

Committee	PLANNING COMMITTEE C	
Report Title	2- 2A MORLEY ROAD (INC REFLECTIONS & THE GLASSHOUSE) LONDON, SE13 6DQ	
Ward	Lewisham Central	
Contributors	Jesenka Ozdalga	
Class	PART 1	06 February 2020

<u>Reg. Nos.</u>	DC/19/114416
<u>Application dated</u>	24 October 2019
<u>Applicant</u>	Design Squared Ltd (on behalf of Applicant)
<u>Proposal</u>	Construction of an additional storey to the existing buildings at 1-8 The Glass House and 1-8 Reflections House, 2a Morley Road SE13 to provide 1 three bedroom self-contained unit, together with terrace area and new cycle and refuse stores.
<u>Submitted drawings and documents</u>	781-MS-100; 781-MS-101; 781-MS-102; 781-MS-103; 781-MS-201; 781-MS-202; 781-MS-203; 781-MS-204; 781-MS-301; 781-MS-302; 781-P-101; 781-P-102; 781-P-103; 781-P-201; 781-P-202; 781-P-203; 781-P-204; 781-P-301; 781-P-302 received on 25 October 2019.
<u>Background Papers</u>	(1) Core Strategy (June 2011) (2) Development Management Local Plan (November 2014) (3) London Plan (March 2016)
<u>Designation</u>	PTAL 6a and 6B; Flood Risk Zone 1; Major District Centre; Local Open Space Deficiency; Area of Archaeological Priority; Air Quality
<u>Screening</u>	LDD Monitoring

## 1 SUMMARY

- 1 This report sets out Officer's recommendation for the above proposal. The case has been brought before members for a decision as the recommendation is to approve and there are three valid planning objections.

## 2 SITE AND CONTEXT

- 2 The application relates to a four storey block of flats located on the south side of Morley Road. The existing building features yellow brick façade and aluminium windows. The property backs onto the railway line.

- 3 The application building is attached to 9-14 The Glass House to the east, a three storey building. This part of the building has been granted planning permission for a two bedroom roof top extension (fourth floor of accommodation) under application DC/18/106561, dated 27 July 2018, currently not implemented.
- 4 Further to the east, Morley Road is a traditional residential street, largely characterised by detached and terraced housing of two, three and four storey. Some of the buildings have been converted to flats. To the west of the site is 2 Morley Road, a Victorian brick building, currently in use as a medical surgery.
- 5 To the north west of the site at 223 – 229 Lewisham High Street, permission has been granted for a six storey, 127 bedroom hotel and 338 sq m of commercial floorspace (reference DC/18/109604). Permission was previously granted for 22 flats (4 and 5 storey height) under reference DC/13/85398.

**Fig 1: Site location plan**



**Site Location Plan**

- 6 The site is not located within a conservation area, not subject to an Article 4 direction or listed.
- 7 The application property is in Flood Risk Zone 1, meaning flood risk is low probability.
- 8 The application site has high PTAL of 6a and 6b and is in close proximity to the town centre, which makes this a sustainable location in terms of transport links. None of the existing 22 flats in this block have off-street car parking.

### **3 RELEVANT PLANNING HISTORY**

- 9 **DC/02/052414** The construction of a part three/part four storey block, comprising 5 one bedroom and 9 two bedroom, self-contained flats on the site of 2A Morley Road SE13, together with associated landscaping and provision of a cycling rack and bin enclosure. **Granted.**
- 10 **DC/04/056138** - The demolition of existing buildings at 2 Morley Road SE13 adjacent to the doctors surgery and the construction of a four storey building to provide 2 one bedroom and 6 two bedroom self-contained flats. **Granted.**

- 11 **DC/18/106561** - The construction of an roof extension (additional storey) to The Glasshouse, 2A Morley Road, SE13 to provide a two bedroom self-contained flat, together with the provision of a bin and bike stores. **Granted.**

## 4 CURRENT PLANNING APPLICATION

- 12 The proposal seeks permission for a construction of an additional storey to provide three bedroom unit of accommodation. The proposed unit would sit upon the existing building (above 1-8 The Glass House and partly above 1-8 Reflections House) and set back from the front and side elevations. The flat would provide 110 sqm of floorspace (GIA), along with 13 sq m of private amenity space in form of a balcony to the western side of the proposed flat, accessed from the open plan living area.
- 13 The proposed materials are high quality grey profiled aluminium for curved roofs and brown aluminium windows and door frames. The proposed walls would be constructed of London stock brick with black metal balcony railings to the amenity areas. These materials have been chosen to match those of the existing building.

