

SECTION '2' – Applications meriting special consideration

Application No : 16/00693/FULL1

Ward:
Mottingham And Chislehurst
North

Address : Eltham College Grove Park Road
Mottingham London SE9 4QF

OS Grid Ref: E: 541794 N: 172968

Applicant : Eltham College

Objections : YES

Description of Development:

Demolition of existing Sixth Form Centre, Jubilee Block, The White House building, temporary classrooms and pavilion; proposed replacement D1 educational facilities to include a three storey classroom building/extension comprising 20 classrooms and sixth form centre and single storey replacement medical block and associated landscaping and hard surfacing.

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
Metropolitan Open Land
Open Space Deficiency
Smoke Control SCA 51

Proposal

This application is for a new sixth form building on the same site as an existing school building/wing. The proposal results in a slightly smaller footprint than the existing structures and also proposes a new medical centre in a separate single storey building to the north of the new block. The proposal includes:

- Demolition of the existing two storey Jubilee classroom block, former swimming pool and gymnasium building which currently provide twelve classrooms and a sixth form centre including a private study room and seminar room (1,281sqm)
- Demolition of 2 single storey temporary classroom buildings (138sqm), cricket pavilion, The White House (used as a medical block) and a number of single storey storage buildings
- Erection of a three storey replacement block providing 20 classrooms and a new sixth form centre in the same general location to the north western corner of the existing quadrangle (totalling 2662m2)

- A new single storey modular medical centre will be located to the north of the new block, this is proposed to have a flat roof and is a modern cedar clad building (16.6m x 9.6m, Height 3.4m =159sqm)
- Total floor area of the replacement buildings are 2,800sqm
- The proposal will result in a net increase of 1,546m² of gross internal floorspace compared to the buildings to be demolished
- The school building will be linked at the north-west corner of the quadrangle but has been designed as separate structure to reduce the bulk and mass whilst the upper storeys are set back at various points to break up and add interest to the elevations
- The replacement building will be set back at second floor level adjacent to the residential properties on Mottingham Lane with a flat roof area which will not be accessible other than for maintenance purposes

The following accommodation will be provided within the classroom block:

- 2 Music classrooms
- 8 Maths classrooms and office
- 7 Foreign Language classrooms and office
- 4 smaller classrooms with office
- Individual tutor rooms
- seminar /function room facing balcony
- ICT suite
- sports viewing terrace
- store rooms

The following accommodation will be provided for the Sixth Form:

- Sixth Form Centre study area with dedicated WC facilities
- Sixth Form Centre recreational / café
- 2 Sixth Form offices
- seminar and private study areas
- computer server room
- plant rooms
- toilet facilities for pupils and staff

Additional information has been submitted since the submission of the application including a Bat Survey, clarification of the siting of the PV solar panels and additional information in respect of temporary car parking facilities on the site as a whole. The Transport Technical Note has also been revised with the removal of the additional access originally proposed off Grove Park Road.

Revised plans and the Transport Technical Note have recently been submitted changing the temporary construction access routes. These plans have resulted in the removal of a proposed second access point from Grove Park Road and the use of an existing route along the Northern boundary of the application site, to the rear of properties on Mottingham Lane which will no longer be used for construction access purposes. These elements are however not for consideration under this

application and are to be dealt with on the application referred to below and are included for completeness.

This application is to be considered in conjunction with 16/00692/FULL1 for erection of temporary two and single story mobile classrooms for the use by the sixth form (1x 2 storey block, 2 x single storey blocks, single storey toilet block to form 12 classrooms, offices and medical rooms) 2 x construction site compounds and construction access road. The report is also on this Agenda.

The applicant has submitted the following documents to support the application:

Supporting Planning Statement includes the background to the proposal, outlining the proposed development will provide replacement and updated classroom accommodation. Compliance with policies is identified and it is considered the proposal will have a limited impact on the locality and MOL. The proposals are also in compliance with Sport England's requirements as the sports facilities will not be affected during construction. This Statement includes a statement of community involvement and supporting statements from Eltham College in respect of sporting provision and mitigation.

It sets out a justification for the proposal which includes the following points:

- improved facilities will fulfil the same educational functions and will not intensify the educational activity on site
- proposal reflects College's aim to provide 21st Century educational accommodation
- scheme seeks to capture features of adjacent buildings to provide design integrity and interest to contribute to the special interest of the locally listed Fairy Hall.
- emphasis of curriculum has shifted from arts or social science based subjects to mathematics and the three sciences
- the number of Sixth Form subjects has increased from 17 to 25 and from 3 A-levels to 4 AS levels per pupil
- increased emphasis on foreign languages in recent years - Latin has been taught for 12 years in two temporary classrooms whilst Spanish, Russian and Mandarin have been introduced to the curriculum in recent years
- pressure on rooms means that subjects are frequently taught in spaces not designated or resourced for those subjects
- existing classrooms are inefficient for the type of teaching due to awkward configuration for multi-activity work and lack of suitability for interactive white boards
- temporary classrooms have little sound or thermal insulation and suffer from uncontrolled solar gain
- the Jubilee Block is highly inefficient in terms of heat retention and energy generation
- Sixth form centre has no study area and limited catering and toilet facilities and is difficult to keep warm or cool
- higher education is moving towards Virtual Learning Environments involving more electronic communication requiring more extensive computer access

- Sixth Form students now expect more recreational and social facilities for use during non-taught time
- College is committed to providing the highest levels of independent education and must continue to remain competitive - it is imperative that it offers pupils high quality accommodation across the curriculum.

Design and Access Statement includes sections relating to the sites context and its analysis, design brief and accommodation schedule, design approach, proposed design and layout of buildings and site, landscaping, access, servicing, environmental design and sustainability. Further sections replicate the key plans and a summary of the supporting technical reports.

Transport Technical Note: This outlines there will be no increase in student or staff numbers and car parking provision on site will not be affected or will need to be amended. The proposals will not give rise to any increases in movements to and from the site following implementation and consequently will not give rise to any material impact on the adjacent highway or transport infrastructure. It outlines car parking provision across the site, pupil and staff numbers and existing access arrangements.

This note has been revised since submission and recognises that further details and information will be required in respect of the 71 week construction phase in relation to HGV movements and the management of construction vehicles which will require further submissions and includes a new temporary construction route along the edge of the playing fields with the use of the existing entrance on Grove Park Road. It is expected that a Construction Management Plan would address the logistics of the use of these construction routes.

An existing car park at College Meadow with 70 spaces has been identified for a temporary sixth form car park and contractors parking during construction. This is currently underused during the week.

