

SECTION '2' – Applications meriting special consideration

Application No : 14/01056/FULL1

Ward:
Orpington

Address : The Walnuts Shopping Centre High
Street Orpington

OS Grid Ref: E: 546350 N: 166326

Applicant : Garden Properties CH Ltd

Objections : NO

Description of Development:

Erection of part 4/part 5 storey building to provide 3x A3 (Restaurant/Cafe) units, cinema lobby area and 3x A1 (retail) units of the ground floor, gym at mezzanine level and 7 screen (950 seat) cinema on the upper floors, together with plant, servicing and refuse area at the rear and creation of new square with associated landscaping (at Crown Buildings site)

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Primary Shopping Frontage

Proposal

Planning permission is sought for the erection of a part 4, part 5 storey building to provide 3x A3 (Restaurant/Cafe) units, cinema lobby area and 3x A1 (retail) units on the ground floor, a gym at mezzanine level and a 7 screen (950 seat) cinema on the upper floors, together with plant, servicing and refuse area at rear and creation of new square with associated landscaping.

The application is a revision of the development originally approved by Members on 29th September 2012, the alterations entailing the introduction of a gym at mezzanine level, a small retail mezzanine, a reduction in the number of retail units from four to three and associated elevational changes.

The full details of the proposal are as follows:

- part 4/5 storey building with flat/pitched roof of contemporary design
- maximum height 19.3m

- building to be clad in powder coated metal panels
- new public square in south-eastern corner of site, adjacent to cinema entrance/lobby with hard/soft landscaping proposed to include 2 semi-mature walnuts with seating platform as focal point within square
- service/refuse area at rear, accessed from Dryden Way
- 3 retail (Class A1) units on ground floor, located along eastern frontage (total 1524 sqm floorspace, of which 1384 sqm is at ground floor and 139 sqm at mezzanine level)
- 3 restaurant (Class A3) units on ground floor, located on eastern and southern frontages (total 751 sqm internal area)
- restaurant units to be double-height
- cinema entrance on ground floor, leading to lobby on first floor with ticketing and ancillary concessions areas
- total of 7 screens proposed, with 950 seat capacity in total
- plant at roof level within well above projection gallery
- gym above retail units with access to the eastern edge (total 1301 sqm floorspace)

The proposal involves the removal of the existing glazed market canopy, which has already taken place under condition 8 of ref. 12/02027. It is indicated that the existing market stalls within Walnuts Square will be re-located to the adjacent College Square (which has the benefit of planning permission for use as a market, granted under ref. 93/01355).

The application indicates that this proposal forms the first phase of a wider vision for the regeneration of the Walnuts Centre and environs, which is being pursued by the owners Garden Property Investments Ltd who hope this will act as a catalyst for further investment elsewhere in the town centre.

The application is supported by the following documents, as submitted for application ref. 12/02027:

- Landscape Statement (including tree survey)
- Flood Risk Assessment
- Noise Survey Statement
- Geo-environmental Report
- Heritage Desk-based Assessment
- Transport Statement
- Staff Travel Plan
- Energy Statement
- Ventilation Statement

In addition, the following documents and addenda to the above reflecting the revisions to the approved scheme have been submitted as follows:

- Planning Statement
- Design and Access Statement
- Energy Statement Addendum
- Noise Assessment Addendum

- Transport Statement Addendum

The Planning Statement makes the following points in support of the proposed revisions to the approved development:

- the principal of retail and leisure uses has been established and the mezzanine levels would be within the confines of the approved building and within the Primary Frontage
- the principle of double height space has been accepted and the original 2012 Planning Statement identified the intention for future mezzanine floorspace subject to future operators' requirements
- the implementation of the extant permission should be accorded substantial weight as a fall-back position
- leisure uses in town centres have policy support within the NPPF and London Plan together with local policies
- no major gym operator is present in Orpington and this use will meet that catchment
- Pure Gym's business model requires 24 hours a day, seven days a week access which supports the evening economy further contributing to the vitality and viability of the town centre with an additional benefit of wider safety and security outside of normal retail hours
- there is capacity within the existing car park to accommodate the additional floorspace/uses
- securing the commercial requirements of the occupiers through the proposal will allow funding to deliver the scheme

The Planning Statement makes the following points in support of the development as a whole:

Policy context:

- there is overwhelming support at all policy levels for the redevelopment of brownfield sites within town centres, as proposed in this case
- the emphasis of national, regional and Development Plan policy is on the provision of retail and leisure development in town centres, as proposed in this case
- the national focus on creating sustainable communities seeks to ensure that local centres provide for a range of facilities, services and job opportunities to reduce the need for people to travel, which the mix of uses proposed in this case will help to achieve
- there is emphasis at national, regional and local level on high quality urban design and architecture, and sustainable development. The design principles of the scheme, and the sustainability measures proposed will meet these requirements and set a new benchmark of design quality for the town centre

Principle of retail and leisure use:

- The principal of retail and leisure uses, namely restaurant/café and cinema uses has been established
- the provision of new retail floorspace will be of a scale that is wholly consistent with the role and function of Orpington as a Major Town Centre
- Orpington is not currently served by a cinema and the proposal will meet an identified need and ensure that the leisure needs of the centre's catchment can be sustainably met
- the inclusion of leisure uses within the centre will increase the vitality and viability of the town centre outside of normal shopping hours, with the increased activity enhancing safety and security in the evenings

Design and Appearance:

- design of the scheme has evolved to reflect commercial and operational requirements
- scale and height of the building responds to the horizontal mixed use nature of the development, with the ground floor units designed to be double height and capable of accommodating mezzanine floorspace at a later date
- the height of the first floor auditoriums is required to meet the technical specification of the cinema operator
- roof height of cinema lobby and concessions area has been reduced to 10.6m, to provide a more sympathetic scale to the new Walnuts Square located at the juncture with College Square
- proposed development is of high quality design that improves the overall visual appearance of the shopping centre
- ground floor elevations will largely be glazed to maximise active frontage with some aluminium panels to provide a visual connection with the upper floors
- cinema lobby at first floor will be glazed to provide large active frontage at the upper floor level, overlooking the remodelled Walnuts Square, with adjacent elevations comprising light coloured aluminium panels with walnut coloured panels at intervals to provide visual interest and break up the facade
- upper floors will be clad with aluminium panels to present a fresh, lighter appearance to enhance and reinvigorate Walnuts Square
- proposal will include remodelled Walnuts Square at the entrance to College Square
- located at the entrance to the cinema and comprise a hard landscaped space that will enable visitors to both freely move through, and to dwell and relax
- at the heart of the square will be replacement walnut trees to replace the unavoidable loss of the walnut tree at the entrance to the existing shopping centre
- as part of the demolition phase it is proposed to remove the existing glazed canopy within Walnut Square and the canopy running above the retail units on the ground floor of the leisure centre block which will help to create a more open environment once the development is constructed

Summary:

- scheme will deliver much needed modern retailing units capable of attracting high street retailers which are not currently represented in Orpington
- the addition of a gym alongside a cinema and restaurants will broaden the leisure offer in the town centre
- scheme will regenerate a redundant site in the heart of the town centre's prime retailing pitch, providing a new modern development that will act as a catalyst for the wider regeneration of the Walnuts area and the town centre
- scheme has been designed to a very high standard that will set the benchmark for future regeneration and development in the centre
- scheme will deliver an enhanced market with upgraded infrastructure
- scheme has been designed in an inclusive manner involving the community and key stakeholders through the process of preparing the planning application
- scheme will result in a multi-million pound investment and the creation of up to 130 new jobs
- the principle of a standalone gym above ground floor is a recognised town centre use that will benefit the development and the town centre

Location

The application site is adjacent to The Walnuts Shopping Centre, within the Orpington Major Town Centre and within the designated Primary Retail Frontage.

The site is approx. 0.38ha in area, and formerly comprised a three storey flat roofed building (Crown House), which the Applicant states had been vacant since 2010, having been formerly used as offices; the loss of this office accommodation and the marketing information submitted in support of this was accepted in granting permission under ref. 12/02027. This building has been removed from the site together with the glazed market canopy and glazed mall canopy attached to The Walnuts Leisure Centre (demolition approved 15th October 2012 under ref. 12/02944/DEMCON). The site includes the open space to the south of Crown House.

The immediate surrounding area is predominantly commercial in character, with some residential accommodation on the upper floors of buildings on High Street, Orpington, including at 165A High Street.

