

Committee	PLANNING COMMITTEE B	
Report Title	109 Honor Oak Park, SE23 3LB	
Ward	Forest Hill	
Contributors	Amanda Ghani	
Class	PART 1	17 September 2020

Reg. Nos.

DC/18/108889

Application dated

12/09/18

Applicant

Planning and Development Associates

Proposal

The demolition of the existing house at 109 Honor Oak Park, SE23 and the construction of a three storey plus basement building consisting of 8 three bedroom self-contained flats, together with associated refuse storage, cycle storage and landscaping.

Background Papers

(1) Case File LE/340/109/TP
(2) Local Development Framework Documents
(3) The London Plan

Designation

PTAL 4

1 SUMMARY

- 1 This report sets out the officer's recommendation for the above proposal. Seven neighbour objections were received in response to the scheme. In accordance with temporary changes to the Council's Scheme of Delegation and Statement of Community Involvement, this application was reviewed by a Chair of one the Council's planning committees, has confirmed on 20th August 2020 that the application should be heard at committee.

2 SITE AND CONTEXT

Site description and current use

- 2 The property is a three storey, seven bedroom detached single-family dwelling located on the south-western side of Honor Oak Park.
- 3 The building is a Victorian/Edwardian villa constructed of brick with slate roof tiles. The windows are timber-sliding sash and the doors are also timber. To the rear, frames are painted green to match the porch. While the building is considered to contribute to the streetscene it has been vacant for a number of years and has fallen into a state of disrepair.

- 4 The property benefits from a deep rear garden approximately 30m in depth, which is overgrown with self-seeding vegetation. The site generally slopes down from the front to the rear.
- 5 Honor Oak Park is an unclassified road with some areas of parking restrictions, however to the front of the site and further west, areas of kerb parking are permitted. Vehicle access is available to the site providing vehicle parking to the original garage, which has now been demolished.
- 6 The site is not located in a conservation area and is not a listed building, neither is it locally listed. The dwelling is considered a non-designated heritage asset.



Figure 1 Site Location Plan

Character of area

- 7 The surrounding area is primarily of similar character to the subject site. The nearby development consists of large detached and semi-detached villas with deep rear gardens. There are some exceptions to this with dwellings demolished and blocks of flats constructed, as well as the self-build, Walters Way development in a cul-de-sac style street. However, the predominant typology is identified as a residential perimeter 'villa' pursuant to the Lewisham Character Study. One Tree Hill local nature reserve is an elevated wooded, green public space that is directly opposite the subject site.

3 RELEVANT PLANNING HISTORY

- 8 DC/16/095234 - demolition of the existing house at 109 Honor Oak Park SE23 and the construction of a three storey, plus basement building consisting of 8 three-bedroom self-contained flats, together with associated refuse storage, cycle storage and landscaping on 31st May 2016. The application was **refused** for the following two reasons:

The loss of the existing dwelling has not been satisfactorily justified in line with DM Policy 2 'Prevention of loss of existing housing' or DM Policy 38 'Demolition or substantial harm to designated and non-designated heritage assets' of the Development Management Local Plan (November 2014), which together with the poor quality of the proposed building in terms of design articulation, bulk and scale and poor visual interest, would cause detrimental harm to the visual amenities and character of the area contrary to DM Policy 30 'Urban design and local character' of the Development Management Local Plan (November 2014).

The proposed development would constitute overdevelopment resulting in the majority of the residential units being undersized in terms of floor area and with reduced outlook and daylight to the bedrooms at lower ground floor level and reduced daylight to the living rooms of units 3-6 and therefore contrary to DM Policy 32 'Housing design, layout and space standards' of the Development Management Local Plan (November 2014) and the London Plan Housing Supplementary Planning Guidance (2016)

- 9 DC/17/101708 - Demolition of the existing house at 109 Honor Oak Park and the construction of a three storey plus basement building consisting of 8 three-bedroom self-contained flats together with associated refuse storage, cycle storage and landscaping. The application was refused under delegated powers on 08/08/17 for the following two reasons:

The loss of the existing dwelling has not been satisfactorily justified in line with DM Policy 2 'Prevention of loss of existing housing' or DM Policy 38 'Demolition or substantial harm to designated and non-designated heritage assets' of the Development Management Local Plan (November 2014).

The design of the proposed development with particular reference to the extensive excavation to the front of the property exposing the lower ground floor and altering the expression of the building in the streetscene relative to adjoining properties, the exaggerated gable ends and serrated appearance of the roof, and the fenestration pattern and imbalance of solid to void ratio would result in an unacceptable form of development causing demonstrable harm to the visual amenities and character of the area contrary to Policy 7.4 Local Character and Policy 7.6 Architecture in the London Plan (2016), Policy 15 High Quality Design for Lewisham in the Core Strategy (2011) and DM Policy 30 Urban Design and Local Character of the Development Management Local Plan (2014)

- 10 Appeal Dismissed (APP/C5690/W/3183996) 14th May 2018 due to the proposal resulting in a loss of a non-designated heritage asset being contrary to DM Policy 38. However, in dismissing the appeal the Inspector confirmed that the proposal would not harm the character and appearance of the area. The appeal decision is attached as **Appendix 1**.

