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## PLANS SUB-COMMITTEE NO. 4

**Meeting to be held on Thursday 30 April 2015**

### SUPPLEMENTARY AGENDA

**Please see the attached reports marked "to follow" on the agenda.**

Report No.	Ward	Page No.	Application Number and Address
4.2	Kelsey and Eden Park	1 - 14	(14/03706/DET) - GlaxoSmithKline, Langley Court, South Eden Park Road, Beckenham
4.5	Kelsey and Eden Park	15 - 38	(14/04538/RECON) - GlaxoSmithKline, Langley Court, South Eden Park Road, Beckenham

**Also attached is the following replacement report:-**

Report No.	Ward	Page No.	Application Number and Address
4.9	Farnborough and Crofton	39 - 44	(15/00403/FULL6) - 35 Crofton Road, Orpington

**Copies of the documents referred to above can be obtained from**  
<http://cds.bromley.gov.uk/>



## SECTION '2' – Applications meriting special consideration

**Application No :** 14/03706/DET

**Ward:**  
**Kelsey And Eden Park**

**Address :** GlaxoSmithKline Langley Court South  
Eden Park Road Beckenham

**OS Grid Ref:** E: 537785 N: 167886

**Applicant :** DV4 Beckenham Trustee No 1 UK Ltd      **Objections :** YES

### **Description of Development:**

Details of access, appearance, landscaping, layout and scale for phase 2 and conditions 21 (parking), 23 (cycle storage), 25 (electric charging vehicle points) and conditions 24, 33, 34, and 43 (lighting conditions) of permission ref 12/00976 granted on June 27th 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL PART OUTLINE

### **Key designations:**

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Cycle Network  
Flood Zone 2  
Flood Zone 3  
London City Airport Safeguarding  
Local Distributor Roads  
Metropolitan Open Land  
River Centre Line  
Sites of Interest for Nat. Conservation

Urban Open Space

## Proposal

Planning application ref. 14/03076/DET is submitted for reserved matters and conditions relating to Phase 2 of the development at the GlaxoSmithKline site in South Eden Park Road.

An appeal has been lodged against the non-determination of this application which means that the power to determine the application has been taken away from the Council and lies with the Planning Inspectorate. This report, therefore, addresses whether to contest the appeal.

In June 2014 outline planning permission was granted for the following development under ref. 12/00976.

Demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL)  
PART OUTLINE

The approved phasing plan for the implementation of the above permission identifies a total of 12 phases.

The current application is for Phase 2 and deals with the Reserved Matters and related conditions for the following:

- Reserved matters relating to Access, Appearance, Landscaping, Layout and Scale for Phase 2 which covers
- the 2 vehicular access points to South Eden Park Road and the access to the parking area off Cresswell Road,
- the spinal vehicular access road,
- a new pedestrian and cycle path between Cresswell Drive and South Eden Park Road,
- the security lodge in the northern part of the site,
- the youth play area and car parking area and playing field for the Pavillion,
- the woodland area extending north/south along the river, the play area and car parking area and proposed lake on the southern part of the site.
- Conditions that relate specifically to Phase 2 are
- C21 - details of parking spaces and/or garages and turning areas
- C23 - bicycle parking provision

- C24 - scheme of lighting for the access drives and car parking areas
- C25 - electric charging points for vehicles
- C33 - Secure by Design
- C34 - lighting (appearance, siting, technical details of orientation and screening and means of construction and laying out cabling)
- C43 - lighting within the woodland corridor

The applicant has submitted plans for consideration, a Design and Access Statement and a Cumulative Reconciliation Document.

The details of each aspect of the proposal are set out in the Conclusions Section below.

### **Location**

The site comprises an area of approximately 10.6 hectares and lies to the south east of South Eden Park Road. The site was previously occupied by buildings used for pharmaceutical research and development purposes by GlaxoSmithKline (GSK). All of the buildings on the site have been demolished with the exception of the pavilion and the cricket score hut. To the west of the site lie playing fields and woodland. To the south is Unicorn School. To the south and east are Langley Park and Langley Waterside housing developments.

The River Beck flows through the site from south to north in an open channel.

The playing fields and pavilion within the site are on land designated as Metropolitan Open Land. The River Is located within flood zone 2 and 3 due to the potential for flooding as highlighted by the Environment Agency. Part of the site falls within a Site of Importance for Nature Conservation (SINC) and some of the trees on the site are covered by a Tree Preservation Order.

### **Comments from Local Residents**

Nearby properties were notified and representations have been received which can be summarised as follows:

- Current plans do not show a medical facility
- The children's play equipment doesn't make provision for children with a disability
- The percentage of affordable units is too high
- South Eden Park Road is very busy with fast moving cars with poor visibility to the right at the northern roundabout. Additional vehicles using this roundabout could result in accidents and danger to highway safety.
- Road markings on South Eden Park Road should be changed to improve visibility from Bucknall Way.

### **Comments from Consultees**

The Council's Highways Officer raises no objections to the reserved matters relating to Access and the discharge of relevant conditions.

The Environment Agency raise no objections.

Thames Water raise no objections.

The Metropolitan Police Crime Prevention Design Adviser raises no objection.

The Tree Officer is generally satisfied with the proposals with the exception of the removal of 3 mature trees. However these are already approved for removal as a consequence of a previously approved access arrangement. Replacement planting is proposed.

### **Planning Considerations**

The application relates to Reserved Matters where the principle of development has already been agreed. In light of this the reserved matters fall to be determined in accordance with the following Unitary Development Plan policies:

- BE1 Design of New Developments
- T3 Parking
- T5 Access for people with restricted mobility
- T7 Cyclists
- T18 Highway Safety
- NE2 Development and Nature Conservation Sites
- NE7 Development and Trees
- NE9 Hedgerows and Development

In strategic terms the most relevant London Plan policies are:

- 6.9 Cycling
- 6.13 Parking
- 7.3 Designing Out Crime

The National Planning Policy Framework 2012 is also relevant.

### **Planning History**

Permission was also granted for the Pavilion Sports Club building in 1990 under ref. 90/00522/OUT.

The site forms part of what was a larger site owned by GlaxoSmith Kline. Land to the south and east of the application site has been development for residential use and the Unicorn Primary School under permission granted under ref. 99/03600/OUT.

The most recent relevant application is the Outline planning permission granted for the redevelopment of this land granted in June 2014 under ref. 12/00976/OUT(full description set out in section 1 of this report).

Following the granting of the above Outline permission, further applications have been received for reserved matters and minor material amendments as follows:

DC/12/00976: Demolition of building Nos 108, 109, 111 and 140E on Pan 00310\_CSH\_006 Rev P1, and the erection of replacement cricket score hut and associated landscaping was approved in December 2012 under ref. 12/03360. This application dealt with Phase 1 of the outline. Approved

15/01192/DET: Details of access, appearance, landscaping, layout and scale for phase 2 and conditions 21 (parking), 23 (cycle storage), 25 (electric charging vehicle points) and conditions 24, 33, 34, and 43 (lighting conditions) of permission ref 12/00976 granted on June 27th 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL PART OUTLINE  
(Duplicate of 14/03706/DET)

14/03821/DET: Details of access, appearance, landscaping, layout and scale for Phase 3 (22 dwellings: Plots 1 - 8 and 42 - 55) and details pursuant to conditions 7 (boundaries), 21 (parking), 22 (refuse) 23 (cycle parking), conditions 24 and 34 (lighting), 33 (secure by design) and 35 (slab levels) as they relate to Phase 3 of permission DC/12/00976/OUT granted on 27th June 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275 sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620 sqm Class D1 (non-residential institutions), up to 1,040 sqm Class D2 (assembly and leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports clubs/ library, education and resource centre and general purpose meeting room) within Class D2 (assembly and leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 3 of permission ref: 98/01103/FUL) PART OUTLINE Decision Pending

An appeal has been lodged against the Council's failure to determine this application within the specified time period.