Heritage Statement: Identifies the historic context of the site and buildings and in particular Fairy Hall and the adjoining structures which are locally listed. It identifies the characteristics and significance of the buildings and the non-designated heritage asset. The buildings to be demolished are visually separate from Fairy Hall and overall have no architectural, historic, artistic or archaeological interest and do not contribute positively to the immediate surroundings or the wider setting of Fairy Hall. Whereas the proposed replacement building has been designed to result in a positive visual enhancement to the setting and provide a more comprehensive and legible elevation facing the college Quad.

The proposed removal of the White House is to enable a more appropriate replacement building and siting which will vastly improve the resulting building. Due to changes over time no important internal features have been retained and its loss results in no historic or architectural interest. The loss of the cricket pavilion is largely due to it being functionally unused and although it has character it is of a typical design and is not unique in terms of its architecture nor of particular significance. It does not meet consideration from a heritage perspective.

On balance it is considered that the positive effects in delivering this scheme will greatly outweigh any identified heritage impacts.

Archaeological Desk Based Assessment: The report assesses the known and potential heritage resource within the site and the surrounding area and to assess the likely impact. The site lies within an Area of Archaeological Priority designated around the historic settlement of Mottingham. The report concludes there have been only a modest number of sites and finds pre-dating the Post-Medieval period within a 1km radius and a watching brief on the proposed set down/pick up area, 30m south east which recorded no archaeological deposits or features of interest. The construction of the existing college buildings within the eastern half of the site will have removed any potential for the remains of Fairy Hall within this part of the site. On the basis of the available evidence it is concluded that there will be no requirement for further works on this site.

Arboricultural Statement including Tree Survey, Impact Assessment and Tree Protection Plan: An assessment of the impact on trees within the application site and a full survey of all existing trees. Most trees are to be retained and protected, which includes all mature trees, but 13 smaller species are to be removed these are in 2 areas - a section along the temporary access road and within the exiting quadrangle courtyard. This is to enable construction works and a revised landscape strategy across the site. The report identifies protective measures throughout all works. It concludes that trees adjacent to proposed works will be subject to special measures within the Root Protection Zones, these will be sufficient to protect and retain the affected trees. Special measures include a reduced dig construction methodology, building up from existing ground levels to protect roots, foundation design and any top surface to be permeable. Areas of protective fencing are also shown.

Energy Statement: The report concludes that the building has been designed to incorporate building fabric enhancement, above current Building Regs to increase the energy efficiency of the building. The proposed development will utilise high level of external insulation, air tight building design, natural ventilation, variable flow heating system with pumping based on demand, CHP plant with high efficiency gas fired condensing boilers, 100% low energy and daylight controls and up to 90m² of PV panels will provide onsite renewable energy. The carbon saving attributable to renewable energy technologies is 37% where there is a target of 35% and 22% on-site renewables with a target of 20% which exceeds planning policy criteria.

Drainage Assessment: The report identifies the existing drainage characteristics for surface and foul water drainage and anticipated run-off rates. In terms of surface water drainage infiltration drainage has been eliminated due to existing ground conditions, 3 cellular attenuation storage tanks are proposed as part of the works.

Phase 1 Habitat Survey: An assessment of ecologically sensitive sites and protected species has been undertaken and has identified the site is not capable of supporting most protected species or habitats. However, due to the number of buildings to be demolished a further bat survey is required. The proposed site area is close to a large amenity grass area, woodland, hedgerows, a pond and a small

undesignated nature reserve therefore the area provides good potential for commuting and foraging for protected species. The study revealed the potential impact from the works upon protected species is negligible and there are no designed sites on or adjacent to the proposal. Ecological enhancements could be secured by condition.

Noise Assessment: This report sets out the results of the assessment undertaken to establish baseline and background noise conditions within the locality and to establish the maximum operating noise level for proposed plant and the design of the school building facades. Noise assessments were identified a low level of noise during the day and night. Plant noise limits have been set to be no higher than the existing background level. Further limits should be sets for more tonal plant. Façade calculations indicate that double glazing is sufficient to address noise however a higher performance is required for the music rooms. Natural ventilation through acoustically attenuated ventilation is also proposed and recommended for music rooms.

Bat Survey: An additional survey has been undertaken and observations undertaken these have revealed limited bat activity and commuting on site and no evidence of bats using the main school building to be demolished. It is not expected that the proposals will affect commuting bats in the wider area and no further works are required. Four bat boxes are suggested to provide ecological enhancement.

The agent has responded to local objections and a copy of this is on file.

Location

- The College is set within extensive grounds of 25 hectares at the northern limits of the Borough to the south of the A20 Sidcup by-pass
- Located on the outer edge of Mottingham, 1km from Mottingham Railway Station
- The school playing fields form part of the South East London Green Chain and the site lies within an Area of Archaeological Significance.
- The College playing fields, which are all designated Metropolitan Open Land (MOL) lie to the west and south and form part of a larger area of MOL.
- There is suburban housing to the north and east on Mottingham Lane and Grove Park Road.
- Dwellings directly adjoin the northern boundary of the site and comprise a mixture of single to three storey dwellings with the rear gardens forming the common boundary. Most have mature gardens and garden outbuildings
- The boundaries are mixed with brick boundary walls of various heights or fencing.
- The campus is confined to an area west of the junction of Mottingham Lane and Grove Park Road on the north-eastern corner of the overall site.
- The school buildings are centred around Fairy Hall, a locally listed building which dates from circa 1700.
- The site has developed incrementally over the centuries and includes a number of different types of buildings and structures to facilitate the school.

This includes a chapel, sports hall and a more recent arts building off Mottingham Lane.

- The buildings behind Fairy Hall surround an internal courtyard / quadrangle which features a lawn and large sculptures. The former gymnasium building and existing Jubilee Block form the north western section of this courtyard.
- The existing buildings to be demolished are mostly two storey in height.
- The site of the proposed temporary classrooms and construction compounds that form a separate application fall within MOL.
- The junior school is to the west of the site, with direct access to Mottingham Lane and is a Grade II listed building.

Consultations

Comments from Local Residents

Nearby properties were notified and site and press notices issued. Representations have been received from Mottingham Residents Association and Cedar Mount Ltd in Mottingham Lane.

