

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 15/02126/DET

Ward:
Plaistow And Sundridge

Address : 25 Scotts Road Bromley BR1 3QD

OS Grid Ref: E: 540066 N: 170025

Applicant : Mrs Katherine Putnam

Objections : YES

Description of Development:

Details of appearance, landscaping and scale pursuant to outline permission ref. 13/00905/OUT for the redevelopment of commercial premises at Nos 24, 24A and 25 Scotts Road with part two/ three storey block and three storey block comprising 755sqm office floorspace (use Class B1) and 4 one bedroom, 31 two bedroom and 3 three bedroom flats with 41 car parking spaces, bicycle parking and refuse storage

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Business Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency
Smoke Control SCA 5

Proposal

Approval is sought for the reserved matters relating to the appearance, landscaping and scale (condition 1) of the outline application ref.13/00905 granted for the redevelopment of commercial premises at Nos. 24, 24A and 25 Scotts Road

- A part two/three storey block (Block A) and a three storey block (Blocks B and C) are proposed comprising 755sqm office floorspace (use Class B1) and 4 one bedroom, 31 two bedroom and 3 three bedroom flats with 41 car parking spaces, bicycle parking and refuse storage.
- Block A will be entirely residential consisting of 10 flats of private market tenure set over two floors plus accommodation within the mansard roof
- Blocks B and C are attached at first and second floors and separated by the proposed access road at ground floor
- Blocks B and C consist of 5 commercial office units (755 square metres) at ground floor (Use Class B1) and 28 residential flats (including 12 affordable units) at ground, first and second floors with the second floor being set within the mansard roof
- 2 wheelchair accessible units of private market tenure are provided within Block B at ground floor with a further 2 provided at first and second floors
- A number of Juliet balconies are proposed at first and second floor levels in all three blocks

- Block A includes some flat roof areas however these are no longer intended to be used as roof terraces as previously proposed in the outline application
- 41 car parking spaces are proposed (6 of which are wheelchair accessible), including 35 allocated spaces for the residential and 6 allocated for the commercial uses (the applicant confirmed these parking arrangements in an email received 21/7/15 which supersedes the figures state in their email received 16//06/15)
- Access is proposed via an existing access from Scotts Road to the east of the site
- Cycling and bin storage is proposed at various stores positioned around the perimeter of the site with flat green roofs proposed.
- A scheme of hard and soft landscaping is proposed including tree planting and the retention of some mature trees around the perimeter of the site

The application is accompanied by a Planning Statement and Design and Access Statement in which the applicant submits the following summary points in support of the application:

- Reserved matters application is substantially in accordance with the outline planning permission (ref.13/00905)
- It is entirely in accordance with the local and national requirements including other relevant material considerations
- A mixed use development located in a highly sustainable location near to Bromley town centre remains a strategic priority locally and regionally
- Will assist with the delivery of a variety of apartment types in Bromley whilst safeguarding a supply of business land
- A high quality designed mixed use development is proposed that is complimentary in terms of its use, functionality and appearance to the site's immediate vicinity
- The final layout satisfies all the technical constraints of the site as well as embracing the best principles of good urban design that respects the character and appearance of the local area.

Location

The application site is currently occupied by a mixture of one and two storey light industrial buildings, some of which are in poor condition. It is accessed via Scotts Road and between Nos. 28 and 30 Mooreland Road. Surrounding development predominantly comprises Victorian style terraced housing and there are business units fronting Farwig Lane to the south and southwest of the site. Nos. 24 and 24A Scotts Road lie within the Farwig Lane Business Area.

