

Committee	PLANNING COMMITTEE C	
Report Title	39-43 Eddystone Road	
Ward	Crofton Park	
Contributors	Samuel James	
Class	PART 1	30 SEPTEMBER 2021

<u>Reg. Nos.</u>	(A) DC/20/119755
<u>Application dated</u>	23 December 2020
<u>Applicant</u>	Smith and Newton Architects on Behalf of the Royal British Legion
<u>Proposal</u>	Demolition of existing community building and associated outbuildings at 39-43 Eddystone Road SE4 and the construction of a three storey building to provide 6 self contained flats (3 x 1 Bed, 1 x 2 Bed & 2 x 3 Bed), together with community space at ground floor level (Use Class F), landscaping, external bin store and 11 cycle spaces, with pedestrian and cycle access onto Buckthorne Road and Brockley Path.
<u>Background Papers</u>	(1) Submission drawings (2) Submission technical reports and documents (3) Internal consultee responses (4) Statutory consultee responses
<u>Designation</u>	No statutory designations – Most recent use as Royal British Legion Clubhouse (Use Class F.2)
<u>Screening</u>	N/A

1 SUMMARY

- 1 The proposal is presented to committee as planning permission is recommended to be granted, and there are 12 material planning objections.

2 SITE AND CONTEXT

Site description and current use

- 2 The application site relates to a triangular plot of land located on the South-westerly corner junction of Eddystone Road and Buckthorne Road. 'Brockley Path', a public footpath cut through, runs along the southern boundary of the site, between the site and the boundary of No.66 Buckthorne Road.
- 3 The site currently contains a single storey building, which was last in use as a Royal British Legion Clubhouse (Use Class F.2), but which has ceased operations.

Character of area

- 4 The area to the West of the site is open and green in nature, comprising the Buckthorne Cutting Nature Reserve to the North-east, the railway line and its treed embankment running north to south to the east of that, and beyond lies Camberwell Cemetery and Honor Oak Playground and park.
- 5 To the east, the area is predominantly residential in nature, and comprised of terraced housing of mostly two stories (+ roofspace) in height. Brockley Road to the East is predominantly three stories in height, and has commercial uses at ground floor level, with residential above.

Heritage/archaeology

- 6 The site is not within a Conservation Area, nor does it contain a listed building and there are no listed buildings within the vicinity. The site is located within a designated area of archaeological priority.

Surrounding area

- 7 The surrounding area is predominantly residential in nature, and Brockley Road to the east has a number of commercial parades and uses. Crofton Park station is located to the north of the site, within 10 minutes walking distance.

Local environment

- 8 There are no known flooding issues at the site. The site is within an air quality management area. There are no known sources of contamination at the site.

Transport

- 9 The site has a PTAL rating of 3, and is considered well accessible by public transport. A number of bus routes operate along Brockley Road, and Crofton Park Rail station is an approximate 10 minute walk from site.

3 RELEVANT PLANNING HISTORY

- 10 There is no relevant planning history to note.
- 11 It is noted that the applicants received pre application advice in August 2020 relating to a similar proposal on the site for a three storey building containing 9 dwellings. The current proposal has evolved as a result of this pre application advice.

4 CURRENT PLANNING APPLICATION

4.1 THE PROPOSALS

- 12 The current proposal is for the demolition of the existing buildings on the site, and the construction of a three storey building, containing six self-contained flats, and a community use (Class F) at ground floor level.
- 13 The dwelling mix would consist of three x one bedroom, one x two bedroom, and two x three bedroom dwellings.

5 CONSULTATION

5.1 APPLICATION PUBLICITY

- 14 A site notice was sent for the applicant to displayed on 14th January 2021.
- 15 Letters were sent to residents and business in the surrounding area and the relevant ward Councillors on the 14th January 2021.
- 16 13 number responses received, comprising 12 objections, including one from Councillor Tauseef, one from the Hopcroft Neighbourhood Forum, and one from Lewisham Cyclists; and 1 letter of support.

5.1.1 Comments in objection

Comment	Para where addressed
<i>Objections to loss of existing building and community use. Hopcroft Neighbourhood plan protects this community facility (para 5.6).</i>	44
<i>Clarification sought about proposed use, operating hours and access of community space. Concerns RE: noise and parking, e.g. late night parties if space can be hired out and used for parties as it has been in the past.</i>	47
<i>Improvements are needed in the local area and the Council should take this into consideration and ensure that the community is able to benefit from the project.</i>	188
<i>Fewer units and family-orientated housing would make more sense for the area.</i>	58 65
<i>1 bedroom flats are undesirable</i>	66
<i>No social or low rent housing proposed</i>	54
<i>Appears to be designed to cram as many residents as possible within a small footprint / Proposal would overdevelop the plot</i>	58
<i>Insufficient play / outdoor space, e.g. for children</i>	83
<i>Three storey building would be too tall, stark, dominating and imposing building, which would not be in keeping with the character of the area.</i>	96
<i>This is an important area for nature conservation & Lewisham heritage</i>	6 + 179
<i>A large new-build of mixed bricks and zinc roof is incongruous with the existing Edwardian owner-occupied houses on Buckthorne Road.</i>	104
<i>At 9.5m height, proposed building will 'Loom over our garden'.</i>	148
<i>Would also result in rear of house and our back garden being overlooked. Occupants in 3rd floor rooms in particular, resulting in a loss of privacy. There is the same issue with the balcony of the three bedroom</i>	151

<i>flat backing onto the alleyway. With the balcony's low wall, it will be overlooking our back garden. Will green roof be accessible?</i>	
<i>Accommodating potentially 20 residents in this space may have a negative impact on noise pollution</i>	156
<i>Impacts of construction</i>	157
<i>Increased parking stress</i>	143
<i>Impacts of development on use of Brockley Pathway to the rear. Concern that doors open onto existing cycle path to rear of site.</i>	128
<i>Impacts to cycling routes close to the site.</i>	135
<i>Cycle parking provision is impractical and inadequate.</i>	138
<i>The building impacts upon sight lines at a busy junction heavily used by pedestrians and cyclists creating potential hazard</i>	136
<i>Refuse storage appears poorly considered. Large refuse bins create noise disturbance issues that smaller household bins do not.</i>	127
<i>Area of the street has been closed to traffic, and proposal risks adding more cars to the area. This area has become a community hub which would be ruined if there was increased traffic and parking</i>	108
<i>Eddystone Road and footbridge needs improvements, including fixing and widening the pavement. Developers should contribute to this before they are able to build on the road.</i>	188
<i>The site is beside a pocket park and a nature reserve that has been created by local residents and approved by the neighbourhood forum. The developers should preserve and enhance the pocket park and ensure that it remains open for community use.</i>	188
<i>Low carbon heating and solar panels should be proposed to reduce carbon impacts.</i>	164

5.1.2 Comments in support

Comment
One comment stated they support the proposal for 6 new flats.
Several commenters noted the site is in need of redevelopment.

5.2 Local Meeting

17 As more than ten valid planning objections were received, objectors, ward councillors and the developer were invited to attend a 'Local Meeting'. This meeting was held on 14th July 2021. Due to the Covid-19 pandemic, this meeting was held in a virtual format, via Zoom. The meeting was chaired by Councillor Barnham.

18 The developer was invited to give a short presentation on the scheme, followed by pre submitted questions which had been emailed to officers prior to the meeting. Follow up questions during the meeting could be submitted via text on the Zoom web application.

19 The meeting was attended by 8 local residents, Councillor Chris Barnham (Chair), Councillor Anwar (Objected), the developer's planning agents, planning officer Samuel James and South Area Team Leader James Hughes.