## 5 CONSULTATION

### 5.1 APPLICATION PUBLICITY

- 14 Site notice was displayed and certificate of site notice display signed on 17 November 2019.
- 15 Letters were sent to residents on 31 October 2019.
- 16 Consultation email was sent to relevant ward councillors on 9 January 2020.
- 17 Six responses were received, comprising three objections, two support and one comment.

#### 5.1.1 Comments in objection

Comment	Para where addressed
Out of keeping with the scale, design and character of the buildings on either side of it.	[para 47, 48, 49 and 50]
Impact from construction in terms of damage to the below flats and living conditions and safety of the tenants due to the increased noise and disturbance	[para 64, 65 and 66]

#### 5.1.2 Comments in support

Comment	Para where addressed
Use of the existing space to provide more residential units	[para 31, 32 and 33]
Creation of a family sized dwelling	[para 31, 32 and 33]

### 5.1.3 Neutral comments

18 One neutral comment was submitted with no objection to this development in principle, however raising concerns over the impact of the construction on the flats below.

## 5.2 INTERNAL CONSULTATION

19 The following internal consultees were notified on 9 January 2020.

20 **Highways officers** provided comments requesting further details on cycle storage location and product specification. Further details were also required in regards to the location of all refuse and recycling storage serving existing and proposed flats.

## 6 POLICY CONTEXT

### 6.1 LEGISLATION

21 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).

### 6.2 MATERIAL CONSIDERATIONS

22 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.

23 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.

24 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.

### 6.3 NATIONAL POLICY & GUIDANCE

- National Planning Policy Framework 2019 (NPPF)
- National Planning Policy Guidance 2014 onwards (NPPG)
- National Design Guidance 2019 (NDG)

### 6.4 DEVELOPMENT PLAN

25 The Development Plan comprises:

- London Plan Consolidated With Alterations Since 2011 (March 2016) (LPP)
- Core Strategy (June 2011) (CSP)
- Development Management Local Plan (November 2014) (DMP)
- Site Allocations Local Plan (June 2013) (SALP)

- Lewisham Town Centre Local Plan (February 2014) (LTCP)

## 6.5 SUPPLEMENTARY PLANNING GUIDANCE

26 Lewisham SPG/SPD:

- Alterations and Extensions Supplementary Planning Document (April 2019)

## 6.6 OTHER MATERIAL DOCUMENTS

- Draft London Plan: The Mayor of London published a draft London Plan on 29 November 2017 and minor modifications were published on 13 August. The Examination in Public was held between 15th January and 22nd May 2019. The Inspector's report and recommendations were published on 8 October 2019. The Mayor issued to the Secretary of State the Intend to Publish London Plan on 9th December 2019. This document now has some weight as a material consideration when determining planning applications. The relevant draft policies are discussed within the report (DLPP).

## 7 PLANNING CONSIDERATIONS

27 The main issues are:

- Principle of Development
- Standard of accommodation
- Urban Design
- Transport
- Impact on living conditions of neighbours
- Sustainable Development

### 7.1 PRINCIPLE OF DEVELOPMENT

#### *General policy*

28 The National Planning Policy Framework (NPPF) at Paragraph 11, states that there is a presumption in favour of sustainable development and that proposals should be approved without delay so long as they accord with the development plan.

29 Lewisham is defined as an Inner London borough in the London Plan. LPP 2.9 sets out the Mayor of London's vision for Inner London. This includes among other things sustaining and enhancing its recent economic and demographic growth; supporting and sustaining existing and new communities; addressing its unique concentrations of deprivation; ensuring the availability of appropriate workspaces for the area's changing economy; and improving quality of life and health.

30 The Development Plan is generally supportive of extensions and alterations to the existing buildings to provide more homes, subject to details.

#### *Discussion*

31 The site lies within the established urban area and in very close proximity to the town centre with a good public transport accessibility. The principle of high density residential development in this location is considered acceptable.

