

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

**Application No :** 16/03068/FULL6

**Ward:**  
**Bromley Common And  
Keston**

**Address :** 45 Longdon Wood, Keston BR2 6EN

**OS Grid Ref:** E: 542193 N: 164698

**Applicant :** Mr W Routledge

**Objections :** YES

**Description of Development:**

Partial demolition of a two storey six bedroom detached dwelling retaining some of the existing external walls, refurbishment and erection of a new two storey five bedroom detached dwelling

**Key designations:**

Conservation Area: Keston Park  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 14

**Proposal**

The application seeks consent for the partial demolition of a two storey six bedroom detached dwelling retaining some of the existing external walls, refurbishment and erection of a new two storey five bedroom detached dwelling. The proposal would also see the construction of a basement, with swimming pool.

**Location**

The application site is located on the eastern side of Longdon Wood and is occupied by a detached two-storey dwelling. The existing property has an 'L-shaped' arrangement, with a two-storey rear projection, which extends significantly into the rear garden. The property has also been extended by way of a single-storey extension with a swimming pool and rear dormer. The road and surrounding area is characterised by detached properties of varied architectural design and appearance forming a mix of storey houses, chalet bungalows and older style detached bungalows. The site is located within the Keston Park Conservation Area.

One of the main features of the area is the spacious plots, in which the original dwellings are situated, set well back from the highway with well planted established gardens and mature trees and landscaping. Redevelopment in the form of substantial sized detached housing replacing older type properties has taken place on a number of sites throughout the estate in recent years.

**Consultations**

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

- o The existing buildings footprint is already the deepest penetrating building into the garden by some length on the entire road. To extend it further into the garden seems unreasonable.
- o Mindful of the relationship of the development with neighbouring gardens and boundaries

**Highways** - The proposed development is on a private road. The access and parking arrangements appear satisfactory and I would have no comments on the proposal.

**Environmental Health** - No objections within the grounds of consideration. Recommend that a condition be attached to the amended application with regards to plant noise.

At any time the measured or calculated combined noise level from all fixed plant at this site in terms of dB(A) shall be 10 decibels below the relevant background noise level for that period of operation, (LA90 15mins) measured at the boundary of any noise-sensitive location. Furthermore, the noise rating level determined in accordance with the methodology BS4142:2014 shall not exceed the typical background level during the hours of operation.

Recommend that the following informatives are attached:

*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.*

*Before demolition commences, the Applicant is advised to have a full pre-demolition survey carried out to identify any asbestos containing products which may be in the building, and then contact the Health & Safety Executive to ensure compliance with all relevant legislation. The Applicant should ensure compliance with the Control of Asbestos Regulations 2012 and the Health and Safety at Work Act 1974 in relation to the safe removal of any asbestos on site prior to demolition.*

*If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.*

### **Planning Considerations**

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

BE1 Design of New Development

BE7 Railings, Boundary Walls and Other Means of Enclosure

BE11 Conservation Areas  
BE14 Trees in Conservation Areas  
NE7 Development and Trees  
H1 Housing Supply  
H7 Housing Density and Design  
H9 Side Space  
H11 Residential Conversions  
ER10 Light pollution  
T3 Parking  
T7 Cyclists  
T11 New Accesses  
T18 Road Safety

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No.1 - General Design Principles  
SPG No.2 - Residential Design Guidance

Draft Keston Park Conservation Area SPG

London Plan (July 2015)

Policy 3.3 Increasing Housing Supply.  
Policy 3.4 Optimising Housing Potential  
Policy 3.5 Quality and design of housing developments  
Policy 3.8 Housing choice  
Policy 5.1 Climate change mitigation  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable design and construction  
Policy 5.7 Renewable energy  
Policy 5.9 Overheating and cooling  
Policy 5.10 Urban greening  
Policy 5.11 Green roofs and development site environs  
Policy 5.12 Flood risk management  
Policy 5.13 Sustainable drainage  
Policy 5.14 Water quality and wastewater Infrastructure  
Policy 5.15 Water use and supplies  
Policy 6.9 Cycling  
Policy 6.13 Parking  
Policy 7.2 An inclusive environment  
Policy 7.3 Designing out crime  
Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

Housing: Supplementary Planning Guidance. (November 2012)

DCLG Housing Technical Standards (2015)

SPG 1 General Design Principles  
SPG 2 Residential Design Guidance

### Emerging Plans

According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- o The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- o The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- o The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

As set out in paragraph 216 of the National Planning Policy Framework, emerging plans gain weight as they move through the plan making process.

The following emerging plans are relevant to this application.

### Local Plan

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closes on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that an updated Local Development Scheme will be submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, indicating the submission of the draft Local Plan to the Secretary of State in the early part of 2017.

