

SECTION '2' – Applications meriting special consideration

Application No : 16/03224/FULL1

Ward:
Bickley

Address : Applegarth Chislehurst Road
Chislehurst BR7 5LE

OS Grid Ref: E: 542432 N: 169669

Applicant : South East Living Group

Objections : YES

Description of Development:

Proposed demolition of existing bungalow and the erection of a 2.5 storey building comprising four x two bedroom apartments with car parking, cycle and refuse storage.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 10

Location

This site is located on the northern side of Chislehurst Road, and lies between Chellows, a two storey detached house, to the west, and Kingsmere, a two/three storey flatted development to the east. The site is occupied by a detached bungalow which is set significantly further back into its plot than the neighbouring dwellings to the south-west which front Chislehurst Road, and is well screened from the road frontage.

The development at Kingsmere to the east is constructed in a staggered form, and extends further to the front and rear of Applegarth. A further flatted development is being constructed to the north-east of Kingsmere on the site of Little Moor, which was allowed on appeal in early 2015.

Proposal

It is proposed to demolish the existing bungalow and erect a 2.5 storey building comprising four, two bedroom flats in a similar part of the site. Five car parking spaces are provided to the front elevation. Comprehensive landscaping and a bin and cycle store are also proposed to be erected. A transport assessment and tree protection plan have been submitted in support of the proposal.

The scheme has been submitted following an appeal decision for a previous proposal to erect a block of flats at the site - ref: 15/01891/FULL1.

Consultations

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

- The proposed building is as large and as unsightly as the one rejected.
- The proposal would still result in a cramped over development of the plot
- The development is still too close to the boundary fence, over shadowing Kingsmere.
- Windows overlook Kingsmere
- Inadequate parking
- Access is too small
- Contrary to London Plan and Unitary Development Plan policies
- Fundamental change of land use from a single dwelling to multiple flats that changes the character of the area
- Overlooking to the rear, exacerbated by the loss of trees
- Increased noise levels associated with flat developments
- Parking does not allow for visitor spaces
- There is no guarantee the development wont increase with size during development.
- A considerable amount of mature trees will need to be felled
- The proposed balcony will overlook the neighbouring balcony
- The building has now moved closer to Kingsmere

Consultees

Highways - The proposal includes five parking spaces and includes one for disabled on the frontage which meets UDP standards. The access is proposed to be widened and a safety audit should be submitted, if permission was to be granted.

Drainage - No objections subject to conditions

Thames Water - No objections subject to informatives.

Environmental Health (Housing) - No objections however comments have been received with regard to fire safety, outlook and ventilation

Tree Officer - The application site is not subject to tree related restrictions. It can be seen that a tree reason formed part of the decision to refuse application 14/02625/FULL1. This application has been supported with a Tree Protection Plan (TPP) and Tree Survey Report which indicates trees to be removed to facilitate the development. These trees proposed for removal are category C and should not form a constraint to the development. It is clear that a number of trees along the boundaries will be retained and protected for the duration of the scheme. None of the trees within the site would merit the making of a Tree Preservation Order (TPO) even where the risk of loss is high.

The landscape plan submitted is considered adequate for the layout of the site. The precautions adopted as part of the Arboricultural Method Statement (AMS) will reduce the impact upon retained trees.

Planning Considerations

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

BE1 Design of New Development
H1 Housing Supply
H7 Housing Density and Design
H9 Side Space
NE7 Development and Trees
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 and 2

The application falls to be determined in accordance with the following policies of the London Plan:

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
5.12 Flood Risk Management
5.13 Sustainable Drainage
6.9 Cycling
6.13 Parking
7.1 Building London's Neighbourhoods and Communities
7.2 An Inclusive Environment
7.3 Designing Out Crime
7.4 Local Character
7.6 Architecture
7.8 Heritage assets and archaeology
7.21 Trees and Woodland
8.3 Community Infrastructure Levy

The Mayor's Housing Supplementary Planning Guidance

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

Planning History

Permission was refused in October 2014 (ref.14/02625) for the demolition of the existing bungalow and the erection of a three storey building containing 6 two

bedroom flats, together with basement level car and cycle parking and a refuse and recycling store on the following grounds:

"The proposed development due to its excessive proportion, scale and bulk would result in the unacceptable sub-division of the existing plot resulting in a cramped overdevelopment of the site harmful to the appearance of the street scene, the visual amenity of the surrounding area and detrimental to residential amenity contrary to Policies BE1 and H7 of the Unitary Development Plan and the National Planning Policy Framework."

The subsequent appeal was dismissed in February 2015 wherein the Inspector considered that although the proposals would not have an adverse effect on the character and appearance of the area, they would significantly affect the living conditions of the occupants of adjacent residential properties.