Representations have been received from neighbouring properties/residents raising a number of objections which can be summarised as follows:

- Nearby properties in Mottingham Lane not consulted by letter
- Concerns regarding additional traffic on Mottingham Lane which is narrow
- Mottingham Lane is not suitable for construction vehicles and should not be allowed
- There are 2 existing access points on Grove Park Road for construction vehicles and further access is not required
- Mottingham Lane is already seriously affected by traffic, parking problems and congestion caused by Eltham College, any increase to this would be unacceptable
- Mottingham Lane entrance is on a bend and unsafe, it is also the only section of pavement along the Lane
- The construction access from Mottingham Lane is not wide enough
- Mixing the use of this access for construction vehicles along with existing school traffic is unsafe
- Increased levels of pollution for adjoining properties
- Neighbours trees need to be removed and rear gardens used to allow construction access but this are not covered in the tree survey or design and access statement
- Neighbours trees are there to obscure the school buildings and side windows and should not be removed for only access purposes
- Restricted construction delivery times will not address the traffic problems
- Proposed construction hours are unacceptable
- There is no commitment from the school of the protection of existing residential amenities during construction or in the long term
- The proposed school building is larger, higher and with an increased footprint
- The proposed building is inappropriate in the context of existing buildings

- All north facing windows should all be obscure glazed
- Access to terrace facing residential properties is an invasion of privacy
- The application has not been updated from the original 2011 application and information is therefore inadequate
- Medical centre is on MOL and inappropriate development, not in keeping with UDP policy G6 and will adversely affect adjacent residential properties
- Medical centre building will be closer to residential properties than all existing buildings
- Additional noise and disturbance for residents
- There has been no neighbour consultation from the school in respect of these proposals
- Concern regarding further light pollution at night from the school buildings/site
- Why does a school need a medical centre
- Additional traffic (pupils, staff, parents and buses) as a result of this proposal, any expansion is unacceptable
- No explanation of the proposed medical centre or resulting overall floorspace is provided
- It would appear that student numbers are to be increased
- The loss of the cricket pavilion should not be allowed
- The proposed building will appear to be 4 storeys in height and out of scale with existing buildings and adjacent residential properties
- All terraces should be excluded due to privacy of adjacent properties
- No construction work on a Saturday should be allowed and during the week up until 16.00 hrs only
- The MOL should not be built on even temporarily contrary to Policy G2
- Additional noise both during and after construction will have a significant impact on residential amenities
- Temporary classrooms are inappropriate development and very special circumstances have not been put forward, setting a precedent
- Temporary buildings on sports pitches are not acceptable
- The temporary buildings are to be 6m in height which is out of keeping
- Unacceptable overlooking from the temporary buildings of residential properties
- The siting and design of the temporary buildings will severely affect residential outlook for 3 years
- Contrary to Article 1 & 8 of the Human Rights Act being the right to a reasonable enjoyment of a home
- What alternative locations were considered for the temporary buildings
- Why are the temporary buildings there for 3 years when construction period is 70 weeks.
- Design of west elevation facing the playing fields could be improved
- Mottingham Lane is part of a Green Chain Walk and its use by construction traffic is contrary to Policy G7

Mottingham Lane Residents Association have reiterated neighbours' concerns regarding use of the Mottingham Lane access for construction traffic stating that it is too narrow, there are existing congestion problems which will only be much

worse. Furthermore recent events at the school have caused chaos, have been unmanaged and residents have been blocked in. Use of the road by pedestrians is also a concern. Overall new facilities are welcome but the concern by the disruption during construction for up to 3 years is a real concern.

Mottingham Residents Association have also commented further following amendments to the proposed construction routes:

On behalf of residents, may I say that we entirely support the plans to improve facilities at Eltham College. We also welcome the decision to access the site from Grove Park Road. This decision will make a considerable difference to the quality of life for residents living in the Mottingham Lane area.

The MRA's remaining concern is the insistence on siting the temporary classrooms, particularly the two storey block, so close to the boundary fences of people's homes. These residents are the closest to the site of the building work. They will bear the brunt of the noise, dust and fumes for this extended project. It is unreasonable for them to suffer being overlooked in addition to that.

The need for pupils to be accommodated close to the main school is entirely sensible for health, safety and safeguarding reasons as well as the cost of extending infrastructure. However, the decision not to use the Mottingham Lane entrance could offer the possibility of sitting another single storey block, or two smaller ones, within that area. I hope that this option will be carefully considered at the forthcoming planning meeting.

Comments from Consultees

Highways: The proposal is to replace a number of existing buildings with a 3 storey block to provide replacement classrooms and a new replacement medical block. A separate application (16/00692) has been submitted for the temporary situation during the construction phase.

The proposal does not appear to affect parking or access arrangements. The application indicates that there will be no additional pupils as a result of this development. On that basis I would have no object to the application.

Drainage: Impose standard conditions D02 & D06

Environmental Health: No objections in principle but would recommend a number of conditions in relation to contamination, development in accordance with acoustic report and external lighting, plus an informative.

Transport for London: TfL has the following comments:

1. The site of the proposed development is within 300m of the A20 Sidcup Road, which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN and is therefore concerned over any proposal which may affect the performance and/or safety of the TLRN.

2. TfL welcomes the car-free nature of the proposal, and the cycle parking provision is not reduced from the existing, which should be in line with London Plan standards.
3. TfL understands the application proposes to improve existing facilities, and therefore the number of staff and students will not increase. Therefore TfL has no concerns over the trip generation generated by the application.
4. TfL requests the School Travel Plan is updated to reflect any changes, and that TfL is consulted on the final version of this document.
5. TfL welcomes the information provided on construction plans, and requests a Construction Logistics Plan is secured by condition, to ensure efficiency and sustainability measures are undertaken during the construction phase of the development.

Subject to the above conditions being met, the proposal as it stands would not result in an unacceptable impact to the Transport for London Road Network (TLRN).

Thames Water: Waste Comments in relation to Groundwater discharges, a condition is required in respect of no piling without the submission of further details, Surface Water Drainage considerations including relevant informatives, and Water Comments in relation to water pressure are identified and required as an informative. On the basis of the information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Historic England: The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Although within an archaeological priority area, the existing buildings will have heavily compromised archaeological survival and the proposed works are unlikely to result in an archaeological impact. No further works are required.

The Metropolitan Police Crime Prevention Design Adviser: I believe that this development, should it proceed should be built to achieve security specifications required with the guidance of Secured by Design (New Schools 2014), and the adoption of these standards will help to reduce the opportunity for crime, creating a safer, more secure and sustainable environment. Employing the standards and principles of Secured by Design will provide a sensible and practical level of security, which will not adversely affect the efficient running of the school, is essential to the successful teaching and learning environment.

Planning Considerations

In determining planning applications, the starting point is the development plan and any other material considerations that are relevant. The adopted development plan in this case includes the Bromley Unitary Development Plan (UDP) (2006) and the London Plan (March 2015). Relevant policies and guidance in the form of the National Planning Policy Framework (NPPF), National Planning Policy Guidance

(NPPG) as well as other guidance and relevant legislation, must also be taken into account.

