



Planning Committee B

Report title:

**CATFORD CONSTITUTIONAL CLUB, CATFORD BROADWAY, LONDON,
SE6 4SP**

Date: 11 November 2021

Key decision: No.

Class: Part 1

Ward(s) affected: Rushey Green

Contributors: Samuel James

Outline and recommendations

The application is reported to committee as there have been four objections and the application is recommended to be approved.

Application details

Application reference number(s): DC/21/122468

Application Date: 29 June 2021

Applicant: Turner Works on Behalf of Lewisham Council

Proposal: Refurbishment and alterations to Catford Constitutional Club, Catford Broadway SE6 including construction of first floor extension, provision of rooftop plant, external alterations and landscaping works.

Background Papers:

- (1) Submission Drawings
- (2) Submission technical reports and documents
- (3) Internal consultee responses
- (4) Statutory consultee responses

Designation: PTAL 6a

Screening: N/A

1 SITE AND CONTEXT

Site description and current use

- 1 The application relates to the building known as the Catford Constitutional Club, located to the rear of Catford Broadway. It is also known as Elmwood.
- 2 The former Catford Constitutional Club is tucked behind 4 storey terraced buildings to the South, a Car Park to the East, an Industrial unit directly to the North of the pub garden and Thomas' Lane to the West.
- 3 The site boundary is demarcated by a fence line all along the east and south. Access into the building from Thomas' Lane is via a gated entrance into the pub garden, whilst from the south it's accessible via a distinctive cut through alleyway from the Broadway.
- 4 The lawful use of the building is a public house, however the most recent operator of the public house ceased trading in November 2019, and it has been vacant since.

Character of area

- 5 Catford Broadway to the south is a continuous 4 storey block, with individual portions of the terrace reducing to 1-2 storeys in a piecemeal way to the rear, the buildings are in commercial use at ground floor level, with residential properties above.
- 6 The neighbouring residential street along Nelgarde Rd to the west is predominantly 2 storeys, rising to the junction along Catford Rd/Catford Bridge. Milford Towers, to the

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

north is the tallest building in the immediate area, at 8 storeys including a two-storey car park/ podium.

- 7 The site to the east is in use as a Council operated car park.

Heritage/archaeology

- 8 The former Catford Constitutional Club was originally built as a farm house in 1736, and is locally listed, the local listing states the following:
- 9 Elmwood (Catford Conservative Club): 1736 farm-house of two storeys and attic, three windows. Double span rounded mansard roof with old tile below but tops covered in corrugated iron. Three square dormers, early 19C casements. Front row pebbledashed, with parapet.
- 10 The earliest part of the building (which is the part identified in the local list description), is of two storeys plus attic, a double pile M shaped roof set behind parapet wall on east and west elevations, partially (eastern pitch) clad in old clay tile. Three square dormers with early C19th casements. Front elevation rendered. It is in very poor condition after being vacated in the 1980s and the interiors, including timber wall panelling and firecases stripped out. It has since suffered significant water damage.
- 11 The building was extended in the later C19th with a large Victorian residential extension to the south of the original building in stock brick with red brick dressings and quoins, sash windows, glazed decorative metal canopy, canted bay windows and projecting eaves to a slated roof. This part of the building is in better condition with surviving skirtings, picture rails and cornices, doors, architraves and a grand staircase all contributing to the building's historic character.
- 12 It was extended again in the later C19th/early C20th with a billiard hall to the west; and again in the early to mid C20th on the northern side.
- 13 The building is not within a Conservation Area.

Surrounding area

- 14 The site is located in the Catford Major District Centre, and within the Catford Town Centre Regeneration Framework Area.
- 15 The surrounding area is characterised by a mix of retail and employment uses, as well as residential properties.

Transport

- 16 The application site is highly accessible by public transport, and has a PTAL rating of 6a.
- 17 Thomas Lane forms the western boundary to the site. It is one way southbound towards Catford Road (A205), part of the TLRN for which TfL is the highway authority. Part of this section of Thomas Lane is subject to side street red route controls being close to the junction with Catford Road.
- 18 The site is accessed on foot via a route under another property fronting Catford Broadway and another pedestrian access on Thomas Lane.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

19 There is a maximum 30 minute on street loading and unloading bay on Thomas Lane adjacent to the site. A longer bay but with the same controls on use is located on the TLRN almost adjacent to the Catford Broadway access to the property.