DC/ 14/04538: Application submitted for Minor Material Amendments to the original permission granted under ref 12/00967 for:

- Amendments to the parameter plans listed in Condition 2 (of 12/00976) to enable the removal of open watercourses and perimeter ditch to reflect the update drainage strategy
- Amendments to the parameter plans listed in Condition 2 (of 12/00976) to enable the removal of additional trees
- Variation of Condition 16 to reflect the updated drainage strategy
- Variation of Condition 32 to enable details of the wheelchair accommodation to be provided on a phase by phase basis
- Variation of Condition 50 to enable details of car parking for apartments to be provided on a phase by phase basis.

This application is pending

## **Conclusions**

Outline planning permission was granted for the redevelopment of this site under ref 12/00976 subject to conditions. Condition 2 requires that development shall be materially carried out in accordance with the Development Specification (June 2012) and the 13 Parameter Plans listed in the condition.

In accordance reserved matters and some conditions relating to Phase 2 have been submitted for consideration. It is necessary to consider the acceptability of the detailed proposals for Phase 2 in accordance with the Development Specification (June 2012) and the 13 Parameter Plans and any other material considerations.

The submitted reserved matters need to materially comply with these parameters. For this application the approved Parameter Plans include

PP 9 proposed access and circulation  
PP10 proposed parking strategy  
PP 11 proposed landscaping scheme.

### 1. Reserved Matters

#### Access

Parameter Plan 9 defines the vehicular and pedestrian routes through the site. The main vehicle access points to the site are from South Eden Park Road. One access shares the existing Bucknell Way roundabout and the second utilises an existing access to the south west of the Bucknell Way roundabout. Access to the neighbourhood car park adjacent to the southern play area is off Creswell Drive and uses an existing access point to the site.

Access to The Pavilion will remain as existing and will be off South Eden Park via the more southerly vehicle access point.



The current application seeks formal approval to these access arrangements and associated technical visibility details.

The main change proposed is the realignment of the boundary to the north and south of the most southerly access from South Eden Park Road. Plan 131863 1-40-01 P6 shows the removal of an existing wall to the north and the south of this boundary with a new wall to be constructed behind the site lines. Condition 20 of the outline permission requires the submission of details of the layout of the access roads including its junctions with Bucknell Way roundabout, South Eden Park Road and Creswell Drive and dimensions of visibility splays. The realignment of both walls to provide the visibility splays involves the removal of existing trees, including 3 mature trees to the south, and replacement trees are shown on the plans submitted as part of this application. This arrangement has already been approved since Condition 20 has been discharged under separate cover.

Plan 131863 1-40-01 P6 also shows the central spine road for the development. The plan shows a carriageway width ranging from 4.1m to 6m. Footpath widths range from 1m to 2m. In addition a swale system will be constructed alongside the main spine road as part of the sustainable drainage scheme for the site. There will be suitable shrub and tree planting within the swales to provide a landscaped corridor through the site.

The spine road will be constructed in light colour block paving and the footpaths will be coloured tarmac to match. These are considered to be acceptable in principle subject to the submission of material samples.

### Landscaping

Parameter Plan 11 sets out the agreed landscaping strategy for the overall site. Parameter plans 9 (Proposed Access and Circulation) and 10 (Proposed Parking Strategy) are also relevant. The Development Specification identifies agreed areas of public and private landscaping in more detail.

At the time of writing this report, softworks landscaping plans show the removal of 2 watercourses and a perimeter ditch. These works do not comply with the approved parameter plans, especially PP11: Landscaping Strategy.

A separate Minor Material Amendment seeking approval to this change has been submitted under ref 14/04538 and is as yet undetermined.

Notwithstanding the above, plans have been submitted showing details of hard and soft landscaping for this phase. The centre of the site where the spine road is located has been largely cleared of vegetation with pockets of existing trees remaining. The proposed plans show the retained trees and new landscaping as follows:

- A village green will be created in the southern part of the site and will include an informal play area with 2 separate play areas for toddlers and children aged 5-12 years. Details of the play equipment has been submitted including a bandstand, climbing frames, sand play area, playhouses, see

saw and balancing disk. This Development Specification confirms that this play area will be available for residents only.

- Part of the village green is a water feature in the form of a lake that will provide visual amenity and flood attenuation. The lake has been designed so as to have water in it at all times. The lake is fed and controlled by a culvert that runs through the site. A boardwalk will be constructed around the lake. There will be soft landscaping and tree planting in this area.
- The playing field for the Pavilion will be retained and a further youth area will be provided adjacent to the Pavilion building aimed at 12+ years. This will include covered meeting house structure with open sides, table tennis and seating areas.
- A new path will be created within the designated Metropolitan Open Space to provide the southern part of a pedestrian/cycle north to south route through the site. This will be light coloured tarmac.
- Areas of retained woodland are shown on the submitted plans with details of additional planting.
- Detailed plans showing the proposed planting for this Phase 2 part of the site have been submitted.

The extent of open space provision complies with the requirements in the Development Specification and the landscaping strategy set out on Parameter Plan 11 for this phase.

From an arboricultural point of view the tree and shrub planting shows an acceptable mixture of ornamental and informal species with more formal planting near the entrances in the northern part of the site changing to less formal planting patterns moving south through the site. The swales are welcomed from a biodiversity and sustainable drainage point of view.

Planting for the lake and its margins appears to be satisfactory.

Retention of the existing hedge and chainlink fencing on the eastern side of the Pavilion playing field is preferred to safeguard the woodland area beyond. This has been confirmed by the applicant and shown on revised drawings

### Appearance

The appearance of this phase relates primarily to the soft landscaping proposals and materials for the hard surfaces. These details have been discussed in the relevant sections elsewhere in this report.

### Layout

The layout of this phase is set out on all of the Parameter Plans and is defined further in the Development Specification. The details relating to landscaping and access are discussed elsewhere in this report.

The layout includes a security lodge on the entrance road from the Bucknell Way roundabout. The Development Specification states that the floorspace will be up to 35 sq metres. The proposed building is shown on plan 00310\_SL\_01 P1 and will measure 25 sq metres. This is within parameter set out in the Development Specification. The design of the building will be similar to the security lodge on

Bucknell Way with red brick and slate tiled roof. Vehicle and pedestrian gates and piers are shown on the submitted plans.

It is considered that the details for the lodge and gates are acceptable

### Scale

Matters relating to scale for this phase are limited as this phase deals primarily with infrastructure and landscaping. As such it is considered that the scale of the details for this phase are inkeeping with the character and appearance of the site and, providing works comply with the parameter plans and the Development Specification, the scale of the development is acceptable..

## 2. Conditions

Condition 21 (parking spaces and garages) states

Before any work is commenced (excluding demolition) within each reserved matters area, details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted within each reserved matters area, and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

The criteria for parking and turning areas are set out on Parameter Plan 10 and these are for the Pavilion and the southern children's play area.

### Pavilion

The Development Specification requires 70 car parking spaces and a minimum 5% of spaces to be designated blue badge.

The submitted plans show 70 spaces and 6 spaces for blue badge holders.

As such the condition is considered to be acceptable.

