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Date: 16 July 2018
Property Ref: DE/182/B/TP
Our Ref: DC/16/095039

Dear Mr Gaskell,

PERMISSION FOR DEVELOPMENT
Town and Country Planning Act 1990 (as amended)

Notice is hereby given that the London Borough of Lewisham, in pursuance of its powers as local planning authority under the above Act, Regulations, Rules & Orders made thereunder, permits the development referred to in the Schedule below subject to the conditions set out therein and in accordance with the application and plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights endorsed overleaf.

The grant of planning permission does not relieve developers of the necessity for complying with any local Acts, Public Health Acts & Regulations, Building Acts & Regulations and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc applying to or affecting either the land to which the permission relates or any other land, or the rights of any person or authorities (including the London Borough of Lewisham) entitled to the benefit thereof or holding an interest in the property concerned in the development or in any adjoining property. In this connection applicants are advised to consult the Highways and Transportation team as to any works proposed to, above or under any carriageway, footway or forecourt. Your particular attention is drawn to the Building Acts & Building Regulations which must be complied with to the satisfaction of approved Building Control Inspectors.

SCHEDULE

Application Valid Date: 22 January 2016

Application No: **DC/16/095039**

Development: Demolition of the former caretaker's house on Frankham Street and 2-30A Reginald Road, partial demolition, conversion and extension of the former Tidemill School buildings and the construction of three new buildings ranging from 2 to 6 storeys at Land North of Reginald Road & South of Frankham Street SE8, to provide 209 residential units, together with amenity space, landscaping, car and cycle parking.

C O N D I T I O N S

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:

Accommodation schedule by PTE (updated 12/02.2018), Air Quality Assessment by Hawkins dated 6th November 2015, Air Quality Neutral Assessment by Hawkins dated 28th June 2016, Application and CIL forms by CMA dated 21/12/15, Arboricultural Development Report by Green Shots dated 27 November 2015, Archaeological Desk Based Assessment by CgMs dated November 2015, Bat Emergence Survey by Green Shots dated 6th November 2015, Bats – draft Method Statement to support a Natural England licence application, Construction Method Statement and Logistics Plan by Mulalley, Daylight, Sunlight and Overshadowing Assessment by DPR dated August 2016, Daylight/Sunlight letter addendum by DPR dated 4 January 2017, Design & Access Statement by PTE dated January 2016, Desk Study & Ground Investigation by GEA dated December 2014, Energy Strategy Overview by Whitecode dated 17 November 2015, Extended Phase 1 Habitat Survey by Green Shots Ecology dated 6th November 2015, Flood Emergency Evacuation Plan by Capita dated November 2015, Flood Risk Assessment by Capita dated November 2015, Further consultation statement (received 10th January 2017), Health Impact Assessment by CMA dated January 2016, Illustrative alternative landscape options by BDP dated January 2017, Market Day Parking Letter Statement by EAS dated 29 June 2016, Noise impact Assessment by ENS dated 23rd September 2015, Overheating Report by Whitecode dated 18 May 2016, Overshadowing letter and study by DPR dated 10th May 2016, Planning Statement by CMA dated May 2017 (v3), Reptile and Great Crested Newt Surveys by Green Shots Ecology dated 6th November 2015, Statement of Community Involvement by Quatro dated December 2015, Structural Report by Brand Consulting dated 13.01.16, Supplementary Information – CGI Images by PTE dated June 2016, Supplementary Information- Wheelchair Homes (received 21st June 2016), Sustainability Statement by Mulalley dated 13/11/15, Transport Assessment by EAS dated December 2015, Travel Plan (residential) by EAS dated December 2015, Tree Survey by Green Shots dated 20th November 2014, Unexploded Ordnance (UXO) Threat Assessment by 1st Line Defence dated 4th September 2014, Viability Report by BNP Paribas dated January 2018, 140439 01, 140439 02 Rev B, 140439 03 Rev B, 140439 04 Rev B, 140439 05 Rev B, 140439 06, 140439 07, 140439 08, 140439 09, 140439 10, 140439 11, 140439 12, 140439 13, 140439 14, 140447 Sheet 1, 140447 Sheet 2, 140447 Sheet 3, 140447 Sheet 4; 029_PL_001 Rev A, 029_PL_002 Rev A, 029_PL_003 Rev A, 029_PL_004 Rev C, 029_PL_005 Rev A, 029_PL_100 Rev L, 029_PL_101 Rev D, 029_PL_102 Rev E, 029_PL_103 Rev E, 029_PL_104 Rev C, 029_PL_105 Rev B, 029_PL_106 Rev C, 029_PL_110 Rev D, 029_PL_111 Rev C, 029_PL_112 Rev B, 029_PL_113 Rev D, 029_PL_114 Rev C, 029_PL_115 Rev B, 029_PL_116 Rev B, 029_PL_117 Rev B, 029_PL_118 Rev A, 029_PL_119 Rev A, 029_PL_120, 029_PL_121 Rev B, 029_PL_125 Rev B; 029_PL_126 Rev A, 029_PL_127, 029_PL_128, 029_PL_129, 029_PL_130, 029_PL_131 Rev A, 029_PL_200 Rev A, 029_PL_211, 029_PL_212 Rev D, 029_PL_213 Rev A, 029_PL_214 Rev A, 029_PL_215 Rev A, 029_PL_216 Rev A, 029_PL_217 Rev A, 029_PL_300 Rev A, 029_PL_301 Rev D, 029_PL_302 Rev D, 029_PL_303 Rev B; 029_PL_304 Rev B, 029_PL_305 Rev B, 029_PL_306 Rev A, 029_PL_308 Rev E, 029_PL_309 Rev B; 029_PL_310 Rev A, 029_PL_400 Rev B, 029_PL_401 Rev B; 029_PL_402 Rev A, 029_PL_403 Rev A, 029_PL_404 Rev A, 029_PL_405 Rev A, 9993-M-0-XX-0001_REV P1, Construction Phasing Plan, P2206487(90)LP001 Rev E, P2206487(91)LP001 Rev B, P2206487(94)LP001 Rev E

