

SECTION '2' – Applications meriting special consideration

Application No : 12/02443/FULL1

Ward:
Plaistow And Sundridge

Address : Holy Trinity Convent School 81 Plaistow
Lane Bromley BR1 3LL

OS Grid Ref: E: 541107 N: 169989

Applicant : Bellway Homes (Thames Gateway)

Objections : YES

Description of Development:

Demolition of existing school/ convent buildings and erection of 11 detached houses and part 3/4 storey building with basement car parking comprising 22 flats, alterations to boundary wall and access from Plaistow Lane, car parking and landscaping

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Metropolitan Open Land
Tree Preservation Order

Joint report with application refs. 12/02655/LBC, 12/02913/FULL2 and 12/02966/LBC.

Proposal

Planning permission has previously been granted for residential redevelopment of the site and four applications have now been submitted seeking permission for a revised scheme as follows:

12/02443/FULL1

- Full planning application for the demolition of modern extensions to the school buildings and erection 11 five bedroom houses to the west of the retained school building and a 3/4 storey block of 22 flats (20 two bedroom and 2 three bedroom) with semi-basement car parking to the east of the retained school building

- houses will be 2 storeys high with roofspace accommodation and will feature integral or attached double garages and 2 off road parking spaces
- houses and flats will feature traditional design and materials including red brick, yellow stock brick and natural slate to complement the listed building
- siting of buildings follows the layout of the scheme previously granted outline permission
- landscaping is proposed throughout the site including a formal garden and new tree planting
- an area of land will be transferred to the adjacent St. Joseph's School for recreational purposes
- refurbishment of existing boundary wall which is in a state of considerable disrepair and modification to improve the existing eastern access

12/02655/LBC

- listed building consent application for demolition of all the buildings on the site excluding the school and convent building, the Stable Block and Gatehouse

12/02913/FULL2

- change of use of former school and convent building from Class D1 (non-residential institution) to Class C3 (residential use) with internal and external alterations and roof extension to provide 20 flats (3 one bedroom, 7 two bedroom, 9 three bedroom and 1 four bedroom)
- new stone portico will be installed at the main entrance based upon the design of portico that was present on the building historically
- new mansard roof on the south-eastern part of the building will reflect design of the existing roof on the western side of the building to establish a symmetrical appearance whilst the existing mansard on the north eastern section of the building will be replaced
- historic features including windows, door surrounds and eastern staircase will be refurbished
- brickwork will be cleaned and repaired where possible and where the brickwork has been badly damaged new matching brickwork will be installed
- the Gatehouse will be refurbished and extended to provide a two bedroom residential dwelling
- the Stableblock will be refurbished to provide 1 one bedroom and 1 two bedroom residential dwelling
- elevational alterations to the Stableblock will include replacement windows, false timber stable doors and conservation rooflights
- 38 car parking spaces will be provided for the converted listed building and 2 spaces will be provided for both the Gatehouse and The Stableblock

12/02966/LBC

- listed building consent application for internal and external alterations and extension of former school and convent building to provide 20 flats,

refurbishment and extension of the Gatehouse as 1 residential dwelling and refurbishment of the Stable block as 2 residential dwellings.

The applications are accompanied by a Planning Statement which includes the following points:

- proposal will deliver a mix of accommodation which better reflects the character of the area and the current local market
- proposal reinforces the main listed building as the focus of the site with new buildings sited sensitively to either side to provide an uncluttered setting
- apartment block has been designed to echo the proportions of the listed building and act as a counterpoint whilst remaining subservient
- previous scheme involved three blocks of flats ranging from 2 to 4 storeys in height with large roofs – proposed houses represent a reduction in the scale of development
- post war school extensions to be demolished have no value as ‘heritage assets’ and detract from the appearance of the main listed building.

