

SECTION '2' – Applications meriting special consideration

Application No : 11/02100/FULL1

Ward:
Copers Cope

Address : Land Rear Of 86 To 94 High Street
Beckenham

OS Grid Ref: E: 537366 N: 169537

Applicant : London & Quadrant Housing Trust

Objections : YES

Description of Development:

3 four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 37 car parking spaces, bicycle parking, landscaping and access

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Tree Preservation Order

The application was deferred at the Plans Sub Committee meeting of 24 November 2011 to seek the following revisions:

- reduction in number of units to accord with that approved under planning permission refs. 04/02976 and 11/01168
- reduction in height of development
- blocks to be stepped away from neighbouring residential properties
- address highways and refuse matters.

The applicant registered an appeal against the Council's non-determination of the application on 22 December 2011. Members are therefore requested to consider whether to contest the appeal.

The previous report, amended as appropriate, is repeated below.

Proposal

The proposal changes the layout of the scheme permitted under applications refs. 04/02976 and 11/01168 and incorporates units into 3 separate four storey blocks.

The development will incorporate 9 one bedroom flats, 32 two bedroom flats and 3 three bedroom flats, including 15 affordable housing units (3 one bedroom and 2 two bedroom shared ownership flats and 1 one bedroom, 6 two bedroom and 3 three bedroom affordable rent flats). There will be communal amenity space around the blocks and private terraces and balconies with under-croft car parking for 31 cars plus 10 additional car parking spaces within the east of the site.

The application is accompanied by the following documents:

- Ground Investigation Report
- Servicing Management Plan
- Code for Sustainable Homes Ecological Assessment
- Arboricultural Impact Appraisal and Method Statement
- Flood Risk Assessment
- Financial Viability Appraisal
- Renewable Energy Demand Assessment and Feasibility Proposals
- Highway Statement
- Travel Plan
- Archaeological Desk-Based Assessment
- Statement of Community Involvement.

The application is also accompanied by a Design and Access Statement which includes the following points:

- site is ideally located for residential development being close to amenities and transport and surrounded by residential development
- proposal aims to provide a more appropriate form of development than previously permitted and to address shortcomings of the earlier scheme
- London and Quadrant are a Bromley development partner and have received a wide range of awards acknowledging their dedication to quality development
- site includes the mews area at the rear of the High Street which is poorly maintained and has been the location for anti-social behaviour - flytipping occurs regularly and the area is not secure
- locals complain that the site is used for access between Church Avenue and the High Street and to communally owned woods to the west
- current access is split onto two levels and is poorly configured and dangerous
- accesses form a significant hole in the otherwise well defined edge to the High Street
- development of new proposals for the site should recognise that the existing permission is not popular with local residents
- there are opportunities that the existing permission did not address, primarily related to massing
- residential development is appropriate given history of the site and pressing requirement for new homes
- surrounding development is largely 3 to 4 storeys and it is reasonable to restrict the development to this height

- density of the development should reflect rare opportunity of a previously developed site with exemplary accessibility and should provide as many homes as possible compatible with surrounding uses and occupants, thus reducing need for inappropriate sites to be brought forward
- nature of the site and its location is ideal location for smaller families and couples
- following significant issues were identified in the design of the scheme previously granted consent:
 - o lack of daylight and sunlight penetration
 - o lack of views through the site
 - o loss of TPO trees
 - o poor quality internal environment
 - o small homes not compliant with standards
 - o quality of the architectural design
 - o lack of affordable provision
- public exhibition was held in May 2011 and most widely held concern was security of the site and surrounding properties - this has been addressed as part of the proposals
- layout of the new development is intended to allow light into the heart of the scheme and to be visually permeable - views are now possible through the site from the High Street entrance, from the rear of the High Street towards the north and from the rear of Church Avenue towards the south
- configuration of the buildings also allows opportunity for light to penetrate the scheme towards surrounding properties
- development will have less visual impact on the surrounding properties than existing scheme by placing the majority of the footprint of the buildings within the 'visual footprint' of the consented scheme - perceived extent of the development will be less than the current permission
- development will be as far as possible from the rear of Church Avenue homes - nearest directly visible part of the development is 48m away
- gate will fill hole in High Street frontage thus 'repairing the urban fabric'
- design of the buildings is specifically considered so that they are not visible from surrounding areas
- buildings are also designed so that they only exceed the height of the consented scheme where necessary to allow better organisation of site - envelope of consented scheme is only exceeded in limited areas where development is least sensitive
- height of Building A adjacent to the western boundary is 4 storeys as in this location it doesn't affect any surrounding development
- development provides a coherent architectural language that is both restrained and domestic - architecture is intended to be modestly contemporary and crisp with a simple palette of materials
- design of development aims to provide a locally distinct development that creates sense of place for the mews and rear of the High Street - it is both appropriate for its setting and of its time
- architectural resolution is derived from a concept where a hard outer skin (zinc cladding) is provided around the perimeter of the site and 'softer' glass