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. (a) No development shall commence until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The Construction and Environmental Management Plan shall include details of the following matters:-
 - (i) Dust mitigation measures-;
 - (ii) The location and operation of plant and wheel washing facilities;
 - (iii) The best practical measures to be employed to mitigate noise and vibration arising out of the construction process;
 - (iv) Construction traffic movements including cumulative impacts which shall encompass the following:-
 - (a) Rationalisation of travel and traffic routes to and from the site;
 - (b) 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-;
 - (c) Measures to deal with safe pedestrian movement;
 - (v) The appointment of an Ecological Clerk of Works and adoption of best practical measures to mitigate impacts on biodiversity arising from site clearance and construction activities;
 - (vi) Security Management (to minimise risks to unauthorised personnel)-;
 - (vii) Details of the training of site operatives to follow the Construction Environmental Management Plan requirements-;
 - (viii) Details of the site manager, including contact details-;
 - (ix) Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage, loading and unloading of plant and materials and similar construction activities;
 - (x) Construction working hours;
 - (xi) An inventory of all Non Road Mobile Machinery (NRMM) shall be kept on-site and registered on <http://nrmm.London/> showing the emission limits for all equipment and shall be made available for inspection by the Local Authority if required.
- (b) No works shall be carried out other than in accordance with the Construction Environmental Management Plan as approved under paragraph (a) of this condition.

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 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2016).

4. (a) No development shall commence (with the exception of above ground demolition) until each of the following have been complied with:-
 - (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), identifying all previous uses and potential contaminants associated with those uses, and a conceptual site

model have been submitted to and approved in writing by the local planning authority, in consultation with the Environment Agency(EA).

(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, in consultation with the Environment Agency (EA).

(b) The remediation scheme approved under paragraph (a) of this condition shall be implemented in full.

(c) 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) of this condition, 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) of this condition have been complied with in relation to the new contamination.

(d) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council, in consultation with the EA.

(e) The closure report shall include details of the data collected, verification of all measures, or treatments as required in paragraph (a) (i) & ii) of this condition 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.

(f) The closure report shall also 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 local authority. It shall also include a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved. Inherent to the above, is the provision of any required documentation, certification and monitoring, to facilitate condition requirements.

Reason: The site is underlain by a principal aquifer with potential for use as public water resource and 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). Paragraph (a) of this condition is a pre-commencement condition because the local planning authority needs to be satisfied as to the method of remediation of site contamination before development starts.