The site is within Flood Zones 2 and 3, and is within an Area of Archaeological Significance.

There are 4 trees on the site, including 2 sycamores at the rear visible from Dryden Way, a Walnut in the centre of the existing square and a protected Walnut adjacent the entrance to the covered shopping area of The Walnuts.

Comments from Local Residents

Nearby owners/occupiers were notified of the application by letter, a notice was displayed on the site and an advertisement published in the local press. Comments have been received as follows:

- the mature Walnut tree should not be taken down and the developers should reconsider this decision

Comments from Consultees

Highways have commented that the parking accumulation calculation in the Transport Statement and addendum shows that there were enough vacant spaces in the Walnuts multi-storey car park to accommodate the additional trips expected as a result of the development using floors 1-4, although only just (up to 96% occupancy). This is a pay car park, there are other on and off street parking areas nearby most of which are chargeable but includes Tesco's which has some free public parking.

The Walnuts car park currently shuts at 8pm (4pm on a Sunday). A condition was attached to 2012 permission regarding the operation of the car park due to covering the cinema opening times. This condition should be revised to cover the proposed opening times of the gym and the potential to open further floors in the car park if required.

The Council's drainage advisor raised no objection to the preliminary surface water strategy, and advised that the application should be referred to the Environment Agency as the site is within the flood plain of the River Ravensbourne. A condition requiring details of a surface water drainage system was requested.

Thames Water have raised no objections subject to details of the proposed piling depths and methods.

English Heritage have commented that the archaeological interest has been progressed under planning application 12/02027 that culminated with the archaeology condition being deemed satisfied. Consequently it is recommended that any requirement for pre- or post-determination archaeological assessment and/or evaluation of the above site can therefore be waived.

The Metropolitan Police Crime Prevention Design Advisor raised some concerns in respect of the service area at the rear and access to the plant deck given ongoing problems at the centre with 'free runners', and requested that the standard secured by design condition be imposed on any permission.

The Environment Agency raised no objection to the proposal, subject to the imposition of conditions relating to groundwater protection and flood risk.

Environmental Health (pollution) raised no objection to the proposal, and recommended a number of conditions.

Planning Considerations

The application falls to be determined in line with the following policies:

Unitary Development Plan:

- BE1 Design of New Development
- BE4 The Public Realm
- NE7 Development and Trees
- S6 Retail and Leisure Development
- S9 Food and Drink Premises
- S12 Markets
- L9 Indoor Recreation and Leisure
- ER9 Ventilation
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T17 Servicing of Premises
- T18 Road Safety

The London Plan:

- 2.15 Town Centres
 - 4.1 Developing London's Economy
 - 4.7 Retail and Town Centre Development
 - 4.8 Supporting a Successful and Diverse Retail Sector
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.12 Flood Risk Management
- 7.4 Local Character
- 7.5 Public Realm
- 7.15 Reducing Noise and Enhancing Soundscapes

The National Planning Policy Framework (NPPF), with which the above policies are considered to be in accordance.

With regard to trees on the site, concerns have been raised in respect of the loss of the protected Walnut (TPO 1976) adjacent to the shopping centre entrance.

Planning History

There is extensive planning history in relation to the application site, although none of recent or direct relevance to this case. Those relevant to the current proposal are:

12/02027 - granted permission for the erection of a part 4/part 5 storey building to provide 3x A3 (Restaurant/Cafe) units, cinema lobby area and 4x A1 (retail) units of the ground floor and 7 screen (950 seat) cinema on the upper floors, together with plant, servicing and refuse area at the rear and creation of new square with associated landscaping.

12/02944/DEMCON - Granted prior notification under Part 31 for the demolition of Crown House, glazed market canopy and glazed mall canopy attached to The Walnuts Leisure Centre. Demolition has taken place.

12/02027/AMD - Approval of a non-material amendment to wording of conditions 6 (cinema opening hours), 7 (restaurant opening hours) and 12 (ductwork to kitchens) and removal of condition 22 (reasons for permission).

12/02027/AMD2 - Approval of a non-material amendment to insert a condition listing the approved plans.

