

SECTION '2' – Applications meriting special consideration

Application No : 12/03606/FULL1

Ward:
Plaistow And Sundridge

Address : Sundridge Park Management Centre Ltd
Plaistow Lane Bromley BR1 3TP

OS Grid Ref: E: 541757 N: 170738

Applicant : Millgate Developments Limited

Objections : YES

Description of Development:

Erection of 1 x 3 storey 6 bedroom house; 1 x 2 storey 5 bedroom house (known as Tower House); 4 x 3 storey buildings comprising 13 x 4 bedroom and 1 x 5 bedroom town houses; 3 x 4 storey buildings comprising 8 x 2 bedroom and 17 x 3 bedroom apartments (total 41 dwellings), together with 91 car parking spaces (part basement/ part surface/part garage), recycling and refuse facilities and 91 car parking spaces and landscaping

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Metropolitan Open Land

Proposal

The current application seeks permission for a total of 41 residential units comprising 16 houses and 25 residential flats with a total of 97 surface and basement parking spaces, together with cycle parking and refuse and recycling storage provision on this 2.27ha site.

The proposed buildings are arranged in a similar format as previously approved and comprise

- a 4 storey block at the rear of the site, providing the flatted element of the scheme. There is continuous development at ground and 1st floor level. At 3rd and 4th floor level the building is separated into 3 blocks.
- vehicular access in front of this element separates these buildings from 3 terraces which provide 13 of the 3 storey houses. There is also 1 detached house in this location.
- a detached house on the eastern edge of the site (this is Tower House)

- a detached house at a lower level, in the position of the previously approved health spa.
- there are 46 car parking spaces and 58 cycle parking spaces in the basement area for the flats comprising 40 vehicle spaces for residents and 6 visitor spaces.
- there is garage parking and surface parking for each of the proposed houses and 6 of the proposed flats
- there are 8 surface visitor parking spaces.
- the total number of car parking spaces will be 97 with 21 surface spaces and 76 spaces in the basement or garages. This equates to 2.3 spaces per unit.

The scheme has been designed by Robert Adam Architects so retains the same architectural style as the approved scheme.

There is a considerable planning history for this site. Most recently permission was granted in September 2011 for 67 residential flats with surface and basement parking and a new single storey building to provide a health spa for residents use with a tennis court above and a new garage block for 5 cars (ref. 10/02308). In addition permission was granted for a detached 5 bedroom house (known as the Tower House) in May 2012 (ref. 12/00687).

The main difference between the approved scheme and the current application can be summarised as follows:

- the number of residential units has been reduced from 68 (including the Tower House) to 41 (including the Tower House site).
- the number of flats has significantly reduced from 69 to 25 and the number of houses has increased from 1 to 16.
- the height of the buildings will be 1 storey lower than the approved buildings.
- the density of development has reduced from 30 units per hectare to 18.
- the Tower House is located in the same position as the extant permission
- a new dwelling and garage block is proposed in the area currently occupied by a tennis court (under the previous permission a residents health spa was to be built below the level of the tennis court).
- the central courtyard between the 2 upper blocks was previously car free with basement parking below. In this scheme there is an access road in this location with vehicular access to the garages and underground parking and surface car parking in this area.
- the eastern section of the flatted block extends slightly closer to the approved Tower House than previously approved.
- part of the garage building for Unit 2 extends slightly further west than the existing position of building in this area.
- the total number of parking spaces has reduced from 143 previously approved to 97 spaces.
- surface parking spaces have reduced from 23 to 21 (this excludes possible parking spaces in front of garages for the Tower House, Units 35-40 and Units 1 and 2 - approx 10 spaces).

- refuse and recycling will be collected from a central point in the basement for the flats and from the kerb for the houses, with the exception of Unit 1 where there is a separate remote collection point and the residents of this unit will leave their bins here on collection day.
- the previous application offered Section106 contributions amounting to £2,096,000
- as a payment in lieu for affordable housing and education purposes. The current application is accompanied by an Affordable Housing Viability Assessment which concludes that the proposed scheme can make a £750,000 planning contribution.

The Design and Access Statement advises that all units are fully accessible for residents and visitors.