The site is within an area with of low - medium public transport accessibility rating of 2/3

Consultations

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

- Concerned about health and safety aspects specifically dust, smell and noise
- Young son suffers from chronic lung disease which building works will affect
- Background noise could affect child's speech
- Loss of privacy and overlooking
- Out of character with scale and proportions of surrounding development

Comments from Consultees

The Council's Highway Development Engineer: no changes in highways terms since outline application therefore no objections

The Council's Environmental Health Officer: no objections, recommend contaminated land condition

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan (UDP):

BE1 Design of New Development
 BE2 Mixed Use Developments
 BE7 Railings, Boundary Walls and Other Means of Enclosure
 EMP2 Office Development
 EMP4 Business Areas
 EMP5 Development Outside Business Areas
 ER7 Contaminated Land
 ER10 Light Pollution
 H1 Housing Supply
 H2 and H3 Affordable Housing
 H7 Housing Density and Design
 H9 Side Space
 IMP1 Planning Obligations
 NE7 Development and Trees
 T1 Transport Demand
 T2 Assessment of Transport Effects
 T3 Parking
 T7 Cyclists
 T8 Other Road Users
 T9 and T10 Public Transport
 T11 New Accesses
 T12 Residential Roads
 T15 Traffic Management
 T16 Traffic Management and Sensitive Environments
 T18 Road safety

Affordable Housing Supplementary Planning Document (SPD)
 Planning Obligations Supplementary Planning Document (SPD)

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

A consultation on draft Local Plan policies was undertaken early in 2014 and is a material consideration. The weight attached to the draft policies increases as the Local Plan process advances. The most relevant draft Local Plan policies include:

- 5.1 Housing Supply
- 5.3 Housing Design
- 5.4 Provision of Affordable Housing
- 7.1 Parking
- 8.1 General Design of Development
- 8.7 Development and Trees
- 9.4 Development outside SIL and LSIS
- 11.1 Delivery and implementation of the Local Plan

In strategic terms, the application falls to be determined in accordance with the following policies of the London Plan (March 2015):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation
- 3.7 Large residential developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 4.2 Offices
- 4.3 Mixed use development and offices
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood risk assessment
- 5.13 Sustainable Drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.21 Contaminated land
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public Realm

7.6 Architecture

7.13 Safety, security and resilience to emergency

7.14 Improving Air Quality

7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

7.21 Trees and woodlands

8.2 Planning obligations

8.3 Community infrastructure levy

Mayor's SPG: "Housing" (2012)

Mayor's SPG: "Accessible London: Achieving an Inclusive Environment" (2014)

Mayor's SPG: "Shaping Neighbourhoods: Play and Informal Recreation" (2012)

On 11 May 2015 the Mayor of London published for six weeks public consultation two sets of Minor Alterations to the London Plan - on Housing Standards and on Parking Standards. Where London Plan policies are quoted the changes in the MALP are shown in italics. The most relevant changes to policies include:

3.5 Quality and Design of Housing Development

3.8 Housing Choice

6.13 Parking

Relevant policies and guidance in the form of the National Planning Policy Framework (NPPF) (2012) and National Planning Practice Guidance (NPPG) must also be taken into account. The most relevant paragraphs of the NPPF include:

14: achieving sustainable development

17: principles of planning

47-50: housing supply

56 to 66: design of development

Planning History

Planning permission was refused in September 2000 for 7 two bedroom terraced houses and 14 car parking spaces at No. 25 Scotts Road (ref. 00/01275). The grounds of refusal related to overdevelopment and the impact of the use of a proposed access from Mooreland Road. A subsequent appeal was dismissed after the Inspector concluded that the proposal would be an overdevelopment and would result in dangerous vehicle manoeuvres.

Outline planning permission was granted in January 2002 for 4 semi-detached and one detached house with 6 garages and 4 car parking spaces at 25 Scotts Road (ref. 01/02045). Two of the houses would have been accessed via Mooreland Road. The permission was never implemented.

Outline planning permission was refused in July 2009 for a part two/three storey block and three storey block comprising 16 one bedroom/ 15 two bedroom/ 12 three bedroom/ 3 four bedroom flats with access from Scotts Road to 10 car parking spaces and from Mooreland Road to 18 car parking spaces (ref. 09/00664). The grounds of refusal related to overdevelopment, inadequate car parking and conflict with Policy EMP4 which seeks to safeguard a supply of

business land in the Borough to provide for the growth and development of business and industry.

Outline planning permission was refused in December 2009 for the erection of 3 three storey blocks comprising 38 flats (1 one bedroom, 15 two bedroom, 16 three bedroom and 6 four bedroom) with access from Scotts Road (ref. 09/02461). The ground of refusal was as follows:

'Part of the site is located in a Business Area in the Unitary Development Plan and the proposal would be contrary to Policy EMP4 which seeks to safeguard a supply of business land in the Borough to provide for the growth and development of business and industry.'