and brick surfaces are presented to the gardens internally – language of planes and surfaces wrapping the buildings in various ways provides a unique solution for each building but within a unified language for the whole site

- balconies will be formed in opaque structural glass balustrades to prevent rash of bamboo screens and will not overlook each other or surrounding properties
- ground floor terraces are protected by planting beds of dense foliage rather than fences to ensure that flowing nature of the garden areas is maintained
- landscape is characterised by an undulating grassed surface combined with new tree planting, retention of existing TPO trees where possible and carefully considered external furniture to create a gentle but mature garden environment
- all homes designed to meet the requirements of Lifetime Homes criteria and level 4 of the Code for Sustainable Homes
- development of the site will improve security for surrounding developments, prevent anti-social behaviour and dumping problems and visually improve the site and surroundings.

The application is accompanied by a Planning Statement which covers many of the points detailed above and also includes the following additional points:

- revised scheme takes better account of the proximity of the culvert and has been adjusted to avoid the sewer exclusion zone to the north of the site
- appeal decision confirmed that the principle of loss of employment on the site was acceptable
- improved layout will also provide opportunities for increased landscaping to better integrate the development into the surrounding area
- scheme will allow more opportunities for passive surveillance to increase security within the site and will seek to include security measures to protect residents and discourage crime
- none of the proposed units are north facing and therefore the maximum amount of daylight and sunlight will be available
- Inspector concluded that there was no undue loss of privacy or outlook to adjacent occupiers and this revised scheme sits at a comparable distance from the rear of these properties
- Inspector acknowledged that the greatest impact would be on those residents of 40 and 42 Church Avenue - revised proposals move all development away from the rear of the gardens of these properties
- distance of development from the rear of the neighbouring properties is comparable to the permitted scheme
- comprehensive landscaping scheme using heavy standard and semi-mature stock will significantly enhance the contribution of this site to local amenity and more than compensate for loss of existing trees
- revised scheme offers an increased ratio of car parking spaces.

Location

The 0.33 hectare site is currently vacant following a fire which destroyed the warehouse building and it has previously been used for light industrial, storage and other uses. There is a group of sycamore trees located towards the middle of the site which are protected by Tree Preservation Order 735. There is a concrete hardstanding used for car parking to the east of the site. Access from the High Street is between Nos. 90 and 94 and at present this is at two levels, the higher route leading to the warehouse and the lower route providing rear access to premises fronting the High Street. The access road provides the main view into the site.

Surrounding development is typically comprises 3 and 4 storey commercial buildings with some residential uses on the upper floors and many of these buildings have been extended to the rear in a haphazard fashion. To the north of the site are the gardens of houses fronting Church Avenue whilst to the west is an area of undergrowth and trees which is part of the grounds of 32 Church Avenue. There is also a wooded area of designated Urban Open Space to the west of the site.

Comment from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- out of character
- overdevelopment / excessive density
- excessive height / nearby properties are two storeys in height / extra storey on Block A is excessive / applicant has not presented compelling argument that benefits of scheme outweigh additional harm from increased height
- visual impact / excessive bulk and massing
- close proximity of blocks to adjacent buildings
- overlooking / loss of privacy
- loss of light
- loss of outlook
- increased noise and disturbance
- increased traffic and congestion / congestion from cars waiting to turn into site / congestion will lead to increased traffic on The Drive
- access is badly sited / too close to traffic light junction and blind corner
- inadequate car parking / no visitor parking
- increased demand for scarce on-street parking in surrounding area
- inadequate access for large vehicles and for emergency services, particularly in event of a fire in the west of the site
- fire service had difficulty accessing site during 2008 fire / fire service should be consulted / fire risk assessment should be carried out
- inadequate turning area within the site
- detrimental impact on highway and pedestrian safety
- loss of mature protected trees / loss of nesting habitat for birds
- trees provide visual amenity and a visual and sound buffer
- ecological impact / protected species on site / loss of wildlife habitat
- increased pressure on local infrastructure and services