Discussion

20 The key concerns raised by objectors mirrored those received in writing. The key planning concerns were the impacts of the design of the proposal on the surrounding area, the impact on neighbouring amenity, impacts to pedestrians and cyclists, and impacts to the adjacent nature reserve, and 'pocket park' on Eddystone Road.

21 Minutes of the meeting are attached at Appendix A.

5.3 INTERNAL CONSULTATION

22 The following internal consultees were notified on 14 January 2021.

23 Highways: gave verbal comments and raised no objections subject to conditions. See from para 120 for further details.

24 Ecological Regeneration: raised no objections, subject to conditions. See para 182 for further details.

25 Tree officer: did not comment.

5.4 EXTERNAL CONSULTATION

26 The following External Consultees were notified on 14 January 2021.

27 Thames Water: No objections subject to a condition relating to piling details being submitted for approval, and a number of informative notes to the developer.

6 POLICY CONTEXT

6.1 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).

6.2 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 aforementioned directions and the test of reasonableness.

6.3 NATIONAL POLICY & GUIDANCE

- National Planning Policy Framework 2021 (NPPF)
- National Planning Policy Guidance 2014 onwards (NPPG)
- National Design Guidance 2019 (NDG)

6.4 DEVELOPMENT PLAN

32 The Development Plan comprises:

- London Plan (March 2021) (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

33 Lewisham SPG/SPD:

- Alterations and Extensions Supplementary Planning Document (April 2019)
- Planning Obligations Supplementary Planning Document (February 2015)
- Shopfront Design Guide Supplementary Planning Document (March 2006)

34 London Plan SPG/SPD:

- Planning for Equality and Diversity in London (October 2007)
- London's Foundations (2012)
- All London Green Grid (March 2012)
- Play and Informal Recreation (September 2012)
- Character and Context (June 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- Social Infrastructure (May 2015)
- Housing (March 2016)
- Homes for Londoners: Affordable Housing & Viability (August 2017)
- Energy Assessment Guidance (October 2018)

7 PLANNING CONSIDERATIONS

35 The main issues are:

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

7.1 PRINCIPLE OF DEVELOPMENT

General policy

36 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.

37 The London Plan (LP) sets out a sequential spatial approach to making the best use of land set out in LPP GG2 (Parts A to C) that should be followed.

38 The London Plan at Table 4.1 sets a 10 year housing completion target of 16,670 new homes between 2019 and 2029 for Lewisham, and London Plan Policy H1 requires boroughs to optimise the potential for housing delivery on all suitable and available brownfield sites through their planning decisions.

39 The National Planning Policy Framework (NPPF 2021) speaks of the need for delivering a wide choice of high quality homes, which meet identified local needs (in accordance with the evidence base), widen opportunities for home ownership, and create sustainable, inclusive and mixed communities.

40 NPPF Chapter 11 outlines that planning decisions should make effective use of land by promoting and supporting under-utilised land and buildings, particularly where they would contribute to housing need and where sites could be used more effectively.

Policy

41 Core Strategy Policy 19 covers the provision and maintenance of community and recreational facilities. It states that: The Council will apply the London Plan policies relating to healthcare, education and community and recreational facilities to ensure:

- a. there is no net loss of facilities
- b. the needs of current and future populations arising from development are sufficiently provided for
- c. the preferred location for new uses will be in areas that are easily accessible and located within close proximity of public transport, other community facilities and services and town and local centres
- d. co-location of services and multi-use facilities are encouraged and supported

e. a safe and secure environment is created and maintained.

42 DM Policy 43 states the Council will protect existing art, culture and entertainment uses. Redevelopment of such sites will only be allowed where there is re-provision in a new or existing facility.

43 London Plan Policy S1 States:

C. Development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported.

F. Development proposals that would result in a loss of social infrastructure in an area of defined need should be refused unless:

1) there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community, or;

2) the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities in order to meet future population needs or to sustain and improve services.

G. Redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan.

7.1.1 Principle of development conclusions

44 The proposal would provide new community space in place of the existing, and this would be F.2 use class, which is for community uses. 107m² would be provided in the place of the existing building, which has a total internal floor area of approximately 157m². As the proposal would re-provide a community use at ground floor level, the demolition of the existing building is supported in principle.

45 It is noted that planning permission would be required for a change of use outside the F.2 use class. Class F2(b) is defined as halls or meeting places for the principal use of the local community and any future commercial use would need the express permission of the Local Planning Authority.

46 The proposal would give rise to a small reduction in the total quantum of F2 floorspace. The site would benefit from redevelopment as the existing building is in a poor state of repair internally and externally and the new floorspace is judged to be a higher quality provision. Additionally, the provision of housing, including two three bedroom units for families is a planning merit. The provision of a new, usable community space is also a planning merit, and officers give very significant weight to these. It is considered these benefits outweigh the loss of 50m² of community space.

47 To ensure any future use is compatible with the surrounding residential area, details of the future use, including internal layout, noise separation between uses, services to be provided and hours of operation are recommended to be secured by condition. Officers note that alcohol licensing is a separate Council process to Planning, and falls outside the scope of this assessment.

48 In summary, the principle of development is supported as it would provide a new commercial space within the F.2 community use class in place of the existing community building, as well as six new residential dwellings.

49 The acceptability of the proposal is dependent upon the quality of residential accommodation, the design of the proposed building and its impact on the appearance of the surrounding area and neighbouring occupiers' amenity, as well as the impacts to the local transport network, and sustainability and environmental matters. These are discussed in detail in following sections of this report.

7.2 HOUSING

50 This section covers: (i) the contribution to housing supply, including density; (ii) the dwelling size mix; (iii) the standard of accommodation. No affordable housing is proposed, as the proposal is not for major development.

7.2.1 Contribution to housing supply

Policy

51 National and regional policy promotes the most efficient use of land.

52 LPP D2 sets out that the density of development proposals should consider, and be linked to, the provision of future planned levels of infrastructure and be proportionate to the site's connectivity and accessibility by walking, cycling and public transport to jobs and services (including both PTAL and access to local services).

53 London Plan Policies H1 and D6 support the most efficient use of land and development at the optimum density. Defining optimum is particular to each site and is the result of the design-led approach. Consideration should be given to: (i) the site context; (ii) its connectivity and accessibility by walking and cycling and existing and planned public transport (including PTAL); and (iii) the capacity of surrounding infrastructure.

Discussion

54 As the proposal is for minor development (less than 10 residential units) there is no policy requirement to provide affordable housing.

55 The proposal would contribute 6 new dwellings and the site has an area of 0.042 hectares. The PTAL of the area is 3, and the site is considered well connected to public transport.

56 Table 2 below sets out the measures of density criteria required by the supporting text to LPP D3 (para 3.3.22 of the LP) for all sites with new residential units.

Table [2]: Measures of Density

Criteria	Value	Criteria/area
<i>Site Area (ha)</i>	A 0.042	<i>n/a</i>
Units	W 6	W/A = 142
Habitable rooms	X 17	X/A = 404
Bedrooms	Y 11	Y/A = 261
Bedspaces	Z 17	Z/A = 404

Summary

- 57 Policy D6 of the London Plan (2021) states for London to accommodate the growth identified in this Plan in an inclusive and responsible way every new development needs to make the most efficient use of land. This will mean developing at densities above those of the surrounding area on most sites.
- 58 The proposed density is higher than the density of surrounding development, which are predominantly 2-storey dwellinghouses, but this is to be expected and supported in line with Policy D6.
- 59 Whether the scale of development is appropriate for the site and surrounding area, the impact on neighbouring occupiers, and accessibility are all relevant factors when determining optimum density, and these are considered in following sections of this report, however the principle of development at higher density than surrounding properties is supported, subject to assessment of the following matters.