4 CURRENT PLANNING APPLICATION

THE PROPOSALS

- 11 The current application seeks to address the concerns of the Planning Inspector and as such, the mass, scale, design and number and type of units is the same as the previous application DC/17/101708.
- 12 The proposed building would accommodate eight single level residential units over four storeys of accommodation. The building would exhibit a lower ground floor, ground floor, first floor, second floor/roof level accommodation. Each of the proposed units would have individually dedicated amenity space in the form of an enclosed garden for lower ground floor units and in the form of a balcony and a space in the rear garden for ground, first and second floor units. The building would be accessed via a centrally located communal entrance porch.
- 13 Members should note the current application replicates the design, scale and massing of the previous proposal, which the Planning Inspector concluded was acceptable and in keeping the character and appearance of the area. The Inspector also concluded the principle of the loss of the existing dwelling on the site was acceptable given the additional dwellings would be provided. There has been no change in the policy context since the appeal decision was issued.
- 14 The only remaining planning issue for consideration is therefore if the loss of the non-designated heritage asset on the site is justified. The Inspector concluded that the existing property can be considered a non-designated heritage asset and as such, DM Policy 38 applies, as is set out below.
- 15 Limited evidence was submitted with the previous application to show that removal of the existing dwelling was justified and the Inspector considered the information that was provided fell short of a full viability assessment, which is required as evidence in line with DM Policy 38. The Inspector concluded that in the absence of convincing evidence, the proposal conflicted with DM Policy 38 and as such dismissed the appeal.
- 16 The current application was submitted with a development appraisal, an economic viability report and a budget cost estimate. GL Hearn were engaged by officers to provide a review of the applicant's submission on behalf of the owner, to ascertain if the refurbishment of the dwelling was financially viable from a development perspective. GL Hearn has confirmed this assessment is sound and in accordance with RICS guidance as it set out below.

APPLICATION PUBLICITY

- 17 Site notices were displayed on 27th September 2018.
- 18 Letters were sent to residents and business in the surrounding area and the relevant ward Councillors on 27th September 2018. 7 number responses received, comprising 7 objections. A summary of material comments and where the issue is addressed in the report is below.

Comment	Para where addressed
Building makes a positive contribution to the area and is a heritage asset	Para 54
Building is structurally sound	Para 58
The removal of trees is unacceptable	Para 142
Overdevelopment of site	Para 69
Add to on street parking pressure	Para 125
Poor quality accommodation	Para 96
Environmental cost and impact of demolishing	Para 63
No sustainability built into proposal	Para 6.6
Property has deliberately been allowed to fall into disrepair	Para 57
Restricted daylight to basement flats	Para 87

19 **INTERNAL CONSULTATION**

20 The following internal consultees were notified on 27th September 2018

21 Highways: raised no objections subject to conditions. See para 118 for further details.

22 Environmental Protection: raised no objections

23 Tree Officer: landscaping scheme considered acceptable. See para.142 for further details.

24 Urban Design: raised no objections. See para.97 for further details

EXTERNAL CONSULTATION

25 The following External Consultees were notified on 27th September 2018

26 Thames Water: no objection. Informatives recommended.

27 The Forest Hill Society: no response received.

5 POLICY CONTEXT

LEGISLATION

28 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).

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.

NATIONAL POLICY & GUIDANCE

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

DEVELOPMENT PLAN

- 32 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)

SUPPLEMENTARY PLANNING GUIDANCE

- 33 London Plan SPG/SPD:
- Sustainable Design and Construction (April 2014)
 - Character and Context (June 2014)
 - The control of dust and emissions during construction and demolition (July 2014)
 - Housing (March 2016)

OTHER MATERIAL DOCUMENTS

- Draft London Plan: The Mayor of London published a draft London Plan on 29 November 2017. 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 (SoS) the Intend to Publish London Plan on 9th December 2019. The

SoS issued a letter on 13 March 2020 directing modifications to the Local Plan, and the Mayor of London responded on 24 April 2020 indicating he will work with the SoS to achieve the necessary outcomes. Notwithstanding these requested modifications, this document now has some weight as a material consideration when determining planning applications.

6 PLANNING CONSIDERATIONS

34 The main issues are:

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

PRINCIPLE OF DEVELOPMENT

General policy

35 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.

36 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.

Loss of the existing dwelling

38 The proposed demolition of the building should be in accordance with DM Policy 2. The policy is in line with the NPPF on meeting housing need and Policy 3.14 of the London Plan. The policy resists the loss of housing unless specific criteria are met, including the re-provision of new housing stock.

39 The Planning Inspector noted in the previous appeal decision in Appendix 1 that whilst the proposal would result in the loss of an existing dwelling, the conflict with DM Policy 2 is mitigated by the provision of additional dwellings. The demolition of the dwelling is therefore acceptable in principle subject to the justification of the loss of the non-designated heritage asset.