- increased pollution
- noise, disturbance, congestion, disruption and pollution during construction
- no provision for construction workers car parking
- reduced security at neighbouring properties
- secure boundary treatment should be provided around site
- insufficient information regarding boundary wall between site and 86-90 High Street
- access from the site to driveways at Nos. 32-40 Church Avenue should be restricted
- increased flood risk / impact on water table
- site is unsuitable for soakaways
- increased pressure on sewerage infrastructure
- impact on archaeological interest
- impact on pond, 'Monks Seat' / 'Bishop's Seat', ancient folly and disused well in garden of No. 32 Church Avenue
- 'Monks Seat' is a national and local heritage asset
- open land is a scarce, valuable resource and should be retained
- Pierluigi's Restaurant uses southern side of its site to accommodate car parking and deliveries / servicing – proposal will severely restrict restaurant's ability to provide parking and will prevent servicing and servicing from the High Street is impractical
- boundary wall will restrict access to Pierluigi's Restaurant and will harm outlook
- impact of construction on Pierluigi's restaurant
- too many flats in the area already
- scheme is driven by profit
- no need for housing / previous permission was never implemented
- Highways Statement and Archaeological Assessment are misleading
- Ecological Statement is misleading / inaccurate
- Statement of Community Involvement is misleading / comments have been omitted
- inadequate consultation
- applicants have ignored local feedback following pre-application consultation
- increased anti-social behaviour / occupants will be undesirable
- social housing should not be located close to bars and clubs
- damage to community spirit
- inadequate affordable housing
- inadequate disabled provision
- motorcycle parking should be provided
- application should be invalidated because site includes wall at rear of No. 42 Church Avenue
- site should provide shops / mews of artists studios / small boutique shops / nursery
- developer is seeking to purchase No. 32 Church Avenue to create an additional access
- occupants will be affected by noise, smells and pollution from bars and restaurants

- Council incompetence and corruption led to previous decision
- applicant wants to develop woodland to the west of the site
- London and Quadrant are in debt and could be declared bankrupt leaving development unfinished.

A petition signed by 63 local residents objecting to traffic, parking, noise and overdevelopment has also been submitted.

The applicant has submitted a response to various points raised in the objection letters.

Comments from Consultees

Highways – no objections

Drainage – no objections

Metropolitan Police Crime Prevention Design Adviser - no objections

English Heritage (Archaeology) – no objections

Housing – no objections

Environmental Health – no objections

Environment Agency – no objections

Thames Water – no objections

Waste Advisers – no objections

Sustainable Development and Renewable Energy – no objections.

Any further responses to consultations will be reported verbally at the meeting.

Planning Considerations

The proposals falls to be considered primarily with regard to the following policies:

UDP

T1 Transport Demand

T2 Assessment of Transport Effects

T3 Parking

T5 Access for People with Restricted Mobility

T7 Cyclists

T11 New accesses

T17 Servicing of Premises

T18 Road Safety

H1 Housing Supply

H2 Affordable Housing

H7 Housing Density and Design

H9 Side Space

NE7 Development and trees

BE1 Design of New Development

BE7 Railings, Boundary Walls and Other Means of Enclosure

BE16 Ancient Monuments and Archaeology

EMP5 Development outside business areas

ER7 Contaminated Land

IMP1 Planning Obligations

London Plan

- 2.7 Outer London Economy
- 2.15 Town Centres
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and Young Peoples Play and Informal Recreation Facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.13 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.14 Affordable housing thresholds
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.21 Contaminated Land
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.21 Trees and Woodland
- 8.2 Planning Obligations.

A legal agreement will be prepared to secure the affordable housing and a financial contribution to address the impact of the proposal on local education infrastructure. There is sufficient healthcare infrastructure in the surrounding area and a financial contribution to address healthcare impacts will not be required.

The planning permission renewed under application ref. 11/01168 establishes that the loss of the protected trees to facilitate development of the site is acceptable.