### Southern Children's Play Area

The Development Specification requires 21 car parking spaces and up to 3 designated blue badge spaces, as required. Condition 47 of 12/00976 requires that this car park is for the sole use of residents and visitors to the adjacent Langley Waterside development.

The submitted plans show 21 spaces and 3 dedicated spaces for blue badge holders.

This condition is considered to be acceptable.

Condition 23 (cycle parking) states:

Before each Reserved Matters area of the development hereby permitted is first occupied, bicycle parking within the relevant reserved matters area, shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

The Development Specification requires the provision of 20 cycle parking spaces in the Pavilion car park. Plan D0151\_014\_C shows 20 spaces.

This condition is considered to be acceptable.

Condition 33 (Secure by Design) states:

The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures, for each reserved matters area, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant Reserved Matters area of the development hereby permitted (excluding demolition), and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall seek to achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

The applicant has submitted a scheme to meet Secure by Design principles and this is considered acceptable.

Condition 25 (Electric Vehicle Charging Points) states:

- i) Full particulars of the Electric Vehicle Charging Points (EVCPs) to be provided within each Reserved Matters area and a programme for their installation and maintenance shall be submitted to and approved in writing by the local planning authority before the development in each Reserved Matters area is first occupied.
- ii) The provision of EVCPs shall be in accordance with the Development Specification.

Plans have been received showing 14 EVCP for The Pavilion and 4 for the Neighbourhood Parking Area.

It is considered that the condition is acceptable.

#### Lighting details

The Development Specification requires lighting to be at the lowest possible level to maintain safe access. Lighting columns will be provided for the carriageways and low energy bollards for pedestrian and cycle routes.

Condition 24 (light for access drives and car parking areas) states:

Details of a scheme to light the access drives and car parking areas within each reserved matters area hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development of the relevant reserved matters area hereby permitted is commenced (excluding demolition). The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the relevant of the development is first occupied and the lighting shall be permanently retained thereafter.

Condition 34 (details of lighting installation) states:

Details of a scheme of lighting (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) within each reserved matters area shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced in the relevant reserved matters area (excluding demolition), and the approved scheme shall be implemented before the development hereby permitted is first occupied. Thereafter the approved scheme shall be permanently retained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

Condition 43 (lighting within woodland corridor) states:

Details of any operational lighting within the woodland corridor are to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of residential properties on site. All lights should be sensitively designed and be hooded and on sensors to avoid lighting overspill.

The submitted landscaping plans show that a combination of column and bollard lighting will be provided for the across this phase. When originally submitted this application contained limited information in respect of lighting details, for example technical specification of lighting levels or cabling was not provided. Additional information was received at the time of writing this report and the additional information is currently being assessed by officers. Members will be provided with a verbal update in this respect.

With regard to C43, expert advice from an ecologist is being sought as to the acceptability of the proposed lighting in the sensitive woodland corridor and the outcome will be reported verbally.

### Final Summary

Having regard to the above it is considered that the proposal for Phase 2 of this development site materially meets the requirements of the Parameter Plans and the Development Specification (2012) approved under condition 2 of 12/00976/OUT and, as such, is acceptable subject to an acceptable lighting strategy to meet Conditions 24, 34 and 43.

Members agreement is sought to enable officers to agree the duplicate application ref.15/01994 under delegated powers.

Background papers referred to during the production of this report comprise all correspondence on file ref. 14/03706/DET, excluding exempt information.

as amended by documents received on 23.03.2015 15.04.2015 17.04.2015 25.04.2015

## **RECOMMENDATION: RESOLVE NOT TO CONTEST APPEAL**

- 1 Samples of all external materials for hard landscaping and paving shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a satisfactory appearance to the development in accordance with Policy BE1 of the UDP.

- 2 The development hereby permitted shall be carried out otherwise that in complete accordance with the following plans unless previously agreed in writing by the Local Planning Authority:

Site wide plans: 00310\_RM1\_001 Rev P2; 00310\_RM1\_002 Rev P2 00310\_016 Rev D2

Landscaping: D0151\_021\_C; D0151\_010\_F; D0151\_011\_E; D0151\_012\_H; D0151\_013\_G; D0151\_014\_E; D0151\_015\_I; 90-24 P1; 90-24 P1; D0151\_008\_A; D151\_009D0151\_24

Road engineering sections: 1\_40\_08/01 P1; 1\_40\_08/02 P1;1\_40\_08/03 P1; 1\_40\_08/04 P1; 1\_40\_08/05 P1; 1\_40\_08/06 P1

Parking :00310\_RM1\_003 Rev P2

Lodge details: 00310\_SL\_01 P1

Play equipment: D0151\_017\_B; D0151\_023; Details of individual play equipment

Lighting Strategy: 90-30 RevP1

**Reason:** To ensure that the proposal is carried out in accordance with the approved plans.

**Application:**14/03706/DET

**Address:** GlaxoSmithKline Langley Court South Eden Park Road Beckenham

**Proposal:** Details of access, appearance, landscaping, layout and scale for phase 2 and conditions 21 (parking), 23 (cycle storage), 25 (electric charging vehicle points) and conditions 24, 33, 34, and 43 (lighting conditions) of permission ref 12/00976 granted on June 27th 2014 for the



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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## SECTION '2' – Applications meriting special consideration

**Application No :** 14/04538/RECON

**Ward:**  
**Kelsey And Eden Park**

**Address :** GlaxoSmithKline Langley Court South  
Eden Park Road Beckenham

**OS Grid Ref:** E: 537785 N: 167886

**Applicant :** DV4 Beckenham Trustee No.1 UK **Objections :** YES  
Limited

### **Description of Development:**

Application submitted under s73 of the Town and Country Planning Act 1990 for a Minor-material Amendment to DC/12/00976/OUT granted for demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions in order to allow:-

- Amendments to the parameter plans listed in Condition 2 to enable removal of open watercourse and perimeter ditch to reflect the updated drainage strategy
- Amendments to the parameter plans listed in Condition 2 to enable removal of additional trees
- Variation of Condition 16 to reflect the updated drainage strategy
- Variation of Condition 32 to enable details of the wheelchair accommodation to be provided on a phase by phase basis
- Variation of Condition 50 to enable details of car parking for apartments to be provided on a phase by phase basis

### **Proposal**

Outline planning permission was granted for the redevelopment of this site in June 2014 under ref 12/00976/OUT (see below).

Demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including

garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL)  
PART OUTLINE

Planning permission is now sought for Minor Material Amendments to the outline as follows:

- Amendments to the parameter plans listed in Condition 2 to enable removal of open watercourse and perimeter ditch to reflect the updated drainage strategy
- Amendments to the parameter plans listed in Condition 2 to enable removal of additional trees in the south east corner and along the most northern boundary
- Variation of Condition 16: drainage strategy - to approve submitted details and amend the wording of the condition to ensure compliance with approved details.
- Variation of Condition 32 to enable details of the wheelchair accommodation to be provided on a phase by phase basis
- Variation of Condition 50 to enable details of car parking for apartments to be provided on a phase by phase basis

### **Location**

The site comprises an area of approximately 10.6 hectares and lies to the south east of South Eden Park Road. The site was previously occupied by buildings used for pharmaceutical research and development purposes by GlaxoSmithKline (GSK). All of the buildings on the site have been demolished with the exception of the pavilion and the cricket score hut. To the west of the site lie playing fields and woodland. To the south is Unicorn School. To the south and east are Langley Park and Langley Waterside housing developments.

The River Beck flows through the site from south to north in an open channel.