Dwelling Size

Policy

- 60 National and regional policy avoids specifying prescriptive dwelling size mixes for market and intermediate homes.
- 61 The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF sets out the need to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 62 London Plan Policy H12 sets out that an appropriate mix of unit sizes should be informed by several criteria set out in the policy.
- 63 Determining an appropriate mix of dwelling sizes for a site depend on several criteria in CSP 1, relating to: (i) the site's character and context; (ii) previous or existing use of the site; (iii) access to amenity space for family dwellings; (iv) likely parking demand; (v) local housing mix and population density; and (vi) social and other infrastructure availability and requirements.
- 64 Development Management DM Policy 32 sets out how to achieve high quality design and internal layout of new development.

Discussion

- 65 The proposal includes three x one bedroom, two person dwellings; one x two bedroom, three person dwelling; and two x three bed, four person dwellings.
- 66 One bedroom, two person flats are an important part of the housing market. SHMA (2017) estimated 55% of new homes are required to be 1 bedroom in London. There is also an identified need for three bedroom flats.
- 67 The proposal is considered to provide a good and desirable mix of dwelling sizes, and is in line with the above policies, and is therefore supported by officers.

7.2.2 Residential Quality

General Policy

- 68 NPPF para 130 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 D6), the Core Strategy (CS P15), the Local Plan (DMP 32) and associated guidance (Housing SPD 2017, GLA; Alterations and Extensions SPD 2019, LBL).

- 69 The main components of residential quality are: (i) space standards; (ii) outlook and privacy; (iii) overheating; (iv) daylight and sunlight; (v) noise and disturbance; (vi) accessibility and inclusivity; and (vii) children’s play space.

Internal space standards

Policy

- 70 The ‘Technical housing standards – nationally described space standards’ sets out the minimum floorspace requirements for dwellings.

- 71 DMP 32 ‘Housing design, layout and space standards’ and PPD6 of the London Plan require housing development to be of the highest quality internally, externally and in relation to their context. These policies set out the requirements with regards to housing design, seeking to ensure the long term sustainability of the new housing provision.

Discussion

- 72 The table below sets out proposed dwelling sizes.

Table [3]: Internal space standards – proposed v target

	Unit type (<i>min req. GIA</i>)	Unit size (GIA) (sqm)	Room sizes (m²) (<i>min req.</i>)	Amenity space (m²)
Flat 01	3b4p, 1 storey (74)	74	Bed 1 (d) – 11.5 (11.5) Bed 2 (s) – 8.2 (7.5) Bed 3 (s) – 8.4	45.4
Flat 02	1b2p, 1 storey (50)	50	Bedroom (d) – 16.3	5
Flat 03	1b2p, 1 storey (50)	58	Bedroom (d) – 12.2	5
Flat 04	2b3p, 1 storey (61)	64	Bedroom 1 (d) – 13.1 Bedroom 2 (s) – 7.5	6.5
Flat 05	3b4p, 1 storey (74)	77	Bed 1 (d) -13.5 Bed 2 (s) – 11.4 Bed 3 (s) – 8.2	16.8
Flat 06	1b2p, 1 storey (50)	50	Bedroom (d) – 11.5	8.2

- 73 The proposed new dwellings would meet or exceed the minimum requirement in terms of overall floor area and bedroom size targets, and the floor to ceiling heights would be 2.5m. Officers consider that the standard of amenity provided as a result of this would be good, in line with the above mentioned policies.

Outlook & Privacy

Policy

- 74 London Plan Policy D1(8) requires development to achieve ‘appropriate outlook, privacy and amenity’. Policy D4 seeks to maximise the provision of dual-aspect dwellings (i.e. with openable windows on different elevations).
- 75 DMP 32(1)(b) expects new developments to provide a ‘satisfactory level’ of privacy, outlook and natural lighting for its future residents.

Discussion

- 76 The new dwellings would have at least dual aspects and good levels of glazing serving all rooms. It is therefore considered appropriate levels of outlook would be provided to all dwellings. It is noted that some of the windows on the southern elevation would be obscure glazed up to 1.7m, however these windows would serve rooms with outlook via other windows, and above 1.7m the panels would be clear, allowing outlook towards the sky.
- 77 The proposed dwellings would not be directly overlooked by existing neighbouring properties, and therefore the levels of privacy would be acceptable.
- 78 Overall the levels outlook and privacy provided to future residents would be acceptable, in line with Policy DM32.

Daylight and Sunlight

Policy

- 79 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. LPP Table 3.2 states that site layout, orientation and design of dwellings should provide privacy and adequate daylight for residents.

Discussion

- 80 Due to the good levels of glazing proposed on multiple elevations for each of the proposed dwellings, and the fact the majority of living rooms would have southerly facing aspects, the proposed dwellings would all be expected to be provided with acceptable levels of natural daylight.
- 81 No BRE study has been submitted in support of the application, but considering the scale of the proposal, and the above, officers are satisfied the proposal would be provided with acceptable levels of daylight and sunlight.

External space standards

Policy

82 LPPD6H requires all new one bedroom dwellings to be provided with at least 5m² private external amenity space, and another 1m² for each additional occupant.

Discussion

83 Table 3 shows that all dwellings would be provided with at least the minimum required external spaces, with the three bedroom units being provided with significantly larger than the minimum requirements, meaning there would be space for children to play. This is considered to be acceptable, and the provision of external amenity space would be acceptable and in line with DMP32 and LPPD6.

Summary of Residential Quality

84 The proposed units would be of a high quality standard of accommodation and meet with the quality considerations of the London Plan and local policy and guidance.

7.2.3 Housing conclusion

85 The proposal would contribute to the Borough's housing targets in a residential location, making the most efficient use of land and optimising density. The scheme would provide an appropriate mix of good quality dwellings, including two good family sized for which there is an identified need.

7.3 URBAN DESIGN

General Policy

86 The NPPF at para 126 states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

87 Policies D1 and D2 of the London Plan (2021), require development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings.

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

89 DMP 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.

7.3.1 Appearance and character

Policy

90 In terms of architectural style, the NPPF encourages development that is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (para 130).

91 London Plan Policy D3 states that development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and

emerging street hierarchy, building types, forms and proportions. Proposals should be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.

- 92 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.
- 93 DM Policy 32 expects new residential development to be attractive and neighbourly.
- 94 DM Policy 33 relates to development on infill sites, and sets out a number of specific requirements for development of these sites.

Discussion

- 95 The proposed building would have a modern appearance, and at three stories, including one within roof level, it is approximately the same height as surrounding terraced housing. The proposed design is considered to be high quality, and the appearance of the building would be in character with the surrounding development.
- 96 The proposed form, proportions and scale of the development are well-considered, and would result in a high quality new building, which would complement existing development in the area, whilst also improving the appearance of what is currently a dilapidated and underused site.
- 97 The proposal would relate well to the existing urban typology of the area and is considered to be a site specific response, in line with the above policies.

Layout

Policy

- 98 Policy DM32 requires the siting and layout of new residential development to respond positively to the site specific constraints and opportunities as well as to the existing context of the surrounding area. They must also meet the functional needs of future residents.
- 99 DMP 25 requires the submission of a landscape scheme, including 5 years of management and maintenance of high quality hard and soft landscapes and trees.