It should be noted that there is an extant planning permission for the redevelopment of 173-175 High Street, Orpington (which is located to the west of the application site), granted under ref. 08/02864/FULL1 and comprising a part one/ three/ four storey building with a retail shop at ground floor level and 1 one bedroom and 7 two bedroom flats on the upper floors, with refuse storage and bicycle parking. At the time of writing the report, the permission had not been implemented, and is due to expire on 2nd March 2013.

Also of relevance is the grant of planning permission for the use of 'College Square' as a retail market, under ref. 93/01355.

Conclusions

The proposed redevelopment of the site, the proposed design, bulk, scale and form as well as the impact upon this major town centre has been established under application ref. 12/02027 and these elements of the development remain the same. As such it falls to be considered whether the changes proposed, consisting of alterations to the large retail unit, a retail mezzanine and the introduction of a gym (together with elevational alterations) are acceptable.

The development as a whole will provide a mix of commercial and leisure uses within the designated primary retail frontage of this Major Town Centre, which is well served by public transport and benefits from a number of existing car parking facilities nearby. The proposal is therefore broadly compliant with the aims of the Unitary Development Plan in respect of leisure and town centre development. Orpington does not currently benefit from a cinema and the offer of new gym, restaurant and retail units may serve to attract larger high street retailers and restaurant operators to the town centre.

Members will note that the proposal continues with a total of four trees being removed as a result of the proposal, however this has been accepted in principle. Whilst clearly of amenity value given their positioning and prominence, Members will note the content of the tree survey report on the file, which concludes that both of these trees are within the 'C' grade (of low quality and value, currently in adequate condition to remain until new planting could be established), and the Applicant's offer to provide 2 semi-mature Walnuts together as a focal point in the new square to offer greater amenity value on balance has been accepted and forms the basis of Condition 9 of application 12/02027.

With regard to the impact of the proposed development on the impact of neighbouring residential properties which are located on the High Street, the building is considered to be positioned a sufficient distance so as to not result in an undue impact in terms of overshadowing, and in view of the scale of neighbouring buildings it is not considered that the prospect or outlook from these properties would be unduly compromised.

Any noise from the proposed plant or gym activity and which may arise from the uses themselves can, according to the information submitted with the application, be controlled to avoid any disturbance to neighbouring residents, and no technical objections have been raised by Environmental Health (subject to condition). Dryden Way already provides service access for a number of premises in the vicinity and it is not considered that this proposal will give rise to a significantly greater impact or loss of amenity.

The reduction in the number of retail units from four to three is not considered to result in an unacceptable scheme over that already permitted. The introduction of retail units to this frontage continues to represent a net gain to the town centre in relation to retail floorspace and it is considered that the mix in retail units is now improved in terms of offering one larger unit that would appeal to a different occupier than two smaller units.

The gym use would effectively trade at 1.5 storeys with the introduction of a mezzanine into the approved double height retail units. This Class D2 use is considered to complement the approved mix of retail and leisure uses and therefore improves the overall offer of the development within the town centre. The gym is to operate 24 hours a day, seven days a week, however it is not considered that this additional use would result in any harm with regard to noise and disturbance to neighbouring residential properties for the reasons stated above. Any additional traffic is considered to be acceptable and details of the car park management are conditioned.

To conclude, Members will need to carefully consider the impact of the proposed development with particular regard to the introduction of the additional gym use and alterations to the retail units. Having regard to the above, Members may agree that the proposed revised development is acceptable on balance and accordingly it is recommended that planning permission be granted, subject to the conditions detailed below.

Background papers referred to during production of this report comprise all correspondence on files refs. 93/01355, 08/02864 and 12/02027, excluding exempt information.