32 The site currently comprises high density development, a four storey height building with flats. The proposal will optimise the potential of the site to accommodate development of an additional home within a sustainable and accessible location.

### **7.1.1 Principle of development conclusions**

33 Officers that this type of the development would efficiently use the land and allow for an additional family-sized dwelling in a sustainable location. Therefore, the principle of the development is acceptable.

## **7.2 STANDARD OF ACCOMMODATION**

### *Policy*

34 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 (LPP 3.5), the Core Strategy (CS P15), the Local Plan (DMP 32) and associated guidance (Housing SPD 2017, GLA).

35 The main components of residential quality in this case are: (i) space standards; (ii) outlook and privacy; (iii) overheating; (iv) daylight and sunlight and (v) external space standards.

### *Discussion*

36 LPP 3.5 seeks to achieve housing development with the highest quality internally and externally in relation to their context. Minimum space standards are set out in Table 3.3 of the London Plan. The total flat size would be 110 sqm (GIA), which exceeds the National Space Standards of 95 sqm for a 6 person 3 bedroom flat. The flat would provide a generous open plan kitchen, living and dining area of 36 sqm, three double bedrooms and terrace area accessed from the main living area. The proposed layout would therefore provide high quality standard of residential layout for future occupants.

37 The proposed flat would be accessed via the existing front entrance and internal staircase serving 1-8 The Glass House, which currently serves eight flats (two flats per floor, over four floors). The access is acceptable.

38 The layout also includes external amenity area to the western side of the flat, accessed from the proposed living area. The total amenity space provision would be 13 sqm.

39 The proposed development would have window openings on four sides and therefore the dwelling would have good daylight, sunlight and ventilation. Furthermore, the large sliding door providing access to the open terrace would be facing northwest and as such the risk of overheating would be avoided.

40 Standard 4.10.1 of the Mayor's Housing SPG states that 'a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant'. The amenity space provided for the new dwelling (13sqm terrace) would be in excess of those requirements.

### 7.2.1 Standard of accommodation conclusion

41 Officers are satisfied that the proposed flat would be of a generous layout, would have good outlook and receive good level of daylight, sunlight and natural ventilation and would therefore provide high quality standard of accommodation and amenity space for future occupants.

## 7.3 URBAN DESIGN

### *General Policy*

42 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.

43 Urban design is a key consideration in the planning process. Part 10 of 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.

44 London Plan Policies 7.1-7.7 (inclusive), Draft London Plan Policy D2 and Core Strategy Policy CS 15 reinforce the principles of the NPPF setting out a clear rationale for high quality urban design.

45 Core Strategy Policy 15 states that 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.

46 DM Policy 30 states that the Council will require all development proposals to attain a high standard of design, including alterations and extensions to existing buildings. An adequate response to how the scheme relates to the existing street including its building frontages will be required including:

The quality and durability of building materials and their sensitive use in relation to the context of the development. Materials used should be high quality and either match or complement existing development, and the reasons for the choice should be clearly justified in relation to the existing built context.

47 DM Policy 31 states that the Council will expect alterations and extensions to be of a high, site specific, and sensitive design quality and respect and/or complement the form, setting, period, architectural characteristics and detailing of the original building.

48 Section 5.14 Adding an additional storey of Alterations and Extensions SPD states that this type of extension is only likely to be acceptable on a flat roof and that the style of the extension must complement the appearance of the existing building and surrounding and must relate to the building proportions in terms of height and scale.

### *Discussion*

49 The proposed design responds to and reflects the brick faced and curved metal roof architectural style of the existing building. The new storey with three bedroom flat would sit above the existing building, with the side and rear set back reducing the massing and significantly limiting visibility from street level vantage points.

50 The immediate locality of the site consists of different heights and therefore, proposed additional storey would contribute to visual transition between the building forms.

51 Officers are satisfied that this type of the roof extension is suitable in this instance as the existing group of properties feature flat roof. It is also considered that the proposal successfully addresses provisions and requirements of the Alterations and Extensions SPD in terms of its scale and design and being subservient and suitably set back from the front and sides elevations of the host building.

### **7.3.1 Urban design conclusion**

52 Officers conclude the proposed additional storey would be of good design quality, evident in the detail and proposed materials, and relate successfully to the host building and the surrounding.

