

SECTION '2' – Applications meriting special consideration

Application No : 15/04295/FULL1

Ward:
Bickley

Address : Holly Rigg Woodlands Road Bickley
Bromley BR1 2AP

OS Grid Ref: E: 543197 N: 169291

Applicant : Mr Jon Quay

Objections : YES

Description of Development:

Proposed demolition of existing 2no dwellings and the development of 4no dwellings

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency
Smoke Control SCA 13
Smoke Control SCA 12
Smoke Control SCA 10

Proposal

o The application site is approximately 40 metres in width and approximately 38.5m at the deepest point having an area of 0.142 hectares. The application seeks the demolition of two properties, Hollyrigg and Tall Trees and the erection of four properties with 5 bedrooms.

o The units will be three storey with a basement level, detached and of a town house design. The main living accommodation will be provided within ground and first floor with bedroom provision to the first and second floors. The properties front onto Woodlands Road with off street parking provided by an area of hardstanding to the front of the properties for up to two vehicles and one internal parking space within the basement level. Amenity space is provided to the rear which is accessed to the side of the properties.

o Permission has already been granted for four dwellings of similar siting, layout and proportions to this application under ref: 14/04097/FULL1 and some demolition has occurred on the site. This application seeks to alter the design of the dwellings from a modern design to a more traditional approach. Outline permission

has also been granted for two similar new properties at Hollyrigg within application 06/01376/OUT which was extended within application 12/00190/EXTEND.

o There are a number of protected trees on site and the layout of the design has been altered to account for these. The site slopes steeply, rising from front to rear. Beyond the rear boundary are several Oak trees which because of their elevated position are prominent in the local area. The trees are located on land believed to be under the control of Network Rail. Tree cover in the rear gardens of 'Holly Rigg' and 'Tall Trees' are of small to moderate stature and less prominent because of their lower elevation. To the front of the site there is a large Sycamore situated on the boundary between 'Holly Rigg' and 'Tall Trees'. There is also an Ash located within the adjacent property 'Ewhurst', close to the front boundary and adjacent the shared boundary with 'Tall Trees'.

o The Arboricultural Assessment states that 5 trees are to be removed from the site to facilitate development, these are of low landscape significance. T17 Chestnut, T16 Holly, G18 Sycamore, G21 Leyland Cypress and T22 Holly. These are the same trees as to be felled within the previously approved application with the addition of a sycamore to the front boundary closest to the neighbouring property Halcyon Heights.

o The development comprises detached properties within a suburban environment along transport corridors, therefore any proposal for new development should provide between 30-65 units per hectare. This scheme, on the basis of a site area of 0.142 hectares, has a density of 28.17 dwellings per hectare. The area has a PTAL rating of 2 however is in close proximity to Chislehurst Station and several bus routes.

o Whilst the current scheme maintains the overall massing, layout and number of units on the site, alterations to the scheme, other than the design, include a small increase to the rear at ground floor level by 1.5m to create a larger family room/kitchen, the introduction of a terrace off the living room and sloping driveways to give access to basement parking.

Location

The site is located to the far eastern end of Woodlands Road, close to the junction with Bickley Park Road. The site currently hosts two large detached properties which are set back from the main highway accessed from a set of steep steps from Woodlands Road. The topography of the land is such that the dwellings are approximately 5 metres above highway level with the rear amenity spaces raising sharply in land level towards the railway line at the north of the site.

Properties along Woodlands Road, which is a private road, are a mix of designs and periods however the majority are large detached properties located within substantial plot sizes. Immediately adjacent to the site lies the property named 'Halcyon Heights' which is on similar plot size and design as the proposed four dwellings.

As stated above, the application proposes amendments to the previously approved scheme for four dwellings, ref: 14/04097/FULL1.