A subsequent appeal was dismissed in July 2010.

Outline planning permission was refused in July 2011 for a part two/ three storey block and three storey block comprising 4 one bedroom, 39 two bedroom and 4 three bedroom flats with 38 car parking spaces on the same ground as previously (ref.11/00781). A subsequent appeal was dismissed in January 2012 again, on the basis of the loss of the site for business use. However, the Inspector also considered that the contribution to the borough's housing supply was a benefit of the scheme.

In June 2014 under ref.13/00905 outline planning permission was granted for the redevelopment of commercial premises at Nos. 24, 24A and 25 Scotts Road with part two/three storey block and three storey block comprising 755sqm office floorspace (use Class B1) and 4 one bedroom, 31 two bedroom and 3 three bedroom flats with 41 car parking spaces, bicycle parking and refuse storage with details of appearance, landscaping and scale left as reserved matters. A legal agreement was attached to the permission relating to the provision of affordable housing at the site.

Conclusions

The principal of the redevelopment of this site for residential and office use has already been established through the granting of the outline permission under ref.13/00905. Access and layout were also approved under the outline permission. The applicant now seeks approval for the following reserved matters: appearance, landscaping and scale. The main issues to be considered in respect of the current proposal are therefore as follows:

- Acceptability in terms of scale, design and appearance;
- Density;
- Housing issues;
- Acceptability in terms of landscaping and impact on trees;
- Impact on neighbouring amenity in terms of outlook, daylight, sunlight and privacy
- Highways and Traffic Issues

Scale, Design and Appearance

The National Planning Policy Framework (NPPF) states that housing applications should be considered in the context of the presumption in favour of sustainable development. At the same time the Government attaches great importance to the design of the built environment. New development should reflect the identity of local surroundings and add to the overall quality of an area, whilst not discouraging appropriate innovation. The NPPF also encourages the effective use of land and states developments should optimise the potential of the site to accommodate development. Consistent with this, policies H7 and BE1 of the London Borough of Bromley Unitary Development Plan (UDP) require new developments to complement the scale, form, layout and materials of adjacent dwellings. Development should not detract from the existing street scene and the space about buildings should provide opportunities to create attractive settings.

The proposals closely follow those approved under the outline permission in terms of the scale and residential density of the proposed blocks. 38 residential units are proposed which was considered acceptable under the outline approval and no change to bedroom numbers is proposed in the current application. The amount of office floorspace proposed also remains the same.

The blocks are all two/three storey with the third storey accommodation being set within the mansard roofs. Roofs are pitched and a traditional palette of materials has been proposed including red bricks with a blue detail band in blocks B and C, grey slate for the roofs, grey uPVC windows and white soffit and fascias. The Juliet balconies will have glazed panels while the office units will have glazed frontages to the north and west elevations. Projecting square bay elements and parapet wall features are also proposed adding some visual interest to the building's form.

The larger scale and two-three storey height of the flatted development is contrast against the traditional two storey dwellinghouses in the immediate vicinity. However, given the site's existing industrial/commercial use and the adjacent warehouse and commercial units to the south/southwest of the site, it is considered that through the utilisation of traditional materials, architectural detailing and hipped roofs the development would appear to strike the correct balance between its residential and commercial/industrial surroundings. It is appropriate to secure material samples in order to ensure high quality execution; a condition has already been attached to the Outline Permission in this respect.

Density

Policy 3.4 in the London Plan seeks to ensure that development proposals achieve the optimum housing density compatible with local context, the design principles in Policy 4B.1 and with public transport capacity. Table 3.2 (Sustainable residential quality) identifies appropriate residential density ranges related to a site's setting (assessed in terms of its location, existing building form and massing) and public transport accessibility (PTAL). This site is considered to be in an 'urban' setting and has a PTAL rating of 2/3 giving an indicative density range of 70-170 units / 200 - 450 habitable rooms per hectare (dependent on the unit size mix). The London Plan states that residential density figures should be based on net residential area, which includes internal roads and ancillary open spaces.