Permission was refused in September 2015 (ref: 15/01891) for the demolition of existing bungalow and the erection of a three storey building comprising 2 three bedroom and 3 two bedroom flats with basement and frontage car parking and cycle and refuse storage on the following grounds:

"The proposed building would, by reason of its size, bulk and close proximity to the dwelling and rear garden of Chellows, have a seriously detrimental impact on the amenities of the adjoining occupiers by reason of loss of outlook and privacy, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan".

The subsequent appeal was dismissed with the Inspector stating that the development would have considerable height and bulk very close to the planted boundary of Chellows. The part of the proposed building nearest the joint boundary would comprise large areas of unrelieved elevation. Despite the planting at Chellows and some to be retained on the appeal site, that part of the proposed building would dominate views from the nearest parts of the garden at Chellows. For this reason it would feel oppressive when viewed from within it. With regard to privacy, the proposed building would include windows to habitable rooms in flats 3 and 5, which would increase the potential for overlooking into the private rear garden of Chellows. Further, it would include a side terrace at first floor level, to flat 3, which, although it would be recessed, would also allow some views into that private rear garden

Conclusions

The main issues relating to the application are whether the revised proposals have adequately overcome the previous Inspector's concerns in terms of the detrimental impact on the amenities of adjoining properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The application has been substantially amended from that previously refused in the following respects:

- Change in overall design, from a modern, boxy design to a more traditional, mock-Tudor appearance
- Change in roof profile to a hipped roof
- Reduction in floors from 3 to 2
- Reduction in units from 5 to 4
- Removal of underground car parking
- Increased distance between the proposal and the boundary with Chellows (2.4m-5.5m at single storey and 8m-14m at two storeys)
- The 1st and 2nd floors of the building are set further back from 'Chellows' than the ground floor, and the South West Elevation has no habitable rooms.
- Submission of a detailed landscaping scheme including the introduction of a 1.8m high close boarded fence, with a 0.2m trellis, mature hedging and the planting of replacement semi-mature trees.

Principle of Development.

Housing is a priority for all London Boroughs and the Development Plan welcomes the provision of development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate development should be restricted.

The document also encourages the effective use of land by reusing land that has been previously developed (brownfield land) and excludes gardens from the definition of previously developed land.

Policy 3.4 of the London Plan seeks to optimise housing potential, taking into account local context and character, the design principles and public transport capacity.

Policy H7 of the UDP sets out criteria to assess whether new housing developments are appropriate subject to an assessment of the impact of the proposal on the appearance and character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, community safety and refuse arrangements.

On this basis, the principle of an increased form of residential accommodation on this site has been accepted through previously dismissed schemes, therefore an increase in the number of units on the site can be considered an appropriate use, subject to an assessment of all other matters inclusive of neighbouring amenity, design and highways.

Design, Siting and Layout.

Policy 3.4 of the London Plan 2015 specifies that Boroughs should take into account local context and character, the design principles (in Chapter 7 of the Plan) and public transport capacity; development should also optimise housing output for different types of location within the relevant density range.

Policy BE1 states that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

Policy H7 requires that the site layout, buildings and space about buildings are designed to a high quality and recognise as well as complement the qualities of the surrounding areas.

Policy H9 requires that new residential development for a proposal of two or more storeys in height, a minimum of 1m side space from the side boundary is maintained and where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.

In terms of the impact of the previous scheme on the character and appearance of the area, the Inspector accepted that the building would be of quite a substantial scale, and that the prevailing form of development along Chislehurst Road was generally of a low suburban character. Despite this, he considered that "the proposal would not be out of keeping with the more intensive built form of Kingsmere, or that recently approved to be built at Little Moor, and which together also provide a distinct character to the site's immediate context." Taking this into account, and the fact that the proposed building would not be situated closer to the road than the existing bungalow along with the presence of a deep band of existing mature vegetation to screen the development, he found that "the size, scale and bulk of the proposed building would not constitute a cramped form of development that would be harmful to the character and appearance of the area." Whilst several amendments have been made to the scheme since these comments were made, the scheme now provides a smaller, more traditional form of development therefore the comments made are still pertinent within the decision making process.

The scheme now has a 'mock Tudor' cladding to all elevations. Whilst it is considered that the material palette proposes high quality materials in the form of

brick, wood and minimal render, the scheme does appear quite convoluted and busy, particularly with regard to the differing roof pitches and fenestration arrangement. Nevertheless, whilst Officers consider the design could be approved upon, it is noted that the site will be obscured from the wider locality by the mature planting along the front boundary, furthermore 'mock Tudor' properties are readily found within the wider Chislehurst area and, on balance, Members may consider this form of development acceptable.