5. (a) The works to the retained former school buildings shall achieve a minimum BREEAM Domestic Rating of 'Excellent'.
- (b) No development (other than demolition of existing structures) shall commence until a Design Stage Certificate for each building (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) Within 3 months of occupation of either of the retained school 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 Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2016) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

6. (a) The Buildings shall be constructed in accordance with the Energy Strategy Overview (Whitecode Design Associates, November 2015) approved under condition 3 of this permission so as to achieve the following requirements:
- (i) A minimum of 35% improvement over the minimum Target Emission Rate (TER) in requirement Part L1A of Approved Document L (with changes which came into force on 6 April 2014) of the Building Regulations 2010, to accord with current (April 2015) GLA requirements for carbon reduction; and
 - (ii) Provide a whole house assessment of the efficiency of internal water fittings of a maximum of 105L per person per day.
- (b) Within 3 months of first occupation of any dwelling hereby approved, evidence (prepared by a suitably qualified assessor) shall be submitted to the local planning authority for approval in writing to demonstrate full compliance with paragraph (a) of this condition in respect of such dwelling.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2016) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

7. (a) Prior to the commencement of the development above ground level, a written specification for the Energy Centre is to be provided within the development which demonstrates the carbon-dioxide emission reductions to be achieved, monthly demand profiles for heating, cooling and electrical loads, together with a management plan and drawings and sections showing a scheme for the provision of conduits and/or piping for future connection to a district CCHP or CHP scheme and network shall be submitted to and approved in writing by the local planning authority.
- (b) The development shall not be first occupied until the Energy Centre has been constructed and commissioned in accordance with the scheme and written specification approved pursuant to paragraph (a) of this condition.
- (c) All dwellings and non-residential uses shall be constructed so as to be connected to, and to take their energy supply from, the Energy Centre.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.5 Decentralised energy networks and 5.7 Renewable energy in the London Plan (2016) and Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011). This is a pre-commencement condition because the local planning authority needs to be satisfied as to the detailed design of the Energy Centre and provision for connections to a district CCHP or CCP scheme before development starts.

8. (a) No development shall commence above ground level until a scheme for surface water management, including specifications for the surface treatments and sustainable urban drainage solutions, has been submitted to and approved in writing by the local planning authority, in consultation with the GLA.

(b) The development shall be carried out in accordance with the scheme approved under paragraph (a) of this condition and thereafter the approved drainage scheme shall be retained in accordance with the details approved under the said paragraph (a).

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13 Sustainable drainage in the London Plan (2016) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10: Managing and reducing the risk of flooding (2011). This is a pre-commencement condition because the local planning authority needs to be satisfied that an appropriate surface water drainage scheme can be designed and implemented before development starts.

9. (a) No piling or any other foundation designs using penetrative methods shall take place, other than with the prior written approval of the local planning authority.

(b) Details of any such operations referred to in paragraph (a) of this condition, together with a method statement, must be submitted to and approved in writing by the local planning authority, in consultation with the Environment Agency and Thames Water, prior to commencement of the development and such details shall include details of the relevant penetrative methods.

(c) Piling work shall be carried out only in accordance with the details approved under paragraph (b) of this condition.

Reason: To ensure foundation works pursuant to the site development do not have a detrimental effect on the secondary and principal aquifers present at depth beneath the site and to comply with Core Strategy (2011) Policy 11 River and waterways network and Development Management Local Plan (November 2014) DM Policy 28 Contaminated land. This is a pre-commencement condition in order that the local authority may be satisfied that the method of piling will protect the aquifers beneath the site.

10. (a) No development above ground level shall commence on site until a detailed schedule and specification, including samples of all external materials and finishes including bricks, cladding, windows and external doors and roof coverings to be used on the buildings have been submitted to and approved in writing by the local planning authority.

(b) Sample panels of the materials, including mortar and fixings, to be approved under part (a) shall be constructed on site, for review by the local planning authority.

(c) The buildings hereby approved shall be carried out in accordance with drawings 029_PL_400 Rev B, 029_PL_401 Rev B, 029_PL_402 Rev A, 029_PL_403 Rev A, 029_PL_404 Rev A, 029_PL_405 Rev A, including, but not limited to the junctions, joints, brickwork patterns, returns and fixings.

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

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

11. (a) A minimum of 333 secure and dry and 12 visitor cycle parking spaces shall be provided within the development.

- (b) No development shall commence above ground level until full details (including locations by reference to a plan or plans) of the external cycle stores and visitor cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- (c) All cycle parking spaces for each Building shall be provided and made available for use prior to first occupation and thereafter shall be permanently retained in accordance with the details approved under paragraphs (a) and (b) of this condition and used solely by occupiers of and visitors to dwellings or commercial units within the development.