The density of the scheme will be approx. 133 homes per hectare.

Planning permission was granted in December 2011 for a rear extension to No. 130 High Street to provide 2 one bedroom flats at second floor level and 2 two bedroom flats within the third floor roof space (ref. 11/03184).

Planning History

Outline planning permission was refused by the Council in March 2005 for a part one/three/four storey block comprising 29 two bedroom and 9 one bedroom flats with 32 car parking spaces and hard and soft landscaping (ref. 04/02976). Planning permission was subsequently granted at appeal in May 2006 and this permission was extended on 24 November 2011 (ref. 11/01168). Detailed

approval of the design and external appearance of the block was granted in May 2008 (application ref. 08/00834/DET).

Conclusions

The principle of residential development on the site including the acceptability of the loss of protected trees and any loss of employment has already been established through the recently extended planning permission. The main issues to be considered in this case are the impact of the proposal on the character and appearance of the area and the impact on the amenities of the occupants of nearby properties. On the basis that the impacts of the scheme previously granted planning permission are considered acceptable, particular consideration should be given to the elements of the revised proposal which result in a greater impact than the previous scheme and whether these impacts are outweighed by the benefits of the revised scheme.

Whilst the previously approved scheme was considered acceptable in planning terms the applicant's assertion that it had shortcomings can be accepted. The proposal involves 3 four storey blocks whereas the previously approved scheme was predominantly 3 storeys but rising to 4 storeys at one end. The applicant argues that the scheme represents an improvement over the permitted scheme as it allows more light into the heart of the development and more visual permeability.

There will be very limited public views of the development from the surrounding area. The main public view of the site will be from the High Street entrance and whereas the view of the approved scheme will be of a substantial block the revised proposal will provide visual permeability into the site and is an improvement in this respect. The blocks will generally be no nearer to surrounding development than the previously permitted scheme and it may be considered that the visual impact of the increased height of the development will be offset by its improved design and in particular the visual permeability.

The Inspector considered that the greatest impact on properties fronting Church Road would be at Nos. 40 and 42 and the impact on the gardens of these properties has been substantially reduced. The development will feature more balconies than the previous scheme, however the orientation of the blocks and the separation to nearby dwellings should ensure that there will be no undue loss of privacy resulting from overlooking. The additional units and the increased density of development maybe considered acceptable in this accessible town centre location.

On balance, the proposal may be considered acceptable and it is recommended that permission be granted subject to the conditions listed below should the applicant withdraw the appeal. However, the application was deferred to seek a reduction in the number of units and the height of the blocks and to reduce the impact on neighbouring properties. Members may therefore wish to contest the appeal on grounds of overdevelopment, excessive height and unacceptable impact on neighbouring properties. In terms of highways and refuse matters there are no technical highways objections and refuse arrangements can be addressed through a condition.

as amended by documents received on 06.10.2011 11.10.2011 14.10.2011
19.10.2011 04.01.2012

RECOMMENDATION: The applicant be invited to withdraw the appeal, in which case permission be granted subject to the prior completion of a legal agreement

and the following conditions:

- | | | | | |
|----|--------|--|------------|----|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACA04 | Landscaping Scheme - full app no details | | |
| | ACA04R | Reason A04 | | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | | |
| | ACA07R | Reason A07 | | |
| 4 | ACB01 | Trees to be retained during building op. | | |
| | ACB01R | Reason B01 | | |
| 5 | ACB02 | Trees - protective fencing | | |
| | ACB02R | Reason B02 | | |
| 6 | ACB03 | Trees - no bonfires | | |
| | ACB03R | Reason B03 | | |
| 7 | ACB04 | Trees - no trenches, pipelines or drains | | |
| | ACB04R | Reason B04 | | |
| 8 | ACD02 | Surface water drainage - no det. submitt | | |
| | ADD02R | Reason D02 | | |
| 9 | ACD04 | Foul water drainage - no details submitt | | |
| | ADD04R | Reason D04 | | |
| 10 | ACH03 | Satisfactory parking - full application | | |
| | ACH03R | Reason H03 | | |
| 11 | ACH12 | Vis. splays (vehicular access) (2 in) | 2.4m x 36m | 1m |
| | ACH12R | Reason H12 | | |
| 12 | ACH16 | Hardstanding for wash-down facilities | | |
| | ACH16R | Reason H16 | | |
| 13 | ACH18 | Refuse storage - no details submitted | | |
| | ACH18R | Reason H18 | | |
| 14 | ACH22 | Bicycle Parking | | |
| | ACH22R | Reason H22 | | |
| 15 | ACH23 | Lighting scheme for access/parking | | |
| | ACH23R | Reason H23 | | |
| 16 | ACH29 | Construction Management Plan | | |
| | ACH29R | Reason H29 | | |
| 17 | ACH32 | Highway Drainage | | |
| | ADH32R | Reason H32 | | |
| 18 | ACI20 | Lifetime Homes Standard/wheelchair homes | | |
| | ADI20R | Reason I20 | | |
| 19 | ACI21 | Secured By Design | | |
| | ACI21R | I21 reason | | |
| 20 | ACK05 | Slab levels - no details submitted | | |
| | ACK05R | K05 reason | | |
| 21 | ACK08 | Archaeological access | | |