The Design and Access Statement also includes a comparative analysis of the extant permission and the proposed scheme as follows:

- the original Butten building provided 8,823 sqm of residential floorspace and a footprint of 3,254sqm
- the approved Robert Adam scheme (ref. 10/02308) provides 12,391sqm residential floorspace, and a footprint of 3,224 sqm. (It should be noted that the residential floorspace for the Tower House approved in 2012 amounts to 238 sqm in addition to the figures above.)
- the proposed scheme provides 9,154 sqm residential floorspace (including the Tower House) and a footprint of 3,020sqm.

In summary the overall residential floorspace of the current scheme has decreased by approximately 3237 sqm and the footprint has decreased by approximately 204 sqm, compared to the approved extant Robert Adam scheme (ref. 10/02308).

The applicant has submitted a number of detailed supporting statements as follows

Design and Access Statement
 Planning Statement
 Landscape History, Analysis and Proposals Plan
 Landscape and Woodland Management Plan
 Archaeology Report
 Ecology Report and Report Update letter
 Arboricultural Implications Assessment
 Low and Zero Carbon Technologies Options Appraisal
 Construction Management Plan
 Transport Statement
 Construction Traffic Management Plan
 Affordable Housing Viability Statement

The applicants Planning Statement summarises the specific impact of the current proposal in terms of the impact on the Metropolitan Open Space as follows:

- there is an extant permission for the development of 67 dwellings on the site and the principle of redevelopment has been established on this site

- the NPPF, in paragraph 89, highlights that previously developed land is not inappropriate development, providing the development will have no greater impact on the openness of the Green Belt (the site is MOL but has the same protected status as Green Belt). In this instance the applicant considers that the proposed use is no longer inappropriate and accords with the NPPF policy in this respect.
- in terms of the impact on the openness of the MOL the proposal has less impact than the previous Butten Building and the extant permission in terms of footprint and residential floorspace.
- the proposed buildings are over a storey lower than the extant permission, thereby reducing bulk as well as footprint and floorspace
- there is less impact on the MOL than the Butten Building due to high quality design and landscape improvements proposed
- the proposed buildings will be hidden from views within and outside Sundridge Park by established mature trees
- the number of parking spaces for this scheme is less than the Butten building and the extant permission
- the limited surface car parking will enable landscaping to improve the quality of the MOL
- the Repton landscaped terraces will be restored enhancing the significance of Sundridge Park, its historic landscape and adjacent listed buildings

The submitted Planning Statement outlines the 'very special circumstances' to support the application which are summarised below:

- extant permission (ref. 10/02308) of high quality design that will enhance the significance of Sundridge Park, its historic landscape and adjacent listed buildings
- contribution to additional much needed housing in the borough
- site is previously developed land and the new development will significantly reduce the impact of the intensive use of the previous 1960's buildings and associated car parking.

Location

The application site occupies an area of approximately 2.27 hectares and lies on the northern edge of a parkland also occupied by the Sundridge Park Golf Course. This parkland is a Grade II registered park/garden and the application site falls within the curtilage of a Grade 1 listed building, an original late 18th century mansion house. There are additional features within the site, which are remnants of the landscaping from the time this area was one estate, including the early 19th century Coach House that has been converted into 5 houses (ref 07/03361). The site contains large belts of mature woodland to the north, west and south with open planned lawns and terraces to the front and side of the mansion house.

The site falls within an area of Metropolitan Open Land (MOL), which encompasses land to the north and east towards Elmstead and Chislehurst. The surrounding Sundridge Park is designated as a Site of Importance for Nature Conservation, although the application site itself is excluded from this designation.

The former 1960s building on the site is known as the Butten building and was part of a training and management centre that also occupied the adjacent Sundridge Mansion and Coach House. There was also a car parking area to the north of the buildings. The buildings have now been demolished

This application relates solely to the site of the former Butten building, the car parking area and adjacent terraces.

There is one vehicular access to the site through the historic southern entrance via Plaistow Lane. Plaistow Lane links the A221 Burnt Ash Lane and the A222 Widmore Road. A section of the Green Chain Walk (footpath) runs along the western and northern boundary of the Park and does not cross the site.