Consultations

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

- Although the current proposals look to address some of the objection, it also proposes to enlarge the scale of the building size and simply assumes no impact on the neighbourhood
- Incorrectly states the border position of the previously approved scheme and brings the buildings 1.6m further towards the road as well as 1.5m to the rear.
- Adverse impact upon overshadowing, overbearing and obtrusiveness
- It is not clear whether the developer will make good any damage to the road
- Discrepancies in the plans bring the built form 3.5m in front of the neighbouring property, Ewhurst.
- Substantially more shadow on the front garden of Ewhurst
- Contrary to policy H8, BE1, H7 and H11
- Will appear more obtrusive in the street due to their forward position when compared with the originally approved scheme
- The plans are not the same as the original application, will be writing to watchdog if this goes ahead.
- The front wall of the plan is not the same as the original scheme as stated. The changes would have an adverse impact on my property and create an obtrusive and overbearing wider street scene.
- Road narrowing visually
- The new development will directly overlook my garden and it will no longer be private
- Immediate neighbours will have light restricted by three storey high wall
- Very aggressive and land grabbing
- Balcony will overlook the neighbouring gardens and bedroom windows
- Are previous conditions approved yet? Can the slab levels be confirmed?
- Do not allow developers to salami slice additional changes that would not have been approved in the previous application
- Increases the likelihood of the cars parked on the road

Amended plans were subsequently submitted following correspondence with the Agent. The Agent confirmed that the increase in footprint to the front of the site was due to a drawing error, and amended plans were received to rectify this. The following comments were then received following additional consultation:

- It is clear that the front elevation of the proposed dwellings will not extend further than the existing Tall trees.
- Still concerned with regards to the balcony overlooking garden and rear bedrooms

- Concerns regarding the raised roof profile overshadowing neighbouring properties and the front dormer windows which will overlook Merewood Close.
- Potential adverse impacts from basement excavation
- CGI image on the approved plans show that Ewhurst can be seen past the new development, on the new CGI they cannot be viewed at all. Are the houses moving forward?
- It is unprofessional and unacceptable for the Agent to submit multiple erroneous documents

Further amended plans were submitted addressing concerns with regards to the front dormer windows and rear balcony. Comments received from additional neighbour consultation will be reported verbally at committee.

Comments from Consultees

Comments from Highways are the same comments as submitted within the previous application 14/04097. The proposed development is on an un-adopted road. The access and parking arrangements appear satisfactory and I would have no comments on the proposal subject to conditions. The Highways Officer also requests that an informative is attached with regards to the making good of the road to be at least commensurate with that which existed prior to commencement of the development

Drainage has no objections subject to conditions.

The Environment Agency referred to the standing advice for minor developments of which it was considered that the flooding would not be maximised with regards to the development of these properties.

Thames Water have no objections subject to the attachment of an informative.

Environmental Health have no objections subject to an informative.

Environmental Health (Housing) raise no objections however comment on lighting and ventilation.

Network Rail have been consulted despite this application being similar in nature to that as previously approved. Comments from network Rail if forthcoming will be reported at committee.

Comments have not been received from the Tree Officer at the time of writing this report, however he had no objections to the previous similar scheme subject to conditions. Any comments received prior to committee will be reported verbally.

Planning Considerations

H1 Housing Supply
H7 Housing Density and Design

H9 Side Space
H10 Areas of Special Residential Character
BE1 Design of New Development
T3 Parking
T7 Cyclists
T18 Road Safety
NE7 Development and Trees

The following London Plan Policies are relevant:

3.3 Increasing Housing Supply
3.4 Optimising Housing Potential
3.5 Quality and Design Of Housing Developments
3.8 Housing Choice
3.9 Mixed And Balanced Communities
5.3 Sustainable Design And Construction
5.12 Flood Risk Management
5.13 Sustainable Drainage
7.4 Local Character
7.6 Architecture

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

Housing Supplementary Planning Guidance

Housing Strategy

Accessible London: achieving an inclusive environment

The Mayor's Transport Strategy

Mayor's Climate Change Mitigation and Energy Strategy

Mayor's Water Strategy

Sustainable Design and Construction SPG

National Planning Policy Framework (NPPF) is also of relevance in the determination of this application.