2 RELEVANT PLANNING HISTORY

20 There is no relevant history on record.

3 CURRENT PLANNING APPLICATION

3.1 THE PROPOSALS

21 This application is for the refurbishment of and alterations to the Catford Constitutional Club.

22 Alterations include the construction of a first floor extension, external and internal repair works, provision of roof-top plant and landscaping works.

23 15 cycle parking spaces in the form of Sheffield stands would be included on the pavement to the westerns side of the site, on Thomas Lane, within a new extended area of public realm pavement.

4 CONSULTATION

4.1 APPLICATION PUBLICITY

24 A site notice was displayed on 23 July 2021.

25 Letters were sent to residents and business in the surrounding area and the relevant ward Councillors on 19 July 2021.

26 5 number responses received, comprising 4 objections and a comment from the Georgian Society confirming they had no objections to make.

4.1.1 Comments in objection

Comment	Para where addressed
Impacts to historic assets of building	67
The increase in height needs to be assessed with the proposals for the area as a whole, as it would increase overlooking as well as detrimentally change the architectural merits of the current building.	79 113

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

The servicing of a commercial building needs to be fully considered with parking, cycles, refuse, recycling, noise and the effect on residents along Catford Broadway as the local area, fully taken into account.	103
Local environmental concerns including drainage and noise.	121
Social housing should be included in the proposal	The application is for refurbishment of a public house, not for housing.

4.2 INTERNAL CONSULTATION

- 27 The following internal consultees were notified on 29 July 2021.
- 28 Conservation Officer: The conservation officer has raised no objections to the proposed works, and has confirmed they will not harm the significance of the non-designated heritage asset.
- 29 Highways: Verbal comments were received. No objections were raised, subject to conditions relating to delivery and servicing, construction management, external lighting and provision of the proposed cycle parking.
- 30 Environmental Health: No objections subject to recommended conditions requiring a noise impact assessment, and to control noise levels from any plant to be installed.
- 31 Ecological officer: See ecology section below

4.3 EXTERNAL CONSULTATION

- 32 The following External Consultees were notified on 29 July 2021:
- 33 Ward Councillors: No response received
- 34 Transport for London had no objections, subject to condition securing a construction management/logistics plan and a delivery and servicing plan

5 POLICY CONTEXT

5.1 LEGISLATION

- 35 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).

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

5.2 MATERIAL CONSIDERATIONS

36 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.

37 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.

38 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.

5.3 NATIONAL POLICY & GUIDANCE

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

5.4 DEVELOPMENT PLAN

39 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)

5.5 SUPPLEMENTARY PLANNING GUIDANCE

40 Lewisham SPG/SPD:

- Alterations and Extensions Supplementary Planning Document (April 2019)
- Planning Obligations Supplementary Planning Document (February 2015)

41 London Plan SPG/SPD:

- Planning for Equality and Diversity in London (October 2007)
- London's Foundations (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)

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- Social Infrastructure (May 2015)

6 PLANNING CONSIDERATIONS

42 The main issues are:

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

6.1 PRINCIPLE OF DEVELOPMENT

General policy

43 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.

44 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.

45 Chapter 11 of the NPPF 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.

46 NPPF Paragraph 203 states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Discussion

47 The application is for internal and external alterations, including a small extension at first floor level and provision of a roof terrace together with a new glazed roof to the M-shaped roof of the Georgian section of the building.

48 The entire building would be repaired and renovated internally and externally, in connection with its use as a public house.

49 The building is of social and communal significance: its past use as a conservative/constitutional club and more recently a pub, mean that it has been in community use the since the beginning of the 20th century. It is therefore part of the community's collective memory and experience.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

50 The proposed works are a comprehensive programme of repair and renovation, which are required to bring the building back in to public and commercial use, and they are therefore strongly supported in principle.

51 This is subject to the impact of the proposed works on the appearance of the building, and the impact upon its Heritage Significance. Other planning considerations are the impact on neighbouring amenity and transport impacts, and these are assessed in the following section of the report.

6.2 URBAN DESIGN AND HERITAGE IMPACTS

Policy

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

53 Paragraph 130 of the NPPF requires that development add to overall quality of the area and are visually attractive as result of good architecture, layout and appropriate effective landscaping.