Parts of the gardens to houses on plots 7-11 and car parking and a bin store to the rear of the school building are within Metropolitan Open Land (MOL). These parts of the proposal will be inappropriate development in MOL and the applicant has made the following comments:

- existing boundary to the MOL has been determined by the extent of hardstanding around the existing buildings – this is not a logical line if that hardstanding is to be removed
- approved scheme included parking for the conversion of the listed building within the large basements to the adjoining flats – revised scheme requires car parking elsewhere within the site
- sensitive landscaping to the front of the listed building is critical to provide an appropriate setting when viewed from Plaistow Lane therefore car parking is proposed to the rear of the building partly within the MOL – it will be a short distance from the building to minimise the intrusion into the MOL whilst ensuring that cars are not parked immediately adjacent to the building
- a refuse and recycling store for the flats within the converted building is proposed within the MOL for the following reasons:
 - locating the store within the listed building would require a large ramp for access to the raised ground floor and secure doors which would detract from the historic elevations
 - locating the store within the frontage to the building or immediately adjoining the building would harm the setting of the building and detract from its appearance
- proposed houses will result in a reduced impact on the MOL compared to the approved three storey block of flats with a large roof whilst the massing of built development will be broken up, enhancing openness and allowing views between the buildings into and out of the MOL

- previously permitted flats had no private amenity space but private gardens are required for houses - families with young children cannot simply rely on the MOL - limited harm to the MOL is outweighed by the special circumstances of the site's constraints and the need to deliver family sized housing
- gardens to the houses and parking courtyard will be delineated by mature vegetation rather than more residential features such as fences or walls to provide a sensitive edge to the MOL - vegetation will create a consistent and attractive defined edge which will significantly improve on the existing interface which is dominated by hardstanding
- landscaping scheme involves removal of the majority of the existing tennis courts, cinder sports track and associated fencing which will enhance the openness and attractiveness of the landscape, representing a material benefit over the existing situation - 7,282 sq m of hard courts will be soft landscaped whilst the car parking, bin store and landscaped grounds will cover 490 sq m
- overall the proposals will result in minimal material harm to the openness of the MOL and this is outweighed by the following very special circumstances:
 - need to enhance the setting and character of the listed building and secure a long term viable use for a rapidly deteriorating structure
 - need to deliver a more sustainable mix of unit sizes that will deliver a more mixed community on site and better respond to the local market
 - extensive landscaping which enhances the appearance of the MOL.

The applications are accompanied by the following documents which address technical matters:

- Arboricultural Implications Assessment
- Ecology Statement
- Energy Statement
- Flood Risk Assessment
- Landscape Strategy
- Sustainability Statement
- Transport Statement.

The applications are also accompanied by the following:

- Statement of Community Involvement
- Heritage Statement which concludes that the proposals affecting the historic buildings are acceptable in terms of their impact on the heritage significance of the buildings and their setting
- Design and Access Statements.

Location

- 4.23 ha Holy Trinity School and Convent site is located on the northern side of Plaistow Lane and comprises:

- 1.54ha previously developed area including the former school and convent buildings and associated hardstanding
 - 2.69ha open area to the rear including a mix of open grass, trees and hard surfaced sports courts
- original school and convent building along with various curtilage structures including the Gatehouse and the Stableblock are Grade II listed – original main building has been extended over the years with buildings of lesser quality
 - development on the site currently comprises approx. 8,280 sq m floorspace
 - open part of the site to the rear is designated as Metropolitan Open Land (MOL) and Green Chain and borders a Site of Importance for Nature Conservation (SINC) to the north
 - site has 2 vehicular accesses onto Plaistow Lane and is classified as an area of low accessibility (PTAL 2)
 - new convent permitted under application ref. 06/02821 has been constructed within the grounds of the former school to the immediate north-east of the application site and all pupils were relocated from the school by December 2005
 - St Joseph's Catholic Primary School lies to the northwest and Sundridge Park Golf Course lies to the north east whilst St Joseph's Roman Catholic Church is located to the south-east
 - surrounding area is predominantly residential and suburban in character - Plaistow Lane has a wide range of mainly residential buildings ranging from new build blocks of flats of varying styles to large Victorian and Edwardian houses.

Comments from Local Residents

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

- overbearing impact on St. Joseph's Catholic Church
- loss of privacy in Church presbytery garden
- detrimental impact on pedestrian safety, particularly children, from construction vehicles and hoarding on pavement
- increased congestion
- increased demand for on-street car parking
- consideration of application should be deferred for further negotiations on education infrastructure planning obligations
- proposal for transfer of land to St. Josephs Catholic School has been revised from that within legal agreement attached to planning permission ref. 06/02820 and is now unacceptable
- disruption, pollution and disturbance from construction activity particularly affecting school and church
- pavement has been blocked off by hoarding and bus stop has been suspended
- closure of footpath between school and church is causing disruption

- presumptuous of developer to advertise development on hoardings before permission has been granted
- scheme will greatly enhance the area and prevent complete dilapidation of the listed building
- houses are great improvement on previously permitted flats
- no objection to block of flats near to main gate as it is on footprint of previously permitted block and is no larger than demolished junior school.