Loss of a non-designated heritage asset

41 Demolition of non-designated heritage assets need be appropriately justified. DM Policy 38 sets out that the demolition of a building on the grounds that repair is

not economically viable should be accompanied by appropriate supporting evidence, for example:

- (a) A valuation of the existing building and site
- (b) A full survey identifying the repairs required.
- (c) Development costs, including a costed schedule of repairs.
- (d) An estimate of the value of the repaired property, including potential yields.
- (e) Evidence that the property has been marketed for a reasonable period at a price reflecting its condition.

42 The Inspector concluded in the previous appeal decision that the applicant failed to address the above criteria. The Inspector stated at paragraph 8 that “there is very limited information on the costs of either refurbishing the property or the costs of the appeal development. I can therefore only give this information limited weight.” The Inspector goes on to conclude that in the absence of evidence, the appeal scheme was unacceptable.

43 In seeking to address the Inspector’s comments, the applicant has submitted a Budget Cost Estimate, Economic viability report and Development Appraisal with the current application to support the position the refurbishment of the dwelling is unviable.

44 The submitted economic viability report considers three options. The first is for the retention, repair and refurbishment of the existing building; the second is for the building’s repair and conversion into six flats and thirdly, demolition of the existing building and redevelopment of the site for eight flats.

45 The review adheres to the RICS Professional Statement on Financial Viability in Planning: Conduct and Reporting and was prepared according to the Professional Statement’s requirements for objectivity and impartiality. The independent review concluded by GL Hearn noted that from a development perspective, a refurbishment scenario would yield a significant deficit of £201,616.

46 In coming to the conclusion retention was not viable, the submission noted the deterioration of the dwelling and the following defects:

- Damaged and rotten joinery to exterior windows including some damage to glazing
- Some cracking to the load bearing brick walls and some limited evidence of settlement which may require underpinning
- Some evidence of movement to chimney stacks
- Daylight visible through the roof and there was substantial evidence of water ingress
- Interior plasterwork was substantially stained and damaged through the impact of water penetration
- Many floors had been removed revealing floor joists
- The building was filled with a substantial amount of debris including interior joinery which had been removed or damaged
- The second floor appeared likely to suffer from rot and ingress of Pigeons

- 47 The Council's viability consultant GL Hearn concurred with the assessment that the refurbishment scheme would not return a positive land value on the basis of the evidence presented and when assessed from a market perspective. GL Hearn notes costs of refurbishment are such that the review scenario cannot be considered viable. GL Hearn's report is **Appendix 2**.
- 48 Officers also note that the site is not located within a conservation area. As the building is not a listed structure, the demolition of the building could be secured under prior approval without regard to the planning policy position to justify retention. The applicant has cooperated with officers in presenting evidence to justify the application proposal following the most recent appeal.
- 49 The applicant is considered to have provided clear and convincing evidence to supporting demolition of the non-designated heritage asset in line with the requirements of DM Policy 38. The provision of 8 family sized homes in a sustainable location is considered to be a significant public benefit that outweighs the loss in this instance and the demolition is acceptable in accordance with paragraph 197 of the NPPF. The application for 8 homes is evidence that new development will proceed after the loss has occurred.
- 50 In weighting up the material issues, officers note the prior approval option available to the applicant and the poor condition of the dwelling. Officers consider the remaining reason for the Inspector's dismissal of the appeal has been addressed with the applicant's submission demonstrating retention is not viable. .

7.1.1 Principle of development conclusions

- 51 Officers consider that the requirements as set out in DM Policy 38 have been met to justify the demolition of a non-designated heritage asset, and therefore overcome addressed the Inspector's concerns arising from the previous appeal decision.
- 52 The site will additionally contribute to meeting housing need as identified in LPP 3.3 and 3.4 to increase housing supply and optimise housing potential. The proposal will make more efficient use of the land and officers therefore support the principle of development.
- 53 DM Policy 33 requires residential development of infill sites to be of an appropriate design, siting, height, and scale, which respects the character of the local area, whilst ensuring that neighbouring amenity is maintained, and ensures a good standard of accommodation is provided. As is set out below, the proposal is considered meet these requirements and is therefore acceptable in principle.

HOUSING

- 54 This section covers: dwelling size mix and standard of accommodation
- 55 The current application proposes 8 x three-bedroom units. The previous appeal decision established that the units are considered to make a positive contribution to the housing delivery in the borough and are suitable for the location given the good PTAL rating. All eight units would provide family sized accommodation, which officers consider weights in favour of the proposal. Since the proposal is

for less than 10 residential units, there is no requirement to provide affordable housing. The dwelling mix is acceptable.

6.1.1 Standard of Accommodation

General Policy

56 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; Alterations and Extensions SPD 2019, LBL).

57 In line with this, the Council has adopted DM Policy 32, which states that the standards in the London Plan Housing SPG will be used to assess whether new housing development provides an appropriate level of residential quality and amenity.