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

BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
BE18 Ancient Monuments and Archaeology
C1 Community Facilities
C7 Educational and Pre-School Facilities
C8 Dual Community Use of Education Facilities
ER7 Contaminated Land
ER10 Light Pollution
G2 Metropolitan Open Land
G6 Land adjoining Green Belt/MOL
G7 Green Chain
L1 Outdoor Recreation and Leisure
L2 Public Rights of Way and Other Recreational Routes
L6 Playing Fields
T1 Transport Demand
T2 Assessment of Transport Effects
T3 Parking
T7 Cyclists
T11 New Accesses
T16 Traffic Management and Sensitive Environments
T18 Road Safety
NE3 Nature Conservation and Development
NE5 Protected Species
NE7 Development and Trees
NE9 Hedgerows and Development
NE12 Landscape Quality and Character
NE13 Green Corridors
IMP 1 Planning Obligations

Supplementary Planning Guidance 1: General Design Principles

Consultation on the next stage of the Local Plan will commence soon, the consultation will focus on draft site allocations, a limited number of revised draft policies and designations. The Draft Local Plan is a material consideration and is of limited weight at this stage. Of relevance to this application are policies:

7.1 Parking
7.2 Relieving congestion
8.1 General Design of Development
8.6 Protected Species
8.7 Development and Trees
8.11 Landscape Quality and Character
8.12 Green Corridors
8.15 Metropolitan Open Land

8.18 Land adjoining MGB or MOL
8.22 Outdoor Recreation and Leisure
8.23 Outdoor Sport, Recreation and Leisure
8.41 Ancient Monuments and Archaeology
10.4 Sustainable Urban Drainage Systems
10.10 Sustainable design and construction
10.11 Carbon reduction, decentralised energy networks and renewable energy
11.1 Delivery and implementation of the Local Plan

In strategic terms the most relevant London Plan 2015 policies are:

2.6 Outer London: vision and strategy
2.18 Green Infrastructure
3.18 Education Facilities
3.19 Sports Facilities
5.2 Minimising carbon dioxide emissions
5.3 Sustainable design and construction
5.6 Decentralised energy in development proposals
5.7 Renewable energy
5.8 Innovative energy technologies
5.9 Overheating and cooling
5.10 Urban Greening
5.11 Green roofs and development site environs
5.12 Flood Risk Management
5.13 Sustainable Drainage
5.18 Water Use and Supplies
5.21 Contaminated Land
6.3 Assessing Effects of Development on Transport Capacity
6.8 Coaches
6.9 Cycling
6.10 Walking
6.12 Road Network Capacity
6.13 Parking
7.2 An Inclusive Environment
7.3 Designing our Crime
7.4 Local Character
7.6 Architecture
7.8 Heritage Assets and Archaeology
7.14 Improving Air Quality
7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
7.17 Metropolitan Open Land
7.18 Protecting open space and Addressing Deficiency
7.19 Biodiversity and Access to Nature
7.21 Trees and Woodland
8.1 Implementation

Mayor's SPG's:

Social Infrastructure SPG (2015)

Accessible London: Achieving an Inclusive Environment (2014)

The National Planning Policy Framework 2012 (NPPF) is relevant, including paragraphs 32 (Transport Impacts), 61-64 (Design), 72 (education), 73 & 74 Open space and Playing Fields, 87-90 (Green Belt) and 211 - 216 (status of adopted and emerging policies).

Planning History

There is an extensive planning history for this site over a long period. The most relevant history is listed below:

DC/99/02840/FULL1 Siting of two detached single storey mobile buildings for classrooms for a temporary period. (Renewal of permission 97/1104) Approved 10.11.1999

DC/03/04469/RENEW Construction of a two storey music school building, alterations to vehicular and pedestrian access to Mottingham Lane, revised car park layout and associated landscaping Renewal of application 97/01500 granted on appeal Approved 12.03.2003

DC/04/03813/FULL1 Single storey infill extension to boarding house and its conversion into music teaching and practice rooms Approved 24.11.2004

DC/07/02015/FULL1 Two storey extension/elevational alterations including additional windows and glazed entrance façade and access steps/ramps Approved 12.07.2007

DC/09/02240/FULL1 Two storey detached educational art building with single storey link building/associated landscaping and alterations to front gate/fencing Approved 02.11.2009

DC/10/00242/FULL1 Two storey detached educational art building with single storey link building/associated landscaping and alterations to front gate/fencing (amendments to 09/02240/FULL1 to reposition footprint of art facility building and colonnade link and extend link roof to hip of Anthony Barnard Hall) Approved 25.03.2010

DC/10/03221/FULL1 Two storey detached educational art building with single storey link building/associated landscaping and alterations to front gate/fencing (amendments to 09/02240/FULL1 including elevational changes, acoustic screen and sub-station) Approved 24.01.2011

DC/11/03476/FULL1 Single and two storey temporary buildings for classroom accommodation and sixth form common room during redevelopment of part of school Approved 30.03.2012

DC/11/03482/FULL1 Three storey block comprising classrooms and sixth form accommodation Approved 01.05.2012

DC/11/03489/FULL1 Replacement single storey pavilion/changing room buildings
Approved 01.03.2012

DC/11/03923/FULL1 Temporary use and erection of temporary structures including
vehicle access area and fencing for a London 2012 Training Venue Approved
11.04.2012

13/00778/FULL1 First floor extension to science block Approved 30.04.2013

14/01093/FULL1 Single storey detached building for use as cricket score hut
(retrospective) Approved 13.05.2014

14/01837/FULL1 Erection of new tractor storage shed Approved 03.09.2014

Conclusions

It is considered that the main planning issues relating to the proposed scheme are as follows:

- Principle of Development
- Impact on the adjacent Metropolitan Open Land (MOL)
- Layout, Siting, Design and Heritage
- Impact on Neighbours Amenity
- Highways and Traffic Matters
- Trees and Landscaping

Principle of Development

Planning permission has previously been approved on this site ref: 11/03489/FULL1 for a three storey extension, but with a similar footprint to the current proposal, to provide a 6th form centre and improved educational facilities. This permission although now expired has already established the principle of a replacement of the school building on this part of the school site. This proposal is for a more modern approach to the design of the building and varies in its form and size, encompassing a wider redevelopment that includes the demolition of a greater proportion of existing structures and their replacement within the proposed scheme. As a result the footprint of this extension is slightly larger and also includes the erection of a separate medical building adjacent.