An objection has been received from St. Joseph's Catholic School regarding the proposed transfer of recreational land to the school in lieu of a financial contribution towards local education infrastructure. At the time of writing negotiations are ongoing in this regard and a verbal update will be provided at the meeting.

Comments from Consultees

- Highways – no objections
- Drainage – no objections
- Environment Agency – no objections
- Waste Advisors – no objections
- Environmental Health – no objections.

English Heritage raises no objections to the new build proposals. At the time of writing comments are awaited in respect of the conversion proposals and these will be reported verbally at the meeting.

Any further responses to consultations, including sustainable development and ecology comments, will be reported verbally at the meeting.

Planning History

The most relevant planning history is as follows:

- 06/02747 - conversion of school/convent to 12 two-bedroom and 4 three-bedroom flats with communal recreational facilities, conversion of Stableblock into 1 one bedroom and 1 two bedroom unit and conversion of Gatehouse into 1 one-bedroom unit
- 06/02820 - demolition of existing school/convent buildings and erection of four 2-4 storey buildings for a total of 92 residential units with surface and semi basement car parking comprising 157 parking spaces and landscaped and recreational area plus alterations to existing access (outline)
- 06/02821 - demolition of 2 storey school building and erection of 2 storey 10 bedroom nuns' residence and 12 car parking spaces – now fully implemented
- 06/02822 – partial demolition and conversion of listed school/convent to residential use, conversion of gatehouses to residential use and alterations to the front boundary wall (listed building consent)
- 11/01687 – extension of time limit of planning permission ref. 06/02747
- 11/01688 – extension of time limit of planning permission ref. 06/02820.

Planning Considerations

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

UDP

- H1 Housing supply
- H2 Affordable housing
- H7 Housing density and design
- T1 Transport demand
- T2 Assessment of transport effects
- T3 Parking
- T5 Access for people with restricted mobility
- T6 Pedestrians
- T7 Cyclists
- T18 Road safety
- BE1 Design of new development
- BE7 Railings, boundary walls and other means of enclosure
- BE8 Statutory Listed Buildings
- NE3 Nature Conservation and Development
- NE5 Protected Species
- NE7 Development and Trees
- NE8 Conservation and Management of trees and woodlands
- NE12 Landscape Quality and Character
- G2 Metropolitan Open Land
- G6 Land adjoining Green Belt or Metropolitan Open Land
- G7 South East London Green Chain
- IMP1 Planning Obligations

London Plan

- 2.6 Outer London: Vision and Strategy
- 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
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.15 Water use and supplies
- 5.18 Construction, excavation and demolition waste
- 6.9 Cycling
- 6.10 Walking

- 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
- 7.17 Metropolitan Open Land
- 8.2 Planning Obligations.

The following Supplementary Planning Documents produced by the Council are relevant:

- Affordable Housing Supplementary Planning Document
- Planning Obligations Supplementary Planning Document.

The following documents produced by the Mayor of London are relevant:

- Housing Supplementary Planning Guidance
- Providing for Children and Young People's Play and Informal Recreation Supplementary Planning Guidance
- London Housing Strategy
- Accessible London: achieving an inclusive environment
- Planning and Access for Disabled People: a good practice guide (ODPM)
- The Mayor's Transport Strategy
- Mayor's Climate Change Mitigation and Energy Strategy
- Sustainable Design and Construction SPG.

As part of the application process, it was necessary for the Council to give Screening Opinions as to whether an Environmental Impact Assessment was required in respect of applications refs. 12/02443 and 12/02913. The proposals constitute Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. After taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it was considered that the proposed developments would not be likely to have significant effects on the environment by virtue of factors such as their nature, size and location. This opinion was expressed taking into account all relevant factors including the information submitted with the applications, advice from technical consultees, the scale/characteristics of the existing and proposed development on the site. The applicants have been advised accordingly.

Planning permission ref. 06/02820 was the subject of a legal agreement requiring a payment in lieu for off-site affordable housing triggered by the transfer of the land to the developer. A payment of £2,173,150 was made to the Council following the purchase of the land by Bellway Homes in July 2012. The revised scheme does not increase the quantum of residential floorspace above that previously approved and it is considered that affordable housing policy requirements have been satisfactorily addressed.