The current scheme also proposes a reduction in the number of flats from 5 to 4 within a comprehensively re-designed scheme which reduces the bulk and starkness of the previous application in favour of a more traditional design approach, albeit still of a considerable size and mass. As with the previous schemes, the density of development is not considered to be out of keeping with the area, and the proposed size, scale and bulk of the building would not constitute a cramped form of development on the site, nor would the building project further forward than the existing bungalow

Impact of the development upon neighbouring residential amenity

Whilst the scheme has been amended considerably from that previously refused, comments made by the Inspector pertaining to the size and scale of the scheme and the impact on neighbouring properties is still considered a material consideration in the determination of this application.

The Inspector previously stated that the proposed building would be significantly larger than the existing and would have a considerable height and bulk very close to the planted boundary of Chellows. The Inspector also went on to state that the proposed building nearest the joint boundary would comprise large areas of unrelieved elevation. The proposal in this case is located in a similar position to that as previously refused however now includes a single storey addition projecting 2.9m closer to the common side boundary with Chellows. Whilst the built form is closer to the boundary, the majority of the first and second floor accommodation has now been set back from the boundary between 2.1-5.9m, with the first floor accommodation that remains in-situ utilising a hipped roof profile, which mitigates the bulk and oppressiveness of the development when viewed from Chellows.

Whilst the single storey element of the proposal is sited closer to the boundary with Chellows than the previous application, a landscaping scheme has now been introduced with a 1.8m high boundary fence along the common side boundary with the neighbouring property as well as significant planting which is considered to offset any potential harm. In terms of the impact of the flank elevation when viewed from Chellows, a varied design in terms of materials, roof pitches and the introduction of some obscure glazed fenestration has been introduced which is considered to overcome the Inspectors concern in this regard.

Nos.5, 7 and 9 Kingsmere comprise the ground, first and second floor flats immediately adjacent to Applegarth, and in the first scheme, the Inspector was concerned about the overbearing impact of the side elevation of the proposed building due to its size and projection way beyond the front elevation of the adjacent flats. Within the most recently dismissed application, no concern was

raised over the impact upon Kingsmere. In terms of this re-submission, the proposed development is located 700mm closer to the common side boundary and is now proposed to be sited within 1.6m of the neighbouring site, however, the projection past the front elevation has been reduced by 1.2m. The impact of the projection is also mitigated by the introduction of the front facing balcony, so that the brick facade now only encroaches minimally forward of the front elevation of Kingsmere.

The proposal now hosts a hipped roof profile which is considered to mitigate the bulk to a greater extent than the previous design and whilst it is appreciated that the built form is closer to the boundary, given the separation distances and the revised design, Officers, on balance, consider this to be acceptable. Whilst it is noted that the introduction of the balcony is of some concern to the neighbouring residential flats, a 1.8m high obscure glazed screen is proposed along the flank elevation which is considered to adequately overcome issues regarding loss of privacy and overlooking. Although some loss of outlook may occur from the living areas and front balconies at the adjacent flats, this is not now considered to be to such an extent as to warrant a refusal on those grounds, and no undue overlooking of the adjacent flats would now occur.

In terms of overlooking, the Inspector raised concern as to the impact of the habitable windows within flat 3 and flat 5 causing overlooking into the rear elevation of Chellows. A balcony was also proposed to the flank elevation of flat 3 which looked directly into the neighbouring amenity space. The windows to the lounge/dining room of flat 3 has been set back by 5m and set in from the boundary whilst the windows within the second floor have been removed. Officers consider that the revised design, inclusive of the re-location of the fenestration is satisfactory in terms of preventing any actual or perceived overlooking and overcomes the Inspectors concerns in this regard. To the rear, two inset balconies are proposed to flat 3. Whilst it is appreciated that overlooking into the rear most portion of the Chellows garden may occur from these terrace areas, this is away from the dwelling house, and given the size and scale of Chellows rear garden, it is unlikely that this area will be in frequent use as amenity space than that area of garden closest to the rear of the dwelling house.

With regard to the impact of Sandfield Cottage to the rear, a separation of 35m is maintained between the rear elevations, and the previous Inspectors comments are noted as to the lower land level of the neighbouring property. In order to address the concerns of the Inspector, the previous scheme proposed a staggered form of development in order to break up the expanse of building when viewed from the rear. This is still the case, however it is noted that this is to a lesser extent than previously and two balconies have been re-introduced to the rear, however these are now inset and not projecting as they were previously proposed. The previous Inspector also raised concern with the amount of habitable room windows to the rear elevations, which have been reduced in amount and size within this application. Additionally, the two balconies serve the same apartment, therefore are unlikely to be used to such an extensive degree as if they were serving two separate dwellings. The balcony on the upper floor also serves a bedroom and not a primary living space.

On balance, it is considered that the reduced bulk of the building in addition to the alterations to the extent and size of the fenestration to the rear would result in a development that would not significantly affect outlook and privacy to Sandfield Cottage to warrant a refusal on those grounds.