58 Since the adoption of DM Policy 32 the National Technical Housing Standards were published in 2015. London Plan policies and the London Plan Housing SPG are now generally in compliance with the national standards and are considered in the assessment of standard of accommodation.

Discussion

59 The table below sets out proposed dwelling sizes of residential quality are: (i) space standards; (ii) outlook and privacy; (iii) daylight and sunlight; (v) noise and disturbance.

60 Internal space standards

Policy

61 London Plan Policy 3.5 states that local frameworks and planning decisions should incorporate requirements for accessibility and adaptability, minimum space standards

Unit No.	Unit type	Unit size (GIA) (m2) Requirement 95sqm.	Room sizes (m2) Double-bed requirement 11.5sqm.	Floor to ceiling (m) Requirement 2.5m	Pass/Fail
1	3b6p	112 sqm	Bed 1 – 21sqm Bed 2 – 13 sqm Bed 3 - 12 sqm	2.5m	Pass
2	3b6p	112 sqm	Bed 1 - 21 sqm Bed 2 – 13 sqm Bed 3 - 12 sqm	2.5m	Pass
3	3b6p	104 sqm	Bed 1 - 19 sqm Bed 2 – 13 sqm Bed 3 - 13 sqm	2.5m	Pass
4	3b6p	104 sqm	Bed 1 - 19 sqm Bed 2 – 13 sqm Bed 3 - 13 sqm	2.5m	Pass

5	3b6p	104 sqm	Bed 1 - 19 sqm Bed 2 – 13 sqm Bed 3 - 13 sqm	2.5m	Pass
6	3b6p	104 sqm	Bed 1 - 19 sqm Bed 2 – 13 sqm Bed 3 - 13 sqm	2.5m	Pass
7	3b6p	102 sqm	Bed 1 - 17 sqm Bed 2 – 13 sqm Bed 3 - 13 sqm	3.7m	Pass
8	3b6p	102 sqm	Bed 1 - 17 sqm Bed 2 – 13 sqm Bed 3 - 13 sqm	3.7m	Pass

62 In terms of internal floor space, the technical housing standards recommends that 3b6p units over a single storey should provide a minimum of 95 sqm and 2.5 sqm of in built storage. In addition, double bedrooms should have a minimum floor area of 11.5 sqm and width of 2.75m wide. Single bedrooms should be 7.5 sqm and 2.15m wide. The proposed units meet these requirements.

63 The previous application (DC/17/101708) established that the proposal would provide an acceptable standard of accommodation.

Outlook & Privacy

Policy

64 LPP 3.5 seeks high quality internal and external design of housing development. Emerging draft London Plan Policy D1(8) requires development to achieve “appropriate outlook, privacy and amenity”. Within the same document, policy D4 seeks to maximise the provision of dual-aspect dwellings (i.e. with openable windows on different elevations).

65 DMP 32(1)(b) expects new developments to provide a ‘satisfactory level’ of privacy, outlook and natural lighting for its future residents

66 Discussion

67 Application DC/17/101708 established that the proposed units would be provided with an acceptable level of outlook and privacy for a typical urban setting.

Daylight and Sunlight

Policy

68 LPP 3.5 seeks high quality internal and external design of housing development. Emerging DLPP D1(8) requires development to achieve ‘appropriate outlook, privacy and amenity’. DMP 32(1)(b) expects new developments to provide a ‘satisfactory level’ of natural lighting for its future residents. The London Housing SPD and the Lewisham Alterations and Extensions SPD promote access to sunlight and natural daylight as important amenity factors, particularly to living spaces.

69 Discussion

- 70 All units would be triple aspect with floor to ceiling length windows in the south and north elevations, with the exception of flats 1 and 2 which have smaller windows on the north elevation. The top floors would have added levels of glazing with double height rooms. Living rooms are orientated towards the south, which is preferred in allowing direct sunlight into these rooms.
- 71 The accommodation and outlook at ground, first and second floor level is considered to be of a good quality and acceptable. Whilst the accommodation proposed at lower ground level is triple aspect, outlook to the flank and front of the proposed building would be restricted given the location at lower ground level in relation to proposed boundary treatment and refuse / cycle storage to the front, and neighbouring buildings to the flank. Officers accept that these units would have reasonable outlook to the rear of the building from the proposed living / dining / kitchen areas and as such, the standard of accommodation to these units is considered acceptable on balance. Overall, the levels of daylight and sunlight provided would be acceptable, in line with Policy DM32.

Noise & Disturbance

- 72 Given the surrounding area is residential in nature, the noise and disturbance for future occupiers is considered to be acceptable.