In respect of educational policies paragraph 72 of the NPPF identifies that the government attaches great weight to the need to create, expand or alter schools and says that Local Planning Authorities should work with school promoters to identify and resolve key planning issues, whilst Paragraph 73 of the NPPF says that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of Communities. The London Plan in Policy 3.18 encourages proposals which enhance the expansion and provision of educational facilities including new build, expansion of existing or change of use to educational purposes. Whereas, Chapter 13 of the UDP sets out the Council's objectives in supporting the provision of local community services. Policy C1 of the UDP states that proposals for development

that meet an identified education need will normally be permitted provided it is accessible by modes of transport other than the car and accessible to members of the community it is intended to serve. Policy C7 of the UDP identifies that new or extensions to existing educational establishments will be permitted provided that they are located so as to maximize access by means of transport other than the car.

In response to increasing pressure for school places and the emphasis on the need to ensure sufficient places in the London Plan and the NPPF the emerging Draft Local Plan includes draft policies 6.5 "Education" and 6.6 "Educational Facilities". Draft Policy 6.5 advises that the Council will assess the need for education infrastructure and allocate sites accordingly safeguarding education sites for the plan period. Draft Policy 6.6 supports proposals for new educational facilities which meet local need, looking first at opportunities to maximise the use of existing Education Land.

The principle of extensions to all types of existing schools and buildings is well established in planning policy from a national to a Borough level. The site offers options for additional and upgraded education facilities which fulfil an educational need at the school. The educational need is therefore a strong material consideration in the assessment of this planning application. It is clear that the school needs to upgrade its facilities in the long term to address the demands from an educational perspective which has been outlined in the justification provided by the Applicant.

The above policies in respect of educational need clearly provide support at all levels for these educational facilities and the extension of the school buildings to provide improved facilities for teaching and associated facilities. Consideration of the impact on the adjacent MOL and on the amenities of neighbouring residential properties along with compliance with all other relevant planning policies still, however, needs to be addressed and a balance struck when assessing all the relevant planning issues and material considerations in such a case.

Impact on the adjacent Metropolitan Open Land (MOL)

The site adjoins Metropolitan Open Land (MOL) which is afforded the same protection as the Green Belt. Policy G6 of the UDP seeks to protect the MOL from adjacent development and the impact on the visual amenities from the MOL also needs to be assessed in any consideration of the proposed development. In addition Policy G2 of the UDP, Draft Policies 8.15 & 8.18 of the Local Plan and Policy 7.17 of the London Plan are also relevant.

The proposal has given consideration to the adjoining MOL and its visual amenities in terms of its design and built form on the western elevation adjoining the MOL and playing fields. The overall form of the building has been reduced from the previous approved scheme and is now three storeys in height with second floor accommodation with the roofspace in the form of windows which break through the eaves line that reduces the overall bulk. Further dormers/roof additions are proposed within the roofspace but these are sited on the eastern side of the roof along with the proposed PV solar panels. The proposal is for a substantial building

and a significant form of development close to the MOL but due to the careful design and its form it is considered sufficient to minimise the overall impact and results in a better design than the original approved scheme. The impact will be further reduced by proposed tree planting which would form part of a latter landscaping scheme.

In addition, this application is for a replacement part of the school buildings which already exist in close proximity to the MOL. This scheme also includes the demolition of some buildings that are sited closer to the MOL, such as the White House and Cricket Pavilion, along with two large temporary classrooms, the latter, of which could not be identified as providing good design or a suitable form of buildings close to the MOL. The proposed scheme of an improved design and appearance to the existing school building being replaced could be seen as a benefit to the overall appearance of the site from the MOL and will result in a long term improvement to the visual amenities and character of the MOL. Consequently and on balance, the proposed replacement extension to the school buildings and its impact on the MOL in terms of its visual amenities and character is considered to be acceptable and in compliance with Policy G6 of the UDP.

The proposed detached single storey medical centre which is to be sited to the north west of the main building in also sited outside of the MOL. Its low level modern design also minimises the impact on the wider area and on the visual amenity and character of the MOL. This is also considered to be an appropriate form of development on this part of the site and does not harm the MOL.

The site is also sited within the Green Chain and as such Policy G7 of the UDP is relevant. Development proposals will be required to respect and not harm the character or function of the Green Chain and the Green Chain Walk. For the reasons identified above, it is considered that the proposals will not detrimentally affect the character or function of the Green Chain or the Green Chain Walk.

Layout, Siting, Design and Heritage

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, indivisible from good planning and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and public and private spaces. Developments are required to respond to local character and history, reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. New development must create safe and accessible environments, achieving the highest standards of inclusive design to ensure that it can be used safely, easily and with dignity by all (Para.3.114, London Plan).

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. Policy BE1 requires that new development is of a high standard of design and layout. It should be imaginative and attractive to look at, complement the scale, form, layout and materials of adjacent buildings and should respect the amenity of the occupiers of neighbouring buildings. Green roofs should be utilized as much as is practical to help the

development blend into the landscape. Furthermore, the application of a high quality palette of materials is required as well as a high quality landscaping scheme demonstrating the vast majority of trees on and around the site are to be retained. Policy BE10 relates to Locally Listed Buildings and requires that alterations and extensions to such buildings be both sympathetic to the character, appearance and special local interest of the building and that the proposal is of an exceptionally high standard.

The proposed development for a replacement school building and detached medical centre, as previously expressed, are of a high quality in terms of their design, appearance and also materials. The design has a more modern approach than the previous approved scheme but has taken cues and design features from the older school buildings and Fairy Hall which is a Locally Listed building. The design has largely evolved from the previous proposals to provide a building that performs a wider range of school functions and also includes the replacement of the temporary music mobile classrooms and will provide replacement facilities for the cricket pavilion. Its siting and layout follows the lines of the existing buildings, the original proposals for its replacement and complements the courtyard and locally listed buildings. It is therefore considered to represent a high quality design solution to provide the required facilities for the school whilst respecting the historic character and form of the existing school buildings which are also of a significant size and form.

The proposed building is also significantly more sustainable than that which it is replacing, being more energy efficient and incorporating current building technologies. Green roofs are also being proposed to some flat roof surfaces along with PV solar panels. In addition, it also allows greater access, including internal lifts and level surfaces which the current buildings cannot provide. It therefore provides inclusive design and accessible school facilities. The same applies to the proposed medical building, being of a modern, simple design and clad in timber, providing level access, higher levels of thermal efficiency and sustainability. Its siting and form, being a low level single storey structure sited to the north of the proposed replacement building, between the school buildings and the boundaries of the site, will clearly be subservient and in scale with the adjacent residential properties and their associated garden buildings. This building is also sited outside of the MOL and its visual impact due to its design, form and siting will overall be limited.

In respect of the locally listed school buildings including Fairy Hall, it is considered that the development is sympathetic to the character, appearance and special local interest of these buildings, for the reasons identified above. It is considered to complement their historic features and is of a high quality design which fully complies with Policy BE10 of the UDP.