The legal agreement attached to the planning permission ref. 06/02820 required a financial contribution towards local healthcare infrastructure if the purchase price of the land exceeded £13 million. The applicant has provided evidence that the sale price of the land did not exceed £13million. In view of the precedent set by the previous implementable planning permission Members may agree that a healthcare contribution will not be sought.

The previously approved scheme included an agreement to transfer an area of the open land to St. Joseph’s Catholic School in lieu of a financial contribution towards local education infrastructure. At the time of writing negotiations are ongoing to secure a comparable benefit within the current scheme and a verbal update will be provided at the meeting.

At this stage it is anticipated that the following matters could be the subject of planning obligations to be secured through a Section 106 agreement:

- transfer of recreation land to St. Joseph’s Catholic School
- clause ensuring that the works to the listed building are linked to the new build parts of the scheme to ensure that the new build development of the site does not occur prior to completion of the renovation works to the listed buildings
- management plan for MOL
- Woodland Management Scheme for the tree belt on the northern edge of the site.

The following table provides a comparison of the previously permitted and proposed developments:

	Permitted scheme	Proposed scheme
School building conversion	2,552 sq m	2,750 sq m
Gatehouse and Stableblock	191 sq m	218 sq m
New build housing	8,377 sq m	6,442 sq m
Total	11,120 sq m	9,410 sq m

The scheme is considered acceptable in terms of the impact on trees.

The residential density will be 38 dwellings per hectare (based upon 1.43ha developable site area).

Conclusions

Planning permission has previously been granted for residential redevelopment of the site and the relevant permissions are extant. The principle of residential redevelopment has therefore been established. The layout of the scheme follows that previously granted planning permission and therefore the main issues to be considered in this case are as follows:

- impact of the proposed revisions to the scheme on the character of the area and the amenities of the occupants of nearby properties
- impact on the open character of the MOL and whether very special circumstances have been demonstrated to justify inappropriate development
- impact on the heritage interest and setting of the listed buildings
- highways implications of the proposal.

New build houses are proposed in place of the previously approved 2-4 storey blocks of flats with basement car parking. The layout and design of the houses represent an improvement over the previously approved flats as they will appear less bulky and the gaps between the buildings will break up the mass of the development. The new build block of flats is broadly comparable in its bulk and footprint to the previously approved block. The building will be approx. 2.7m longer than the approved scheme and will be wider where the bay windows project on the west elevation. It will be very marginally closer to St. Joseph's Church and it is considered that the amendments to the approved scheme are fairly negligible in the context of the scheme as a whole and the amenities and setting of St. Joseph's Church will not be significantly adversely affected.

The acceptability of the renovation and conversion of the listed school building and the Gatehouse and the Stableblock has been established by the previously granted permission. The listed buildings to be demolished are of no historic or architectural merit and their demolition will enhance the appearance of the historic building. The existing mansard roof to the listed school building will be replaced with a matching structure whilst a new mansard roof is now proposed on the south-east wing of the building. This will result in a symmetrical appearance and will improve the appearance of the building compared to the previously approved scheme.

The previous scheme involved conversion of the single storey Gatehouse and it is now also proposed to extend the building matching its existing design. The Gatehouse is not considered to be a significant heritage asset in its own right and the proposed extension is considered acceptable. The Stable Block is similarly not considered to be a significant heritage asset in its own right and the proposed elevational alterations are considered acceptable.

The open part of the site to the rear is designated as MOL and the rear gardens, car parking and bin store within this area all constitute inappropriate development. There are no new buildings in the MOL except for the bin store for the school building conversion. The applicant has set out a case arguing very special circumstances to justify inappropriate development in MOL as detailed earlier in this report. The degree of harm to MOL is limited whilst the removal of the existing hard courts will ensure that there is an overall improvement in the openness of MOL on the site and the applicant's argument is considered persuasive. If planning permission is granted the legal agreement could include an MOL management plan, as was the case with the earlier planning permission.

An objection has been received regarding overlooking of the Church Presbytery garden. The garden is located approx. 37m from the windows on the rear elevation of the apartment building whilst the church have advised that the developer has agreed to planting which will provide a screen to the garden. House

No. 7 will be closer to the adjacent school than the previously approved flats. However, it is not considered that there will be unduly harmful overlooking of the school grounds.

Highways issues have been adequately addressed.