Comments from Local Residents

Nearby properties were notified and representations received which are summarised as follows

- the application form is incorrect as it refers to 39 units and the proposal is for 41 units
- impact on the busy and hazardous junction of Willoughby Lane and Plaistow Lane from additional vehicles both during construction and once properties are occupied. This will lead to more congestion when take into account new development that has taken place in Plaistow Lane.
- pressure on nearby roads from commuter parking by residents of the development using their cars to access Sundridge Park Station and drop children at school

Comments from Consultees

The Councils Drainage Officer raises no objection.

The Councils Highways Officer raises no objection.

The Councils Housing Officer raises no objection.

The Councils Waste Advisor raises no objections.

English Heritage raise no objections on archaeology grounds and do not comment on heritage grounds.

The Metropolitan Police Crime Prevention Design Advisor raises no objection subject to conditions.

Thames Water raise no objections subject to relevant informatives.

The Green Chain Working Party consider that the 'very special circumstances' required for residential development have not been demonstrated in this case. If

the development is approved suitable native species screen planting should be undertaken to protect the Green Chain and Site of Nature Conservation.

Planning Considerations

The development plan comprises the Bromley Unitary Development Plan (2006) and the London Plan (2011)

The development falls to be considered in accordance with the following Unitary Development Plan policies

- H1 Housing Supply
- H2 Affordable Housing
- H3 Affordable Housing - payment in lieu
- H7 Housing Density and Design
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- BE1 Design of New Development
- BE8 Listed Buildings
- BE15 Historic Parks and Gardens
- BE17 High Buildings
- NE2 Development and Nature Conservation Sites
- NE3 Nature Conservation and Development
- NE7 Development and Trees
- NE8 Conservation and Management of trees and woodlands
- G2 Metropolitan Open Land
- G7 South East London Green Chain
- L9 Indoor Recreation and Leisure

In strategic terms the most relevant London Plan policies are:

- 2.6 Outer London: vision and strategy
- 3.3 Increasing housing supply
- 3.4 Optimising housing supply
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.11 Affordable Housing Targets
- 3.12 Negotiating affordable housing in individual private residential schemes
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.8 Innovative energy technologies
- 5.0 Overheating and cooling
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 6.9 Cycling

- 6.13 Parking
- 7.8 Heritage assets and archaeology
- 7.17 Metropolitan Open Land
- 7.19 Biodiversity and nature conservation
- 7.21 Trees and woodlands
- 8.3 Community Infrastructure Levy

National guidance is included in the National Planning Policy Framework and the most relevant paragraphs are set out below.

Paragraph 14 states a presumption in favour of sustainable development where development accords with the development plan.

Section 9 relates to Green Belt development. The application lies on Metropolitan Open Land which enjoys the same protection as Green Belt Land. Therefore policies in this Section apply to this site.

Paragraph 89 advises that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt, Exceptions to this limited infilling or the partial or complete redevelopment of previously developed site (brownfield land), whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt and the purpose for including land within it than the existing development.

Paragraph 205 advises local planning authorities to take account of changes in market conditions over time and, where appropriate, be sufficiently flexible to prevent planned development being stalled.

As the site is in excess of 0.5ha the Council has provided a screening opinion as to whether an Environmental Impact Assessment is required. After taking into account the selection criteria in Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and the terms of the European Directive, it is considered that the proposed development would be unlikely to have significant effects on the environment by virtue of its nature, size and location and an Environmental Impact Assessment is not required.

From a heritage point of view no objections are raised.

From an ecological point of view, an update of the ecological survey submitted with the 2010 application has been submitted. There are no objections raised.

From an arboricultural point of view an updated report has been submitted (dated October 2012). There are no objections to the proposal but some concern that there could be post development pressure for the trees close to the southern boundary of Plot 1, although the trees are in the ownership of the golf course.

Planning History

The Butten Building site has been the subject of several previous relevant applications as follows:

1. In December 2005 planning permission subject to a legal agreement, for the demolition and redevelopment of existing Butten Buildings to provide three residential pavilions comprising 61 apartments, leisure areas, basement and surface car parking together with two villas, access alterations and landscape restoration (ref. 05/03506). This is known locally as the MacAslan Scheme.
2. Also in December 2005 permission was granted for the change of use of existing Grade 1 listed Mansion to single dwelling with associated internal and external alterations and extensions and change of use of existing Coach house/ Stable Block to seven residential dwellings with associated internal and external alterations, all with associated landscaping and car parking (ref 05/03503).
3. Associated Listed Building Consent was also granted for the above schemes under refs. 05/03507/LBC and 03/0505/LBC respectively.
4. In July 2007 planning permission was granted, subject to legal agreement, for the demolition and redevelopment of existing Butten Building to provide 3/4 storey buildings comprising 11 x 2 bedroom/28 x 3 bedroom/ 6 x 4 bedroom flats and 3 x 3 bedroom/ 2 x 4 bedroom/ 4 x 5 bedroom houses (total 54 units, including the Tower House) with health club for residents use including basement/surface car parking and landscaping (ref 07/02483).
5. Application ref. 10/02214/EXTEND to extend the time limit for the implementation of permission previously granted in July 2007 (ref. 07/02483) for the demolition and redevelopment of existing Butten Building to provide 3/4 storey buildings comprising 11 x 2 bedroom/28 x 3 bedroom/ 6 x 4 bedroom flats and 3 x 3 bedroom/ 2 x 4 bedroom/ 4 x 5 bedroom houses (total 54 units, including the Tower House) with health club for residents use including basement/surface car parking and landscaping (ref. 07/02483). This application was withdrawn.
6. Four/ five storey building comprising 20 two bedroom, 41 three bedroom and 6 four bedroom dwellings and including basement car parking, garage block for 5 cars and single storey building comprising health spa for residents' use with tennis court on roof. Permission was granted in September 2011 (ref. 10/02308). This permission excluded the Tower House.
7. Detached three storey five bedroom dwelling with basement comprising triple garage, games room and utility room (the Tower House) was permitted in May 2012 (ref. 12/00687)

There are numerous applications for the Coach House and the Mansion, the most relevant of which are set out below:

1. External alterations and change of use of Coach House/Stable Block to 5 dwellings with changes of level and retaining walls to provide rear gardens/landscaping/6 car parking spaces and garage block for 3 cars

(revision to scheme permitted under ref 05/03503 for 7 dwellings). Permitted in Nov 2007 (ref. 07/03361)

2. Extension of time limit for implementation of permission ref. 05/03503/FULL1 granted for change of use of mansion to single dwelling with associated internal and external alterations and extensions and change of use of existing Coach House/ Stable Block to 7 dwellings with associated internal and external alterations, all with associated landscaping and car parking. (ref. 11/01181/EXTEND). Permitted in October 2011.
3. Partial demolition/external alterations and two storey rear extension with basement and surface car parking and change of use of Mansion and The Cottage from hotel to 13 two bedroom and 1 three bedroom flats (ref. 11/01989). Permitted in October 2011.

Conclusions

The main issues to be considered are:

- the acceptability of the current scheme in terms of its impact on the Metropolitan Open Land (MOL), and
- whether the proposed planning contribution under S106 is acceptable.

MOL issues

The site lies within designated Metropolitan Open Land as defined in Policy G2 of the Unitary Development Plan. It is a material consideration that there is an extant planning permission for a 67 unit residential scheme on the site granted in 2010 (ref. 10/02308). The main consideration in this respect is whether the current proposal will have a materially greater effect on the openness of the MOL than the existing permission.

This application seeks to reduce the amount of development from 68 units previously permitted to 41 units. The proposal introduces houses to the site together with flats. In addition there is a higher number of surface car parking spaces than the extant permission.

In terms of the impact on the openness of the MOL the main issues to consider are

1. Revised dimensions of the development

It should be noted that:

- the footprint of the proposed building is less than the previous Butten building and the extant 2010 permission.
- the residential floorspace is less than the extant permission.
- the volume of development is less than the extant permission.
- the height of the north and south 'blocks' are lower than the extant permission

2. Development outside previously approved development 'envelope'.

For the most part the footprint of the development lies within the footprint of the development of the extant permission. There are 2 exceptions to this as follows:

- Part for the northern block extends further east than the approved footprint. However this does not extend beyond the line of a garage block permitted in the extant permission. Therefore it is considered there would not be significant harm to the MOL as a result of this element of the scheme.
- The proposed house on Plot 1 will be sited on that part of the site currently occupied by a tennis court. The spa facility previously approved under the 2010 permission would have been below the level of the tennis court with an elevation facing southwards. In terms of the impact of the proposed house on the MOL the overall quantum of development for the whole scheme is significantly less than the extant scheme and the spa amounted to greater site coverage than the proposed house. The site is well screened from external view.
- In view of the above it is considered that the proposed house would not cause significant harm to the openness of the MOL and is, therefore, acceptable in this respect.