UDP Policy H7 also includes a density/location matrix which supports a density of 100-150 units / 300-450 habitable rooms per hectare for locations such as this provided the site is well designed, providing a high quality living environment for future occupier's whilst respecting the spatial characteristics of the surrounding area. Development should comply with the density ranges set out in table 4.2 of the UDP and table 3.2 of the London Plan and in the interests of creating mixed and balanced communities development should provide a mix of housing types and sizes. The Council's Supplementary Planning Guidance No1 - General Design and No.2 - Residential Design Guidance have similar design objectives to these policies and the NPPF. Policies 3.3 and 3.4 of the London Plan seek to increase the supply of housing and optimise the potential of sites, whilst policy 3.5 seeks to protect and enhance the quality of London's residential environment.

The residential density of the development would equate to 282.5 habitable rooms per hectare and 95 units per hectare which is within the density guidelines set out in the London Plan and slightly below those set out in the UDP.

Housing Issues

Unit Size Mix

London Plan policy requires new housing development to offer a range of housing choices in terms of the mix of housing sizes and types taking into account the housing requirements of different groups. Policies within the Bromley UDP do not set a prescriptive breakdown in terms of unit sizes. Each application should be assessed on its merits in this respect. The proposal provides a mix of 1, 2 and 3 bedroom flats therefore providing a good mix of unit sizes.

Tenure

The development is considered liable for the provision of affordable housing on site as set out in the Policy H2 and contributions by way of planning obligations under Policy IMP1. The legal agreement dated 10th June 2014 sets out the exact size, layout and location of the 12 affordable units which accords with the approved outline submission. The affordable units are all two bedroom, located within block C and set over the first and second floors. The current application reflects what was approved. The legal agreement stipulates that six of the units are to be affordable rent while the other six are intermediate/shared ownership.

Standard of Residential Accommodation

The Mayor's Housing SPG sets out guidance in respect of the standard required for all new residential accommodation to supplement London Plan policies. Part 2 of the Housing SPG deals with the quality of residential accommodation setting out baseline and good practice standards for dwelling size, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity space (including cycle storage facilities) as well as core and access arrangements.

Table 3.3 of the London Plan and Standard 4.1.1 of the SPG sets out minimum space standards for new development with which the proposal complies. All units

must benefit from private or communal outdoor amenity space which must comply with the requirements set out in the Mayor's Housing SPG.

Three large areas of communal amenity space are located across the development, the size and location of which have been dictated by the outline approval. The quality of the landscaping of these areas will be assessed later in the report. The ground floor apartments in block A and two wheelchair units in block B also incorporate small, private patios which are fenced off from the surroundings with railings. Based on the expected child occupancy of the development, the London Plan requires a minimum 96.1 square metres of communal play space which the proposed layout achieves with over 400 square metres of external amenity space.

London Plan Policy 3.8 requires all housing units to be built to Lifetime Homes standards and 10% should be designed to be wheelchair accessible. The accompanying Planning Statement and Design and Access Statement both advise that all units are designed to Lifetime Homes standards. Furthermore, 4 units are designed as wheelchair accessible and comply with the standards set out in the Mayor's SPG: "Accessible London: Achieving an Inclusive Environment" (2014).

Compliance with wheelchair standards and lifetime homes has already been secured by way of a condition attached to the Outline Permission.

It will be necessary for all units to be provided with cycle, refuse and recycling storage facilities that are secure, covered and well located in relation to the dwelling. There is adequate space within the site for such facilities to be provided and appropriate conditions have already been attached to the Outline Permission.

Overall the proposal would provide a good mix of dwellings which would provide a high standard of amenity for future occupiers.

Landscaping and Trees

With regard to the proposed landscaping the main issues to consider are the standard of landscaping proposed and whether it can be used safely and conveniently by all future occupiers; whether it would provide an adequate setting for the development, including screening the development from surrounding properties and the impact on trees.

Where communal open space is provided it should be overlooked by surrounding development, accessible to wheelchair users and other disabled people, be designed to take advantage of direct sunlight and have suitable management arrangements in place (Housing SPG, 2012).