External space standards

Discussion

- 73 In relation to external amenity, the proposed development is considered to provide appropriate space in line with Standard 26 of the Housing SPG through the provision of balconies recessed within the rear elevation of the property at upper ground and first floor levels. Open balconies are proposed at second floor to the front and rear elevations. In addition, the lower ground floor units would have walled rear gardens whilst the remaining rear garden will be sub-divided into private garden areas for flats 3 to 8.
- 74 Units 1 and 2 would have 68sqm of amenity space; Units 3 and 4, 200sqm, Units 5 and 6 would have 156sqm and units 7 and 8 would have 160sqm. The boundary treatment proposed comprises 1.2m high close-boarded fences with wire trellis to support creeper plants. The type of plants have not been selected as yet, but they are likely to be clematis or an equivalent. This will be secured by condition in the event permission is granted.
- 75 The rear amenity space is considered to allow suitable on site play space for children. The management of the area in providing upkeep of the communal space will be address via a planning condition. Overall, the external amenity space is considered to be acceptable

Summary of Residential Quality

- 76 Officers are satisfied that the design and layout of the proposed units would be suitable and the proposal would provide an acceptable standard of residential accommodation in accordance with the above policies.

6.1.2 Housing conclusion

77 The proposal would deliver eight dwellings, all family sized units, all with a high standard of residential amenity. It would contribute to the Borough's housing targets in a predominantly residential and highly sustainable urban location, making the most efficient use of land and optimising density. This is a planning merit to which very significant weight is given.

URBAN DESIGN

General Policy

78 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.

79 Urban design is a key consideration in the planning process. The NPPF makes it clear that national government places great importance on the design of the built environment. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

80 Core Strategy Policy 15 outlines how the Council will apply national and local policy and guidance to ensure the highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable and optimises the potential of sites and is sensitive to the local context and responds to local character.

81 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.

Form and Scale and layout

Policy

82 LPP 7.4 states that buildings, streets and open space should provide a high-quality design that has regard to pattern and grain of the existing building spaces and street, scale, proportion and mass. LPP 7.6 states that buildings should be of proportion, composition, scale and orientation that enhances activates and appropriately defines the public realm and further states that the building form and layout should have regard to the density and character of the surrounding development.

83 Discussion

84 The proposed building would be set slightly forward of the existing building line. It would be in line with the bay window of 107 Honor Oak Park and the main building line of 111 Honor Oak Park but 5m deeper than No.107.

85 In terms of the alignment, the proposed building is considered to sit comfortably within the existing context. The application proposes extensive excavation to the front of the application site in order to achieve outlook and allow daylight to the

flats proposed at lower ground level. This excavation would mean that the ground level would fall away from the back of the pavement to the front elevation of the application property by approximately 2m in height. The prominence of this excavation would be accentuated by a pathway running from the back of the pavement to the central porch, which would maintain the ground level/height of the public footpath. The excavation would expose the structure of the proposed building from lower ground level to roof level, creating a development that would appear as a four-storey structure.

86 Both nos. 107 and 111 have lowered land levels to their respective frontages. In the case of the three storey flat development at No. 111 there is a driveway that opens up into a hardstanding forecourt with an undercroft parking area, which gives the building a four-storey appearance. The lowered land levels are less visible to the front of 107 Honor Oak Park; nevertheless, they form part of the character of the area. Consequently, officers consider the amount of excavation required in the proposed development would not have a significant impact on the streetscene itself.

87 The proposed building would be 14m wide along the front (from gable to gable) and would expand to 17m wide towards the rear. The eaves height of the front would roughly match 107 Honor Oak Park adjacent and would sit below the flat roof of 111 Honor Oak Park. From the eaves, the mass is articulated into three prominent gable ends and the front and rear. All gable ends are of the same height and form, with the middle gable being recessed behind the outside gables at both the front and rear of the proposed building.

88 Given the height of the building in relation to the neighbouring development and the topography of the area, officers do not object to the scale of the building. Moreover, the Planning Inspector in his report (APP/C5690/W/17/3183996) stated that the proposed building “would positively add to the variety of differing styles of properties in the area which includes a range of traditional designs and other more modern properties.” The report concluded that the proposal would not harm the character or appearance of the area and would accord with current planning policy. The scale and massing of the proposal is acceptable.

Detailing and Materials

Policy

89 The LPP 7.6 and DMP 32 seek to ensure buildings are of a high architectural quality and comprise details and materials that complement the local architecture without necessarily replicating it.

Discussion

90 A contemporary approach has been taken to the proposed development, which has taken its cues from other buildings within the area, albeit with a modern interpretation, regarding its fenestration pattern and large areas of glazing. This can be seen in the three exaggerated and largely glazed gable ends. The steeply pitched gables adds interest to the overall appearance.

91 The proposed building would utilise two types of brick and anthrazinc cladding to the roof area. The window and door materials have not been stated in any

supporting documents, neither has the opening styles, however details would be secured by a planning condition.

- 92 The approach of using brick and zinc are acceptable as they are considered to be high quality contemporary materials. However, without specifications or detailed brick selection, officers are unable to determine the appropriate nature of the materials in detail. Details and specifications of materials to be used would be conditioned as part of any approval.