It has been identified that the loss of the cricket pavilion and the 'White House' is disappointing as it will result in the loss of traditional buildings of some design merit. However, neither is not protected and would not be appropriate for protection as they are not unique or exceptional examples of these forms of building. Their loss is therefore appropriate in principle to enable the redevelopment with high quality replacement buildings.

Consequently the proposed design and form of the buildings fully comply with all the relevant design policies, in the NPPF, London Plan and UDP, providing a high quality design that complements the existing locally listed buildings and responds to local character whilst providing an innovation solution to the needs of the school and the resulting design of the building. Planning conditions can also further control all aspects of the design and materials of the buildings to ensure the high standards are maintained.

The impact of these proposed buildings, including their siting and design and the resultant assessment of impact on the amenity of the occupiers of neighbouring buildings is discussed in detail below.

Impact on Neighbours Amenity

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

In terms of the adjoining residential properties these are mixture different styles of properties all with rear gardens and most with an outbuilding of some form. The closest adjacent properties on Mottingham Lane are Colview Court, a group of flats with car parking to the rear, Littleholme, Bermil, Coswold and Yaver. These are all sited over 50m away from the proposed northern elevation, with mature trees in the gardens or along the northern boundaries of those properties. This is a significant distance between the proposed building, those closest residential properties and their private garden areas, being the immediate space to the rear of the dwellings. In addition, the replacement school building is stepped back at second floor level to reduce the overall form and scale of the replacement building. There is therefore unlikely to be a significant detrimental impact on the existing amenities of those properties as a result of the siting of the proposed school building, which is on a fairly similar footprint to the existing school buildings.

The applicants have also submitted a basic sunpath analysis, which identifies the level of overshadowing or loss of light that could occur. Any impact would be largely to the existing access route to the rear of Mottingham Lane, along the northern boundary of the site although there is some impact to small sections at the end of the rear gardens. The greatest impact would be on the car parking area to the rear of Colview Court. This analysis, although not detailed, identifies that the proposed school building would have a limited impact on loss of light or overshadowing of adjacent residential properties and would be acceptable.

In terms of overlooking or potential loss of privacy it is proposed to obscure glaze the limited number of windows being proposed to the northern elevation and the flat roof section is to have no access except for maintenance or escape purposes. This will largely remove any potential for overlooking or a loss of privacy to these residential properties. However, to ensure privacy is maintained in perpetuity conditions have been added to also specify no additional windows to the northern

elevation and no use of the flat roof section other than for maintenance or escape purposes and further details of the access door to this flat roof area. The proposals and the additional conditions should ensure the impact on existing residential amenities as a result of this aspect of the proposal are maintained and are therefore acceptable and accord with Policy BE1 of the UDP.

The siting of the medical building in relation to residential dwellings is slightly closer than the existing cricket pavilion and of a generally similar size. It is sited closest to Colview Court and Yaver with mature trees between it and the adjacent residential properties. This building has a simple form and its use will not be intensive. It is considered that its impact is unlikely to be much greater than the existing Pavilion building and as a result is unlikely to result in a detrimental impact on the amenities of adjacent residential properties. This part of the proposal also therefore complies with Policy BE1 of the UDP and is acceptable.

The proposed buildings are consequently appropriate in scale and form in relation to adjacent residential properties and their amenities. Overlooking, loss of privacy, loss of light and overshadowing have therefore been minimised and are all acceptable in the context of the site, subject to the conditions identified.

Highways and Traffic Matters

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 Assessment which should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site and safe and suitable access to the site can be achieved for all people. The NPPF clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe (Para.32).

London Plan and UDP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Proposals relating to schools will also be required to produce or update and adopt a School Travel Plan (Policy C7) identifying measures which will assist in reductions in car usage, reduced traffic speeds and improved safety particularly for pedestrians and cyclists. Policies T1, T2, T3, T6 and T18 of the UDP relate to the Council's requirements in terms of parking, transport assessments and highway safety in addition to London Plan Policies under Section 6 including Policies 6.8 - 6.10 & 6.13. The requirements for car parking are laid out within Table 6.2 of the London Plan and details of secure cycle parking spaces (for staff, pupils and visitors) should be provided in accordance with the standards set out in table 6.3. Developments should provide adequate levels of parking provision suitable for the required use and taking into account the different modes of transport available near to the site to reduce car usage as identified in the Transport Assessment.

The applicants have confirmed in a Transport Technical Note that the proposal will not result in the intensification of the use of the site or increased pupil numbers, as this proposal is to enhance the existing facilities available. Consequently, there will

be no highway implications as a result of this proposal beyond the construction stage. Bromley Highways and TfL have therefore raised no objections to these proposals as the resultant buildings raise no additional highway issues or car parking requirements.

The construction impacts of the development will however raise transport and access issues which include a temporary access route, along the side of the playing fields. It is expected that these matters will be fully addressed in a construction management plan which can be dealt with by condition. A full discussion and consideration of the issues this aspect of the proposal raises is dealt with under the corresponding planning application being reported to this Committee for the temporary classrooms, construction compounds and temporary access route under 16/00692/FULL1.

Trees and Landscaping

Policy NE7 requires proposals for new development to take particular account of existing trees and landscape features on the site and adjoining land. There are a number of trees on the site which are to be retained where possible. A tree survey/arboricultural report accordance with BS 5837: 2012 has been submitted with the application which assesses these trees and identifies those trees to be retained which are of some merit.

A number of new trees adjacent to the existing school building and along the boundary of the playing fields will be removed and later replaced as part of these proposals. Their limited age and size results in their limited amenity value across the wider site and their loss is acceptable. There are however a number of more mature trees adjacent to the playing fields which are to be retained and specific protection measures and works close to their roots have been identified. These measures can be further controlled by conditions.

A high quality landscaping scheme and replacement tree planting is proposed at this stage and will largely off-set the losses identified resulting in a greater level of landscaping and trees once completed. The proposed landscaping scheme is part of the overall proposals being put forward and is integral to the design of the replacement building and also includes the redesign of the internal courtyard/quadrangle area. Further details of the proposed landscaping scheme, which will be undertaken in stages, can be dealt with by condition. This aspect of the proposals is therefore acceptable and accords with Policy NE7 of the UDP.

Other Technical Considerations

Archaeology

The site is located within an Area of Archaeological Significance and as such Policy BE16 of the UDP is relevant. A desktop archaeological assessment has been submitted with the planning application. The reports have identified that there is unlikely to be any archaeological remains in the immediate locality and therefore no further investigative work will be required on site. Historic England has confirmed that no further works are required in relation to this proposal.

Ecology

The NPPF addresses ecology in paragraph 109 which states, the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

UDP Policies NE2, NE3 and NE5 seek to protect wildlife features and protected species requiring development proposals to incorporate appropriate mitigation where damage may occur.