54 NPPF Paragraph 203 states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

55 LP Policy D4 and HC1, CS Policy 15 and 16, DMLP Policies 30, 31 and 37 as well as the provisions of the Alterations and Extensions reflect this and are relevant.

Discussion

56 The Council's Conservation officer has advised at pre-application stage and has stated in response to the current application that the proposals are a creative response to the very poor condition but high significance of the historic building and its role of the whole building to the local community. They will preserve the significance of the most historic part which lies chiefly in its external envelope – and provide new spaces for uses which will sustain the building into the future. Overall the proposed works are sensitively designed, clearly and convincingly justified and will cause no harm to the historic significance of the locally listed building.

57 There are a number of works proposed. Following submission of this application the conservation officer requested some additional information on several aspects, which has been submitted, this is detailed below. Following further discussions, it has been confirmed the proposed works would not result in harm to the heritage significance of the locally listed building, subject to a number of conditions which are set out below.

Retaining and repairing the existing building envelope of Georgian building and tying it back to a new timber framed support structure inside:

58 Glazed rooflights would be inserted into the inner pitches of the M shaped roof - the outer pitches will be clad in clay tile to match the original. This will restore the historic

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

appearance of the building from most external views, but enable the creation of a new light and airy space internally.

- 59 The staircase will be reconstructed to run the other direction, but in the same location as the original. The original front entrance way and doorhood will be restored. The render will be repaired – due to it containing Portland cement it is likely it has adhered strongly to the brickwork and could damage it if removed.
- 60 A new double door opening will be added just to the west of the spine wall line to access the pub garden. Windows will be replaced to reinstate those historically evidenced.
- 61 A new floor will be created at ground floor level enabling level ground floor access between the different parts of the building.
- 62 The conservation officer has raised no objections to the proposed works, subject to the condition that further information is submitted with regard to proposed works to stabilise and make safe this section of the building prior to commencement of works.
- 63 A condition requiring details of the existing and proposed clay roofing tiles, including the existing ridge detailing and details of re-use where possible, as well as conditions requiring details of the new staircase, and new ground floor surface finish in the Georgian section of the building are also required.
- 64 A condition requiring details of the new cast iron post and repairs to the glazed canopy on the south elevation, which are to match the existing is also requested by the conservation officer.
- 65 Further details are also required for all new external doors and windows to the building, and these will be secured by condition.

Creating a new entrance hall at ground floor using the new timber frame structure containing WC facilities at ground and first floors:

- 66 The interior of the building will be a large open full height space with a walkway at the perimeter at first floor level, allowing views up to the roof and appreciation of the historic building envelope. The partitions for the WCs will be set against the westernmost wall of the Georgian part and will not compromise the scale or openness of the space.
- 67 The conservation officer raises no objections to these works, however requests further details of the proposed new partitions and subdivision at ground and first floor level of the Georgian Section of the building. Further details of the proposed walkway at first floor level, including railings details are also to be secured by condition.

Connecting the Georgian and Victorian sections with platform lift to make the building fully accessible sited in the Georgian section will provide lift access to the first floor and negotiate the level difference between the first-floor pub rooms in the Victorian section and new walkway in the Georgian section

- 68 This will require demolition of part of the wall adjacent to the chimney stack in the Georgian section and the conservation officer requested further details of the demolition, so the extent of demolition could be understood. Demolition plans have subsequently been submitted, which show the chimney stack will not be affected, and the conservation officer confirms this loss of historic to be acceptable.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Extension to the North West at the first floor level to enlarge the existing room and provision of roof terrace

- 69 The proposed extension is considered to relate well to the massing of the existing range of buildings and will not detract from the most significant part of the building. The proposed slate roof and painted timber louvres are acceptable materials.
- 70 The conservation officer requested further details regarding the junction between this extension and the Georgian roof, which was subsequently submitted, and this is considered to be acceptable, and would not result in harm to or an awkward relationship with historic fabric.
- 71 Further details of any railings to be used on the roof terrace are to be secured by condition.

Roof extension in the form of the former roof lantern on the 1893 - 1914 billiard hall to accommodate new services –

- 72 Officers consider this would relate well to the historic roof lantern form that originally existed, and would enhance the appearance of the building. The conservation officer has raised no objections.