- 22 ACK08R K08 reason
 ACK09 Soil survey - contaminated land
 ACK09R K09 reason
- 23 ACL01 Energy Strategy Report
 ADL01R Reason L01
- 24 The development hereby permitted shall not be commenced until such time as a scheme to (see list below) has been submitted to, and approved in writing by, the Local Planning Authority.

- (a) Identify a zone where works and loadings will be restricted to prevent the risk of damage to the 2 culverts on the site. The location of this zone should be based on an assessment of the structural strength of the culverts. This must be agreed prior to commencement of any work within 10 metres of the culverts. Works within the approved zone shall then only proceed in accordance with the approved details.
- (b) Provide compensatory flood storage (in accordance with those details set out in the Flood Risk Assessment)
- (c) Ensure the buildings will be constructed no closer than 2.7 metres measured horizontally from the extent of the culverts
- (d) Provide details of foundations and a trench support structure beneath the edge of the building to facilitate any future works to the culverts.
- (e) Ensure finished floor levels are set no lower than 34.82m above Ordnance Datum (AOD).

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason:

- (a) To prevent an increase in flood risk or damage to culverts..
- (b) To ensure adequate flood storage is provided
- (c) To allow future access for maintenance of the culvert
- (d) To minimise the risk of damage to the culverts and facilitate any future works.
- (e) To reduce the risk of flooding to the proposed development and future occupants and to address the uncertainty surrounding the river flood modelling.
- (f) To comply with Policy 5.12 of the London Plan.

- 25 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 The scheme shall also include details of how the scheme shall be maintained and managed after completion

Reason: To prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system and to comply with Policy 5.12 of the London Plan.

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Bromley Unitary Development Plan and the London Plan:

Policies (UDP)

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T7 Cyclists
- T11 New accesses
- T18 Road Safety
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and Design
- NE7 Development and trees
- BE1 Design of New Development
- BE13 Development Adjacent to a Conservation Area
- G2 Metropolitan Open Land
- G7 South East London Green Chain
- L1 Outdoor Recreation and Leisure
- IMP1 Planning Obligations

Policies (London Plan)

- 2.7 Outer London Economy
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and Young Peoples Play and Informal Recreation Facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 8.2 Planning Obligations

The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent property
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the safety and security of buildings and the spaces around them
- (d) accessibility to buildings
- (e) the affordable housing policies of the Development Plan regarding
- (f) the policies of the Development Plan regarding planning obligations
- (g) the design policies of the development plan
- (h) the transport policies of the development plan
- (i) the energy efficiency and sustainable development policies of the Development Plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 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 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 0845850 2777. Reason – to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 2 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
- 3 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 wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via 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.
- 4 Thames Water would recommend that petrol/ oil interceptors be fitted in all car parking/ washing/ repair facilities. Failure to enforce the effective use of

petrol/ oil interceptors could result in oil-polluted discharges entering local watercourses.

- 5 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/ minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 6 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus considered necessary and practical to help with modification of the vehicular crossover hereby permitted shall be undertaken at the expense of the applicant.

Application:11/02100/FULL1

Address: Land Rear Of 86 To 94 High Street Beckenham

Proposal: 3 four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 37 car parking spaces, bicycle parking, landscaping and access