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

- 12. (a) The development shall be constructed in accordance with the hard landscaping treatment shown on approved drawing P2006487(90)LP001Rev E.
- (b) No development shall commence above ground level until samples of the proposed hard landscaping materials (including details of the permeability of hard surfaces) have been submitted to and approved in writing by the local planning authority.
- (c) All hard landscaping works which form part of the approved scheme under paragraphs (a) and (b) of this condition shall be completed prior to first 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 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2016), 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.

- 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 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).

- 14. (a) No development shall commence above ground level until details of the proposed boundary treatments including any gates, walls or fences have been submitted to and approved in writing by the local planning authority.
- (b) The boundary treatments approved under paragraph (a) of this condition shall be implemented prior to first occupation of any Building and shall thereafter be permanently retained in accordance with the details approved under the said paragraph (a).

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. (a) Details of the location of the four electric vehicle charging points (two active and two passive) to be provided and a programme for their installation and maintenance shall be submitted to and approved in writing by the local planning authority prior to construction of any above ground works.
- (b) The electric vehicle charging points shall be installed in accordance with the details approved under paragraph (a) of this condition prior to first occupation of the development and shall thereafter be permanently retained and maintained in accordance with the details approved under the said paragraph (a).

Reason: To reduce pollution emissions in an Area Quality Management Area in accordance with Policy 7.14 Improving air quality in the London Plan (July 2016), and DM Policy 29 Car parking of the Development Management Local Plan (November 2014).

16. (a) The development shall be constructed with biodiversity living roofs laid out across all flat roofs, with a minimum coverage of 3,100m².
- (b) No development shall commence above ground level until details of the living roofs (including roof plans to a scale of 1:50, cross-sections to a scale of 1:20, specification and details of a substrate base, maximum stormwater retention capacity and details of management) to be provided on each Building have been submitted to and approved in writing by the local planning authority.
- (c) 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.
- (d) Prior to the occupation of any Building, evidence that the living roof for that Building has been installed in accordance with the details approved under paragraph (b) of this condition shall be submitted to and approved in writing by the local planning authority and shall thereafter be permanently retained and maintained in accordance with the said details as approved.

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2016), 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).

17. (a) Prior to commencement of any works above ground level, a scheme (including drawings) for any external lighting that is to be installed within the development, 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 paragraph (a) of this condition shall be installed in accordance with the scheme approved under the said paragraph (a) and all directional hoods approved shall be permanently retained thereafter.
- (c) The scheme submitted under paragraph (a) of this condition must demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

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

18. (a) The development shall not be first occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.
- (b) The Delivery and Servicing Plan submitted under paragraph (a) of this condition shall include:
- Details of how access to the site by refuse vehicles will be managed; and
 - Details of measures to rationalise the number and time of servicing trips to the development, with the aim of reducing the impact of servicing activity.
- (c) The Delivery and Servicing Plan as approved under paragraph (a) of this condition shall be implemented in full accordance with the approved details from the date first occupation of the development and shall be complied with at all times thereafter.

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

19. (a) No development (other than demolition to existing ground level) shall take place until a programme of archaeological evaluation site work in accordance with a Written Scheme of Investigation which has first been submitted to and approved in writing by the local planning authority, in consultation with the Greater London Archaeological Advisory Service (GLAAS), has been implemented.
- (b) Dependent upon the results presented under paragraph (a) of this condition, no development (other than demolition to existing ground level) shall take place until a programme of archaeological mitigation site work in accordance with a Written Scheme of Investigation, which has first been submitted to and approved in writing by the local planning authority, in consultation with the Greater London Archaeological Advisory Service (GLAAS), has been implemented.
- (c) The site investigation and post-investigation assessment pursuant to paragraphs (a) and (b) of this condition shall be submitted to and approved in writing by the local planning authority, in consultation with the Greater London Archaeological Advisory Service (GLAAS), prior to first occupation of the development.

Reason: To ensure adequate access for archaeological investigations and to comply with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (July 2016).

20. (a) The detailed design for each dwelling hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as specified below:
- (i) 13 units (as per Proposed Schedule of Accommodation) shall meet standard M4(3)(2)(a)
 - (ii) 7 units (as per Proposed Schedule of Accommodation) shall meet standard M4(3)(2)(b)
 - (iii) all other units shall meet standard M4(2)

Reason: To ensure that there is an adequate supply of wheelchair accessible housing in the Borough in accordance with Policy 1 Housing provision, mix and affordability and Policy 15 High quality design for Lewisham of the Core Strategy (June

2011) and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

21. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on the elevations or the roofs of the Buildings without the prior written consent of the local planning authority.

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).