### Planning History

88/00196/FUL- Single storey rear extension for swimming pool and games room and dormer extension. Refused 28.04.1988

Appeal (Ref: T/APP/G5180/A/88/99439/P4) allowed on the 12th January 1989.

88/02906/FUL - Dormer extension detached house. Permission 15.09.1988

90/02930/FUL - First floor side/rear extension. Permission 14.03.1991

Of relevance are several planning applications of a similar nature which have been granted planning permission along Longdon Wood:-

No.5 - Demolition of existing dwelling and erection of part one / two storey 5 bedroom dwelling with accommodation in roof space and integral garage. Planning permission granted on 30th August 2011.

No.15 - First floor side and two storey rear extensions and elevational alterations - Application Reference: DC/13/02240. Refused by LBB but allowed on appeal on 3rd December 2013.

No.39 - Demolition of existing dwelling and erection of a two storey four bedroom house with integral garage and accommodation in roof space. Planning permission granted 9th July 2013

No.41 - Two storey five bedroom detached dwelling with accommodation in roof space and integral garage. Planning permission granted on 15th February 2012

No.54 - Demolition of existing dwelling and erection of detached two storeys dwelling with accommodation in the roof space and integral double garage. Planning permission granted 13th June 2011.

No 21 - Demolition of the existing dwelling and detached garage and shed and the construction of a new detached 5 bedroom dwelling with integral garage. Planning permission granted 9th July 2015.

### **Conclusions**

The main issues relating to the application are the principle of development, together the design and subsequent impact on the character and appearance of the streetscene and Conservation Area. Consideration should also be given to neighbouring amenity and any highways issued.

### **Principle of 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.

Policy H7 of the UDP sets out criteria to assess whether new housing developments is appropriate subject to an assessment of the impact of the proposal on the appearance/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.

The proposal would see the demolition of the existing residential dwelling and the construction of a replacement dwelling. The site is located within the Keston Park Conservation Area. It is noted that a number of dwellings within Longdon Wood have been demolished and rebuilt within recent years. The Conservation Area officer has not raised objections to the principle of development and the existing dwelling is not considered to be of particular architectural or historical merit.

The draft Keston Park Conservation Area SPG explains that the up until the beginning of the 20th Century Keston Park was an area of woodland traversed by

picturesque rides, within the parkland of Holwood House Estate. The land was eventually sold off and development of the new estate began in 1922. The owner, Eric Rogers, sought to create a low density but high quality residential area. He conceived a layout which allowed the landscape of the park to be appreciated, and many of the trees remain. Furthermore, detached houses could be developed by individual purchasers, using the designs of their own architects. Paragraph 3.3 of the draft SPG goes on to explain that "The nature of the Park is such that the re-development (demolition and replacement) of individual dwellings may be possible if the proposal involves the replacement of a house that does not make a positive contribution to the character and appearance of the Park. As a consequence of the individual requirements of clients buying individual building plots, the Park contains a diverse mixture of house types and styles. The character of the Park is maintained by two components; a "strong landscape framework (a. common approach to tree and shrub planting, the design and layout of paths and driveways and other equivalent elements) and a very low development density. As a result, the houses sit within a dominant landscape setting. Any new development proposal should demonstrate that it has taken good account of the existing landscape of the site and surroundings and incorporated as much as possible into a sympathetic new landscape treatment".

In this case, the existing dwelling is considered to make a neutral contribution to the Conservation Area. The area around the site is residential and the buildings in the Park are of a variety of styles and scales. The area has seen many replacement dwellings in recent years, and therefore the principle of a replacement house at the site is not considered to be unacceptable.

### **Design, siting and appearance.**

Policy BE1 requires all new development to be of high standard of design and layout. It should therefore complement the scale and form of adjacent buildings and areas and should not detract from existing street scene and/or landscape and should respect important views, skylines or landscape features. Whilst BE11 Conservation Areas states that in order to preserve and enhance the character or appearance of CAs, a proposal for new development should respect the layout of existing buildings.

Many of the houses along Longdon Wood have been extended and a number have been demolished and rebuilt. There are examples of modern dwellings and generally, the architectural language is varied. As noted above, the draft CA SPG explains that the Park evolved over a period of time and included individually designed houses. The key characteristic of the locality includes a strong landscape framework along the roads, with trees and landscaped frontages, together with low density development. The introduction of a modern dwelling is not therefore considered to be significantly out of character within this setting.

The existing property is set back from the road and includes off-street parking and grass frontage. It has a cat-slide roof design, front facing dormers and a pitched roof front gable. The existing property has been significantly extended over the years, with a large two-storey rear projection and single-storey extension incorporating a swimming pool. Both elements project significantly into the rear garden. The existing dwelling spans almost the full width of the site and retains

minimal side space. The neighbouring dwellings are also set within close proximity to the side boundary and the overall appearance is a slightly more cramped than other development within Longdon Wood.