The Phase 1 Habitat Survey submitted identified use of the site by bats and limited use of the site by all other protected species and no habitats of significance or ecologically sensitive sites. It is also entirely appropriate for a development of this nature to enhance opportunities for ecology and biodiversity as part of a proposal. The proposed green roofs add to the enhancement of biodiverse features and habitats.

A separate bat survey has been submitted, as identified in the Ecological Assessment. This undertook a site assessment for bats using the existing school buildings to be demolished and although bats commute across the site there was no evidence of bats using the buildings. The report does suggest that potential biodiversity enhancements should be provided in the form of four bat boxes which can be dealt with by condition.

Sustainability and Energy

The London Plan provides the policy framework in respect of sustainable construction and renewable energy with Chapter 5 of the London Plan (2015) and the Supplementary Planning Guidance entitled Sustainable Design and Construction policy BE1(vi) of the UDP providing the relevant policy background.

The application is accompanied by an Energy Statement which shows how the need for energy is to be minimised, and how it will be supplied. In accordance with the energy hierarchy, developments should firstly be designed to use less energy; secondly the energy needed should be supplied as efficiently as possible and thirdly should use renewable energy where feasible. The Energy Statement identifies how the building construction will provide energy efficiency savings that exceed the requirements of the Building Regulations 2013. The statement identifies that 37% carbon savings will be achieved and 22% from on-site renewables in the form of PV solar panels. The proposal therefore complies with Policies 5.7 - 5.11 of the London Plan and provides at least a 20% reduction in CO2 emissions from on-site renewable energy generating technology, being a significant number of PV Panels on the eastern elevation of the roof.

In addition, where flat roofs are being proposed green roofs will be utilised as part of a wider sustainability strategy and form an integral part of the design approach meeting the minimum standards regarding sustainable design principles as set out

in the Mayor's SPG. In addition, high levels of thermal efficiency in the fabric of the building is proposed. The submitted scheme therefore fully complies with the relevant planning policies.

Additional plans have been submitted which show the siting of the proposed PV panels on the school building. The PV panels will be sited on the eastern side of the roof, set against the backdrop of the existing school buildings and where the impact on longer distance views is minimised.

Noise Impact

A Noise Assessment has been submitted which identified background noise levels and identifies measures to minimise noise from plant on the site. Such plant includes two condenser units sited on the northern elevation of the proposed building. The assessment is considered to be appropriate and acceptable and compliance with all mitigation measures identified in the report and the maximum noise levels stated can be controlled by condition. This accords with current guidance on noise, appropriate levels and mitigation and is therefore acceptable. Sustainable Urban Drainage Systems Policy 5.13 of the London Plan requires development to utilise a SUDS, unless there are practical reasons for not doing so, it also recognises the contribution 'green' roofs can make to SUDS. The hierarchy within that policy is for a preference for developments to store water for later use. Limited details have been provided with the application but it is considered that such details can be addressed by a condition.

Contaminated Land

Limited details have been provided at this stage but such matters can be addressed by a full contaminated land condition in accordance with Policy ER7 of the UDP.

Secured by Design

The proposal should incorporate Secured by Design principles as required by Policy BE1 (vii) and H7 (vii) to take account of crime prevention and community safety. Paragraphs 58 and 69 of the NPPF are also relevant. Compliance with the guidance in Secured by Design New Homes 2014 and the adoption of these standards will help reduce the opportunity for crime, creating a safer, more secure and sustainable environment. A condition securing measures to minimise the risk of crime will need to be attached.

Environmental Impact Assessment

The submission of an EIA or the screening for an EIA is not required as the proposed site area is below 1 hectare and therefore the proposal is not considered to generate environmental harm of such significance in terms of scale and/or impact to necessitate the consideration of an EIA.

Conclusion

The proposed replacement building and medical centre, due to their respective siting, design and scale result in a limited impact overall on the site and the immediate locality in terms of the impact on the visual amenities and character of the adjacent MOL and impact on adjacent residential properties.

Objections raised by neighbouring properties in respect of the proposed buildings and these have been addressed in the report. The proposed school building and medical centre are acceptable in all regards and measures have been taken to overcome amenity considerations. The construction traffic for the proposed development has been identified as one of the main concerns and this will be addressed under the corresponding planning application that specifically addresses the construction aspects and matters associated with the temporary school buildings.

The proposal complies with most of the identified planning policies at all levels and all outstanding matters can be addressed by condition. The proposal is therefore appropriate for the site and complements the existing school buildings, it is therefore recommended for approval.

Background papers referred to during the production of this report comprise all correspondence on file ref: 16/00693, excluding exempt information.

RECOMMENDATION: APPROVAL

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 approved shall be carried out strictly in accordance with the application plans, drawings and documents as detailed below:**

**Landscape Phasing 3141.L.907 Rev. P2 dated 23.02.2016
Site Management Plan 3141-D-106 Rev. P3 dated 29.09.2016
Site Ownership Plan 3141-D-051 Rev. P1 dated 23.02.2016
Existing Site Plan 3141-D-052 Rev. P1 dated 23.02.2016
Existing Elevations from Sports Pitches 3141-D-053 Rev. P1 dated 23.02.2016
Existing East and West Elevations 3141-D-054 dated 23.02.2016
Existing North and South Elevations 3141-D-055 Rev. P1 dated 23.02.2016
Existing Ground Floor Plan 3141-D-056 Rev. P1 dated 23.02.2016
Existing First Floor Plan 3141-D-057 Rev. P1 dated 23.02.2016
Roof Plan 3141-D-117 Rev. P4 dated 23.02.2016
Planting Plan 3141.L.904 Rev.P4 dated 23.02.2016
Tree removal and retention 3141.L.905 Rev.P5 dated 23.02.2016
East and West Elevations with Trees 3141-D-206 Rev. P1 dated 23.02.2016**