3. Impact of additional surface level car parking

- The extant permission shows a central terraced courtyard between the northern and southern buildings with basement parking below.
- The proposed scheme removes the basement parking and the courtyard and an access road is proposed between the northern and southern buildings at ground level. This will provide both vehicular and pedestrian access to the buildings. The majority of the car parking will be in the basement of the 'flatted' blocks to the north and in garages for the houses and the smaller northern block of flats. There will also be 13 surface level spaces provided for the houses and the potential for a further 8 parking spaces in front of the flats in Units 35-40 and the garage for the house at Unit 2.
- The submitted plans show that there will be a significant amount of shrub and tree planting to provide a landscaped setting for this part of the site and to minimise the visual impact of the surface level parking and relevant conditions are recommended.
- Whilst the introduction of a limited number of car parking spaces into this part of the site will change the appearance of the area between the north and south 'blocks' compared to the extant scheme, it is considered that the impact of the parking will be minimised by the provision of suitable landscaping. The parking will only be visible within the development and from the proposed Tower House.
- It is considered that this element of the development will not have a significantly harmful impact on either this development or the overall appearance of the surrounding Park, the Coach House and the Mansion.

4. Impact of houses with gardens on listed terrace

- From a design and heritage point of view there is no objection to the provision of houses within the development. In order to protect the setting of the listed terrace on the southern side of the houses, gardens of limited size (7 metres) have been provided for each house to minimise the opportunity for garden related paraphernalia to be provided. To further protect the setting of the terrace, conditions are recommended removing permitted development rights for extensions, fences and outbuildings. Also the applicant has agreed to include a restriction within the management agreement for the properties limiting the provision of garden paraphernalia. It is recommended that this be formally secured by condition.
 - On this basis it is considered that the houses will not have a significantly adverse visual impact on the listed terrace.
5. With regard to the design of the buildings the applicants have retained the traditional neo-classical style previously approved and in this respect it is considered that the buildings will provide a high quality development and complement the listed buildings at the Coach House and the Mansion. The landscaping plan indicates that the existing woodland setting of the development will be improved thereby enhancing the setting of the development within the historic park.

S106 issues

- Historically the Council has secured a financial contribution under S106 for a payment in lieu for affordable housing and education for development on this site.
- In 2007 the scheme for 54 units was approved subject to a S106 payment in lieu contribution totalling £2,096,000. This permission has now expired.
- In 2010 permission was granted for 67 units and a S106 agreement secured a total payment in lieu contribution of £2,096,000. At that time the applicant advised that the previous scheme was no longer viable and the previously secured payment in lieu could only be delivered by increasing the number of units from 54 to 67. This was accepted and permission was granted.
- In the Planning Statement submitted with the current application the applicant states that the extant 2010 scheme can no longer afford to make the agreed contribution nor is it a fundable scheme in the current market.
- An Affordable Housing Viability Assessment has been submitted by the applicant and this has been independently assessed by consultants appointed by the Council.
- The conclusions of this independent assessment are that the £750,000 offered by the applicant represents an acceptable level of contribution and recommends that the Council accept this offer.

Summary

The application site has been vacant for a significant number of years and applications have been previously submitted to bring forward schemes to develop the site. However each of these has stalled due to financial circumstances relating to market conditions.

The current proposal presents a scheme that the applicant advises can be successfully brought forward and is viable. This has inevitably resulted in changes to the form of development proposed.

With regard to the impact on the Metropolitan Open Land, Members may consider that the amendments to the scheme set out above do not, either individually or cumulatively, result in any additional harm to the openness of the MOL compared to the extant permission. In particular the architectural style previously approved is retained which would result in a high quality scheme in this unique setting. The height and footprint of the proposed buildings is less than previously permitted. It is considered that the introduction of additional surface parking and a dwelling in the location of the former tennis court does not result in a scheme that detracts from the setting of the Park or the site.

Turning to the proposed S106 contributions the National Planning Policy Framework, in paragraph 205, encourages 'local planning authorities to take account of changes in market conditions over time and, where appropriate, be sufficiently flexible to prevent planned development being stalled'.