The proposed dwelling is bulkier than the existing property due to the use of two front facing gables and a crown roof with deeper flank elevations. It would mirror the width of the existing property and would therefore retain a similar side space. It would also be slightly lower in height at the ridge; however the use of the flat roof and front gables, compared to the existing subservient cat-slide roof and lower eaves height, would appear more imposing within the streetscene. This is further compounded by the minimal side space. However, the narrow space between the buildings and siting of neighbouring development would prevent long views of the flank elevations from the streetscene, meaning a significant proportion of this mass would not be visible from the public realm. Furthermore, the scale of the building, when viewed from the front, would be similar to other examples found within Longdon Wood. It is however noted that the neighbouring property to the north, at No 43 Longdon Wood is of smaller scale than the application property. The proposed dwelling would maintain a similar existing front building line and would therefore retain the spacing, off-street parking and garden area to the frontage. A condition could be imposed to ensure a suitable landscape treatment in order to protect the character and appearance of the streetscene. Improved landscaping to the frontage could also soften the appearance of the dwelling within the streetscene.

The proposal would include a large part one/part two-storey rear projection into the rear garden. This projection is larger than other examples within the locality; however it is not dissimilar to the footprint of the existing building, which included a part one/two storey rear projection across the entire width of the property. In this case, the rear projection is approximately 3.2m deeper at first floor level and 4m at ground floor level. The two-storey rear projection has been centralised within the plot, but would include a roof which pitches away from the common boundary. The single-storey element would also now sit adjacent to the southern boundary and would include a glazed roof, which has a lighter and more permeable appearance. This feature would also no longer span the full width of the property. In this context, the projection and footprint of the dwelling as a whole would not overwhelm the plot. The rear garden is generous and ample amenity space would remain. The applicant has indicated that the proposal would be utilise high quality materials, including brickwork for the external elevations, which could be agreed via condition. Given the above, it is considered that the proposal would, on balance, preserve the character and appearance of the Conservation Area.

Given the above, Members may consider that the proposal is of an acceptable design which accords with Policies BE1, BE11 and H7 of the Unitary Development Plan and preserves the character and appearance of the Keston Park Conservation Area.

### **Standard and quality of accommodation**

The London Plan and London Plan Housing SPG, together with the DCLG prescribed Technical Housing Standards set out minimum floor space standards for dwellings of different sizes. These are based on the minimum gross internal

floor space requirements for new homes relative to the number of occupants and taking into account commonly required furniture and spaces needed for different activities and moving around. The quality of the proposed accommodation needs to meet these minimum standards.

The proposal would see the construction of a replacement five bedroom two-storey dwellinghouse, which would comply with the minimum prescribed housing standards. All rooms would also achieve a satisfactory level of light, outlook and ventilation.

The dwelling would also have private and secure amenity space located to the rear of the property.

### **Neighbouring amenity**

Policy BE1 expects all development proposals to be of a high standard of design and should respect the amenity of occupiers of neighbouring buildings and those future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The main impact of the proposal would be on the adjoining neighbours surrounding the site.

The existing dwelling has been extended over the years and therefore has a large footprint, with a significant part one/part two storey rear projection into the rear garden. The existing dwelling, including extensions, measures approximately 24.2m in depth at ground floor level. The building has a two-storey 'L-shaped' arrangement with an existing 13m rearward projection from the rear elevation of the main dwelling. This element sits adjacent to the common side boundary with No 47 Longdon Wood. There is also an extensive single-storey extension, which currently houses the swimming pool and infills the space between the two storey rear projection and common boundary with No 43 Longdon Wood.

The proposed dwelling maintains the existing front building line of the existing property. The depth of the main part of the proposed dwellinghouse, discounting rearward projections is 9m deep. The existing dwelling also includes a cat-slide roof at the rear; however a full width dormer has been erected on the rear roof slope. This eaves line of this existing cat-slide marks the edge of the original rear building line and is similar to the rear extent of No 43 Longdon Wood.

No 43 is located to the north of the application site and is of a much smaller scale than the existing property. This neighbour benefits from a small glazed conservatory at the rear and a large rear garden. The two dwellings share a similar front building line; however the existing two-storey element and ground floor rear additions project significantly beyond the rear elevation of this neighbour. The existing single-storey addition is currently located approximately 1m from the common boundary and extends approximately 11.2m past the rear of No 43 at its closest point. There is also an additional 4.5m rear projection set 3m from the common boundary. In total, the extensions at ground floor level project approximately 15.5m beyond the rear building line of No 43. The two storey element is set back from the common side boundary by approximately 11.5m.