Planning History

Holly Rigg

05/04317/OUT - Demolition of existing dwelling and erection of 3 terraced four bedroom houses with accommodation in roofspace and integral garages

OUTLINE - Refused

06/01376/OUT - Demolition of existing dwellings and erection of 2 three storey five bedroom houses with integral garages and balcony to front (OUTLINE) - Approved

09/02834/DET - Details of design and landscaping pursuant to conditions 1 and 2 of outline permission reference 06/01376 granted for demolition of existing dwellings and erection of 2 three storey five bedroom houses with integral garages and balcony to front - Approved

12/00190/EXTEND - Extension of time limit for the implementation of Outline permission reference 06/01376/OUT granted for demolition of existing dwellings and erection of 2 three storey five bedroom houses with integral garages and balcony to front - Approved

14/04097/FULL1 - Proposed demolition of 2 no. dwellings and erection of 4 no. 4 bedroom dwellings and additional guest suite and associated landscaping - Permitted

Tall Trees

83/01395/FUL - Proposed New Dwelling and Car Port - Approved

85/00017/FUL - Single storey side extension - Approved

07/01865/FULL6 - First floor side extension and single storey side extension - Approved

Conclusions

Members will need to carefully consider whether the proposals comply with relevant development plan policies, specifically those within the Bromley Unitary Development Plan, the London Plan and the National Planning Policy Framework (NPPF).

The main issues in this case are considered to be whether the alterations to the previously approved scheme are accepted, the impact upon neighbouring residential amenity, parking within the wider street scene, impact to trees and the design upon an area of Special Residential Character.

Due to the submission of amended plans which removed dormer windows to the front of the dwellings and proposed screening to the rear balconies on each of the properties a re-consultation of neighbours and consultees was undertaken for 14 days. Any comments arising from this reconsultation, if materially different to those currently received, will be reported verbally to committee.

The site falls within a built up area of Bickley and is not allocated for any defined use within the Unitary Development Plan (UDP), however it does fall within the policy designation of an area of Special Residential Character as found within policy H10. Policy H10 states that applications will be required to respect and complement the established and individual qualities of the areas which in the case of Bickley is spacious inter war residential development with large houses within

substantial plots. The dwellings proposed to be demolished, although considerable in size, are not of notable architectural character and as such there is no objection to the removal of these properties. Members may also find that the loss of the existing two properties will have minimal bearing upon the architectural quality of the area of Special Residential Character. This would of course be subject to compliance with other relevant policies of the UDP.

Members may note that the principle of four dwellings on this site has already been established within application 14/04097/FULL1. This application proposes to make a number of changes from the previously approved application:

- Substantial changes to the design, inclusive of a mansard roof, rear dormer windows, alterations to the fenestration
- Inclusion of a balcony at first floor level
- Extension by 1.5m at ground floor level to allow for an enlarged living room/kitchen and balcony at first floor level
- Extension of 0.5m at ground and first floor level on the right hand side of the front elevation of the dwellings to allow for a projecting two storey flat roofed feature
- Integral garage proposed at basement level altering the appearance of the dwellings from three full stories from the ground level up, to three stories from the basement level, inclusive of habitable accommodation within the roof space. The driveways are also sloping to take account of the basement access.

As previously stated, the number of units on the site remains the same as that as previously approved, with the general proportions, siting, massing and height remaining unaltered with the addition of a minor increase in projection to the rear and front. The number of units proposed is not considered excessive for a site in this location, with a proposed density of 28.3 units per hectare. Although this is slightly lower than the required 30-65 units per hectare requirement for sites along transport corridors within policy H7 of the UDP, this fits with the character of the area of Special Residential Character which requires the retention of substantial plots.