The playing fields and pavilion within the site are on land designated as Metropolitan Open Land. The River is located within flood zone 2 and 3 due to the potential for flooding as highlighted by the Environment Agency. Part of the site falls within a Site of Importance for Nature Conservation (SINC) and some of the trees on the site are covered by a Tree Preservation Order.

### **Comments from Local Residents**

Nearby properties were notified and representations have been received which can be summarised as follows

- The removal of a number of mature trees on the south eastern boundary will result in a significant impact on the living environment and loss of privacy for nearby residents in St Martin's Lane.
- The trees provide a visual boundary for residents and relieve views of stark architecture.
- Trees also provide a small amount of noise insulation particularly from the proposed southern apartments.
- Impact of additional traffic along South Eden Park Road, which is already very busy.

A further letter was received objecting to the adverse impact of the northern apartments (Phase 8). No reserved matters detailed application for this phase has been received to date.

### **Comments from Consultees**

The Council's Drainage Officer comments will be reported verbally following receipt and assessment of additional information at the time of writing this report. The Environment Agency comments will be reported verbally following receipt and assessment of additional information at the time of writing this report. Thames Water raise no objections.

### **Planning Considerations**

This minor material amendment application falls to be determined in accordance with the following Unitary Development Plan policies:

BE1 Design of New Developments  
NE7 Development and Trees  
T3 Parking

In strategic terms the most relevant London Plan policies are:

3.8 Housing Choice  
5.12 - 5.17 Drainage  
7.21 Trees and Woodlands

The National Planning Policy Framework 2012 is also relevant.

### **Planning History**

The site has been the subject of numerous previous relevant applications

Permission was also granted for the Pavilion Sports Club building in 1990 under ref. 90/00522/OUT.

The site forms part of what was a larger site owned by GlaxoSmith Kline. Land to the south and east of the application site has been developed for residential use, known as Langley Waterside and the Unicorn Primary School under permission granted under ref 99/03600/OUT.

1. DC/12/00976/OUT: Demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL) PART OUTLINE

Approved June 2014

Following the granting of the above Outline permission further applications have been received for reserved matters and minor material amendments as follows:

2. DC/ 12/03360: Demolition of building Nos 108, 109, 111 and 140E on Pan 00310\_CSH\_006 Rev P1, and the erection of replacement cricket score hut and associated landscaping. This application dealt with Phase 1 of the outline ref 12/00976

Approved in December 2012

3. DC/14/03706/DET: Details of access, appearance, landscaping, layout and scale for phase 2 and conditions 21 (parking), 23 (cycle storage), 25 (electric charging vehicle points) and conditions 24, 33, 34, and 43 (lighting conditions) of permission ref 12/00976 granted on June 27th 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL) PART OUTLINE

An appeal for lodged against the Council's failure to determine this application within the specified time period.

4. DC/01192/FULL is a duplicate application for 14/03706 (Phase 2) and is pending.

5. DC/14/03821/DET: Details of access, appearance, landscaping, layout and scale for Phase 3 (22 dwellings: Plots 1 - 8 and 42 - 55) and details pursuant to conditions 7 (boundaries), 21 (parking), 22 (refuse) 23 (cycle parking), conditions 24 and 34 (lighting), 33 (secure by design) and 35 (slab levels) as they relate to Phase 3 of permission DC/12/00976/OUT granted on 27th June 2014 for the demolition of existing buildings and comprehensive phased mixed use development of up to 37,275 sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620 sqm Class D1 (non-residential institutions), up to 1,040 sqm Class D2 (assembly and leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports clubs/ library, education and resource centre and general purpose meeting room) within Class D2 (assembly and leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 3 of permission ref: 98/01103/FUL) PART OUTLINE

An appeal for lodged against the Council's failure to determine this application within the specified time period.

6. DC/01194//FULL is a duplicate application for 14/03821 (Phase 2) and is pending.

## **Conclusions**

This current application seeks to make changes to the approved scheme (under ref 12/00976 as follows. The acceptability of each amendment is assessed below.

1. Amendments to the parameter plans listed in Condition 2 to enable removal of open watercourse and perimeter ditch to reflect the updated drainage strategy.

Condition 2 of the Outline permission requires the development to be carried out materially in accordance with 13 parameter plans and a Development Specification (2012).

At present culverts run along the historic line of the River Beck in the southern part of the site beyond the river. The drainage strategy submitted with the outline application shows the provision of an open watercourse to replace the culverts along the northern edge of the proposed lake and form the western edge of the lake to the southern boundary of the site. A perimeter drainage ditch is shown

running along part of the southern boundary. These features are clearly shown on the approved parameter plans.

The applicant has advised that the opening up of the culverts to provide open watercourses has been reviewed and permission is sought for the perimeter ditch to be changed to a landscaped trench and the retention of the underground culverts and removal of the open watercourses from the parameter plans for the following reasons:

- low level of flow through the open watercourse would not create a viable watercourse,
- the depth needed for the watercourse would result in considerable land take,
- the depth of the watercourse would be considerable and require side walls, guard rails and protective vehicle impact barriers which would detract from the visual appearance of this part of the development,
- the use of open space for surface water ponding during extreme storm events will reduce the amount of below ground attenuation storage currently proposed.

A report has been submitted that sets out the site-wide drainage strategy to meet the requirements of condition 16 which incorporates the removal of the watercourse and the trench.

In principle the removal of the open watercourses and the provision of a landscaped trench is acceptable subject to the detailed assessment of the drainage strategy discussed in Section 3 below.

2. Amendments to the parameter plans listed in Condition 2 to enable removal of additional trees in the south east corner and along part of the most northern boundary.

Condition 2 of the Outline permission requires the development to be carried out materially in accordance with 13 parameter plans and a Development Specification (2012).

The existing parameter plan 4 shows trees to be retained/removed. Revised parameter plan 4 shows the removal of further trees along the northern boundary (around the adjacent roundabout on South Eden Park Road), adjacent to Plot 59 along South Eden Park Road and along the south eastern boundary of the site which backs on to St Martins Lane in the adjacent Langley Waterside development.

- Trees on the northern boundary

Under the outline permission removal of some trees around this boundary was agreed. Permission is sought for the removal of a further small group of trees and 2 individual trees.

The applicant advises that these are young planted trees and that they will be replaced with a more formal row of trees to emphasise the entrance area of the development.

It is considered that these trees do not significantly contribute to this area in visual amenity terms and can be replaced with more formal trees.

- Trees adjacent to Plot 59 fronting South Eden Park Road

Four trees are to be removed to allow the repositioning of the existing boundary wall to provide acceptable visibility splays and a replacement pathway for this junction of the development and South Eden Park Road. Replacement trees that do not impact on the visibility splay have been shown on landscaping plans.

- Trees along the south-eastern boundary

Approved parameter plan 4 shows the retention of a group of established, mixed trees along this boundary which separates the site from the rear gardens of properties in St Martins Lane, which is part of the Langley Waterside development. These trees form an important screen that provides some privacy for residents of St Martins Lane, primarily from a proposed block of flats which forms part of the 'southern apartments'.

The applicant has advised that during the removal of below ground ducting along this boundary, a second parallel row of ducting has been discovered. The ducting is housed in concrete trenches that vary in depth from 1m to 3m. The 2nd trench lies in the rear gardens of proposed plots 24 and 26 and the communal gardens of the 'southern apartments' and sits within the trees belt that are on this boundary.

The applicant has advised that it is necessary to remove the trenches but this will result in the loss of 15 trees plus a group of trees that were originally shown for retention. Five trees will be retained (Nos 248-250, 253 and 259), including a tall leylandii.