Discussion

- 100 The proposed building would respect the existing building lines of Eddystone and Buckthorne Road, being set back from the pavement edges, and allowing for defensible space around the building, which is proposed to contain majority soft landscaping, with hardstanding provided at the minimum required for access. The proposed layout is considered to be a good use of the site, and would function well for future residents, as well as the community use at ground floor level.
- 101 To ensure the final scheme of soft landscaping is of an acceptably high quality, details of this are to be secured by condition, this will include full details of species numbers and location.
- 102 Overall the proposed layout makes good use of the site, subject to assessment of the final schemes of Hard and Soft landscaping, which are proposed to be secured by condition.

Detailing and Materials

Policy

- 103 Policy D3 of the London Plan requires development proposals to be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.

Discussion

- 104 The proposal would be constructed of predominantly facing brickwork of mixed buff colouring, with sections of perforated detailing. Further details are required to ensure the finish would be high quality, and remain in character with the surrounding area, and therefore final details of materials will be secured by condition.
- 105 The roof is proposed to be finished in zinc cladding. This is a high quality and robust material, which would result in an acceptable appearance. The proposed windows would be aluminium framed, which is acceptable. Final details will be secured by condition.

7.3.2 Public Realm

Policy

- 106 Policy D3 of the London Plan requires development to be street-based with clearly defined public and private environments.

Discussion

- 107 The application site does not contain any areas of public realm, although the forecourt of the community space would be semi-public as it would be used by users of the community space. This area appears functional for its purpose and no objections are raised.
- 108 It is noted that part of the highway of Eddystone Road close to the front of the site has recently been closed off to vehicles with street planters, and residents have noted that this area now forms valuable amenity space for residents.
- 109 Officers do not consider the nature or scale of the current proposal would impact on this area of closed off highway, as it falls outside of the application site and no changes are proposed which could affect this piece of land.
- 110 Objections have been received which request the proposed development contribute financially to the street planters, however officers do not consider this would be necessary to make the development acceptable, nor directly related to the development; and therefore would not meet the test for planning obligations set out in Lewisham's SPD and the NPPF.

7.3.3 Urban design conclusion

- 111 To conclude, the proposed building is of an acceptable scale and massing, and the proposed elevation treatments are considered to be high quality. It is considered the proposed design would be acceptable, subject to submission of final details relating to materials and landscaping.

7.4 TRANSPORT IMPACT

General policy

- 112 NPPF Paragraph 110 states that planning decisions should ensure safe and suitable access to the site for all users, and that any significant impacts from the development on the transport network, or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 113 Para 111 of the NPPF states 'Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or on the residual cumulative impacts on the road network would be severe'.
- 114 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.
- 115 The site has a PTAL rating of 3, on a scale of 0 (worst) to 6b (best) accessibility to public transport, meaning it is has average accessibility to public transport.

7.4.1 Access

Policy

- 116 The NPPF requires safe and suitable access for all users. Paragraph 110 states that in assessing application for development it should be ensured that appropriate opportunities to promote suitable transport modes can – or have been taken up and that amongst other things safe and suitable access to the site can be achieved for all users. Paragraph 111 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 117 LP Policy T6, CS Policy 14 and DMLP Policy 29 identifies that car limited development is be supported.

Discussion

- 118 The site is in a well-connected residential area, and access to the dwellings would be provided at street level. There are no objections to the current proposal with regards to the site access.

7.4.2 Local Transport Network

Policy

- 119 Policy T4 of the London Plan states consideration of the cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated.

Discussion

- 120 The proposal would result in 6 additional dwellings, in an existing residential area. No on-site parking spaces are proposed. Due to the scale of development, it would not be expected to have a significant impact on the local transport network.
- 121 As the use of the community element is proposed to be retained, the impacts on the transport network would likely be similar. However, a user /staff Travel Plan to encourage sustainable modes of transport would be conditioned.
- 122 To ensure the impacts of the construction works do not have a harmful impact on the local transport network, it is recommended to secure a construction logistics management plan by condition.

7.4.3 Servicing and refuse

Policy

- 123 The NPPF states development should allow for the efficient delivery of goods and access by service and emergency vehicles.
- 124 DM Policy 32 requires new developments to have appropriate regard for servicing of residential units, including refuse.
- 125 Storage facilities for waste and recycling containers should meet at least BS5906:2005 Code of Practice for waste management in Buildings in accordance with London Plan Housing Supplementary Planning Guidance (2016) standard 23.

Discussion

- 126 The proposal includes separate storage for commercial and residential refuse, which is acceptable, and the proposed size of the refuse stores is sufficient for the number of dwellings, and commercial floorspace proposed.
- 127 The residential refuse store would front Buckthorne Road, and would be enclosed.
- 128 It is noted that objections were received with regards to the impacts of the development on Brockley Path, which runs along the southern boundary of the site. The commercial refuse storage, was originally proposed to be on the southern side of the building, opening onto this. Following feedback from residents, received in writing and at the local meeting, that this location could result in obstruction, the store has been moved to the front forecourt of the community space. This is an acceptable solution.
- 129 The applicant has also agreed to provide wall mounted lighting on the site, which will improve users experience of this pedestrian through route, particularly at night. Final details of this are recommended to be secured by condition.
- 130 To ensure the management of refuse and recycling is acceptable, full details of storage and management for the residential and the commercial spaces will be secured by condition.
- 131 Furthermore, to ensure deliveries and servicing of the commercial space does not result in harm to the local highway, details of this will be secured by condition, prior to commencement of the use.

7.4.4 Transport modes

Walking and cycling and public transport

Policy

- 132 Policy T5 of the Publication London Plan states development proposals should create a healthy environment in which people choose to cycle, and should provide cycle parking in accordance with the minimum standards set out in table 10.2.
- 133 Development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring area. Development should create places that are safe, secure and attractive, minimising the scope for conflicts between pedestrians, cyclists and vehicles.

Discussion

- 134 The site is easily accessible by walking and cycling, and due to the scale of the development, it is not expected to contribute to improvements to the local walking and cycling environment.
- 135 Officers note objections have been received regarding the impact to existing cycle routes close to the site. Due to the scale and positioning of the proposed building, it is not expected the development would have any impact on the existing cycling or pedestrian routes.
- 136 An objection has also been received relating to the impact on site lines. As the proposed building would be set back into the site, in line with existing buildings on Buckthorne and Eddystone Road, it would not have a harmful impact on site lines of pedestrians or drivers.
- 137 The proposal includes an internal communal bicycle store at ground floor level to the rear of the stairwell of the building for 8 bikes, and a private store for 2 bikes in the amenity area of Flat 01. There is an additional residential bike store provided at the front of the property on Buckthorne Road for 4 bicycles.
- 138 Policy T5 requires 1.5 spaces per 2 person 1 bedroom dwelling, and 2 spaces per all other dwellings, 2 additional visitor spaces would also be required, for a total of 13 residential cycle spaces. 14 would be provided.
- 139 The internal communal bike store would include one space for a larger (e.g. cargo) bike, as would the private bike store for Flat 01.
- 140 The proposed cycle parking spaces are accessible, and would be secure and dry. To ensure the final details of the cycle parking are in line with London Cycle Design Standards and they are of an acceptable appearance, a condition requiring details to be submitted prior to occupation of the dwellings is recommended to be a condition of development.
- 141 Three cycle parking spaces are proposed for the F2 Use Class, which is compliant with Policy T5.

Private cars (include disabled and electric charging points)

Policy

- 142 Policy T6 of the London Plan states that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity. Car-free

development should be the starting point for all development proposals in places that are well-connected by public transport.

Discussion

- 143 The on-street parking survey detailed in the applicant's transport statement indicates available parking spaces on the surrounding residential roads and based on estimates of car ownership for the development, based on census data for the ward, there would be sufficient space to accommodate the additional parking that would be generated by the proposed residential development. The Highways Officer raises no objection to the development.