Landscaping to the north

- 73 The proposed scheme of landscaping includes a brick boundary wall extending the existing boundary wall of the site to create a delineated pub garden and yard area beyond; an orangery against the northern boundary wall; retained trees, soft landscaping, a seating area and planting against the building are proposed. The proposed soft landscaping appears high quality, and would create a pleasant space for users. Full details of the proposed scheme of hard and soft landscaping are to be secured by condition.
- 74 To ensure the proposed external lighting scheme is acceptable, and would provide adequate security, details of this are to be secured by condition.
- 75 The western boundary treatment would be moved eastward, which would widen the existing pavement along Thomas Lane, providing space for refuse and cycle storage fronting the public realm.
- 76 To ensure the proposed boundary treatment is of a high quality, final details of this will also be secured by condition.
- 77 Hard landscaping is proposed in eastern yard space, with new hoarding and planters to create a soft edge. This is proposed to be temporary until the wider masterplan area is built out, after which this would connect with the wider yards area and become a public route. This connection to the wider master-planning site is to be secured by condition.
- 78 Access to and within the building for wheelchair users will be improved with new ramps being provided at the main entrance as well as from the pub garden. A platform lift will enable access to the first floor space and WC. This is welcomed.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

6.2.1 Urban design conclusion

- 79 The proposed extensions and alterations would not harm the appearance of the host property or the surrounding area. The proposals are a creative response to the very poor condition but high significance of the historic building and its role of the whole building to the local community. They will preserve the significance of the most historic part which lies chiefly in its external envelope – and provide new spaces for uses which will sustain the building into the future.
- 80 Officers therefore consider that the current proposal would lead to no harm to the significance of the Locally Listed Building, nor the appearance surrounding area, subject to the conditions set out above.

6.3 TRANSPORT IMPACT

General policy

- 81 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.
- 82 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’.
- 83 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. It states that car free status for new development can only be assured where on-street parking is managed so as to prevent parking demand being displaced from the development onto the street. A controlled parking zone (CPZ) may be implemented where appropriate.

6.3.1 Access

Policy

- 84 The NPPF requires safe and suitable access for all users.
- 85 Core Strategy Policy CS 14, amongst other things, states that the access and safety of pedestrians and cyclists will be promoted and prioritised; that a restrained approach to parking provision will be adopted; and that car-free status for new development can only be assured where on-street parking is managed so as to prevent parking demand being displaced from the development onto the street.

Discussion

- 86 The pub would be accessed on foot via a route under another property fronting Catford Broadway and another pedestrian access on Thomas Lane. This is the existing pedestrian access arrangement for the pub. A path is proposed west to east through the

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

pub garden, a possible connection through to the wider Town Centre Framework in the future.

- 87 Thomas Lane forms the western boundary to the site. It is one way southbound towards Catford Road (A205), part of the TLRN for which TfL is the highway authority. Part of this section of Thomas Lane is subject to side street red route controls being close to the junction with Catford Road.
- 88 The existing site has pedestrian access from Catford Broadway through an underpass. There is also an existing crossover and vehicle access through this underpass. To ensure this access is safe and welcoming to future users, a condition requiring details of improvements to this access, including lighting, surfacing and measures to minimise pedestrian and vehicle conflicts is recommended. The council's highways officer recommended the vehicle crossover be removed. However, the access is not in the ownership of the applicant, and therefore this would not be possible. Considering this is the existing access arrangement and no change of use is proposed, on balance officers consider this to be acceptable.
- 89 There is an existing vehicle access to the rear yard from Thomas Lane, and this is not included on the proposed site plan. It is noted the site boundary would be moved eastward, widening the pavement of Thomas Lane. Public Sheffield stands would be provided adjacent to the western boundary of the site.
- 90 The path running west to east through the rear of the site is proposed to provide a route from Thomas Lane, through to the wider Thomas Lane Yards site in the future, when that site is developed. An access will be provided in the future from the eastern boundary, through to the wider Thomas Lane Yards.
- 91 Access to and within the building for wheelchair users will be improved with new ramps being provided at the main entrance as well as from the pub garden. A platform lift will enable access to the first floor space and WC. This is welcomed.