Officers expressed concerns about the removal of the trees on amenity grounds and asked the applicant to consider infilling the trenches to avoid the loss of the trees. The applicant advises that there are difficulties associated with this approach as follows:

- The trenches must be removed on health and safety grounds. The top of the trenches sit above ground and infilling them would protrude above ground level creating platforms in garden areas which would be hazardous.
- Infilling works are likely to have an adverse impact on the trees due to their close location to the trench and the need to input a considerable amount of material.
- Raising ground levels around the trenches would raise ground levels around the trees which would compact roots and be likely to lead to their decline and loss.

- The infilled trenches would have to be declared as a 'Buried Obstruction' which is likely to cause serious conveyancing issues and affect the saleability of the affected plots and future insurance premiums.

There have been numerous objections to the loss of the trees from residents in the houses backing on to this part of the site on the grounds that there will be a significant loss of amenity and privacy.

The proposed buildings for this location are a 3-4 storey block of flats; the 'back to back' rear elevation separation will be approximately 55m. The loss of the trees will increase the visibility of these flats from the properties in St Martin's Lane and the following mitigation measures have been offered by the applicant to reduce the impact of the loss of the trees:

- Three sweet chestnut trees (248, 249, 250), one alder (259) and one large Leylandii (253) have been retained to the rear of St Martins Lane.
- The applicant has agreed to the replacement of 2 semi-mature trees (Nos 252 and 254) that are immediately to the rear of the houses in St Martins Lane. Revised detailed landscaping plans will be submitted prior to the meeting.

The Council's Tree Officer has considered the representations of the applicant and advises that, whilst the loss of the majority of the trees along this boundary is regrettable, the removal of the trench of health and safety grounds is a significant consideration. In addition the raising of the land around the trenches, which will be required for infilling the trenches, is likely to lead to the decline and loss of the trees.

The proposed landscaping plans show enhancement of the native woodland planting in this area and also replanting of 2 new semi-mature trees which will provide additional screening.

Based on the information set out above it is recommended that the trees be removed and replacement planting undertaken.

3. Variation of Condition 16: drainage strategy - to approve submitted details and amend the wording of the condition to ensure compliance with approved details

Condition 16 of the outline permission requires the submission of details of drainage works. including drainage by means of a sustainable drainage system prior to the first use of any dwelling. The applicant has submitted a site wide drainage strategy which includes an assessment of the impact of removing the watercourses and ditch referred to in Section 1 above. If the report is found to be acceptable the applicant wishes to amend the wording of condition 16 to a 'compliance' condition.

However at the time of writing this report the applicant has advised that additional work is required to take account of a newly identified flooding issue in one of the



catchment areas on the site. Calculations are being prepared and a revised Drainage Strategy Report is awaited.

Officers will update Members verbally.

4. Variation of Condition 32 to enable details of the wheelchair accommodation to be provided on a phase by phase basis.

The original condition 32 required details of wheelchair accommodation to be submitted and approved prior to the commencement of development. It is considered that this approach is not appropriate as this would require the submission of details of wheelchair accommodation before the reserved matter submission for each phase.

Submission of details for wheelchair accommodation with each reserved matters phase will allow the assessment of this matter at the same time as other reserved matters.

On this basis the amendment to this condition is acceptable.

5. Variation of Condition 50 to enable details of car parking for apartments to be provided on a phase by phase basis

The original condition 50 required details of car parking for the apartments to be submitted and approved prior to the commencement of development. It is considered that this approach is not appropriate as this would require the submission of details ahead of the reserved matters for each phase. This does not allow consideration of the car parking in the context of the rest of the relevant phase.

On this basis the amendment to this condition is acceptable.

### Final Summary

In principle the amendments relating to the removal of the open watercourses and trench and the changes to the original drainage strategy, the loss of trees and the changing of the wording of conditions 32 and 50 are considered to be acceptable. As stated above details of drainage calculations are still to be assessed and the outcome will be reported to Members verbally.

Background papers referred to during the production of this report comprise all correspondence on file ref: 14/04538/RECON and the files set out in the Planning History Section, excluding exempt information.

as amended by documents received on 10.03.2015 11.03.2015 19.03.2015 23.04.2015

**RECOMMENDATION: PERMISSION BE GRANTED (SUBJECT TO PRIOR COMPLETION OF A SECTION 106 AGREEMENT)**

and the following conditions:

1 Details relating to the:

- (a) access
- (b) appearance
- (c) landscaping
- (d) layout
- (e) scale

shall be submitted to and approved by the Local Planning Authority before any development is commenced (excluding demolition).

- (ii) Application for approval of the details referred to in paragraph (i) above must be made not later than the expiration of three years beginning with June 17th 2014.
- (iii) The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the details referred to in paragraph (i) above, or in the case of approval on different dates, the final approval of the last such matter to be approved.

**Reason:** No such details have been submitted and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2 The development shall be carried out materially in accordance with the Development Specification (dated June 2012) and the following Parameter Plans and Tree Removal Plan:

Parameter Plan 1 00310\_001 Revision P1  
Parameter Plan 2 00310\_002 Revision P1  
Parameter Plan 3 00310\_003 Revision P1  
Parameter Plan 4 00310\_004 Revision P5  
Parameter Plan 5 00310\_005 Revision P3  
Parameter Plan 6 00310\_006 Revision P3  
Parameter Plan 7 00310\_007 Revision P3  
Parameter Plan 8 00310\_008 Revision P3  
Parameter Plan 9 00310\_009 Revision P3  
Parameter Plan 10 00310\_010 Revision P3  
Parameter Plan 11 00310\_011 revision P4  
Parameter Plan 12 00310\_012 Revision P3  
Parameter Plan 13 00310\_013 Revision P3

and in accordance with the following plans

D0151\_020\_A  
H241-010 Rev C  
D0151\_010\_F; 012\_H; 013\_G and 015\_I

**Reason:** To ensure that the proposal is carried out in accordance with the approved Development Specification and plans.

3 Each Reserved Matters application that is submitted shall be accompanied by a Reconciliation Document setting out:

1. What has been built to date;
2. What is proposed in the reserved matters application; and
3. What is permitted in outline but has yet to be approved in detail.

In doing so it shall demonstrate how the development the subject of the reserved matters application is consistent with the overall proposals for the site, as established by the Development Specification and Parameter Plans.

**Reason:** To enable the Council to be satisfied that detailed proposals for part of the site are consistent with the outline proposals for the site as a whole, as established by the Development Specification and Parameter Plans.

4 Prior to commencement of development (excluding demolition), a plan showing the indicative area of each RM Phase shall be submitted to and approved by the Local Planning Authority.

**Reason:** No such details have been submitted and to ensure that the detailed proposals for each part of the site are consistent with proposals for the site as a whole.

5 The landscaping scheme as approved under each Reserved Matters application shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

6 Prior to the commencement of each Reserved Matters area of the development (excluding demolition) hereby permitted a scheme for the provision and management of a buffer zone alongside the watercourses within each reserved matters area, shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme should be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. Where the masterplan incorporates features such as fencing and domestic gardens into the buffer zone, they should be designed so as not to impact the watercourse. The scheme shall include:

- plans showing the extent and layout of the buffer zone;
- details of any proposed planting scheme (for example, native species);
- details demonstrating how the buffer zone will be protected during development
- and managed/maintained over the longer term, including adequate financial provision and named body responsible for management plus production of detailed management plan;

- details of any proposed footpaths, lighting etc;
- details of any proposed fencing. Fencing should be situated as far as possible from the top of the bank where it forms the boundaries to gardens to avoid future issues with bank stabilisation and to protect the watercourse.