Although it is evident the proposed sites are smaller than those existing for the two properties currently, it is also a consideration that the property to the east of the site, Halcyon Heights is of a similar plot size and massing, allowing for evidence of a variance in site sizes within the wider street scene. The plot sizes as proposed are considered to be large enough to warrant the construction of 4 x 5 bedroom dwellings as ascertained within application ref: 14/04097/FULL1.

As with all cases, the design of any development as stated within policy BE1 should be of a scale, form and density that complements the surrounding residential environment and does not detract from the character of the nearby development. It may therefore be considered that the dwellings are of a similar height as other dwellings in the immediate vicinity along Woodlands Road and do not project higher than the existing Tall Trees property and 850mm lower than the neighbouring Halcyon Heights. The height of the dwellings remains unchanged from that as approved within application 14/04097/FULL1. On balance, Members

may therefore agree that the height and scale of the proposed development will be in keeping with existing development within the area and already approved application (14/04097). The inclusion of the garage at basement level does add some bulk to the dwellings however when combined with the proposed development being set back from the road frontages to the same degree as the previous approval and the provision of landscaping that complements the nature of the surrounding development, the proposed development is not considered to detract from the wider street scene.

Throughout Woodlands Road it is evident there is a plethora of differing building designs from newly built large detached properties of traditional character to buildings constructed of an earlier 1960s/1970s period. It could be considered that there is considerable variance within the dwellings design within Woodlands Road. The Council were supportive of the design of the previously approved application as it was considered that it positively enhanced the wider street scene and the area of special residential character. It is disappointing that the previously innovative design and the stronger modern design elements have been diluted within this submission however this is not considered to a degree to warrant a refusal of this application.

The overall height, bulk and siting of the dwellings remains the same, and the introduction of more traditional design features is considered to respond well to the surrounding development. The increase in front projection by 0.5m, whilst visually prominent, adds an element of interest to the design of the front elevation. The dormer windows within the roof space have been removed following amendments in order to allow for a more cohesive design approach with neighbouring dwellings. Whilst there is an absence of mansard roof features within the wider locality, given the differences in architectural designs evident within Woodland Road, this is not considered sufficiently detrimental to warrant a refusal of the application. On balance members may consider that the design of the scheme is acceptable.

In terms of the level of amenity space afforded to each unit, the requirements set out in Policy BE1 should be met, which seek the provision of a high standard of design and layout, with space about the building to provide an attractive setting through hard or soft landscaping. On the basis of the drawings that form part of the current application, it is considered that the layout, spatial setting (over 100m² of private amenity space per dwelling) and building heights and window layout as proposed are unlikely to lead to a detrimental impact upon the visual and residential amenities of the area. A new terrace area is proposed to the first floor rear elevation, which following revisions to the scheme now includes suitable screening to prevent actual and perceived overlooking of the neighbouring properties.

The scheme includes a small increase at ground floor and first floor level by 1.5m. Due to the separation distances provided to the neighbouring properties, and the inclusion of suitable screening, this is not considered to unduly impact upon residential amenity. Turning to the small increase of 0.5m to the front elevation, this is considered a minor encroachment towards the highway in order to allow for some visual variance within the design of the front amenity space. Whilst the increase in depth will be visible on approach, this is not considered to adversely

impact upon residential amenity. The properties are also located between 15-20m from the dwellings to the south-west, which is considered sufficient to prevent actual and perceived overlooking.

The Tree Officer within the previous permission raised no objection to the removal of the trees subject to the addition of conditions. He also stated 'Front garden spaces are large enough to establish and sustain medium size tree planting to complement and enhance the road frontage and mitigate against previous losses. Tree and shrub planting should further focus on planting up of shared boundaries with Ewhurst and Halcyon Heights'. Comments from the Tree Officer with regard to this scheme and the submitted landscaping plan have not yet been received however will be reported verbally at committee.