6.1.3 Urban design conclusion

- 93 The design of the development is considered to be a positive addition to the character of the area, and is considered to adhere to Core Strategy Policy 15 and DM Policy 30

TRANSPORT IMPACT

General policy

- 94 LPP 6.1 sets out the Mayor's strategic approach to transport which aims to encourage the closer integration of transport and development. This is to be achieved by encouraging patterns and nodes of development that reduce the need to travel, especially by car; seeking to improve the capacity and accessibility of public transport, walking and cycling; supporting measures that encourage shifts to more sustainable modes and appropriate demand management; and promoting walking by ensuring an improved urban realm.
- 95 LPP 6.13 seeks to ensure a balance is struck to prevent excessive car parking provision that can undermine cycling, walking and public transport use. Through the use of travel plans, it aims to reduce reliance on private means of transport.
- 96 CSP 14 'Sustainable movement and transport' promotes more sustainable transport choices through walking, cycling and public transport. It adopts a restricted approach on parking to aid the promotion of sustainable transport and ensuring all new and existing developments of a certain size have travel plans.

6.1.4 Local Transport Network

- 97 This site is located within a PTAL area 4 (considered good). Honor Oak Park Rail/overground Station is 280m or a 3-minute walk away. The Hengrave Road bus stop is a 1 minute walk from the site, this stop serves the P4 (Lewisham/Brixton) and P12 (Surrey Quays/Brockley Rise) Nos. Buses.

6.1.5 Servicing and refuse

Discussion

- 98 Residential Development Standards SPD seeks to ensure that all new developments have adequate facilities for refuse and recycling. Refuse and recycling storage is located to the front of the site, which would be acceptable for storage and collection purposes. However, the details of the size of the storage to ensure this is appropriate for the number of occupiers has not been provided. Officers consider that this detail could be secured by condition and the site is capable of accommodating the storage and collection of waste.

6.1.6 Transport modes

Cycle Parking

Policy

- 99 LPP 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).

Discussion

- 100 Having regards to cycle parking, 16 secure and dry spaces should be provided in line with Table 6.3 of London Plan Policy 6.9. Secure cycle racks for 16 cycles are proposed to be located to the front of the site. The cycle parking appears to exist in the form of Sheffield stands, which would neither be secure or covered. However, if the development is otherwise acceptable, a condition will be attached requiring suitable details be provided.
- 101 The cycle parking arrangements are therefore considered to be acceptable, and in line with CSP 14.

Private cars

Policy

- 102 Policy 6.13 'Parking' of the London Plan (2011) (amended) states that all developments in areas of good public transport accessibility (in all parts of London) should aim for significantly less than 1 space per unit.
- 103 Policy T6 'Car Parking' of the Draft London Plan (2019) (intend to publish) establishes that Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well connected by public transport. While Policy T6.1 'Residential Parking' requires new residential development to provide no more than the maximum parking provision outlined in Table 10.3. The maximum parking provision for this proposal under Table 10.3 is car free development.
- 104 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.

Discussion

- 105 The proposed units would not be provided with on-site parking. A transport statement and parking survey has been submitted as part of this application. Highways Officers have reviewed the transport statement and parking survey and are satisfied, based on the information provided, that there is sufficient capacity to accommodate the demand for on street parking. Moreover, the site is considered to be in a sustainable location being located near Honor Oak train station and being in a good PTAL location.

106 Therefore taking into account the findings of the parking survey, the proposed development is not considered to unreasonably impact on-street parking pressure. A development with no on site parking that is a 3 minute walk to a rail connection is considered to make a contribution to a modal shift to sustainable travel for future occupiers.

107 As the site would be car free, the applicant would be expected to incur the costs for the removal of the redundant crossover; this can be conditioned if the proposal is deemed otherwise acceptable.

6.1.7 Transport impact conclusion

108 The proposal would have an acceptable impact on transport in terms of car parking, encouraging sustainable modes of movement and accommodating the sites servicing needs. This is a planning merit to which significant weight is given.

LIVING CONDITIONS OF NEIGHBOURS

General Policy

109 DM Policies 32 and 33 require new infill development to ensure appropriate amenity is retained for existing residents in line with the core planning principles of the NPPF

6.1.8 Enclosure and Outlook and Daylight/sunlight

Discussion

110 The proposed development would roughly retain the front building line of the existing building. Therefore, it is unlikely that the building would adversely impact the neighbouring properties in terms of loss of daylight/sunlight or loss of outlook.

111 The proposed rear building line would extend beyond the current building line to approximately the same depth as the block of flats at 111 Honor Oak Park. This would be approximately 5m beyond the rear building line of 107 Honor Oak Park, which is separated from the subject development by 6.5m. It is also noted that the eaves height of the proposed building would be slightly higher than the neighbouring property at No.107.

112 The proposed development, given the separation distance between the neighbouring property at 107 Honor Oak Park and the relatively minor increase in depth, would not give rise to any significant adverse impact in terms of loss of light or outlook to the windows of the neighbouring property.

113 Privacy

114 The proposed development would not overlook any neighbouring property and therefore there is not expected to be any adverse impact on privacy to these occupiers. Finally, given the depth of the garden, there would be no adverse impact on residents to the rear.