The Council has sought independent advice regarding the Financial Viability Assessment submitted by the applicant and has been advised that the contribution offered is acceptable.

In view of the above Members may consider that the application is acceptable, subject to recommended conditions and the signing of a legal agreement to secure the financial contribution.

Background papers referred to during the production of this report comprise all correspondence on file ref. 12/03606, excluding exempt information.

as amended by documents received on 19.02.2013 12.03.2013

RECOMMENDATION: PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT

- 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 Landscaping details to be submitted as required by condition 2 shall consist of locally appropriate species selected with reference to the Bromley Biodiversity Action Plan and shall include a scheme for the future management of all community areas of woodland, woodland edge buffers and open land.

Reason: In the interest of preserving and enhancing the benefit of local wildlife and to maintain the areas natural balance of flora in order to comply with Policy NE5 of the Unitary Development Plan.

- 5 ACB18 Trees-Arbicultural Method Statement

- 6 ACB18R Reason B18
- 6 ACB19 Trees - App'ment of Arboricultural Super
- ACB19R Reason B19
- 7 ACC01 Satisfactory materials (ext'n'l surfaces)
- ACC01R Reason C01
- 8 ACC02 Sample brickwork panel
- ACC02R Reason C02
- 9 ACC03 Details of windows
- ACC03R Reason C03
- 10 ACC05 Brickwork patterning
- ACC05R Reason C05
- 11 ACC06 Mortar details
- ACC06R Reason C06

12 Prior to the first occupation of any dwelling hereby approved the measures set out in the submitted Flood Risk Assessment dated January 2013 shall be implemented in accordance with the submitted details and retained permanently thereafter.

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

- 13 ACD04 Foul water drainage - no details submitt
- ADD04R Reason D04
- 14 ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 15 ACH04 Size of parking bays/garages
- ACH04R Reason H04
- 16 ACH08 Details of turning area
- ACH08R Reason H08
- 17 ACH16 Hardstanding for wash-down facilities
- ACH16R Reason H16

18 Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is occupied 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.

- 19 ACH22 Bicycle Parking
- ACH22R Reason H22
- 20 ACH29 Construction Management Plan
- ACH29R Reason H29
- 21 Details of external lighting for the building and external areas including the access road and terraces shall be submitted to and approved in writing by or on behalf of the Local Planning Authority and installed prior to first occupation of any of the residential dwellings hereby approved and shall be permanently maintained as such thereafter.

Reason: In order to ensure that the lighting is sympathetic to the location of development in an historic park and to comply with Policy BE1 of the adopted Unitary Development Plan.

22 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and BE15 of the Unitary Development Plan.

23 ACK03 No equipment on roof
ACK03R K03 reason

24 Before any works on site are commenced, a 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 a reduction in carbon dioxide emissions of 25% above that required by the 2010 building regulations. The development should also achieve a reduction in carbon emissions of at least 25% from on-site renewable energy generation. The feasibility of the provision of combined heat and power (CHP) to supply thermal and electrical energy to the site or the most appropriate buildings within the permitted development should be included within the assessment. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.

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.

25 Construction works associated with the approved scheme shall not take place before 0800 or after 1800 on any weekday nor before 0800 or after 1300 on any Saturday. No works shall take place on any Sunday, Bank Holiday, Christmas Day or Good Friday.

Reason: To protect the amenities of local residents and the area in general and to comply with Policy BE1 of the Unitary Development Plan.

26 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 building, structure or alteration permitted by Class A, B, C, D, E, F and G of Part 1 of Schedule 2 of the 1995 Order (as amended), 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 protect the amenities of the occupants of neighbouring properties and the setting of the adjacent listed terrace in order to comply with Policies BE1 and B8 of the Unitary Development Plan.

27 Prior to the first occupation of any of the dwellings hereby permitted the owner of the site shall agree with the Local Planning Authority, terms of a management agreement to control the use of the rear gardens of the dwellings occupying Plots 2-15 inclusive, and the subsequent use of the rear gardens shall be in accordance with the terms of the agreement unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenities of the occupants of neighbouring properties and the setting of the adjacent listed terrace in order to comply with Policies BE1 and B8 of the Unitary Development Plan.

28 ACI21 Secured By Design
 ACI21R I21 reason

INFORMATIVE(S)

- 1 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.