22. Notwithstanding the approved drawings, no additional plumbing or pipes shall be fixed on the front elevations of the Buildings without the prior written consent of the local planning authority.

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).

23. The use of the flat roofed Building(s) hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011) DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

24. The whole of the car parking accommodation shown on drawing number 029_PL100 Rev L approved under condition 2 of this permission shall be provided and marked out on the ground prior to first occupation of any dwelling and shall thereafter be permanently retained and used solely by occupiers of the development and their visitors.

Reason: To ensure the permanent retention of the space(s) for parking purposes, to ensure that the use of the Building(s) does not increase on-street parking in the vicinity and to comply with Policies 1 Housing provision, mix and affordability and 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car Parking of the Development Management Local Plan, (November 2014), and Table 6.2 of the London Plan (2016).

25. (a) The refuse and recycling facilities shall be provided in accordance with the details shown on plan no. 029_PL100 Rev L hereby approved.
- (b) No development shall commence above ground level until details of all external refuse stores, including materials, have been submitted to and approved in writing by the local planning authority.
- (c) The facilities as approved under paragraph (a) and (b) of this condition shall be provided in full prior to first occupation of the relevant Building and shall thereafter be permanently retained in accordance with the details approved under the said paragraphs (a) and (b).

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).

26. (a) Prior to first occupation of the development, a Parking Management Plan containing measures to be employed to discourage informal car parking within the site shall be submitted to and approved in writing by the local planning authority.

(b) The Parking Management Plan as approved under paragraph (a) of this condition shall be implemented as from the date of first occupation of the development and shall be complied with at all times thereafter.

Reason: To ensure that parking is managed so as to avoid congestion and obstruction of service & emergency vehicles and to comply with Policies 1 Housing provision, mix and affordability and 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car Parking of the Development Management Local Plan, (November 2014), and Table 6.2 of the London Plan (2016).

27. Prior to the commencement of works above ground level, a site-wide strategy for ecological enhancement and mitigation including a habitat management plan setting out details of monitoring arrangements shall be submitted to and approved in writing by the local planning authority. The site-wide strategy and habitat management plan shall be implemented and complied with, unless otherwise first approved in writing by the local planning authority.

Reason: To ensure the delivery and long-term sustainability through appropriate site management of ecological enhancement on site to comply with Core Strategy Policy 12 Open space and environmental assets in the adopted Core Strategy (2011).

28. The development shall only be carried out in accordance with the Flood Risk Assessment (FRA) by Capita, dated November 2015 as approved under condition 2 of this permission.

Reason: To mitigate the risk of fluvial flooding in compliance with London Plan Policy 5.12 Flood risk management (2016) and Core Strategy Policy 10 Managing and reducing the risk of flooding (2011).

29. No development shall commence above ground level until details (including elevations, materials and levels) of the new substation shown on plan no. 029_PL100 Rev L have been submitted to and approved in writing by the local planning authority.

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.

30. (a) The development shall be carried out in accordance with the glazing specifications set out in Section 9 of the Sample Overheating Report Thermal Comfort Limits by Whitecode Design Associates, dated 18th May 2016 as approved under condition 2 of this permission so as to meet CIBSE TM52 criteria in respect of overheating performance.

(b) The development shall not be first occupied until the mitigation measures approved pursuant to paragraph (a) of this condition have been implemented in their entirety. Thereafter, the mitigation measures shall be maintained in perpetuity in accordance with the details approved under the said paragraph (a).

Reason: To ensure that the dwellings hereby approved do not suffer from

unacceptable levels of overheating during the summer months in compliance with Policy 5.9 of the London Plan (2016), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

31. (a) No development shall commence above ground level until details of the following works to the highway (including drawings and specifications) have been submitted to and approved in writing by the local planning authority:

(i) Reinstatement/ improvement works to Frankham Street, Reginald Road, New Butt Lane and Hales Street to improve the pedestrian environment adjacent to the site.

(b) The development shall not be first occupied until the highways works referred to in paragraph (a) of this condition have been implemented in accordance with the details approved under the said paragraph (a).

Reason: In order to ensure that satisfactory means of access is provided, to ensure that the development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011). This is a pre-commencement condition because the local planning authority needs to be satisfied that the proposed and required Highways Works necessary to facilitate the development can be satisfactorily designed before development starts.

32. (a) No above ground works shall be carried out until detailed plans and specifications for the Public Access Areas and the Communal Amenity Areas, including both hard and soft landscaping, street furniture, play areas and equipment, lighting, drainage and proposed levels have been submitted to and approved in writing by the local planning authority. Such details shall be in general accordance with the drawing numbers P2006487(90)LP001Rev E, P2006487(94)LP001 Rev E approved under condition 2 of this permission.