6.3.2 Local Transport Network

Policy

- 92 Policy T4 Assessing and mitigating transport impacts states 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

- 93 The site has a PTAL of 6a meaning it is amongst the most accessible areas in London with regard to public transport. The proposal would not have a significant impact on the local public transport network, as the proposed use would remain as existing, and the scale is relatively small.
- 94 TfL have noted that Thomas Lane is important in respect of bus operations as it is used by buses coming from stands on Thomas Lane itself and nearby streets which are going back into service on routes starting in Catford. They have noted that a construction management plan and delivery and servicing plan should be submitted to ensure that bus operations on Thomas Lane are not disrupted by the works, as well as to ensure safe and efficient operation of the TLRN.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Walking and cycling

- 95 The proposal includes the provision of 15 cycle parking spaces on Thomas Lane, within the red-line site boundary, but outside of the new site boundary treatment. These would therefore be located in the public realm. Details of lighting should be provided for this area to ensure it would be secure. The proposed number of Sheffield stands is in line with Policy T5 for short stay customer spaces, and TfL have confirmed these are to be welcomed.
- 96 No details of staff cycle parking have been provided however. TfL request details of staff secure and dry, long stay cycle parking. Details of these are to be secured by condition.

Car parking

- 97 No car parking would be provided for staff or customers. This is consistent with the Policy T6 of the London Plan, which supports car free development in areas that are well connected to public transport.

6.3.3 Servicing and refuse

Policy

- 98 Policy T7 Deliveries, servicing and construction states development proposals should facilitate safe, clean, and efficient deliveries and servicing. Construction Logistics Plans and Delivery and Servicing Plans will be required and should be developed in accordance with Transport for London guidance and in a way which reflects the scale and complexities of developments.

Discussion

- 99 The use of the pub would remain as existing and therefore officers do not expect there would be any significant impact on the local highways network due to the proposed works.
- 100 There is a maximum 30 minute on street loading and unloading bay on Thomas Lane adjacent to the site which can also be used by Blue Badge holders for up to 3 hours parking during the period of controls, 7am – 7pm Monday to Saturday. A longer bay but with the same controls on use is located on the TLRN almost adjacent to the Catford Broadway access to the property.
- 101 TfL have requested a Delivery and Servicing plan be submitted as a condition of development, to ensure no harmful impacts to the TLRN would arise as a result of the proposed use.
- 102 Full details of the proposed bin store are also recommended to be secured by condition.

6.3.4 Transport impact conclusion

- 103 The proposal would not result in a change of use of the site, and therefore the impacts on the local highway network are generally established, and considered to be acceptable.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

104 Subject to compliance with the recommended conditions, officers consider the proposal would have an acceptable impact on the local transport network.

6.4 LIVING CONDITIONS OF NEIGHBOURS

General Policy

105 NPPF paragraph 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.

106 LP Policy D4, CS Policy 15 and DMP31 are also relevant and reflect the above.

107 The main impacts on amenity usually 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.

6.4.1 Overbearing enclosure, impacts to outlook and daylight and sunlight

Policy

108 DMP31 states non-residential extensions adjacent to dwellings should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.

Discussion

109 Due to relatively small scale and the siting of proposed extensions within the footprint of the existing building, there would not be an impact to neighbouring properties with regard to overbearing enclosure, loss of outlook or loss of daylight and sunlight.

6.4.2 Privacy

Discussion

110 With regards to neighbouring privacy, it is generally upper floor windows which can cause a loss of privacy to neighbours.

111 No new window openings would be made in the envelope of the existing building, however several windows would be reinstated which have been boarded up for a significant period of time.

112 Whilst neighbouring occupants within upper floors of Catford Broadway fronting properties Nos.6, 7 and 8 could feel additional overlooking impacts as a result of the reinstated use of the upper floors of the building, and the reinstated windows, this is not a significant level of harm. This is because planning permission is not required for the use of the building to resume, and because these windows are in existing positions. Therefore although the building is not currently in use, officers do not consider the reinstatement of the windows would result in significant harm to the privacy of neighbouring occupants.

113 The proposed new roof terrace would be at the least 23m from any neighbouring windows, and at least 16m from the rear boundaries of neighbouring gardens of

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Nelgarde Road properties, and therefore would not result in a loss of privacy to occupants of those dwellings.