as amended by documents received on 24.04.2014 16.05.2014

RECOMMENDATION: PERMISSION

Subject to 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 ACC08 Satisfactory materials (all surfaces)
 ACC08R Reason C08
- 4 ACD02 Surface water drainage - no det. submitt
 AED02R Reason D02
- 5 The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted, and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.
- Reason:** In the interest of security and crime prevention and to accord with Policy BE1 of the Unitary Development Plan.
- 6 The cinema hereby permitted shall not operate between the hours of 1am and 9am on any day.
- Reason:** In order to comply with Policy L9 of the Unitary Development Plan and in the interest of the amenities of the area.
- 7 The restaurant/café units hereby permitted shall not operate between the hours of 12 midnight and 7am on any day.
- Reason:** In order to comply with Policy S9 of the Unitary Development Plan and in the interest of the amenities of the area.
- 8 Two replacement walnut trees of a size to be agreed in writing by the Local Planning Authority shall be planted in the locations shown on approved plan refs. 110352-A-P-01D103 A and 110352-A-P-00-D104 prior to the first occupation of the development hereby permitted. Any replacement tree which dies, is removed or becomes seriously damaged or diseased within 5 years of the date of this consent shall be replaced in the next planting season with another of similar size and species to that originally planted.
- Reason:** In order to comply with Policy NE8 of the Unitary Development Plan and in the interest of the visual amenities of the area.
- 9 At any time the operational noise level from the cinema auditoria in terms of dB(A) shall be 16 decibels below the relevant minimum background noise level (LA90 15mins) measured at the nearest noise-sensitive building.
- Reason:** In the interests of the amenities of neighbouring properties and in order to comply with Policy 7.15 of the London Plan.
- 10 At any time the noise level from any plant (including ventilation, extraction and air conditioning plant) in terms of dB(A) shall be 5 decibels below the relevant minimum background noise level (LA90 15mins) measured at the nearest noise-sensitive building unless previously agreed in writing by or on behalf of the Local Planning Authority. If the plant has a distinctive tonal or intermittent nature the predicted noise level of the plant shall be increased by a further 5dBA. (Thus if the predicted noise level is 40dB(A) from the plant alone, and, the plant has a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level. Also the L90 spectra can be used to help determine whether the plant will be

perceived as tonal). No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring properties and in order to comply with Policy 7.15 of the London Plan.

- 11 Detailed plans of the technical specification of the ductwork and equipment comprising all commercial kitchen extraction systems (which shall include measures to alleviate fumes and odours and incorporating activated carbon filters) associated with the approved A3 (restaurant/café) units shall be submitted to the Local Planning Authority for approval; after the systems have been approved in writing by or on behalf of the Authority, they shall be implemented in accordance with the approved details before the use hereby permitted first commences and shall thereafter be permanently maintained in an efficient working manner.

Reason: In order to comply with Policies S9 and ER9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

- 12 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) An additional site investigation scheme, based on the above report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of any remediation measures required and how they are to be undertaken.
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: For the protection of Controlled Waters. The site is located over a Principle Aquifer and within SPZII and it is understood that some elevated soil contaminants have been identified.

- 13 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, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved and reported to the satisfaction of the Local Planning Authority.

Reason: The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

- 14 Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

- 15 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

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

- 16 Before any works on site are commenced, a site-wide energy assessment and strategy for reducing carbon emissions 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 emissions of 25% above that required by the 2010 building regulations. The development should also achieve a reduction in carbon emissions of at least 20% from on-site renewable energy generation. 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 Policy 5.2 and 5.7 of the London Plan 2011.

17 Before any works on site are commenced, a site-wide energy assessment and strategy for reducing carbon emissions 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 emissions of 25% above that required by the 2010 building regulations. The development should also achieve a reduction in carbon emissions of at least 20% from on-site renewable energy generation. 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 comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

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

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

19 ACH29 Construction Management Plan
ACH29R Reason H29

20 The development hereby permitted shall be carried out in accordance with the following approved plans: 110352-A-P-00-D101 B - Site Location Plan; 110352-A-P-01-D103 C - Proposed Site Plan; 110352-A-P-00-D104 C - Proposed Ground Floor; 110352-A-P-01-D105 B - Proposed First Floor; 110352-A-P-01-D106 B - Proposed Section Floor Plan Projector Level; 110352-A-P-02-D107 B - Proposed Roof Plan; 110352-A-P-SE-D108 B - Proposed Sections AA & BB Retail and Cinema Option; 110352-A-P-EL-D111 E - Proposed Elevations AA & BB Mezzanine Retail and Cinema Option; 110352-A-P-EL-D112 D - Proposed Elevations CC & DD Mezzanine Retail and Cinema Option; 110352-A-P-00-D113 A - Proposed Mezzanine Floor Plan.

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

INFORMATIVE(S)

1 Before construction commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

- 2 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)).