(b) The Public Access Areas and Communal Amenity Areas shall be constructed and completed in accordance with the details approved pursuant to paragraph (a) of this condition.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 25 Landscaping and trees, DM Policy 30 Urban design and local character and DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

33. The development shall be carried out in accordance with the mitigation measures set out in Section 9 of the Bat Emergence Survey report (Green Shoots Ecology, 6th November 2015) unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the approved bat roost features shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure the appropriate conservation of bats in accordance with Core Strategy Policy 12 Open space and environmental assets in the adopted Core Strategy (2011).

34. No development shall commence (including demolition) until a method statement for demolition and reinstatement, relating to the former school buildings, has been submitted to and approved by the local planning authority. The scope of the method statement shall include but not be limited to:

35. demolition strategy;

36. a schedule of all reclaimable elements and proposals for the storage and reuse of materials;
37. rebuilding methodology, including pointing and mortar; and
 - (i) standards of workmanship.

Reason: To ensure that the works are carried out sensitively in the interest of the special character of the retained buildings, in accordance with DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest.

- (ii) Notwithstanding the details hereby approved, no development on the former school buildings shall commence until the following details have been submitted to and approved in writing by the local planning authority:

- (iii) Details (elevations and sections at a scale of not less than 1:20) of the enlarged window openings on the northern and southern elevations of the main school building;
- (iv) Details of the relocation on site of, and new use for, the cast iron Victorian toilet block;
38. Full materials and finishes specification for the works to the retained historic buildings; and
 - (i) Details (at a scale of not less than 1:20) of all new windows (including dormers) to the retained historic buildings.

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 and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest.

- (ii) (a) The development shall be carried out in accordance with the objectives, targets, monitoring procedures and action plan set out in the Residential Travel Plan (EAS, December 2015) approved under condition 2 of this permission from first occupation of any Building.

(b) Within six months of first occupation of the development, evidence shall be submitted to demonstrate compliance with the approved monitoring and review mechanisms agreed under part (a).

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).

- (iii) (a) Details of the proposed solar panels shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works.

(b) The solar panels approved in accordance with (A) shall be installed in full prior to first occupation of the residential units hereby approved, and retained in perpetuity.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan 2016 and Core Strategy Policy 7 Climate change and adapting to the effects and Core

- (iv)
- (a) The rating level of the noise emitted from fixed plant on the site 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.
 - (b) No development shall commence above ground level until details of a scheme complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.
 - (c) The development shall not be occupied until the scheme approved pursuant to paragraph (b) of this condition has been implemented in its entirety. Thereafter the scheme shall be maintained in perpetuity.

Reason: To safeguard the amenities of the new dwellings hereby approved and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

- 39.
- (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) Development shall not commence until details of a sound insulation scheme complying with paragraph (a) of this condition have been submitted to an approved in writing by the local planning authority.
 - (c) 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 and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

I N F O R M A T I V E S

40. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
41. 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: -

42. 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.
- A. The land contamination condition requirements apply to both whole site and phased developments. Where development is phased, no unit within a phase shall be occupied until a), b) and c) of the condition have been satisfied for that phase.

Applicants are advised to read 'Contaminated Land Guide for Developers' (London Borough's Publication 2003), on the Lewisham web page, before complying with the above condition. All of the above must be conducted in accordance with DEFRA and the Environment Agency's (EA) - Model Procedures for the Management of Land Contamination.

Applicants should also be aware of their responsibilities under Part IIA of the Environmental Protection Act 1990 to ensure that human health, controlled waters and ecological systems are protected from significant harm arising from contaminated land. Guidance therefore relating to their activities on site, should be obtained primarily by reference to DEFRA and EA publications.

- B. 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.
- C. You are advised that this permission must not be construed as overriding any legal rights which the existing tenant of the property may have.

Yours sincerely



Vivian Evans
Head of Planning

Statement of Applicant's Rights arising from Grant of Planning Permission subject to conditions:-

Appeals to the Secretary of State

- If you are aggrieved by the decision of the London Borough of Lewisham to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel No. 0303 444 5000, Email: enquiries@pins.gsi.gov.uk or fill in a form online via <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances

which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to the Planning Inspectorate that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Planning Inspectorate.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the London Borough of Lewisham. This notice will require the London Borough of Lewisham to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 Part VI of the Town and Country Planning Act 1990.