7.4.5 Transport impact conclusion

- 144 The proposed development would be suitably and safely accessible, and officers are satisfied that subject to discharge of the aforementioned conditions, opportunities to promote sustainable modes of transport will be maximised, and the proposed impact on the surrounding highway network would be acceptable.

7.5 LIVING CONDITIONS OF NEIGHBOURS

General Policy

- 145 NPPF para 130 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 Publication London Plan PLPPD3, the Core Strategy (CP15), the Local Plan (DMP32) and associated guidance (Housing SPD 2017, GLA).
- 146 The main impacts on amenity arise from: (i) overbearing enclosure/loss of outlook; (ii) loss of privacy; (iii) loss of daylight within properties and loss of sunlight to amenity areas; and (iv) noise and disturbance.

7.5.1 Enclosure and Outlook

Policy

- 147 Policy DM32 expects new residential development to result in no harmful increased sense of enclosure and no significant loss of outlook to neighbouring dwellings.

Discussion

- 148 The only adjoining residential property is 66 Buckthorne Road, which is separated by Brockley Path, the alleyway that runs along the southern boundary of the site. The elevation fronting Buckthorne Road would align with the front of this property, and it would therefore have no significant impact on windows to the front of the property.
- 149 The rear building line of the L-shaped building would also align with the rear of No.66. The section of the building which protrudes rearwards of the rear elevation of No.66, would be a distance of 13.2m from the side elevation of No.66's garage, which is sufficient to ensure there would be no significant loss of outlook from the rear facing windows, or overbearing sense of enclosure caused.

7.5.2 Privacy

Policy

- 150 DMP32(1)(b) expects new developments to provide a 'satisfactory level' of privacy, outlook and natural lighting for its neighbours.

Discussion

- 151 The proposed windows to the south elevation at first and second floor level are relatively close to the shared boundary with No.66 Buckthorne Road. Obscure glazing up to 1.7m is proposed to ensure these windows would not result in harmful levels of overlooking into No.66. Furthermore, second storey roof terrace with a southerly facing aspect would be screened with a brick wall up to 1.7m, meaning users would not overlook the neighbouring property.

7.5.3 Daylight and Sunlight

Policy

- 152 The Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight' 2011, sets out standardised criteria for the assessment of planning applications including the 25 degree, and 45 degree 'rules'.

Discussion

- 153 The scale and positioning of the proposed building to the North of No.66 Buckthorne Road, means there would likely be no harmful impacts with regard to loss of daylight or sunlight, or overshadowing to the rear garden. There would not be a harmful loss of daylight to any other neighbouring properties.

7.5.4 Noise and disturbance

Policy

- 154 DM policy 32 requires new residential development to be neighbourly, and development in residential areas should not result in harm to existing residents through unsociable noise and disturbance.

Discussion

- 155 The proposed commercial, community (Use Class F2) use located at ground floor level does not have a specified user at this time, and objections have been received from neighbours, that if not correctly mitigated against and managed, this use could result in harm due to noise and disturbance. Officers note that the Royal British Legion clubhouse is the existing lawful use, and this was a licensed premises, which also held parties and events. Notwithstanding the existing lawful use, in order to ensure harmful noise impacts to not arise in the future, and because a new building would be constructed details of soundproofing, as well as hours of operation of the final use would be required to be submitted to the Local Planning Authority for approval, prior to commencement of the use as a condition of development.
- 156 With regards to the residential proposal, six residential dwellings are unlikely to generate a significantly higher level of comings and goings and general residential activity than the previous use, and as this is residential area the proposed use is compatible and the levels of domestic noise generated are unlikely to be significantly harmful to neighbouring residents.

157 It is noted that objections relating to noise and disturbance during construction have been received. A condition controlling construction hours is recommended to be added to the permission, and an informative will remind the developer of the Lewisham Considerate Constructors scheme.

7.5.5 Impact on neighbours conclusion

158 The impact on neighbouring residential amenity has been assessed against the relevant policies and guidance, and no significant harm has been identified to neighbouring occupiers' residential amenity.

7.6 SUSTAINABLE DEVELOPMENT

General Policy

159 NPPF para 152 sets an expectation that planning will support transition to a low carbon future. This is reflected in relevant policies of the London Plan and the Local Plan.

160 CS Objective 5 sets out Lewisham's approach to climate change and adapting to its effects. CSP 7, CSP 8 and DMP 22 support this.

7.6.1 Energy and carbon emissions reduction

Policy

161 CSP8 seeks to minimise the carbon dioxide (CO₂) emissions of all new development and encourages sustainable design and construction to meet the highest feasible environmental standards.

162 DMP22 require all developments to maximise the incorporation of design measures to maximise energy efficiency, manage heat gain and deliver cooling using the published hierarchy.

163 LPPSI 2 requires new development to be net zero-carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

1) be lean: use less energy and manage demand during operation

2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly

3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site

4) be seen: monitor, verify and report on energy performance.

Discussion

164 The application has been submitted with a Sustainability and Energy Statement, which sets out how the proposal has been design to reduce energy consumption. Through the use of solar panels, it is proposed the development will achieve a 40% reduction in total CO₂ emissions over those required by building regulations.

165 Final details of the solar panels to be installed will be secured by condition, to ensure the proposed carbon savings are achieved.

7.6.2 Sustainable Urban Drainage

Policy

166 CSP 10 requires developments to result in a positive reduction in flooding to the Borough.

167 Further guidance is given in the London Plan's Sustainable Design and Construction Supplementary Planning Guidance.

168 The NPPF at paragraph 168 expects major development to incorporate sustainable urban drainage systems (SUDS) unless there is clear evidence it is inappropriate.

Discussion

169 No specific details of SUDS calculations have been submitted, however the proposed site plans shows a high proportion of the site would be soft landscaped, and the level of hardstanding is considered to be kept to the minimum functionally required. Furthermore, the proposed roof includes a green roof system, to be secured by condition.

170 The final sustainable urban drainage strategy and schemes of hard and soft landscaping are to be secured by condition, and this is acceptable considering the scale of the proposed development.

7.7 NATURAL ENVIRONMENT

General Policy

171 Contributing to conserving and enhancing the natural environment and reducing pollution is a core principle for planning.

172 The NPPF and NPPG promote the conservation and enhancement of the natural environment (chapter 15) and set out several principles to support those objectives.

173 NPPF para 185 states decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the sensitivity of the site or wider area to impacts that could arise from the development.

7.7.1 Ecology and biodiversity

Policy

174 Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard to the purpose of conserving biodiversity.

175 The NPPF at para 174 states decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. At para 175, it sets out principles which LPAs should apply when determining applications in respect of biodiversity.

176 CSP 12 seeks to preserve or enhance local biodiversity.

177 DMP 24 require all new development to take full account of biodiversity in development design, ensuring the delivery of benefits and minimising of potential impacts on biodiversity.

Discussion

178 The application has been submitted with a Preliminary Ecological Appraisal report (Syntegra, November 2020), which sets out an assessment of the ecological value of the site, the impacts of the proposed development, and makes several recommendations for mitigation of the impacts, as well as enhancements that could be provided.

179 The Council's Ecological officer has been consulted on the details, and confirmed the documents has been prepared according to best practice methodology. They agree with all the recommendations set out in the report.

180 However, they noted the PEA identified moderate potential for bat roosts and bird nests in the buildings and suggested further surveys should be conditioned before commencement of development. Should these surveys confirm the presence of a roost, appropriate mitigation will be required before any works which could affect a roost can commence.