**Reason:** Development that encroaches on watercourses has a potentially severe impact on their ecological value, for example, artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected.

7 Before each Reserved Matters part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.

8 No trees on the site shall be felled, lopped, topped or pruned before or during building operations except those approved on the Tree Removal Plan (Ref:00310\_004 Revision P2) or with the prior agreement in writing by the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Authority.

**Reason:** In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.

9 No development (excluding demolition) shall commence until details of a play strategy have been submitted to and approved by the local planning authority. The play space shall be provided in accordance with the approved details and shall be retained permanently thereafter.

**Reason:** In order to comply with Policy 3.6 of the London Plan.

10 There shall be no excavation works beneath the canopy of any trees shown to be retained on the submitted plan (Ref: 00310\_004 Revision P2). The drive and car parking spaces shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In order to comply with Policy NE7 of the Unitary Development Plan to ensure works are carried out using a "no-dig" method of work and according to good arboricultural practice, and in the interest of the health and visual amenity value of trees to be retained.

11 No demolition or site clearance shall be undertaken until an arboricultural method statement detailing the measures to be taken to protect trees during demolition is submitted to and approved in writing by the Local Planning Authority.

The statement shall include details of:

- Type and siting of protective fencing, and maintenance of protective fencing for the duration of demolition;
- Type and siting of scaffolding (if required);
- Details of the method and timing of demolition and site clearance

- Location of site facilities (if required)
- Location of bonfire site (if required);
- Details of the method to be used for the removal of existing hard surfacing within protected zones.

The method statement shall be implemented according to the details contained therein until completion of the demolition and site clearance works,.

**Reason:** To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

- 12 No building works (excluding demolition) shall be undertaken within each Reserved Matters Area, and no associated equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees within the relevant Reserved Matters area is submitted to and approved in writing by the Local Planning Authority.

The statement shall include details of:

- Type and siting of protective fencing, and maintenance of protective fencing for the duration of the construction within each Reserved Matters Area;
- Type and siting of scaffolding (if required);
- Details of the method and timing of building works
- Depth, extent and means of excavation of foundations and details of method of construction of new foundations
- Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
- Location of bonfire site (if required);
- Details of the location of underground services avoiding locating them within the protected zone
- Details of the nature and installation of any new surfacing within the protected zone
- Methods proposed for the watering of the trees during the course of the project

The method statement shall be implemented according to the details contained therein until completion of building works for each Reserved Matters area, and all plant, machinery or materials for the purposes of development have been removed from the site.

**Reason:** To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

- 13 The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to liaise with the developer and/or his architect or engineer to approve details of construction methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect trees within the site. Works shall not commence on site until a consultant has been appointed. After commencement of the

project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or request given or made by the arboricultural consultant in respect of works in so far as they relate or affect trees within the site, including an instruction to cease work if the arboricultural consultant considers that works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.

**Reason:** To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

14 A Site Wide Ecological Management Plan, including tree and shrub planting, habitat enhancement, details of a Himalayan Balsam Management Programme, details of the creation of Stag Beetle habitat, long term design objectives and a management and maintenance for the Beck corridor shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The plan shall include arrangements and timetable for its implementation and shall be carried out in accordance with the approved details.

**Reason:** In order to comply with Policy NE2 of the Unitary Development Plan.

15 Details of a foul water drainage system shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced (excluding demolition) and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

**Reason:** To ensure satisfactory means of foul water drainage and to accord with Policy ER13 of the Unitary Development Plan.

16 No development (excluding demolition) shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and drainage works shall be carried out in accordance with the approved details prior to first use of any dwelling. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles of sustainable drainage systems set out in Annex F of PPS25, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system scheme (SuDS) is to be implemented, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters;
- ii) specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and
- iii) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details

**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

17 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works (excluding demolition). Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

**Reason:** To ensure a satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

18 Details of an Emergency Flood Management Plan shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is occupied. The approved Emergency Flood Plan shall be kept in place and its findings implemented for as long as development to which it relates is occupied.

**Reason:** To ensure satisfactory Emergency Flood Management Plan is in place and to accord with Policy ER13 of the Unitary Development Plan.

19 No development (excluding demolition) shall take place until details of measures to protect groundwater during construction, including details of groundwater monitoring, have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure satisfactory means of drainage during construction and to accord with Policy ER13 of the Unitary Development Plan.

20 Details of the layout of the access roads including its junction with Bucknell Way Roundabout, South Eden Park Road and Creswell Drive and dimensions of visibility splays shall be submitted to and approved in writing by the Local Planning Authority and these access arrangements shall be substantially completed before any part of the development hereby permitted is first occupied.

**Reason:** In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

21 Before any work is commenced (excluding demolition) within each reserved matters area, details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted within each reserved matters area, and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

**Reason:** In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

22 Details of arrangements for storage of refuse and recyclable materials within each reserved matters area, (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority before the relevant Reserved Matters area of the development hereby permitted is commenced (excluding demolition) and the approved arrangements shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

23 Before each Reserved Matters area of the development hereby permitted is first occupied, bicycle parking within the relevant reserved matters area, shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

**Reason:** In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

24 Details of a scheme to light the access drives and car parking areas within each reserved matters area hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development of the relevant reserved matters area hereby permitted is commenced (excluding demolition). The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

**Reason:** In order to comply with Policy T3 and Appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

25 Full particulars of the Electric Vehicle Charging Points (EVCPs) to be provided within each Reserved Matters area and a programme for their installation and maintenance shall be submitted to and approved in writing by the local planning authority before any development in each Reserved Matters area is first occupied.

ii) The provision of EVCPs shall be in accordance with the Development Specification.

**Reason:** In accordance with Policy 6.13 of the London Plan 2011.

26 Details of a scheme for the management of the Neighbourhood car park shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is first occupied and the car park shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by the Authority.

**Reason:** In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

27 Prior to the commencement of each Reserved Matters area of the development (excluding demolition) hereby permitted a Construction Logistics Plan for the relevant reserved matters area shall be submitted to and approved in writing by the Local Planning Authority. The Plans shall



include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these, details of construction vehicle holding areas, parking and turning, details in relation to craneage and operating machinery, as necessary, details in relation to storage of construction materials and site accommodation facilities; details in relation to any service diversions and construction delivery routes. The Construction Logistics Plan shall include details of the ecological protection measures for the SINC and protected species on site during construction. The Construction Logistic Plans shall be implemented in accordance with the agreed timescale and details.

**Reason:** In order to comply with Policies T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

28 No works (including demolition) shall commence until a Demolition Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition Logistics Plan shall include details of the ecological protection measures for the SINC and protected species on site during demolition. No works shall be carried out other than in accordance with the approved Demolition Logistics Plan.

**Reason:** In order to comply with Policies T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

29 No works (excluding demolition) shall commence in a particular Reserved Matters Area until a Code of Construction Practice (CoCP) for that reserved matters area has been submitted to and approved in writing by the local planning authority. No such works shall be carried out other than in accordance with the approved phase-specific CoCP.

**Reason:** To ensure that the demolition and construction processes are carried out in a manner which will minimise possible noise, vibration, dust and mud pollution and minimise disturbance from road traffic.

30 The hours of construction are to be 8am to 6pm on weekdays and 8am to 1pm on Saturdays, unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In order to minimise disturbance to local residents.