In conclusion, the proposals involves the renovation of a Grade II listed building in a considerable state of disrepair and the new build proposals represents an improvement over the scheme previously granted planning permission. The proposals are considered acceptable.

as amended by documents received on 23.10.2012

RECOMMENDATION: PERMISSION 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 ACB18 Trees-Arbicultural Method Statement
ACB18R Reason B18
 - 5 ACB19 Trees - App'ment of Arbicultural Super
ACB19R Reason B19
 - 6 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
 - 7 ACC03 Details of windows
ACC03R Reason C03
 - 8 ACH04 Size of parking bays/garages
ACH04R Reason H04
 - 9 ACH10 Provision of sight line (3 inserts)
ACH10R Reason H10
 - 10 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
 - 11 ACH22 Bicycle Parking
ACH22R Reason H22
 - 12 ACH23 Lighting scheme for access/parking
ACH23R Reason H23
 - 13 ACH29 Construction Management Plan
ACH29R Reason H29
 - 14 ACH32 Highway Drainage
ADH32R Reason H32
 - 15 ACI02 Rest of "pd" Rights - Class A, B,C and E
- Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.
- 16 ACI20 Lifetime Homes Standard/wheelchair homes

- AD120R Reason I20
- 17 ACI21 Secured By Design
ACI21R I21 reason
- 18 ACK01 Compliance with submitted plan
ACC01R C01 reason
- 19 ACK05 Slab levels - no details submitted
ACK05R K05 reason
- 20 ACL03 Site wide Energy statement
ACL03R Reason L03
- 21 Details of the finished surfaces of the access road, garage drives and parking areas shall be submitted to and approved in writing by the Local Planning Authority before the development commences, and the details submitted shall include no loose materials within 1m of the public highway, and the access road, drives, parking areas shall be completed in accordance with the approved details before any of the dwellings hereby permitted are first occupied.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development and to secure a suitable material for the access road that will not be pulled onto the highway.

- 22 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 per cent annual probability critical storm (including a suitable allowance for the potential impacts of climate change) will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be permanently retained thereafter.

The scheme shall also include:

- full design drawings and associated calculations;
- full soakage tests for the proposed infiltration systems, to meet either CIRIA Report 156 'Infiltration drainage – Manual of good practice', or Building Research Establishment Digest 365 'Soakaway design',;
- a condition report of existing soakaways that are proposed to be retained. This should demonstrate they are fit for purpose both now and over the lifetime of the development;
- details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, both on and off site, and to improve and protect water quality and to comply with the Technical Guidance to the National Planning Policy Framework.

- 23 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with

and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect groundwater and to comply with the Technical Guidance to the National Planning Policy Framework.

Reasons for permission:

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

UDP

- H1 Housing supply
- H2 Affordable housing
- H7 Housing density and design
- T1 Transport demand
- T2 Assessment of transport effects
- T3 Parking
- T5 Access for people with restricted mobility
- T6 Pedestrians
- T7 Cyclists
- T18 Road safety
- BE1 Design of new development
- BE7 Railings, boundary walls and other means of enclosure
- BE8 Statutory Listed Buildings
- NE3 Nature Conservation and Development
- NE5 Protected Species
- NE7 Development and Trees
- NE8 Conservation and Management of trees and woodlands
- NE12 Landscape Quality and Character
- G2 Metropolitan Open Land
- G6 Land adjoining Green Belt or Metropolitan Open Land
- G7 South East London Green Chain
- IMP1 Planning Obligations

London Plan

- 2.6 Outer London: Vision and Strategy
- 3.3 Increasing housing supply
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- 5.7 Renewable energy
- 5.9 Overheating and cooling

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- 5.13 Sustainable drainage
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- 7.6 Architecture
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- 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 character of the development in the surrounding area including the South East London Green Chain
- (c) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (d) the need for very special circumstances to justify inappropriate development in Metropolitan Open Land
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the impact of the proposal on the setting and heritage interest of the listed buildings
- (g) the safety and security of buildings and the spaces around them
- (h) accessibility to buildings
- (i) the affordable housing policies of the Development Plan regarding
- (j) the policies of the Development Plan regarding planning obligations
- (k) the design policies of the development plan
- (l) the transport policies of the development plan
- (m) the energy efficiency and sustainable development policies of the Development Plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus considered necessary and practical to help with the modification of the vehicular crossover hereby permitted shall be undertaken at the cost of the applicant.
- 2 Drainage to soakaway from car parking areas for more than 50 spaces should be passed through an oil interceptor before discharging to ground. The Environmental Permitting Regulations make it an offence to cause or

knowingly permit any discharge that will result in the input of pollutants to groundwater.