The proposed communal amenity spaces would be well overlooked by ground, first and second floor windows in blocks A, B and C and accessed via level paths from building entrances. For security reasons, fences and gates are proposed at either end of the amenity area to the south of Block C, adjacent to the commercial units, however, the applicant has confirmed that this area will be accessible to all residents. While the area to the north/east of block may be somewhat

overshadowed the remaining external spaces would benefit from adequate sunlight and would not be unduly overshadowed.

The landscaping scheme proposes a number of different paving types for the proposed paths, patios, road and car parking area and the utilisation of railings around private patios would result in an open appearance. Various trees and shrub planting is proposed around the perimeters of the site and between buildings, which is considered acceptable, however, additional tree planting is recommended along the southern boundary adjacent to Whites Cottages, in order to provide a landscape screen to neighbouring occupiers. A condition is therefore recommended to reflect this.

Green roofs are proposed to be located on the single storey bin and cycle stores. The applicant has stated that there are technical difficulties in providing green roofs to the blocks due to the design and height of the parapet walls which would lead to undue overshadowing onto the green roofs likely to inhibit the growth of vegetation. Furthermore, the main blocks would be constructed using a timber frame leading to waterproofing and loading issues. The proposal to locate the green roofs over the bin and cycle stores would be more easily manageable and is considered acceptable in this instance. A condition is recommended for further details of the green roofs to be submitted.

With regard to existing trees on the site, these are situated within close proximity of existing garages and other built structures and it is unlikely that the development would lead to a loss of any significant trees on or adjacent to the site.

Overall the proposed hard and soft landscaping would provide adequate amenity space for occupiers of the development and as well as an attractive setting for the development and would not impact adversely on any significant trees.

Impact on Neighbouring Amenity

There are concerns regarding overlooking from the first and second floor southern facing windows in block C adjacent to the gardens of 1 - 4 Whites Cottages. These windows serve habitable rooms as well as bathrooms. The applicant states that the form of enclosure to the southern boundary of the site utilises the existing 2.3m high concrete panel fence which will be enhanced with a 600mm high trellis fixed to the top in order to protect the privacy and enmity of adjacent occupiers. In addition, Officers consider that additional tree planting along this boundary, in accordance with details to be submitted, would provide adequate screening for adjacent occupiers.

In terms of adjacent properties to the east in Scotts Road, there are first and second floor flank windows proposed in block C which would be in close proximity to the existing dwelling and garden of No.22 Scotts Road. In order to protect the privacy and amenity of adjacent occupiers, these flank windows should therefore be obscure glazed and a condition is recommended accordingly.

There are no north or south facing windows proposed in the projecting elements of Block B which would overlook adjacent properties in Howard Road (to the north) or Whites Cottages (to the south) and sufficient separation is retained between the

blocks and neighbouring properties around the remainder of the site for there to be no undue overlooking to neighbouring properties.

The applicant states that the flat roof areas are no longer to be used as terraces as was indicated in the outline application and there should be no access to these areas other than for maintenance purposes, thereby mitigating any associated significant overlooking issues. A condition prohibiting access to the flat roofed areas and use of them as sitting-out areas is recommended in this respect.

Highways and Traffic Issues

Whilst access and layout have already been approved as part of the Outline Permission it is appropriate to consider any highways impacts arising from the detailed submission.

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, safe and suitable access to the site can be achieved for all people. It should be demonstrated that improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. The NPPF clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

London Plan and UDP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the UDP should be used as a basis for assessment.

In this instance there are no changes that would affect the assessment made of highways impact at Outline stage. Appropriate highways related conditions have already been attached to the Outline Permission.

Summary

The principle of the development, including layout and access has already been deemed acceptable through the granting of the outline permission. The assessment above considers the reserved matters relating to scale, appearance and landscaping and the impacts associated with the development in terms of amenity for future occupiers, the amenity of the occupants of nearby buildings, and trees.

It is considered that the development would appear in keeping with the scale and form of adjacent development with a residential density appropriate for the area. The proposed accommodation would provide a high standard of amenity for future occupiers of the development with the affordable housing units set out in accordance with the legal agreement related to the outline permission. Wheelchair accessible accommodation is also provided in accordance with the London Plan requirements.