6.4.3 Noise and disturbance

Policy

- 114 DM Policy 17 states that applicants will be required to provide acceptable arrangements for the efficient and hygienic discharge of fumes and smells, including the siting of ducts, which should be unobtrusive; sound proofing, especially if living accommodation is above or adjacent and other appropriate mitigation measures in relation to the impact on neighbours of the proposed opening hours.
- 115 LPP D13 and D14 require development proposals to manage and mitigate noise impacts.

Discussion

- 116 The proposed use is the same as the existing use, as a public house. The building was operating as a public house until November 2019. Officers consider any potential noise impacts arising from the use would not materially increase as a result of the current planning application.
- 117 The proposal however would require the installation of new mechanical ventilation equipment. Final details of this, including appearance and noise attenuation would be secured by condition prior to installation, to ensure no harmful impacts to neighbours would arise as a result.
- 118 Officers also note the proposal includes installation of new modern windows, which will be of a higher quality and therefore provide greater level of noise mitigation from within the building than existing.
- 119 A condition requiring the applicant to submit a noise impact assessment report and to comply with any recommendations of that report has been recommended by the Council's Environmental Health officer, as well as a condition requiring the pub garden to close from 11pm.
- 120 A condition requiring sound measurements at the nearest sensitive noise receptors to not exceed WHO and BS 8233 guidelines and for the rating level for fixed plant to be at least 5db below background as measured at nearest noise sensitive receptors (BS4142) is recommended, to protect neighbouring amenity.
- 121 The operation of the public house will also be subject to licensing control, which provides additional control on noise impacts, opening hours and service of alcohol, including use of the beer garden.

6.4.4 Impact on neighbours conclusion

- 122 Subject to the above recommended conditions as well as Council licensing controls which are separate to planning, the impacts of the proposal on neighbouring amenity would be acceptable, in line with the above policies.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

6.5 NATURAL ENVIRONMENT

6.5.1 Ecology and biodiversity

Policy

- 123 The NPPF and NPPG promote the conservation and enhancement of the natural environment (chapter 15) and set out several principles to support those objectives.
- 124 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.
- 125 CSP 12 seeks to preserve or enhance local biodiversity.
- 126 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

- 127 The application was submitted with an ecology statement as well as a bat survey report prepared by Greengage. These found there was no evidence of bat roost activity at the site.
- 128 Ecological enhancement measures have been recommended, including provision of bat-friendly lighting, enhanced soft landscaping and roosting opportunities such as bat bricks within the new building. The council's conservation officer confirms they have no objections, subject to the condition the recommendations of the ecology report are followed. Details of bat bricks are to be secured by condition, as are soft landscaping details and external lighting.
- 129 Subject to appropriate details submitted in support of the recommended conditions, the impact to ecology would be acceptable, in line with policies noted above.

6.6 PUBLIC HEALTH, WELL-BEING AND SAFETY

Policy

- 130 The NPPF and NPPG promote healthy communities. Decisions should take into account and support the health and well-being of all sections of the community. The NPPG recognises the built and natural environments are major determinants of health and wellbeing. Further links to planning and health are found throughout the whole of the NPPF. Key areas include the core planning principles (para 15) and the policies on transport (chapter 9), high quality homes (chapter 5), good design (chapter 12), climate change (chapter 14) and the natural environment (chapter 15).
- 131 The NPPG sets out a range of issues that could in respect of health and healthcare infrastructure, include how development proposals can support strong, vibrant and healthy communities. Development, where appropriate, should encourage active healthy lifestyles that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe places for active play and food growing, and is accessible by walking and cycling and public transport.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

The creation of healthy living environments for people of all ages can support social interaction.

- 132 Para 127 Good design create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Discussion

- 133 The Metropolitan Police secured by design officer has been consulted and recommends Secured by Design principles are adhered to, to lessen the chances of this building being broken into. Buildings which have listed or partially listed status are suitable for SbD and this building would be able to achieve a Bronze Award. Achieving Secured By Design is welcomed, especially as this development is in a high crime area.
- 134 To ensure Secured by Design principles are adhered to, details of the security measures to be employed are recommended to be secured by condition, to be approved in consultation with the Metropolitan Police.