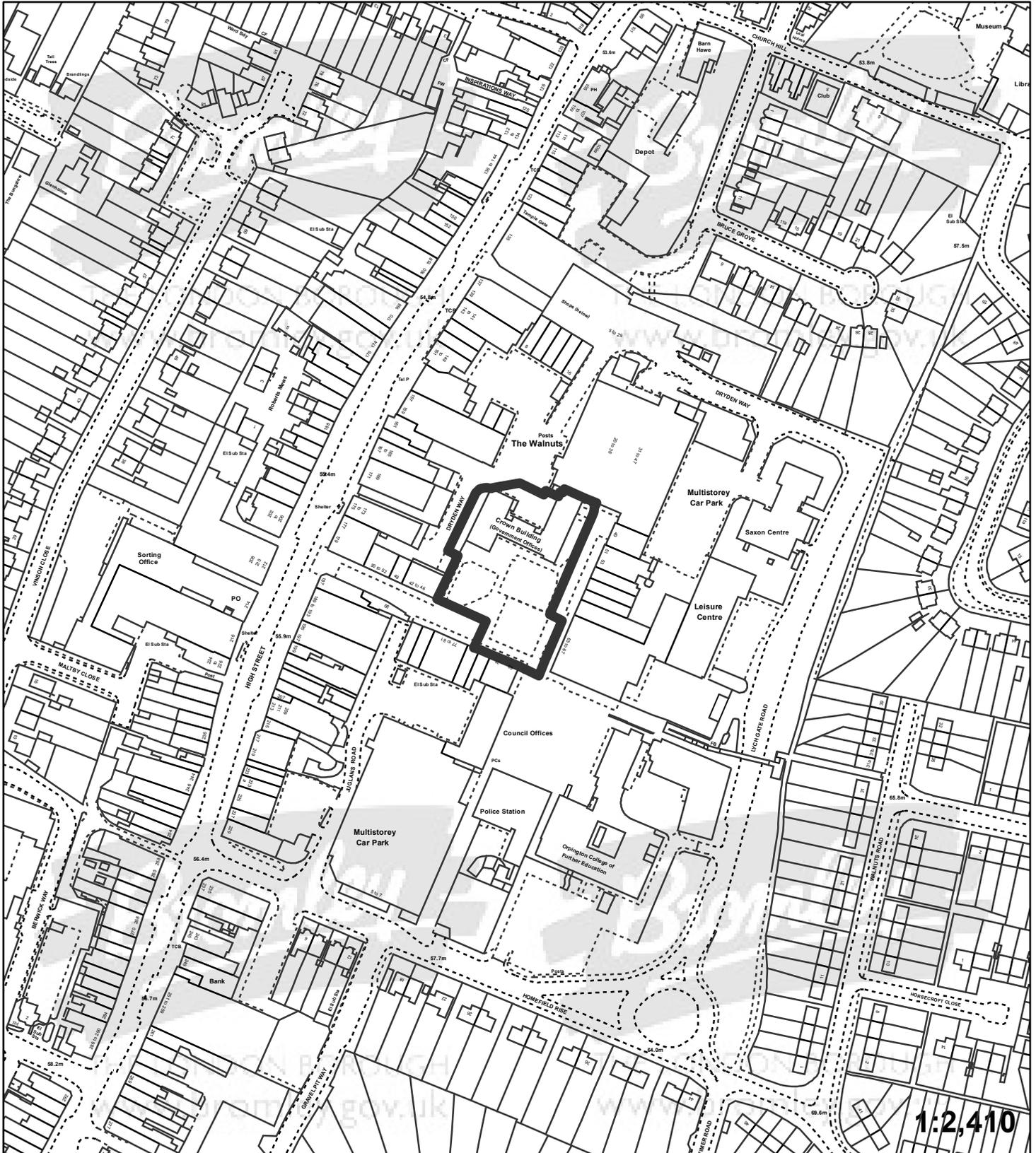
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

Application:14/01056/FULL1

Address: The Walnuts Shopping Centre High Street Orpington

Proposal: Erection of part 4/part 5 storey building to provide 3x A3 (Restaurant/Cafe) units, cinema lobby area and 3x A1 (retail) units of the ground floor, gym at mezzanine level and 7 screen (950 seat) cinema on the upper floors, together with plant, servicing and refuse area at the rear



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