181 The Ecology officer also noted no details are provided of the proposed green roof, or the other recommendations of the ecology report (e.g. size and type of green roof, bird and bat boxes, bug hotels, hedgehog gates). They have stated that full details of the proposed biodiverse living roof should be secured by condition, including integrated wildlife features such as logs. They have also recommended bird and bat bricks be integrated into the design, rather than the use of external boxes.

182 The following details are recommended to be secured by condition:

- Further bat surveys
- Biodiversity Method Statement (incl. swift bricks; bat bricks; biodiverse green roof with logs, bug hotels, bare ground; hedgehog highways)
- Lighting Method statement for biodiversity
- Construction environmental management plan (CEMP: Biodiversity) (incl. ecological Clerk of Works, soft demolition, lighting, pollution) to minimise adverse impacts during construction

7.7.2 Ground pollution

Policy

183 The NPPF at para 174 states decisions should among other things prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil pollution. Development should help to improve local environmental conditions.

184 The NPPF states decisions should contribute to and enhance the natural and local environment by remediating and mitigating contaminated land, where appropriate (para 174). Further, the NPPF at para 183 and NPPG states decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination.

185 The test is that after remediation, land should not be capable of being determined as “contaminated land” under Part 2A of the Environmental Protection Act 1990.

186 DM Policy 28 advises the Council will use appropriate measures to ensure that contaminated land is fully investigated.

Further guidance is given in Contaminated Land Statutory Guidance (Defra, 2012).

Discussion

187 No desk-top study or site investigations report has been submitted to characterise or risk assess the site, and therefore, prior to commencement of development, it would be a condition of development for a desk top study and site investigation report to be submitted to the Local Planning Authority for approval.

8 LOCAL FINANCE CONSIDERATIONS

188 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).

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

190 The CIL is therefore a material consideration.

191 £29,166.43 Lewisham CIL and £18,671.78 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

192 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.

193 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.

- 194 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.
- 195 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>
- 196 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
- 197 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>
- 198 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

- 199 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
- 200 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.

201 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.

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

11 CONCLUSION

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

204 The proposed development would achieve a number of the urban design and spatial planning objectives set out in the Core Strategy, including the following planning merits to which significant weight is attached:

- Optimising the housing potential of the site and providing a range of type and sizes of new homes, including family housing;
- Providing a new community facility in place of the existing;
- Comprising an appropriate scaled and high quality building;

205 The proposal would increase the potential of the site and the development would provide a high standard of accommodation for future residents.

206 Given the acceptability of the proposed uses and policy compliance, the proposal is considered to be in accordance with the development plan as a whole.

207 The NPPF is underpinned by a presumption in favour of sustainable development. Officers consider that with the recommended planning conditions in place, the scheme is consistent with national policy.

208 In light of the above, the application is recommended for approval.

12 RECOMMENDATION

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

12.1 CONDITIONS

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

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

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

0452-02-0100 Rev.03; 0452-02-0200 Rev.01; 0452-02-0201 Rev.01; 0452-02-0250 Rev.04; 0452-02-0251 Rev.03; 0452-02-0252 Rev.03; 0452-02-0253 Rev.03; 0452-02-0500 Rev.01; 0452-02-0501 Rev.01; 0452-02-0502 Rev.01; 0452-02-0550 Rev.02; 0452-02-0551 Rev.01; 0452-02-0552 Rev.03; 0452-02-0580 Rev.00; 0452-02-0581 Rev.00; 0452-02-0582 Rev.02; 0452-02-0583 Rev.02 Received 7 September 2021;

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. No development shall commence on site until such time as a Construction Management and logistics 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 the 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 of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements and any Environmental Management Plan requirements (delete reference to Environmental Management Plan requirements if not relevant).

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 Policy SI1 Improving air quality and Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

4. (a) No development or phase of development (including demolition of existing buildings and structures, except where enabling works for site investigation has been agreed by the local planning authority) shall commence until :-
- (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.
 - (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.

- (iii) The required remediation scheme implemented in full.
- (b) If during any works on the site, contamination is encountered which has not previously been identified (“the new contamination”) the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.
- (c) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council.

This shall include verification of all measures, or treatments as required in (Section (a) i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

The closure report shall include verification details of both the remediation and post-remediation sampling/works, carried out (including waste materials removed from the site); and before placement of any soil/materials is undertaken on site, all imported or reused soil material must conform to current soil quality requirements as agreed by the authority. Inherent to the above, is the provision of any required documentation, certification and monitoring, to facilitate condition requirements.

Reason: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

- 5. (a) The building shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB L_{Amax} (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided. External amenity areas shall be designed to achieve levels not exceeding 55 dB LAeq (day) and the evaluation of human exposure to vibration within the building shall not exceed the Vibration dose values criteria ‘Low probability of adverse comment’ as defined BS6472.
- (b) The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (b) has been implemented in its entirety. Thereafter, the sound insulation scheme shall be maintained in perpetuity in accordance with the approved details.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration, DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- 6. (a) The development shall be designed to incorporate soundproofing of a specification for sound insulation against airborne noise to meet $D'nT,w + C_{tr}$ dB of not less than 55 for walls and/or ceilings where residential parties non domestic use shall be submitted to and approved in writing by the local planning authority.

- (b) The development shall only be occupied once the soundproofing works as agreed under part (a) have been implemented in accordance with the approved details.
- (c) The soundproofing shall be retained permanently in accordance with the approved details.

Reason: In the interests of residential amenity and to comply with DM Policy 26 Noise and vibration, DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- 7. (a) The commercial element of the building hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'.
- (b) Prior to completion of the superstructure a Design Stage Certificate for each building (prepared by a Building Research Establishment qualified Assessor) shall be submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) Within 3 months of occupation of any of the buildings, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (a) for that specific building.

Reason: To comply with Policy SI 2 Minimising greenhouse gas emissions of the London Plan (March 2021) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

- 8. (a) No development above ground level shall commence on site until a scheme for surface water management, including specifications of the surface treatments and sustainable urban drainage solutions, has been submitted to and approved in writing by the local planning authority.
- (b) The development shall be carried out in accordance with the approved scheme and thereafter the approved scheme is to be retained in accordance with the details approved therein.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policy SI 12 Flood risk management in the London Plan (March 2021) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10: Managing and reducing the risk of flooding (2011).

- 9. (a) No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
- (b) Any such work shall be carried out only in accordance with the details approved under part (a).

Reason: As required by Thames Water: the proposed works will be in close proximity to underground water utility infrastructure and piling has the potential to impact on local underground water utility infrastructure.

10. 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/other site specific features 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 and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

11. (a) Prior to completion of the works above ground level, plans (1:50 scale) with details showing the physical fit-out, including but not limited to floor finish, ceilings, ventilation, sanitary ware and entrances for the F.2 Use Class community space approved shall be submitted to and approved in writing by the local planning authority.

(b) Prior to commencement of the F.2 Use, full details of the operation of such use, including but not limited to opening hours and services provided must be submitted to and approved in writing by the Local Planning Authority.

(b) The development shall be constructed and shall operate in full accordance with the approved details, for the life of the development, unless otherwise approved by the Local Planning Authority.

Reason: To ensure that the fit-out of the unit is sufficient to ensure that they are an attractive and commercially viable option and to demonstrate the developers commitment to delivering the community space as part of this development, and to ensure the use is compatible with the surrounding residential environment in accordance with Core Strategy Policy 19 Community and recreational facilities (2011).

12. (a) The development shall not be occupied until details of proposals for the storage of refuse and recycling facilities for each residential and the community facility 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).