7 LOCAL FINANCE CONSIDERATIONS

- 135 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).
- 136 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 137 The CIL is therefore a material consideration.
- 138 £0 Lewisham CIL and £0 MCIL is estimated to be payable on this application, subject to any valid applications for relief or exemption, and the applicant has completed the relevant form. This would be confirmed at a later date in a Liability Notice.

8 EQUALITIES CONSIDERATIONS

- 139 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.
- 140 In summary, the Council must, in the exercise of its function, have due regard to the need to:

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 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.

141 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.

142 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>

143 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

144 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>

145 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

9 HUMAN RIGHTS IMPLICATIONS

146 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

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

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

147 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.

148 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.

149 This application has the legitimate aim of providing a new building with employment uses. The rights potentially engaged by this application, including Article 8 and Protocol 1 are not considered to be unlawfully interfered with by this proposal.

10 CONCLUSION

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

151 The proposed works to refurbish the pub, which is a locally listed building, would have a positive impact on the appearance of the building and surrounding area, as well as enhancing the non-designated heritage asset through new usage and renovation works, which would respect and enhance the historic fabric and ensure the building remains in public use, which will extend its lifetime. This is a planning merit which officers give significant weight.

152 Furthermore, the proposal would not harm the amenity of neighbouring occupants, nor the local transport network.

153 Considering the significant planning merits of the proposal, lack of harm identified and general compliance with the development plan as a whole, the proposal is recommended for approval.

11 RECOMMENDATION

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

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

11.1 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:

1103 Rev.A; 1104 Rev.A; 1205 Received 15 September 2021;

0101 Rev.A; 0102 Rev.A; Existing Roof 3D; Proposed Extension Abutment Detail; Bat Survey Report (Greengage, July 2021) Received 3 September 2021;

0000; 0100 Rev.A; 0103; 0104; 0201; 0203; 0204; 0301; 0302; 0303; 0304; 1100; 1101; 1102; 1103; 1201; 1203; 1204; 1301; 1302; 1303; 1304; Heritage Statement (Hayatsu Architects, June 2021); Planning Statement Received 12 July 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 a Construction Logistics Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall demonstrate the following:-

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

(b) 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 vehicle activity.

(c) Measures to deal with safe pedestrian movement.

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

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

4. The rating level of the noise emitted from the building shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142:2014

Reason: To safeguard the amenity of the occupiers of the proposed property as well as the surrounding occupiers.

5. (a) Notwithstanding the details hereby approved, no development shall commence until detailed plans at a scale of 1:10 or 1:20 showing the existing and proposed roof tiles, and a document detailing where and how the existing tiles will be re-used where possible, have been submitted to and approved in writing by the local planning authority

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

(b) The development shall be carried out in accordance with the approved details.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal 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, DM Policy 31 Alterations and Extension to Existing Buildings and DM Policy 37 Non designated heritage assets.

6. (a) Notwithstanding the details hereby approved, no development shall commence until detailed plans at a scale of 1:10 or 1:20 showing the proposed new internal staircase, internal floor surface finishes, internal partitioning at ground and first floor level, and the first floor walkway including railings within the Georgian section of the building have been submitted to and approved in writing by the local planning authority.

(b) The development shall be carried out in accordance with the approved details.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal 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, DM Policy 31 Alterations and Extension to Existing Buildings and DM Policy 37 Non designated heritage assets.

7. (a) Notwithstanding the details hereby approved, no development shall commence until detailed plans at a scale of 1:10 or 1:20 showing all new external doors and windows to be installed; railings for the roof terrace, and of the glazed canopy entrance on the south elevation that is to be repaired, including new cast iron posts, have been submitted to and approved in writing by the local planning authority

(b) The development shall be carried out in accordance with the approved details.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal 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, DM Policy 31 Alterations and Extension to Existing Buildings and DM Policy 37 Non designated heritage assets.

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

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character, DM Policy 31 Alterations and Extensions to new buildings and DM Policy 37 Non-designated heritage assets.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

9. (a) The public house use shall not commence until full details of proposals for the storage and collection of refuse and recycling 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).

10. (a) Prior to commencement of the public house use, full details of staff 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).

11. (a) Prior to commencement 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.

12. 1 Prior to commencement of work on site, a document detailing the programme of works that will be carried out to stabilise and make safe the building during construction works must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council's conservation officer.
- 2 The works stabilisation and making safe must be carried out in full accordance with the approved programme prior to commencement of construction, and must be adhered to throughout the construction period.

