres from the nearest kitchen/living/dining room window of the first and second floor flats at the application site. Whilst Officers acknowledge the proximity of the extension to the windows of the flats may result in a reduced outlook for occupants of the first and second floor flats, this is not considered to be harmful when considered against the already approved extension. Similarly, the modest amendments to the three storey rear extension are not considered to significantly reduce the provision of daylight and sunlight for the occupants of the first and second floor flats at the application site.

64 The proposed three storey rear extension would be set back at least 4 metres from the shared boundaries with No.14 and No.20. As such, the proposal is not considered to result in a loss of daylight and sunlight or appear overbearing to the residents of the adjoining buildings.

7.3.2 Increased Number of Habitable Room Windows to Rear

65 The original permission (ref. DC/18/107706) granted the re-positioning and enlargement of the windows on the rear elevation of the host building. The original permission also granted the provision of a velux rooflight in the roof of the three storey rear extension.

66 There are no changes in terms of the number or proportions of windows to the rear of the building, from what was previously approved in application DC?18/107706. As such, the proposal is not considered to result in a loss of privacy or outlook to the properties to the rear of the application site, located in Rockbourne Mews.

7.3.3 Impact on neighbours conclusion

67 For the reasons outlined above, no material adverse loss of daylight, sunlight, outlook or privacy are considered to be generated upon any neighbour as a result of the proposal. The proposal is considered to be consistent with aforementioned policies (including draft London Plan policies). This conclusion is made cognisant of the submission points raised on this matter.

7.4 OTHER CONSIDERATIONS

68 Concerns have been raised by neighbouring residents with regards the revised layouts of the flats.

69 There are four existing flats on the upper floors of the application buildings. These will increase in size as a result of the proposal, as the existing internal staircases are replaced by one external staircase. As such, Officers consider that the standard of accommodation of the existing four flats will marginally improve as a result of the development approved in the previous application (DC/18/107706).

8 EQUALITIES CONSIDERATIONS

70 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.

71 In summary, the Council must, in the exercise of its function, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- advance equality of opportunity between people who share a protected characteristic and those who do not;
- foster good relations between people who share a protected characteristic and persons who do not share it.

72 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.

73 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: <https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england>

74 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty
- Equality objectives and the equality duty

- Equality information and the equality duty

75 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: <https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>

76 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 to any person.

9 HUMAN RIGHTS IMPLICATIONS

77 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant including:

- Peaceful enjoyment of property
- Right to a fair trial
- Right to respect for private and family life

78 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as Local Planning Authority.

79 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with the above Convention Rights will be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Local Planning Authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

80 This application has the legitimate aim of providing amendments to an approved scheme. The rights potentially engaged by this application are not considered to be unlawfully interfered with by this proposal.

10 CONCLUSION

81 This application has been considered in the light of policies set out in the development plan and other material considerations, and it is considered that the application complies with all such policies.

82 The amendments are considered to be materially acceptable. Therefore, the application is recommended for approval.

11 **RECOMMENDATION**

1 That the Committee resolve to **GRANT** planning permission subject to the following conditions and informatives:

11.1 **CONDITIONS**

1) FULL PLANNING PERMISSION TIME LIMIT

The development to which this permission relates must be commenced before 17th October 2021.

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

2) DEVELOP IN ACCORDANCE WITH APPROVED PLAN

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

18-1318-12; 18-1318-13; A101 Rev P1; A201 Rev P1; A301 Rev P1; D101 Rev P2; L18/171/12 - 602 Rev P3 received 22nd January 2019.

VMZINC Facades; Optio 58BW Window System received 30th April 2019.

A102 Rev P1 received 8th July 2019.

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) MATERIALS/DESIGN QUALITY

The development shall be carried out in accordance with the details approved in **D101 Rev P2; VMZINC Facades; Optio 58BW Window System.**

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.

11.2 **INFORMATIVES**

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.