## **7.4 TRANSPORT**

### *General policy*

53 Nationally, the NPPF requires the planning system to actively manage growth to support the objectives of para 102. This includes: (a) addressing impact on the transport network; (b) realise opportunities from existing or proposed transport infrastructure; (c) promoting walking, cycling and public transport use; (d) avoiding and mitigating adverse environmental impacts of traffic; and (e) ensuring the design of transport considerations contribute to high quality places.

54 Regionally, the Mayor's Transport Strategy ('the MTS', GLA, March 2018) sets out the vision for London to become a city where walking, cycling and green public transport become the most appealing and practical choices. The MTS recognises links between car dependency and public health concerns.

55 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).

56 Draft London Plan Policy T4 requires transport assessments to be submitted with development proposals to ensure any impacts are fully assessed and Policy T6 states that car-free developments should be a starting point for all development proposals in places that are well-connected to public transport.

57 The Core Strategy, at Objective 9 and CSP14, reflects the national and regional priorities.

### *Discussion*

58 The site is located close to Lewisham Town Centre and its shops, services, facilities and public transport links. The site also lies within PTAL 6a which indicates high level of transport accessibility.

59 The existing flats currently have no parking on site. Similarly, the proposed flat would not provide off street car parking.

60 The proposed layout includes secure cycle parking to the side of the building, for 6 cycles, including 2 designated for use by the proposed flat. However, Highways officers in their comments encourage provision of more than 6 cycle parking spaces in this location and further details would be required and secured by the condition.

61 The submitted site plan indicates bin storage in front of the building, however, further details in terms of number, capacity and location of all bin stores serving existing and proposed flats would be required and secured by the condition.

#### **7.4.1 Transport impact conclusion**

62 In line with Highways officer's comment, Officers are satisfied to secure further details on cycle and refuse storage through conditions.

## **7.5 LIVING CONDITIONS OF NEIGHBOURS**

### *General Policy*

63 Relevant regional and local policies are London Plan Policy 7.6 and DM Policy 31.

64 The main considerations in terms of amenity in this case are: (i) overbearing enclosure/loss of outlook; (ii) loss of privacy; (iii) loss of daylight within properties and loss of sunlight to amenity areas. Noise would be limited to that generated by domestic properties.

### *Discussion*

65 The application property backs on the railway line. The proposal is appropriately set back from the front and side elevations of the building below and contained within the existing flat roof; therefore, no adverse impact in terms of overbearing, overshadowing and loss of daylight/sunlight and outlook on the amenities of the neighbouring properties is foreseen.

66 The proposed open terrace is considered sufficiently set back from the side elevation of the building and therefore, no increased overlooking or loss of privacy is foreseen.

67 In terms of noise increase, officers consider that creation of additional storey for a flat would be complementary to the existing residential use in the building and as such, no additional increase in noise and disturbance beyond the expected for the buildings in residential use is foreseen.

68 Local residents raised concerns on the impact on the flats in the existing building in terms of potential damage, noise disturbance and safety.

69 Disturbance during constructions works are not normally a material planning consideration for a proposal of this scale. In this case, the impact of construction works are likely to be limited in their scope and short lived. Should Members be minded to grant planning permission, a condition is recommended to secure a Construction Management Plan.

#### **7.5.1 Impact on neighbours conclusion**

70 The proposal is considered to have an acceptable impact in terms of living conditions of neighbours in terms of overbearing, overshadowing, loss of daylight/sunlight, privacy and outlook. The impact during construction would be acceptable subject to the conditions attached to the decision notice.

## **7.6 SUSTAINABLE DEVELOPMENT**

### **7.6.1 Flood Risk**

#### *Policy*

71 The NPPF sets out planning and policies related to development planning and flood risk using a sequential characterisation of risk based on planning zones and the Environment Agency's Flood Maps. The aim of the flood risk assessment is to identify which Flood Zones the site is located in and vulnerability classification relevant to the proposed development, based on an assessment of current and future conditions.

#### *Discussion*

72 A Flood Risk/Surface Water Assessment has been submitted with the application. The proposed development is categorised as 'more vulnerable'. The nearest main river from the site is the Ravensbourne River with the risk of fluvial flooding. However, there were no records of any flooding events at the site.

73 The Environment Agency's Flood Maps show that the site lies within the Flood Zone 1 (low probability flooding). The Environment Agency's flood risk map indicates that the site is located in a 'low' flood risk zone. The flood risk from other sources including underground water, sewer and reservoir is low.