Reason: To ensure the non-designated heritage asset is adequately protected during the works, in compliance with Paragraph 203 of the National Planning Policy Framework (2021) and Policy DM37 Non-designated Heritage assets of the Development Management Local Plan (2014).

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

13. (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 commencement of the public house use.
- (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).

14. (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).

15. Details of the number and location of the bat bricks and/or boxes to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the building and maintained in perpetuity.

Reason: To comply with 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).

16. (a) Prior to installation, detailed plans and a specification of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate noise, vibration, fumes and odours (and incorporating active carbon filters, silencer(s) and anti-vibration mountings where necessary) shall be submitted to and approved in writing by the local planning authority.
- (b) The ventilation system shall be installed in accordance with the approved plans and specification before use of the development hereby permitted first commences and shall thereafter be permanently maintained in accordance with the approved specification.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 17 Restaurants and cafes (A3 uses) and drinking establishments (A4 uses) and DM Policy of the Development Management Local Plan (November 2014).

17. (a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
- (b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties, to minimise harm to ecology and to ensure adequate lighting for security purposes in compliance with Policy D11 Safety, security and resilience to emergency of the London Plan (2021), DM Policy 24 Biodiversity, living roofs and artificial playing pitches DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

18. (a) The public house use shall not commence 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, and to ensure no harmful impacts on bus services using Thomas Lane and on the Transport for London Road Network.
- (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 T7 Deliveries, servicing and construction of the London Plan (2021), and Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

19. a) Prior to commencement of above ground work, details of security measures in line with the standards set out by 'Secured by Design' shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police.
- b) The measures must be implemented prior to occupation of the building in accordance with the details approved under part (a).
- c) Prior to opening to the public, confirmation that the standards recommended by Secure by Design for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Reason: To minimise security risks to the proposed development, in compliance with Policy D11 Safety, security and resilience to emergency of the London Plan (March 2021).

20. 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 rainwater pipes, shall be fixed on the external faces of the building.

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).

21. 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).

22. a) Prior to commencement of above ground work, details of security measures in line with the standards set out by 'Secured by Design' shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police.
- b) The measures must be implemented prior to occupation of the building in accordance with the details approved under part (a).
- c) Prior to opening to the public, confirmation that the standards recommended by Secure by Design for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise security risks to the proposed development, in compliance with Policy D11 Safety, security and resilience to emergency of the London Plan (March 2021).

23. A pedestrian route between the Catford Constitutional Club and the Broadway linking Thomas' Lane and the eastern yard space (delineated on the Proposed Site Plan (No.1100)) shall be made available for public use prior to occupation of the Catford Constitutional Club and openings made to create a route through to the wider Thomas Lane Yards Site to the east once that development has been completed.

Reason: To improve public access in compliance with Policy D8 Public realm of the London Plan (March 2021) and DM Policy 35 Public Realm of the Development Management Local Plan (November 2014) and to ensure there is a public route through to the public house from the wider Thomas Lane site in the future.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 2⁴ a) Prior to commencement of above ground works, a noise impact assessment of the proposed use and scheme of soundproofing of a specification for sound insulation against airborne noise, for the building must be submitted to the Local Planning Authority for approval.
- b) The public house use shall only commence 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.
- d) Any outdoor space shall only be available for public use between the hours of 09.00 to 23.00.

Reason: In the interests of residential amenity and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

11.2 INFORMATIVES

- 1) Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. Positive discussions took place which resulted in further information being submitted prior to determination.
- 2) It is the responsibility of the owner to establish whether asbestos is present within their premises and they have a 'duty of care' to manage such asbestos. The applicant is advised to refer to the Health and Safety website for relevant information and advice.
- 3) The assessment of the light spill and lux level at the window of the nearest residential premises shall follow the guidance provided in The Institution of Lighting Engineers, Guidance Notes for the Reduction of Obtrusive Light.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

12 BACKGROUND PAPERS

1 Submission Drawings

Submission technical reports and documents

Internal consultee responses

Statutory consultee responses

13 REPORT AUTHOR AND CONTACT

155 *Samuel James, samuel.james@lewisham.gov.uk, 020 8314 3722*

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>