31 Prior to first occupation of the development, detailed Travel Plans for residential and non-residential uses, pursuant to the Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include measures to promote and encourage the use of alternative modes of transport to the car. It shall also include a timetable for the implementation of the proposed measures and details of the mechanisms for implementation and for annual monitoring and updating. The Travel Plan shall be implemented in accordance with the agreed timescale and details.

**Reason:** In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan.

32 At least 10% of all units provided will be wheelchair accessible or designed so as to be easily adaptable for wheelchair users. Details of proposals to provide 10% of dwellings capable of occupation by wheelchair users shall

be submitted to and approved in writing by the Local Planning Authority prior to the commencement of each reserved matters area hereby permitted. All the dwellings hereby permitted shall be designed to meet "Lifetime Homes" standard in accordance with the criteria set out in Supplementary Planning Guidance to the London Plan "Accessible London: achieving an inclusive environment" (April 2004) . The dwellings shall be constructed in accordance with the approved details.

**Reason:** In order to comply with Policy 3.5 of The London Plan.

33 The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures, for each reserved matters area, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant Reserved Matters area of the development hereby permitted (excluding demolition), and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall seek to achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

**Reason:** In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.

34 Details of a scheme of lighting (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) within each reserved matters area shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced (excluding demolition), and the approved scheme shall be implemented before the development hereby permitted is first occupied. Thereafter the approved scheme shall be permanently retained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

**Reason:** In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of amenity and public safety.

35 Details of the proposed slab levels of the building(s) and the existing site levels within each reserved matters area shall be submitted to and approved in writing by the Local Planning Authority before work commences on the relevant Reserved Matters Phase (excluding demolition) and the development shall be completed strictly in accordance with the approved levels.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

36 The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

37 Prior to commencement of the development hereby permitted the applicant shall submit an archaeological record of the standing historic lodge building for approval in writing by the Local Planning Authority.

**Reason:** In order to comply with Policy BE16 of the Unitary Development Plan.

38 No development (excluding demolition) shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been

submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

**Reason:** In order to comply with Policy BE16 of the Unitary Development Plan.

39 No part of the development hereby permitted shall be commenced (excluding demolition) prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to and approved in writing by the Local Planning Authority.

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by the Local Planning Authority.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works, and no remediation works shall commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

d) The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

Upon completion of the works, a closure report shall be submitted to and approved in writing by the Authority. The closure report shall include details of the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.

**Reason:** In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.

40 Prior to any works commencing on site (including demolition), a survey for badgers shall be carried out and a management plan for their protection detailing mitigation measures shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of badgers and their setts.

41 No demolition of buildings which are shown to have bat roosts in the 2010 and 2011 Bat Surveys carried out on the site, (attached as Appendix D and

E to the March 2012 Biodiversity Report) shall take place until a Natural England Bat Development Licence has been obtained. All other buildings on site can be demolished.

**Reason:** In order to comply with Policy NE3 of the Unitary Development Plan and in order to safeguard the interests and well-being of bats on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).

42 Details of bat roosts within new buildings on site are to be submitted and approved in writing by the Local Planning Authority prior to first occupation of any buildings in a particular Reserved Matters Phase. Schwegler 1FF bat boxes are to be erected in the woodland of the Beck SINC.

**Reason:** In order to comply with Policy NE3 of the Unitary Development Plan and in order to safeguard the interests and well-being of bats on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).

43 Details of any operational lighting within the woodland corridor are to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of residential properties on site. All lights should be sensitively designed and be hooded and on sensors to avoid lighting overspill.

**Reason:** In order to comply with Policy NE3 of the Unitary Development Plan and in order to safeguard the interests and well-being of bats on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).

44 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by RSK (dated 13 March 2012, referenced 131495-R13(3)-FRA), and the following mitigation measures detailed within the FRA:

1. Finished ground floor levels for the proposed building footprint to be set no lower than 600mm above the 1 in 100yr plus climate change flood level within the Beck, paragraph 7.4.27, or 300mm above the 1 in 100 year plus climate change design level for the overland flow, paragraph 7.4.28, as shown on Figure 10;

2. Surface water run-off to be managed in accordance with the principles set out within Section 7 of the approved FRA and Figure 11 'Proposed SuDS Strategy'. Detailed calculations to be provided for the design of all relevant SUDS elements, including: soakaways, swales, infiltration basins and permeable paving lined porous paving, shallow tank storage, and any provisions for overland flow routes and areas of above ground storage, in order to demonstrate that surface water run-off will be restricted to Greenfield rates for all events up to and including the 1 in 100 year plus climate change event;

3. Any proposed new bridge crossing will be designed such that the soffit will be set a minimum of 300mm above the 1 in 100 year plus climate design flood level.

**Reason:** To reduce the impact of flooding both to and from the proposed development and third parties.

45 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local

Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**Reason:** The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites' - [http://publications.environment-agency.gov.uk/?lang=\\_e](http://publications.environment-agency.gov.uk/?lang=_e). - Product Code SCHO0202BISW-E-E. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

46 Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

**Reason:** Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

47 The proposed Neighbourhood Parking Area shall provide a maximum of 21 car parking spaces for the sole use of residents and visitors to the adjacent Langley Waterside development unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to comply with Policy T3 of the Unitary Development Plan.

48 No development (excluding demolition) shall commence until details of an inclusive access strategy for the development have been submitted to and approved by the local planning authority. The access strategy should illustrate how disabled people will be able to navigate the public realm inclusively, access buildings safely and demonstrate how levels and gradients would be managed appropriately. It should also demonstrate how the treatment of shared surfaces would be managed to avoid unnecessary risks to the visually impaired or other disabled people.

**Reason:** In order to comply with Policy 7.2 of the London Plan.

49 Before any works on site are commenced (excluding demolition), an updated site-wide energy strategy assessment shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve an agreed reduction in carbon dioxide emissions of at least 25% better than Building Regulations. This should include the reduction from on-site renewable energy generation as set out in the Sustainability Appraisal and Energy Strategy Report. The final designs, including the energy generation, detailed layout and elevations shall be submitted to and approved in writing by the authority and shall be retained thereafter in operational working order and shall include details of schemes to provide suitable noise attenuation for the schemes and filtration and purification to control odour, fumes and soot

emissions of any equipment as appropriate unless otherwise agreed in writing by the Authority.

**Reason:** In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policies 5.2 and 5.7 of the London Plan 2011.

50 Notwithstanding the commitment in the Development Specification of June 2012 to provide 152 car parking spaces for the southern, northern and entrance apartments (at a ratio of 1.32 spaces), for each reserved matters area (excluding demolition) plans and details are to be submitted to and approved by the local planning authority in writing showing how parking can be provided to provide a minimum of 1:1 car parking spaces for all the units in the apartments plus visitor parking, totalling no less than 152 spaces. The approved plans and details are then to be implemented in full unless agreed otherwise by the local planning authority.

**Reason:** To avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

51 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

**Reason:** To ensure that the design concept of the development is not compromised and to comply with Policy BE1 of the Unitary Development Plan.

#### INFORMATIVE(S)

1 Thames Water will aim to provide customers with a minimum pressure of 10m (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

2 You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding any of the following matters:

- the agreement under S.38 of the Highways Act 1980 concerning the estate road (Highways Planning Section)
- the alignment and levels of the highway improvement line (Highways Planning Section)
- general drainage matters (020 8313 4547, John Peck)
- the provision of on-site surface water storage facilities (020 8313 4547, John Peck)
- the provision for on-site storage and collection of refuse (020 8313 4557 email [csc@bromley.gov.uk](mailto:csc@bromley.gov.uk))

3 Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property

boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

- 4 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 5 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 6 The access improvement at former GSK Main Gate junction with South Eden Park Road would be narrowed. This work could be carried out under a Licence also a bond would be necessary.
- 7 The applicant be requested to aim to provide 2 general practitioners and adequate parking for the medical centre by the time residential development is occupied.
- 8 The applicant is advised to ensure adequate access to the internet is facilitated throughout the development.
- 9 You are advised that conditions approved under 12/00976/OUT will apply to this application.