#### **7.6.2 Sustainable Infrastructure conclusion**

74 Officers are satisfied with the submitted FRA that finds this proposal to be safe in terms of flood risk, for its design life and not to increase the flood risk elsewhere.

## **8 LOCAL FINANCE CONSIDERATIONS**

75 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).

76 The weight to be attached to a local finance consideration remains a matter for the decision maker.

77 The CIL is therefore a material consideration.

78 £11,158.83 Lewisham CIL and £7,372.80 MCIL is estimated to be payable on this application, subject to any valid applications for relief or exemption, and the applicant has completed the relevant form. This would be confirmed at a later date in a Liability Notice.

## **9 EQUALITIES CONSIDERATIONS**

79 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.

80 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.

81 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.

82 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>

83 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

84 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>

85 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.

## 10 HUMAN RIGHTS IMPLICATIONS

86 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:

- Article 8: Respect for your private and family life, home and correspondence

- Protocol 1, Article 1: Right to peaceful enjoyment of your property

87 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.

88 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with the above Convention Rights Off 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.

89 This application has the legitimate aim of providing a new building with residential uses. The rights potentially engaged by this application, are not considered to be unlawfully interfered with by this proposal.

## 11 CONCLUSION

90 This application has been considered in the light of policies set out in the development plan and other material considerations.

91 In reaching this recommendation, Officers have given significant weight to the merit of efficient use of land to provide an additional family-sized dwelling in a sustainable location. Therefore, Officers recommend that planning permission should be granted subject to the imposition of suitable planning conditions.

## 12 RECOMMENDATION

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

### 12.1 CONDITIONS

1) FULL PLANNING PERMISSION TIME LIMIT

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

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

2) DEVELOP IN ACCORDANCE WITH APPROVED PLANS

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

781-MS-100; 781-MS-101; 781-MS-102; 781-MS-103; 781-MS-201; 781-MS-202; 781-MS-203; 781-MS-204; 781-MS-301; 781-MS-302; 781-P-101; 781-P-102; 781-P-103; 781-P-201; 781-P-202; 781-P-203; 781-P-204; 781-P-301; 781-P-302 received on 25 October 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) MATERIAL AND DESIGN QUALITY

(a) The development shall be constructed in those materials as submitted namely: Yellow stock brick to match the existing brick of the building below; Aluminium fascia in colour to match the existing of the roof below; Black metal railings; Grey metal cladding in colour to match existing roofs; Aluminium framed rooflights; Profiled aluminium roof; Brown aluminium windows; Brown aluminium doors in colour to match the existing windows and doors of the building below and in full accordance with 781- P-201; 781- P-202; 781- P-203 and 781- P-204.

(b) The scheme shall be carried out in full accordance with those details, as approved.

**Reason:** To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies 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.

4) CONSTRUCTION DELIVERIES AND HOURS

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

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

5) CONSTRUCTION MANAGEMENT PLAN

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

(a) Dust mitigation measures

(b) The location and operation of plant and wheel washing facilities

(c) Details of best practical measures to be employed to mitigate noise and vibration arising out of construction process

(d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-

(i) Rationalise travel and traffic routes to and from the site.

(ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact on construction related activity.

(iii) Measures to deal with safe pedestrian movement.

(e) Security Management (to minimise risks to unauthorised personnel)

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

**Reason:** In order that the local planning authority may be satisfied that the construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

6) CYCLE PARKING AND STORAGE

- (a) **Prior to first occupation**, full details of the cycle parking facilities to provide space for 2 cycles shall be submitted to and approved in writing by the local planning authority.
- (b) The facilities as approved under part (a) shall be provided and made available for use prior to occupation of the development and maintained thereafter.

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

7) REFUSE AND RECYCLING STORAGE

- (a) **Prior to first occupation**, full details of proposals for the storage of refuse and recycling facilities for the flat hereby approved, shall be 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).

## 12.2 **INFORMATIVES**

- 1) **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be recommended for approval without any further discussion.
- 2) 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.

- 3) You are advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.
- 4) The applicant attention is drawn to the requirements of Part E of Building Regulations in terms of vertical noise transmission between residential units.
- 5) 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>