The proposed landscaping has also been considered and would provide an attractive setting for the development with ample communal amenity space of a good standard. A further condition relating to additional planting to the southern boundary of the development would mitigate any significant overlooking to adjacent properties as would a condition relating to obscure glazing to the eastern side of Block C.

Overall, it is therefore considered that the development in the manner proposed is acceptable in that it would not have an unduly harmful impact on the amenities of local residents.

Background papers referred to during production of this report comprise all correspondence on the file refs 00/01275, 01/02045, 09/00664, 09/02461, 11/00781, 13/00905 and 15/02126n set out in the Planning History section above, excluding exempt information

as amended by documents received on 05.06.2015 16.06.2015 21.07.2015 07.08.2015 03.06.2015

RECOMMENDATION: APPROVAL subject to the following conditions:

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

Site wide plans/elevations/floor plans: P1097/01 Rev F; P1097.A.101 Rev B; P1097.A.102 Rev B; P1097.A.103 Rev B; P1097.A.104 Rev B; P1097.A.105 Rev A; P1097.A.106 Rev C; P1097.A.107 Rev C; P1097.A.108; P1097.B&C.101 Rev C; P1097.B&C.102 Rev D; P1097.B&C.103 Rev E; P1097.B&C.104 Rev B; P1097.B&C.105 Rev C; P1097.B&C.106 Rev B; P1097.B&C.107 Rev B; P1097.B&C.108 Rev B; P1097.B&C.109 Rev C; P1097.A.109 Rev A; P1097.A.110 Rev A; P1097.B&C.110 Rev B; P1097.A.111 Rev A; P1097.B&C.111 Rev B; P1097.B&C.112 Rev C

**Bins/Cycles: P1097/BINS/01 Rev B; P1097/CYCLES/01 Rev B
Planting and Landscaping: 3340_DR_001-A; 3340_DR_002-A**

Reason: In order to comply with Policies BE1, H2, H7, H9, T3, T6, T7 and T18 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area

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

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in

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

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

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

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

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

f) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority

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

3 Details of construction method, layout, species and a maintenance regime relating to the green roofs shall be submitted to and approved in writing by the Local Planning Authority before works are commenced on the relevant part of the development hereby permitted. The approved details shall be completed before any part

of the development hereby permitted is first occupied, and permanently retained thereafter. Details should include:

- Fully detailed plans (to scale showing and stating the area of the roof. This should include any contoured information depicting the extensive substrate build up and details of how the roof has been designed to accommodate any plant, management arrangements, and any proposed photovoltaic panels and fixings.
- A scaled section through the actual roof (i.e. not a generic section of a living roof) showing the details of the extensive substrate base and living roof components.
- Details of the proposed plug planting and seed composition and planting methodology
- A statement outlining a management strategy detailing how the living roof would be maintained and monitored for a period of at least 5 years post installation

Reason: To support sustainable urban drainage, enhance biodiversity, improve appearance of the development and to accord with policy 5.11 of the London Plan

- 4** Prior to occupation of the development, details of a scheme of 'screening' tree planting and soft landscaping adjacent to the southern site boundary adjacent to Whites Cottages shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in conjunction with the approved landscaping scheme and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted

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

- 5** Before the development hereby permitted is first occupied the proposed windows in the eastern elevation of Block C adjacent to 22 Scotts Road shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of adjoining properties

- 6** No flat roof areas shall be used as a balcony or sitting out area and there shall be no access to the roof area

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of adjoining properties

You are further informed that :

- 1 You are reminded that the conditions of the outline permission still apply and must be complied with**
- 2 You are reminded of your obligation under Section 80 of the Building Act 1984 to notify the Building Control Section at the Civic Centre six weeks before demolition work is intended to commence. Please write to Building Control at the Civic Centre, or telephone 020 8313 4313, email buildingcontrol@bromley.gov.uk**
- 3 You should consult Street Naming and Numbering/Address Management at the Civic Centre on 020 8313 4742, email address.management@bromley.gov.uk regarding Street Naming and Numbering**