6.1.9 Impact on neighbours conclusion

115 The proposal is not considered to have an unacceptable impact on neighbouring amenity.

6.1.10 Sustainable Development

116 General Policy

117 London Plan Policy 5.2 of the London Plan states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- i. Be lean: use less energy
- ii. Be clean: supply energy efficiently
- iii. Be green: use renewable energy.

118 In terms of new build residential housing, Code for Sustainable Homes has now been absorbed into Building Regulations and therefore is removed as a planning matter.

119 Eight solar panels are proposed; four on the outer roof slope of the north-eastern front gable and four on the outer roof slope of the south-western front gable.

120 While the applicant is not obligated to integrate sustainable design measures as the application is not major development, the number and siting of the solar panels is considered acceptable and this element of the scheme is welcomed of officers.

NATURAL ENVIRONMENT

6.1.11 landscaping and trees

Policy

121 DMP 24 requires development to take full account of biodiversity, ensuring that impacts are minimised and opportunities to maximise biodiversity are captured. DMP 25 requires development to consider how development can provide opportunities to enhance the local landscape and in turn biodiversity. S.197 of the Town and Country Planning Act requires provisions be made in respect of trees.

Discussion

122 The north side of Honor Oak Park is lined by mature woodland sweeping down from One Tree Hill local nature reserve. This woodland character continues across the road by virtue of presence of mature trees on the opposite (south) side of the road along the frontages of numbers 105, 107 and 109. This creates an enclosed atmosphere as the road curves up from Honor Oak Station.

123 The trees along the frontages of numbers 105, 107 and 109 are particularly important as they are on a curve in the road and are on elevated land. Therefore, the trees are significant in the landscape view along Honor Oak Park travelling in both directions. They also screen the less architecturally interesting flats on the adjacent west side of the site

- 124 The scheme propose the removal of two frontage trees - a lime (T5) and sycamore (T10). The Inspector considered the loss of these trees in the previous appeal decision and concluded their removal was acceptable. The Inspector also concluded it would be desirable to remove some foliage at the front of the site as it is overgrown.
- 125 Given the Inspector's conclusions and the soft landscaping scheme proposed the removals are judged acceptable. The submitted landscaping scheme is considered to be acceptable and compliant with DM Policy 25.

7 LOCAL FINANCE CONSIDERATIONS

- 126 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).
- 127 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 128 The CIL is therefore a material consideration.
- 129 Lewisham CIL and 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.

8 EQUALITIES CONSIDERATIONS

- 130 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.
- 131 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.
- 132 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.

- 133 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>
- 134 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
- 135 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>
- 136 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 HUMAN RIGHTS IMPLICATIONS

- 137 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
- Article 9: Freedom of thought, belief and religion
- Protocol 1, Article 1: Right to peaceful enjoyment of your property

138 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.

139 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.

140 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.

10 CONCLUSION

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

142 Sufficient evidence to justify the demolition of a non-designated heritage asset has been submitted as part of this application. The demolition of the existing house at 109 Honor Oak Park and the construction of a three storey plus basement building consisting of 8, three-bedroom self-contained flats, together with associated refuse and cycle storage and landscaping is considered acceptable. The proposal would provide 8 appropriately sized three bedroom residential units. The standard of accommodation would be acceptable and in accordance with planning policies. Officers consider the development to be acceptable in its design and scale. It would not adversely impact on the adjacent properties or result in visual harm on neighbouring occupiers. For these reasons, it is recommended permission is granted.

11 RECOMMENDATION

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

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) APPROVED DRAWINGS

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

Site Survey; Site Location Plan; Plans as Proposed 1 of 2 (15-1152-300C); Plans as Proposed 2 of 2 (15-1152-301C); Block Plan as Proposed (15-1152-302A); Elevations and Sections as Proposed 1 of 2 (15-1152-303A); Elevations and Sections as Proposed 2 of 2 (15-1152-304A); Tree Protection Plan (Existing Layout); Tree Removal Plan (Proposed Layout); Transport Statement January 2016; Appendix A Tree Survey Data and Plan; Appendix B Tree Removal Plan; Appendix C Tree Protection Measures; Appendix C No-Dig Paving Specification; Architects Design Statement; Budget Cost Estimate; Design and Access Statement; Planning Statement; Arboricultural Report (Received 12/09/18)
Development Appraisal; Economic Viability Report (Received 15/10/18)

Existing Floor Plans (15-1152-110) (Received 30/10/18)

Appendix Four (Received 01/02/19)

BPS Chartered Surveyors Refurbishment Viability Review (Received 07/08/20)

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) CONSTRUCTION MANAGEMENT PLAN

No development whatsoever shall commence on site until such time as a Construction Management Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall cover:-

- a) A plan (to scale) identifying the site access points and where safe and legal loading can take place
- b) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- c) 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 of construction related activity.
 - iii. Measures to deal with safe pedestrian movement.
- d) Security Management (to minimise risks to unauthorised personnel).