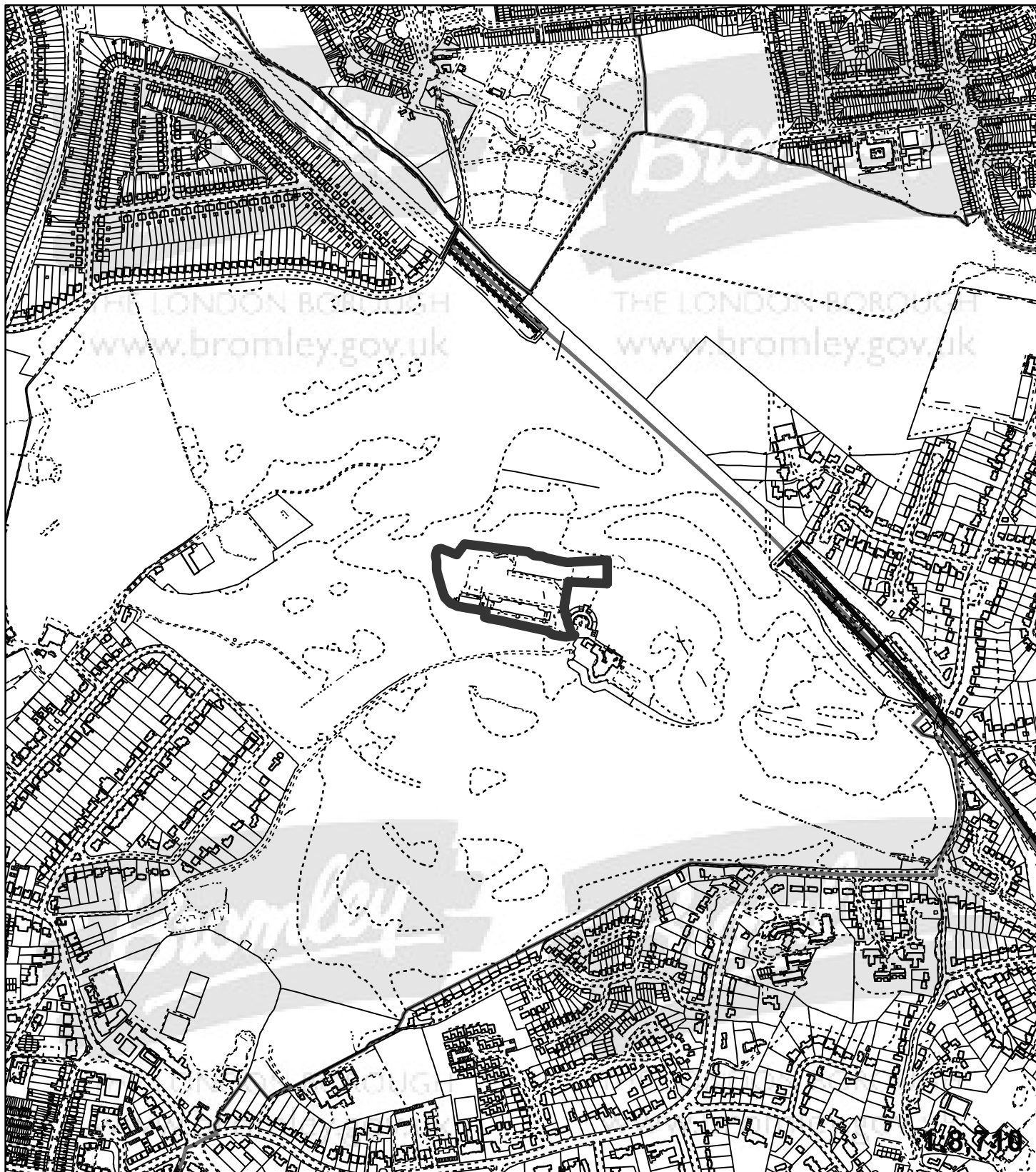
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

- 2 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.

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Bromley BR1 3TP

Proposal: Erection of 1 x 3 storey 6 bedroom house; 1 x 2 storey 5 bedroom house (known as Tower House); 4 x 3 storey buildings comprising 13 x 4 bedroom and 1 x 5 bedroom town houses; 3 x 4 storey buildings comprising 8 x 2 bedroom and 17 x 3 bedroom apartments (total



"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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