In addition to the conditions set out above, you are reminded of your obligations under Section 106 of the Town and Country Planning Act 1990 in relation to permission ref 12/00976/OUT and the covenants contained therein

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## SECTION '2' – Applications meriting special consideration

**Application No :** 15/00403/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 35 Crofton Road Orpington BR6 8AE

**OS Grid Ref:** E: 545294 N: 165774

**Applicant :** Mr And Mrs Cutts

**Objections :** YES

### **Description of Development:**

Enlargement of roof to provide first floor accommodation including rear dormer and single storey rear extension and conversion of garage to habitable room

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Smoke Control SCA 14  
Smoke Control SCA 11  
Stat Routes

### **Proposal**

- The proposal is for a roof enlargement to provide first floor accommodation including a rear dormer and single storey rear extension and conversion of garage into a habitable room.
- The roof enlargement consists of a hip to gable extension which will raise the ridge height of the property from 5.3m to 5.7m in height. A rear dormer window is also proposed at 10.1m in length and 4.6m in projection from the roof slope on top of the new lounge/dining area at ground floor. The dormer hosts a hipped roof design and includes a Juliet balcony to the rear.
- A ground floor rear extension is also proposed projecting 4.5m from the rear elevation and 6.4m in width, partially replacing an existing conservatory.
- The garage is located to the western elevation of the property and is proposed to be converted into a store room and utility room.

### **Location**

The site is located within a central position on Crofton Road within close proximity to the junction with Newstead Avenue. Properties along Crofton Road are varying in designs however the host property is the only example of a bungalow within the wider street scene.

The site currently hosts a large detached bungalow set back from the main highway with off street parking capabilities for up to three cars facilitated by an area of hard standing to the front elevation. The topography of the land is predominantly sloping with the dwelling sited approximately 1m lower than highway level with the land sloping upwards to the west.

The host dwelling is sited up to the boundary with number 37 Crofton Road to the west, with a separation distance of 0.5m to the flank elevation of the neighbouring dwelling house. The property is sited approximately 5m from the flank elevation with number 33 Crofton Road to the east and maintains a distance of 25m from the southern rear boundary.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and one comment was received:

- No objection to the proposed ground floor single storey rear extension
- The dormer and roof extension will cause a significant loss of light to the bedroom, landing and dining room window which are all in the side of the house.
- The garage forms the boundary wall and is situated only 4.5ft from the side wall of our house

### **Comments from Consultees**

Highways Comments - No objections subject to conditions

### **Planning Considerations**

BE1 Design of New Development  
H8 Residential Extensions  
T3 Parking

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance  
Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF. Policies within the London Plan are also a consideration.

### **Planning History**

14/04222/FULL6 - Enlargement of roof to provide first floor accommodation including rear dormer and single storey rear extension and conversion of garage to habitable accommodation - Withdrawal

### **Conclusions**

Members may consider the main issues relating to the application as being the effect that the proposal would have on the amenities of the occupants of surrounding residential properties and the design of the proposed rear extension.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

### Roof Extensions including Rear Dormer Window

Policy H8 states that dormer windows should be of a size and design appropriate to the roof scape and sited away from prominent roof pitches, unless dormer windows are a feature of the area. The proposed dormer window projects 4.6m from the roof slope and is facilitated by an increase in height of the property by 400mm. The dormer feature is sited 0.5m back from the eaves of the dwelling and sited 300mm below the newly constructed roof line. The dormer window is proposed to be constructed with a partial hipped roof design which Members may find appears incongruous with the proposed duo-pitched roof profile and seems a bulky and discordant design feature when taken into context with the wider rear elevation.

Although it is appreciated that there isn't a uniform design to residential dwellings within the wider street scene, it is considered that the hipped roof of the existing dwelling permits a subservient and harmonious design feature. The hip to gable extension is facilitated by an increase in height of the property by 400mm and when considered in tandem with the proposed duo-pitched roof the dwelling appears top heavy which Members may consider contributes to a prominent and incongruent feature when viewed from the wider street scene contrary to policy H8.

Comments have been received from the neighbouring property at 37 Crofton Road who have raised concerns with regards to the impact of the proposed dormer and hip to gable extension upon the light currently afforded to their bedroom. After visiting the neighbouring property it is clear that the bedroom has only one aperture within the eastern flank elevation which looks out onto the rear roof slope of 35 Crofton Road. The proposed western flank elevation of the dormer window will be approximately 4.7m in front of the bedroom window with the gable end at approximately 4m in distance. Members may find that the proposed dormer window, hip to gable extension and raising of the ridge height would cumulatively allow for a poor outlook and sense of enclosure to the users of the habitable bedroom and would detrimentally impact upon the light currently afforded to the owner/occupiers of number 37 Crofton Road.

It is appreciated that the applicant has submitted an additional light assessment with regards to the neighbouring habitable room window which states that there is no impact from the proposed development upon the light afforded to the habitable room. Whilst the information is appreciated, Members may not consider this adequately mitigates the impact of the development upon the outlook and oppressiveness of the scheme when viewed from the neighbouring aperture. It is

considered that the light assessment does little in the way of addressing the concerns of the rear dormer window and focuses mainly on the hip to gable extension. At the time of writing this report the light assessment documents, accompanying letter and photographs were subject to a re-consultation of neighbouring properties for a period of 14 days. If any additional neighbour comments were to be forthcoming, these will be reported verbally at committee.

### Proposed Single Storey Rear Extension

The proposed single storey rear extension measures 4.5m from the rear elevation and 6.4m in width, projecting no further than the existing garage and partially replacing an existing conservatory. The rear extension is included within the envelope of the host dwelling and away from the common side boundaries with the adjoining properties. Members may find that the single storey rear extension is considered acceptable.

### Proposed Garage Conversion

A conversion of the garage space is proposed which will include alterations to the front elevation from a garage door to a single door and window. No objections have been received from highways however condition H3 has been imposed if permission was to be forthcoming which requests the submission of a fully detailed parking plan.

## **RECOMMENDATION: APPLICATION BE REFUSED**

The reasons for refusal are:

- 1 The proposed development would have a detrimental impact upon the residential amenity of the adjoining property, 37 Crofton Road, by virtue of the proximity of the proposed development to the bedroom window within the eastern elevation of the neighbouring dwelling. The proposed development would contribute to a detrimental loss of light, overshadowing, poor outlook and sense of enclosure when viewed from the neighbouring habitable room contrary to Policies BE1 and H8 of the Unitary Development Plan.
- 2 The proposed dormer window is of a poor design and relationship with the host property contrary to Policy H8 of the Unitary Development Plan.
- 3 The proposed hip to gable extension allows for a top heavy and discordant design which contributes to a prominent and incongruent feature when viewed from the wider street scene contrary to Policy H8 of the Unitary Development Plan.

**Application:** 15/00403/FULL6

**Address:** 35 Crofton Road Orpington BR6 8AE

**Proposal:** Enlargement of roof to provide first floor accommodation including rear dormer and single storey rear extension and conversion of garage to habitable room



1:1,400

"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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