Standard of Residential Accommodation

Policy 3.5 of the London Plan (2015) Quality and Design of Housing Developments states the minimum internal floor space required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

Policy BE1 in the UDP states that the development should respect the amenity of occupiers of future occupants.

The floor space size of each unit measures no less than 135sqm. There is a requirement for a Gross Internal Area of 70m² for a 2 bedroom 4 person unit within the London Plan and on this basis the floorspace provision is considered acceptable.

The shape and room size in the proposed building is considered satisfactory. None of the rooms would have a particularly convoluted shape which would limit their specific use. Within the upper floor flats it is noted that the primary means of ventilation and natural light are through roof lights, however given the siting of inset balconies, the overall provision of natural light to the residential unit is considered acceptable.

In terms of amenity space, the development proposes two bedrooms per unit, which is considered to be a dwelling suitable for family use and in need of external amenity space provision. The Applicant has provided outdoor amenity space to the rear and side of the building. Whilst the location of the amenity space would allow for overlooking from the rear balconies, this is not unusual for a flatted arrangement and considered of acceptable size and shape for four units. If permission was to be forthcoming, a condition will be added for details of the boundary treatment to be submitted.

Highways

No objections have been raised by the Council's Highways team subject to conditions.

Refuse

All new developments shall have adequate facilities for refuse and recycling. The location and specification of the bin store have been supplied and are considered acceptable. A condition can be added should permission be forthcoming to retain the bin store and the location of this in perpetuity.

Trees and Landscaping

The application site is not subject to tree related restrictions. It is noted that a reason for refusal in respect of trees formed part of the decision to refuse application 14/02625/FULL1. This application has been supported with a Tree Protection Plan (TPP) and Tree Survey Report which indicates trees to be removed to facilitate the development. These trees proposed for removal are category C and should not form a constraint to the development. It is clear that a number of trees along the boundaries will be retained and protected for the duration of the scheme. None of the trees within the site would merit the making of a Tree Preservation Order (TPO) even where the risk of loss is high.

The landscape plan submitted is considered adequate for the layout of the site. The precautions adopted as part of the Arboricultural Method Statement (AMS) will reduce the impact upon retained trees. All these elements can be conditioned.

Conclusion

Having had regard to the above it was considered that the size, scale, design and spatial relationship of the proposed extensions to surrounding properties is acceptable and sits well with surrounding development. The proposed development causes no harm to the wider locality and whilst of a considerable size and scale, is considered in keeping with its residential setting and of acceptable design.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

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** Details and 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 and BE11 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area

- 4** 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.

- 5** 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.

- 6** Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan

- 7 During the demolition construction works hereby approved no building operations shall be carried out on the site other than between the hours of 08:00 to 18:00 Mondays to Fridays inclusive and 08:00 to 13:00 on Saturdays and no operations shall be carried out at all on Sundays or on statutory Bank Holidays.**

Reason: To maintain the residential amenity of the surrounding residential development in accordance with policy BE1 of the Unitary Development Plan

- 8 Details of the layout of the access road and turning area including its junction with Chislehurst Road, with appropriate road safety audits; and dimensions of visibility splays shall be submitted to and approved in writing by the Local Planning Authority prior to commencement and these access arrangements shall be substantially completed before any part of the development hereby permitted is first occupied. There shall be no obstruction to visibility in excess of 1m; in height within the approved splays except for trees selected by the Authority, and which shall be permanently retained.**

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

- 9 The gradient of the access road; shall not exceed 1:10; at any point.**

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

- 10 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.

- 11 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 constructed in accordance with the plans hereby submitted, 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.

- 12 Before any part of the development hereby permitted is first occupied, bicycle parking ,including covered storage facilities, shall be constructed in compliance with the plans hereby approved and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy T7 of the Unitary Development Plan and Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

- 13 Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the development hereby permitted . The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

Reason : In order to comply with Policy T3 and Appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

- 14 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 T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

- 15 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.

- 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.

17 The development shall be implemented in accordance with the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) approved as part of the planning application, under the supervision of a retained arboricultural specialist in order to ensure that the correct materials and techniques are employed.

Reason: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

18 The landscaping details approved as part of the planning application by Local Planning Authority, shall be implemented in the first planting season following the occupation of the buildings or the substantial completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a 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.

19 The development hereby permitted shall be built in accordance with the criteria set out in Building Regulations M4(2) 'accessible and adaptable dwellings' and shall be permanently retained thereafter

Reason: To comply with Policy 3.8 of the London Plan 2015 and the Mayors Housing Supplementary Planning Guidance 2016 and to ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants

You are further informed that :

1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010). It is the responsibility of the

owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010).

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

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

- 2 Conditions imposed on this planning permission require compliance with Part M4 of the Building Regulations. The developer is required to notify Building Control or their Approved Inspector of the requirements of these conditions prior to the commencement of development."**