I note that there has been considerable neighbour objection to discrepancies within the plans which have now been rectified. The proposed dwellings are now shown to be located on the same footprint as the previous approved application with the addition of a small front and rear addition.

Concerns have also been raised as to the impact of the change in roof profile on the natural light provision of the neighbouring properties. Whilst there will be some additional bulk resulting from the change in roof profiles, the height of the scheme remains the same. Given the separation distances provided between neighbouring properties it is not considered that the change in roof design would impact detrimentally upon residential amenity to a greater extent than the previously approved application.

Members may therefore consider that on balance the proposal to develop the site for residential use is acceptable in this location and will not cause demonstrable harm to the amenities of the occupants of surrounding residential properties; the level of development proposed is suitable in terms of density for this area and has already been established within previous permissions, and as a result the proposed residential development will not be detrimental to the character of the streetscene or wider area. As such the scheme is worthy of permission being granted on the basis of the plans and associated documentation submitted as part of the application.

Background papers referred to during production of this report comprise all correspondence on the files refs., 05/04317/OUT, 05/00245/FULL1 and 14/04097/FULL1 set out in the Planning History section above, excluding exempt information. as amended by documents received on 16/12/2015

as amended by documents received on 16.12.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

Reason: Section 91, Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

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

- 3 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

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.

- 4 While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

Reason:In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan.

- 5 The arrangements for storage of refuse (which shall include provision for the storage and collection of recyclable materials) and the means of enclosure shown on the approved drawings 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.

- 6** Prior to the commencement of the development hereby permitted, a survey of the condition of the road shall be submitted and agreed by the Local Planning Authority and any damage caused to the surface of the road during the construction phase of the development will be reinstated to a standard at least commensurate with its condition prior to the commencement of the development.

Reason: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.

- 7** Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 8** Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

Reason: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 9** The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates to Greenfield rates in line with the Preferred Standard of the Mayor's London Plan.

Reason: To reduce the impact of flooding both to and from the proposed development and third parties..

- 10** Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.

- 11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind 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: In order to prevent overdevelopment of the site in future, to protect the amenities of future residents and nearby residents, and to comply with Policy BE1 of the Unitary Development Plan.

- 12** Before the development hereby permitted is first occupied the proposed window(s) in the north west and south east side elevations 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 the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan

- 13** Samples of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any above ground works are commenced. The development shall be carried out in accordance with the approved details.

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

- 14** No development shall commence until a pre-construction tree works schedule is submitted to and approved in writing by the Council. Once approved the works schedule shall be undertaken in

accordance with British Standard BS 3998 2010, and prior to the implementation of tree protection measures as detailed in the Tree Protection Plan.

Reason: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

- 15** No development shall commence until an arboricultural method statement and tree protection plan is submitted to and approved in writing by the Local Planning Authority. The details shall include means of protective fencing and ground protection measures for trees effected by the development both within the application site as well as adjoining the site, and will specify information relating to foundation design and construction including an appropriately scaled survey plan showing the positions of trees affected by the proposed buildings, cross sectional drawings describing the depth and width of footings and hardstanding where they fall within the root protection areas, and means whereby the tree roots are to be protected in accordance with British Standard BS: 5837:2012.

Reason: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

- 16** Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

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

- 17**
- i)** Specification details and drawings of the biodiversity living roof shall be submitted to and approved in writing by the Local Planning Authority
 - (ii)** The specification and drawings shall set out details of the plug planted and seeded substrate (that shall vary between 80-150mm with peaks and troughs and average at least 133mm), the proposed plant species and management arrangements
 - (iii)** the living roof shall not be used as an amenity or sitting out space of kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

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.

You are further informed that :

- 1** There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.
- 2** **Surface Water Drainage** - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 3** 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 Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 4** Before works commence, 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.
- 5** If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an

appropriate remediation scheme submitted to the Local Authority for approval in writing.