Landscape Layout 3141.L.906 Rev.P5 dated 23.02.2016
 Landscape Layout 3141.L.900 Rev. P5 dated 23.02.2016
 Proposed Temporary Accommodation 3141.D.990 Rev.P1 dated 23.02.2016
 Quad lawn section 3141.L.901 Rev P4 dated 23.02.2016
 Sixth form centre sections 3141.L.902 Rev. P4 dated 23.02.2016
 Courtyard Sections 3141.L.903 Rev. P4 dated 23.02.2016
 Demolition Plan 3141-D-104 Rev. P3 dated 23.02.2016
 Proposed Site Plan 3141.D.105 Rev.P3 dated 23.02.2016
 Ground Floor Plan 3141.D.114 Rev.P3 dated 23.02.2016
 First Floor Plan 3141.D.115 Rev.P3 dated 23.02.2016
 Second Floor Plan 3141.D.116 Rev.P5 dated 23.02.2016
 Second Floor Plan-Phase 01 3141.D.118 Rev. P1 dated 23.02.2016
 North Elevation 3141.D.200 Rev. P4 dated 23.02.2016
 East Elevations 3141.D.201 Rev. P5 dated 23.02.2016
 East Elevations 3141.D.201 Rev. P5 dated 23.02.2016
 West Elevations 3141.D.202 Rev. P3 dated 23.02.2016
 West Elevations 3141-D-202 Rev. P3 dated 23.02.2016
 6th Form Elevations 3141-D-204 Rev. P3 dated 23.02.2016
 Various Elevations 3141-D-203 Rev.P3 dated 23.02.2016
 North Boundary Section 3141-D-260 Rev. P3 dated 23.02.2016
 Sunpath Analysis 3141-D-262 Rev.P1 dated 23.02.2016
 Location Site and Ownership 3141-D-050 Rev. T2 dated 09.03.2016
 Medical Centre and SE Wing Plans (12, 13, 14, 15, 16, 19, 100, 101, 102 & 103 dated 23.02.2016
 Roof plan 3141-D-117 Rev. T2 dated 19.08.2016
 Tree Protection Plan Arbtech TPP 01 Rev. D dated 23.02.2016
 Arboricultural Impact Assessment Arbtech AIA 01 Rev. D dated 23.02.2016
 Design and Access Statement Section A dated 23.02.2016
 Architectural drawings and information Section B dated 23.02.2016
 Design Team and Consultants Section C dated 23.02.2016
 Planning Statement dated 23.02.2016
 Revised Technical Note dated 03.10.2016
 Heritage Statement dated 09.02.2016
 Phase 1 Habitat Survey dated 23.02.2016
 Archaeological Desk Based Assessment dated 23.02.2016
 Acoustic Report dated 23.02.2016
 Arboricultural Method Statement Rev D dated 23.02.2016
 Drainage Statement dated 23.02.2016
 Energy Statement Report dated 23.02.2016
 Car Park Survey dated 19.08.2016
 Email dated 08.06.2016
 Email dated 13.05.2016
 Email dated 19.08.2016
 Bat Survey dated 19.08.2016

REASON: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority when judged against development plan policies in the London Plan 2015 and UDP 2006.

- 3 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before occupation of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first 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 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.

- 4 The excavation works beneath the canopy of any trees shown to be retained on the submitted plan shall be carried out by hand or by tools held in the hand (other than power-driven tools). Any roots encountered of 50mm or more in diameter shall be carefully retained and protected from exposure and desiccation. Any damaged or severed roots shall be cut so that the final wound is as small as possible.

REASON: In order to comply with Policy NE7 of the Unitary Development Plan to ensure works are carried out according to good arboricultural practice, and in the interest of the health and visual amenity value of trees to be retained.

- 5 The development shall be implemented in accordance with the Arboricultural Method Statement Rev D and Tree Protection Plan submitted and dated 23rd February 2016 hereby approved and under supervision of a retained arboricultural specialist in order to ensure that the correct materials and techniques are employed throughout the course of the development.

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

- 6 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works 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.

- 7 Details of the windows, rooflights and dormers including their materials, method of opening and drawings showing sections through mullions, transoms glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed 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.

- 8 No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and

drainage works shall be carried out in accordance with the approved details prior to first occupation. Where a sustainable drainage system scheme (SuDS) is to be implemented, the submitted details shall:

i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters;

ii) specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and

iii) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan.

- 9 Notwithstanding the details submitted and 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 full 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, the hours of operation and number of movements for each construction route 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.

- 10 Prior to the commencement of development details of on-site car parking for construction operatives for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to comply with Policy T18 of the Unitary Development Plans and to ensure adequate on-site car parking during the construction period.

- 11 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 on site 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.

12 The development hereby permitted shall incorporate measures to minimise the risk of crime. No occupation shall take place until details of such measures, according to the principles and physical security requirements of Secured by Design, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented before the development is occupied and thereafter retained.

REASON: In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.

13 The development shall be implemented in full accordance with the energy strategy assessment hereby approved which includes the provision of 37% CO2 emissions savings and the use of Solar PV Panels to achieve a reduction in carbon dioxide emissions of 22% from on-site renewable energy generation. The approved scheme shall be in operation prior to occupation, retained thereafter and fully maintained.

REASON: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2015).

14 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.

- 15 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

- 16 Before any external illumination becomes operational, full details of the lighting scheme including type, orientation and screening of the lights shall be submitted to and approved by the Local Planning Authority and shall be permanently maintained as approved thereafter.

REASON: In order to comply with Policy ER10 of the Unitary Development Plan and in the interest of amenity and public safety.

- 17 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.

- 18 All sound insulation, glazing, ventilation and noise control specifications shall be installed fully in accordance with the recommendations of the submitted Acoustic Report (Sand Brown Acoustics report 14388-R02-C of 8th January 2015) and shall be permanently maintained thereafter.

REASON: To protect the aural environment in accordance with Policy 7.15 of the London Plan 2015

- 19 The flat roof area facing the northern boundary of the site with the residential properties on Mottingham Lane shall not be used as a balcony

or sitting out area and there shall be no access to this roof area except for maintenance purposes.

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

- 20 The proposed first floor windows facing the northern boundary of the site with the residential properties on Mottingham Lane shall be obscure glazed and shall be permanently retained thereafter.

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

- 21 The ecological enhancement measures identified in the Bat Survey Report hereby approved shall be fully implemented prior to completion of development, in accordance with the submitted report. This shall include four bat boxes within the proposed building and these measures shall be retained thereafter.

REASON: In accordance with policy NE3 of the Unitary Development Plan and policy 7.19 of the London Plan.

- 22 The green roofs hereby approved development shall be constructed in accordance with the plans prior to occupation and maintained thereafter. The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

REASON: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2015).

- 23 The replacement car parking arrangements for all sixth form parking shall be fully implemented before works commence and details of these measures to ensure its safe use and management shall be submitted and approved by the Local Planning Authority before the commencement of works. The approved details shall be retained until all works on site are completed and shall not be varied without the prior approval of the Local Planning Authority.

REASON: To ensure sufficient car parking is available on site in the interests of the free and safe flow of traffic.

- 24 No windows or doors additional to those shown on the permitted drawings shall at any time be inserted in the northern elevations of the buildings hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

You are further informed that:

- 1** 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 Ground Water. 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 0845 850 2777.
- 2** Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 3** Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 0203 577 9963.
- 4** 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.
- 5** 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.