13. (a) No development above ground level shall commence until an Air Quality Assessment has been submitted to and approved in writing by the local planning authority.
- (b) The Air Quality Assessment will need to utilise an appropriate air quality model and/or emissions assessment tool to predict air quality concentrations at agreed receptor locations. Data should be presented for the first year of occupation as 'with development' and 'without development' to allow comparisons to be made.

Reason: In order that the local planning authority may be satisfied that the development is not going to result in significant health impacts to existing and future residents from a deterioration in local air quality and to comply with Development Management Local Plan (November 2014) Policy 23 Air quality.

14. (a) Prior to first occupation, full details of the cycle parking facilities 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 T5 cycling and Table 10.2 of the London Plan (March 2021) and Policy 14: Sustainable movement and transport of the Core Strategy (2011).

15. (a) Prior to above-ground works, drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) shall be submitted and approved in writing by the local planning authority.
- (b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies SI 12 Flood risk management in the London Plan (March 2021), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.

16. Prior to commencement of works (including site clearance), the results further bat surveys (dawn and dusk) shall be submitted to the Local Planning Authority and approved in writing, in consultation with the Council Ecology Officer.

Reason: To comply with the recommendations of the submitted Preliminary Ecological Appraisal Report, and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DAM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

17. a. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

- d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.
- b. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To comply with the recommendations of the submitted Preliminary Ecological Appraisal Report, and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

18. (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).

- 18(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).

19. No development shall take place (including any demolition, ground works and site clearance) until a method statement for the following has been submitted and approved in writing by the local planning authority:
- 1) creation of new wildlife features, including bespoke bat roosts, erection of bird boxes or bricks in the building;

- 2) creation, restoration and enhancement of semi-natural habitats;
- 3) tree, hedgerow, shrub and wildflower planting/establishment;
- 4) habitat removal and reinstatement/replacement;
- 5) provision and control of access for species.

- a. The content of the method statement shall include the:
 - a) purpose and objectives for the proposed works;
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
 - c) extent and location of proposed works shown on appropriate scale maps and plans;
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
 - e) persons responsible for implementing the works; f) initial aftercare and long-term maintenance (where relevant);
 - g) disposal of any wastes arising from works.
- b. The works shall be carried out strictly in accordance with the approved details within the first planting season after the approval of the method statement and shall be retained in that manner thereafter.

Reason: To comply with the recommendations of the submitted Preliminary Ecological Appraisal Report, and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

20. (a) Full details of the proposed biodiversity living roof and a schedule for maintenance as indicated on plan no. 0452-02-0253 rev.02, shall be submitted to and approved in writing by the local planning authority, prior to commencement of above-ground works..
- (b) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
- (c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reason: To comply with Policy G5 Urban greening in the London Plan (2021) , Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

21. (a) Prior to occupation of the development an external lighting design strategy for biodiversity for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - 1) include the full scheme of any external lighting that is to be installed at the site, including the new lighting to Brockley Path at the rear, which shall include measures to prevent light spillage; and
 - 2) identify those areas/features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

3) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

- (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 in compliance with DM Policy 27 Lighting of the Development Management Local Plan (November 2014) and to comply with the recommendations of the submitted Preliminary Ecological Appraisal Report, and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

- 22.
- (a) The Use Class F.2 use hereby approved shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.
 - (b) The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.
 - (c) The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to in perpetuity.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

- 23.
- (a) The Use Class F.2 community use not commence until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
 - (b) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives. The Travel Plan must include use of the building for community purposes.
 - (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

24. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, including than rainwater pipes, shall be fixed on the external faces/front elevation [delete as appropriate] of the building(s).

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

25. No extensions or alterations to the building hereby approved, whether or not permitted under Article 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) of that Order, shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

26. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the new windows to be installed in the southern elevation at first and second floor level and noted as obscure glazed on Plan Nos. 0452-02-0551 Rev.01 and 0452-02-0552 Rev.03 of the building hereby approved shall be fitted as obscure glazed to a minimum of Level 3 on the 'Pilkington Scale' and fixed shut up to 1.7m above ground floor level, 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 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).

27. 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 170 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).

28. No music, public address system or any other amplified sound shall be installed at the site, and average noise levels (LAeq) from the proposed development should be at least 5dB below background levels (LA90) at the location of nearby sensitive receptors.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 170 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).

29. None of the trees shown as being retained in the submitted Arboricultural Appraisal Report (MWA Architecture, 02 December 2020) shall be lopped or felled without the prior written consent of the local planning authority, and the recommendations of the report must be followed in full during construction works.

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).

30. (a) Full details of the proposed photovoltaic solar panels, as recommended by the submitted Sustainability and Energy Statement, must be submitted to and approved in writing by the Local Planning Authority, prior to commencement of above-ground works.

(b) The panels shall be installed in line with the approved details prior to occupation, and maintained and retained for the lifetime of the development.

Reason: To ensure the photovoltaic panels are installed to the satisfaction of the Local Planning Authority, in compliance with Paragraph 152 of the National Planning Policy Framework (2021), Policy SI 2 Minimising greenhouse gas emissions of the London Plan (2021), Policy 7 Climate change and adapting to the effects, and Policy 8 Sustainable design and construction and energy efficiency of the Lewisham Core Strategy (2011), and Policy 22 Sustainable design and construction of the Development Management Local Plan (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 and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. Further positive discussions took place which resulted in further information being submitted. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.
- 2 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>

- 3 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.
- 4 The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Application forms are available on the Council's web site.
- 5 Thames Water require the developer to note the following:

Waste Comments

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.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services__;!!CVb4j_0G!EFWQ-bo_3n2sepuO5hti0NH7OIPypENtddG7Zv27898oBgnq63rxXegiTiL8zsECg5SGaQ\\$](https://urldefense.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services__;!!CVb4j_0G!EFWQ-bo_3n2sepuO5hti0NH7OIPypENtddG7Zv27898oBgnq63rxXegiTiL8zsECg5SGaQ$)

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't 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.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes__;!!CVb4j_0G!EFWQ-bo_3n2sepuO5hti0NH7OIPypENtddG7Zv27898oBgnq63rxXegiTiL8zsFbBQZIQg\\$](https://urldefense.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes__;!!CVb4j_0G!EFWQ-bo_3n2sepuO5hti0NH7OIPypENtddG7Zv27898oBgnq63rxXegiTiL8zsFbBQZIQg$) .

The proposed development is located within 15 metres of our underground waste water assets and as such we would like the following informative attached to any approval granted. "The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

[https://urldefense.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes__;!!CVb4j_0G!EFWQ-bo_3n2sepuO5hti0NH7OIPypENtddG7Zv27898oBgnq63rxXegiTiL8zsFbBQZIQg\\$](https://urldefense.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes__;!!CVb4j_0G!EFWQ-bo_3n2sepuO5hti0NH7OIPypENtddG7Zv27898oBgnq63rxXegiTiL8zsFbBQZIQg$) .

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains. Thames Water request that the following condition be added to any planning permission. No construction shall take place within 5m of the water main.

Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works. Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

[https://urldefense.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes__;!!CVb4j_0G!EFWQ-bo_3n2sepuO5hti0NH7OIPypENtddG7Zv27898oBgnq63rxXegiTiL8zsFbBQZIQg\\$](https://urldefense.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes__;!!CVb4j_0G!EFWQ-bo_3n2sepuO5hti0NH7OIPypENtddG7Zv27898oBgnq63rxXegiTiL8zsFbBQZIQg$)
Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

[https://urldefense.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes__;!!CVb4j_0G!EFWQ-bo_3n2sepuO5hti0NH7OIPypENtddG7Zv27898oBgnq63rxXegiTiL8zsFbBQZIQg\\$](https://urldefense.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes__;!!CVb4j_0G!EFWQ-bo_3n2sepuO5hti0NH7OIPypENtddG7Zv27898oBgnq63rxXegiTiL8zsFbBQZIQg$) .
Should you require further information please contact Thames Water.
Email: developer.services@thameswater.co.uk

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

Appendix A: Local Meeting Minutes

Meeting opened at 19:04

Councillor Chris Barnham introduced themselves and Sam James, the lead planning officer; and on behalf of the applicant, the planning agent Chris Smith.

Nine residents were in attendance, as well as Councillor Tauseef.

The reason for the virtual meeting was outlined: to discuss planning application DC/20/119755. The purpose of this meeting was to allow residents to ask questions of, and put their views to, the developer and Council officers. The meeting format was explained, including how the questioning process would work, following the Planning Agent's presentation.

Chris Smith, planning agent gave a short opening statement and presentation of the proposal, and summarised the design intent and other facts of the case.

Following the presentation, Councillor Tauseef was invited to speak. He stated that whilst he did not object to the principle of development as there is a requirement for new homes, his constituents had some concerns and questions regarding the proposed development. These included that no affordable housing would be provided, not enough family housing would be provided, and the scale of the proposed building being larger than adjoining houses. Clarification was sought over what use class the community use at ground floor would be, concern that this was smaller than the existing space, and concern over the potential impacts of this use on residential amenity and parking in the future. Following his speech, Councillor Tauseef excused himself from the meeting, as he had other Council commitments to attend to.

The meeting then proceeded in 'themes' which broadly covered each of the main material planning considerations. Pre-submitted questions were read out the planning officer, followed by follow up comments or questions in the text chat function.

The order of discussion was to be as follows:

1. Principle of development and provision of housing
2. Design and impact on appearance of surrounding area
3. Impacts to neighbouring amenity
4. Highway impacts
5. Other concerns and considerations

The first theme of questioning was the principle of development, and concern was raised with regard to the loss of the existing Royal Legion Building, which is considered a community building and asset to locals. It was explained that the proposal would provide new community space in place of the existing, and this would be in the F use class (community facilities, meaning any change of use to any other use would require planning permission). As the proposal would re-provide a new community use in place of that which would be lost, the proposal can be supported in principle.

There was a question relating to the proposed use of the community space, and concern this could result in noise impacts and parking issues. It was explained that the end user has not been

determined, however the use would be within the F.2 Class (community uses). It was also noted that the existing lawful use was the British Royal Legion Clubhouse, and that the use class effectively would not be changed by this application. Notwithstanding, suitable conditions would control the noise impacts, and as the use class would not change, it would not be expected to result in significant impacts to parking stress.

Concern was raised the proposed 6 residential units would result in an over development of the site, that the level of proposed family and affordable housing were too low, and that the garden space provided would not be large enough. It was explained that the proposed density would be compliant with the Policies of the London Plan (2021) and that 33% 3-bed homes is considered a good level of family sized dwellings to be provided. It was noted the provision of external amenity space was policy compliant, and exceeded for the 3-bed dwellings.

The second theme related to the design of the proposal and its impact on the appearance of the surrounding area. Questions and comments related to how and whether the design successfully relates to the surrounding area, and justification was sought for the scale of the proposal.

The planning agent explained that they had designed the proposal to be in keeping with the scale of surrounding development, and clarified that the height would be similar to existing houses, with windows broadly aligning. They explained how the design had evolved since a previous iteration, with the help of pre app advice, and the building lines were now in keeping with surrounding development. High quality materials are proposed, and the intent is to provide a modern building. The planning officer stated that the scale and height of the proposed building was considered to be acceptable by officers and would not result in harm to the appearance of the surrounding area. Furthermore, the proposal respects existing building lines. It was stated that the design does not attempt to replicate other properties, but it is high quality and would appear a modern addition. Relevant conditions would ensure an appropriate finish through suitable materials, and those proposed appear high quality.

The third theme related to the impact on neighbouring amenity. Concern was raised the proposal would result in harm to the neighbouring No.66 Buckthorne Road a result of 'looming' over their rear garden, and due to overlooking from upper floor windows. The planning officer stated that the tallest part of the proposal would be set away from the neighbouring dwelling's garden, to sufficiently mitigate any harmful impacts of the proposed structure. It would not result in increased sense of enclosure to neighbours, nor loss of outlook, or a loss of daylight, in line with Policy DM32 and CSP15. Furthermore, upper floor windows and roof terraces would not result in harmful overlooking into existing windows, as obscure glazing and screening would be used on the relevant windows to protect neighbouring privacy.

Concern was raised over the possible noise and disturbance impacts to neighbours due to the increased density of residential use, and the community use. The planning officer noted that this is a residential area, so additional residential development would not be likely to result in harmful noise and disturbance. It would also be mitigated through standard planning conditions (residential soundproofing, and noise management plan for any commercial use which comes forwards). Hours of operation of the community use would also be controlled by condition.

Concern was raised that neighbouring trees could be harmed. It was explained by the planning officer that the submitted arboriculture statement confirmed there would be no harm to neighbouring trees and that the tree officer is satisfied

The fourth theme related to the highway impacts of the proposed development.

Concern was raised over impacts to the existing footpath (Brockley Path) to the rear, such as conflicts between new residents and users of the path and that the path would be darkened and enclosed by the proposal. As well as impacts to general pedestrians and cyclists who use the cycle

route which passes through Eddystone Road. Planning officer stated that the entrance to one of the flats from Brockley Path would be unlikely to result in conflict, and that the developer had agreed to provide lighting to the area to reduce the darkening effect. Furthermore a development of this scale would have no harmful impact on cyclists and pedestrians. Building would be set back from the pavement, and would not block any sight lines, public rights of way, cycle routes or pavements.

The proposed refuse storage was discussed, and it was confirmed by the planning agent that the commercial refuse store could be moved away from Brockley Path to reduce the risk of conflict.

Concern was also raised with regard to parking stress. The planning officer stated that a parking beat survey demonstrates there would be sufficient space to accommodate any additional parking that would be expected to be generated by the proposal. Furthermore, a Travel Plan would be conditioned for the community use.

Concern was raised with regard to the impact to the area of Eddystone Road highway that is currently enclosed with planters, as well as the 'pocket park' that has been planted. The planning agent stated they would not impact on this area, and the planning officer confirmed that the current proposal would not be expected to have any impact.

Questions and concerns regarding sustainability, and impacts to ecology were also submitted. The developer confirmed that solar panels are proposed for the roof to reduce CO2 emissions. The planning officer confirmed an Ecological report has been submitted, and assessed by the councils Ecology Officer who has recommended final details of mitigation during construction and enhancements within the proposed development be secured by conditions.

Concern was raised that the local area requires improvements, including street planting, road repairs, and concerns regarding a nearby pedestrian bridge. The planning officer states that it was unlikely that this development could proportionately contribute to road / street improvements through S106, but CIL would be payable.

Concern was also raised over the impacts during construction works. It was confirmed that a construction management plan would be secured by condition. Construction hours would also be limited to ensure no unacceptable disruption at unsociable hours.

Councillor Barnham drew the meeting to a close, explained that further questions and comments could be submitted in writing, and residents can write to councillors, the planning team and the applicant. He confirmed residents who have commented on the application will be notified of the date any future planning committee meeting relating to the proposal, thanked everyone for attending and for participating in the meeting.

Meeting closed 20:05