- 3 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 or e-mail csc@bromley.gov.uk)
- 4 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering.4 RDI10
- 5 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

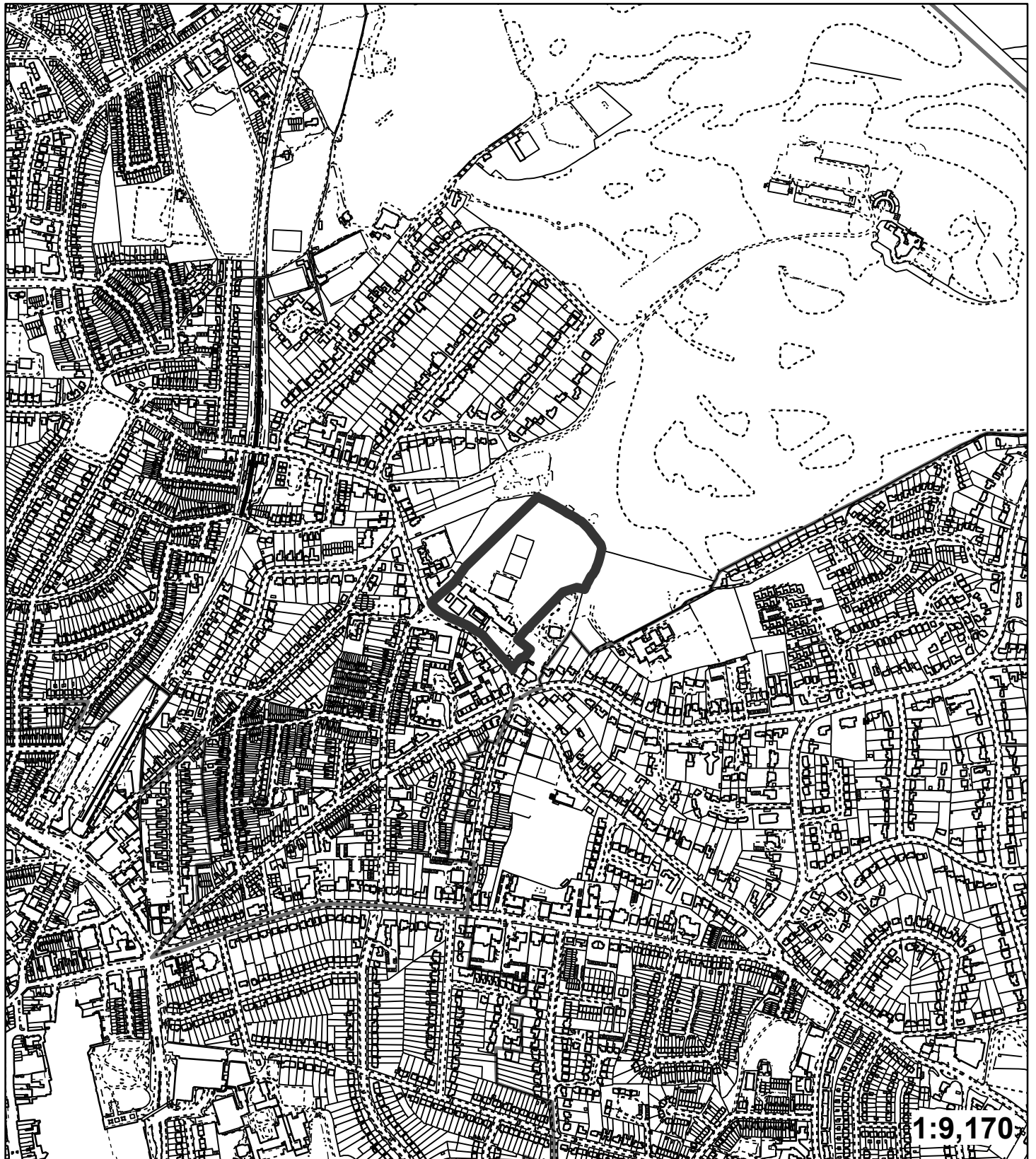
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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Proposal: Demolition of existing school/ convent buildings and erection of 11 detached houses and part 3/4 storey building with basement car parking comprising 22 flats, alterations to boundary wall and access from Plaistow Lane, car parking and landscaping



"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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