Details of the training of site operatives to follow the Construction Management Plan requirements.

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 demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policies 5.3 Sustainable design and construction and 6.3 Assessing effects of development on transport capacity of the London Plan (March 2016).

4) CYCLE STORAGE

(a) Prior to first occupation, full details of the step free, covered, Sheffield or two tier Josta cycle stands for 16 cycles shall be submitted to and approved in writing by the local planning authority.

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

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 6.9 Cycling of the London Plan (March 2016) and Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

5) EXTERNAL MATERIALS

No development **above ground** shall commence on site until a detailed schedule and specification of all external materials and finishes/windows and external doors/roof coverings to be used on the building 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.

6) SOFT LANDSCAPING

(a) A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

(b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development

die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Core Strategy Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

7) REFUSE AND RECYCLING

(a) No development beyond the superstructure shall commence 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).

8) REMOVAL OF CROSSOVER

(a) No development beyond the superstructure shall commence until details of the following works (including drawings and material specifications) have been submitted to and approved in writing by the Local Planning Authority:

i. The removal of the redundant crossover on Honor Oak Park.

(b) Prior to occupation, the works required under (a) must be completed and evidence of approval from the Highways Authority to this work must be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that satisfactory means of access is provided, to ensure that the development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

9) CAR CLUB

Prior to the occupation of the development, details of the provision of a car club membership to each household of the development shall be provided in writing to and for approval by the local planning authority. The details shall confirm a membership period of 1 year and that the cost of membership for this period shall be borne by the developer.

Reason: To limit car ownership/use and encourage sustainable modes of transport in accordance with Policies Objective 9: Transport and accessibility and Core Strategy Policy 14: Sustainable movement and transport (June 2011), and DM Policy 29 Car parking of the Development Management Local Plan (November 2014).

10) CONSTRUCTION DELIVERIES

No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

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

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

11) AMENITY SPACES

The whole of the amenity space (including balconies) as shown on drawing no. **15-1152-302B** hereby approved shall be retained permanently for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014)

12) TREES

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

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

13) EXTERNAL LIGHTING

(a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site; including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.

(b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.

(c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

14) OBSCURE GLAZING

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the balconies to be installed in the front and rear elevations at upper ground, first and second floor levels of the building hereby approved shall be fitted with high level, obscure glazed panels to the side elevations of the balconies and retained in perpetuity.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, and Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

15) BOUNDARY TREATMENTS

(a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

(b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014)

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, positive discussions took place, which resulted in further information being submitted.

- 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 webpage.

- 3) Thames Water Informatives A-D
 - A. Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer.

If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. TW would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via https://urldefense.proofpoint.com/v2/url?u=http-3A_www.thameswater.co.uk_wastewaterquality&d=DwIFAw&c=O_MjwGp47Ad5otWI0_lpOg&r=A6bK4sK7myXptjA_uaaZPj7OE6BO0ng5QMu-6ha_RdQ&m=OLA1J3WxBD6hOhcoi04MLXxgVEqPxjLpaD8uG3IJ4gA&s=77FYv_jj7iUHu_P5aeQKmlMN9azWy348KYbh9JedIF0&e=

- B. There are public sewers crossing or close to your development. If you're planning significant work near TW sewers, it's important that you minimize the risk of damage. TW will need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. [https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Planning-2Dyour-2Ddevelopment_Working-2Dnear-2Dor-2Ddiverting-2Dour-2Dpipes&d=DwIFAw&c=OMjwGp47Ad5otWI0_lpOg&r=A6bK4sK7myXptjA_uaaZPj7OE6BO0ng5QMu-6ha_RdQ&m=OLA1J3WxBD6hOhcoi04MLXxgVEqPxjLpaD8uG3IJ4qA&s=WHQh_bcdrEuVYKhJkhwETyXVi9cbnwrEdcnsiwMLzrk&e=.](https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Planning-2Dyour-2Ddevelopment_Working-2Dnear-2Dor-2Ddiverting-2Dour-2Dpipes&d=DwIFAw&c=OMjwGp47Ad5otWI0_lpOg&r=A6bK4sK7myXptjA_uaaZPj7OE6BO0ng5QMu-6ha_RdQ&m=OLA1J3WxBD6hOhcoi04MLXxgVEqPxjLpaD8uG3IJ4qA&s=WHQh_bcdrEuVYKhJkhwETyXVi9cbnwrEdcnsiwMLzrk&e=)
- C. With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Apply-2Dand-2Dpay-2Dfor-2Dservices_Wastewater-2Dservices&d=DwIFAw&c=OMjwGp47Ad5otWI0_lpOg&r=A6bK4sK7myXptjA_uaaZPj7OE6BO0ng5QMu-6ha_RdQ&m=OLA1J3WxBD6hOhcoi04MLXxgVEqPxjLpaD8uG3IJ4qA&s=apvE-K0L2VryE60gn1pryWyLqg11SjAkQ439xDR8qYY&e=
- D. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.