No 47 is located to the south of the application site and appears to be a more recent development, with permission being granted under 89/00786/FUL for a 'Detached two-storey five bedroom house'. There are a number of windows located within the north facing side elevation of No 47, which are located at both ground and first floor level. The existing dwelling includes a two-storey rear projection adjacent to this common boundary for a depth of 13m. To the rear of this, is a further single-storey rear extension measuring 4.5m in deep, which is set back from the common boundary by 5m.

The proposed dwelling has been designed to incorporate a similar 'L-shaped' arrangement with a two-storey rear projection. This projection has however been centralised on the rear elevation and a single-storey glazed pitched roof extension would sit along its southern elevation and wrap around its rear elevation. The proposed two-storey element would have an approximate depth of 12.5m, however when taken with the bulk of the main house this would extend 3.3m beyond the line of the existing two-storey rear projection. This would also be set away from the common side boundary with No 47 by approximately 4m. The single-storey element of the proposal would now be set along the south elevation of this projection and would span its full depth. It would then wrap around its rear elevation with a 3m rear projection. It would include a glazed roof, which pitches away from the common boundary with No 47 and has an eaves height of 2.9m.

The size and scale of the proposed dwelling is considered to be significant, however in weighing up the affect to neighbouring amenity and any subsequent harm, consideration should be given the existing built form and its relationship with neighbouring dwellings.

No 43 is located to the north and given its orientation and smaller scale, the proposal would clearly result in some impact on the visual amenities of this neighbour. However, this property currently experiences some visual incursion from the depth of the existing built development. The proposed two-storey rear projection would be located approximately 7.6m away from the common boundary. Whilst the depth of this element is significant, there would no longer be a single-storey extension adjacent to the common boundary. The depth of the two-storey rear projection would be marginally deeper and closer to the common boundary with this neighbour; however the removal of the ground floor element would improve the immediate spatial relationship. Furthermore, when comparing the height, location and depth of the existing building in relation to proposal, it is considered that the visual impact in respect of light and visual dominance would not be significantly worse than the current situation. The generous depth and width of the rear gardens would continue to maintain a degree of openness to the rear.

No 47 is located to the south of the site. The size and location of the existing built development has result in an established degree of visual incursion in terms of outlook. The proposed two-storey rear projection would be deeper but would also now be set back from the common boundary. A single-storey glazed wrap around element is now proposed along this common side boundary, which has lighter and a far less bulky appearance. Whilst there would be some visual impact in terms of bulk and dominance from the current proposal, this is not considered to be

significantly worse than the current relationship. Furthermore, the orientation of the site would prevent any significant loss of light or overshadowing.

In respect of privacy and overlooking there is already an established degree of overlooking towards the front and rear of the site. Windows are proposed within the front, side and rear elevations of the dwelling at ground and first floor level. No windows are proposed within the south facing flank elevation at first floor level and the design of the building and glazing from the single-storey wrap around would not result in a level of overlooking which exceeds the current situation.

Three windows are proposed within the upper floor north facing flank elevation, which faces No 43 Longdon Wood. It is noted that the existing building already has habitable room windows facing the same direction, however the location and height of existing single-storey extension partially obscures the neighbouring garden from view. The proposal would be set closer; however the applicant has clarified that the windows within this north elevation would be located at eaves level, with a Velux sitting at roof level and the lower half being located within the side elevation. This lower element would be obscured to prevent direct overlooking. A cross section has been provided to clarify this arrangement and in this case, this detail is considered to suitably mitigate any material harm from the development. A condition could be imposed to ensure this arrangement is retained in perpetuity.

Given the above, Members may consider that the proposal would not result in unacceptable harm to neighbouring residential amenities.

### **Highways**

The application site is located on a private road. The Council's Highways officer has been consulted and not objected to the proposed scheme. An existing off-street parking area would be retained to the front of the site, which is considered to be acceptable. As the proposal is to replace an existing residential dwelling no objections are raised on parking or highway grounds.

### **Trees**

Saved Policy BE14 states that development will not be permitted if it results in the loss of any trees in Conservation Areas unless (i) removal of the tree/s is necessary in the interest in good Arboricultural practice, or (ii) the reason for the development outweighs the amenity value of the tree/s and (iii) in granting permission for the development, one or more appropriate replacement trees of a native species will be sought.

The proposed dwelling would be sited largely within the footprint of the existing dwelling. Mature trees are limited to the rear garden and it is considered that they will not be at risk of harm, provided that protection measures are implemented. There are a number of trees located along the common side boundaries, which may be impacted by the proposed development. The applicant indicates that no trees will be pruned or removed as part of the current proposal. It is considered essential for the healthy retention of trees in the rear garden, that protective fencing is erected to contain the development. The Council's Arboricultural officer has reviewed the scheme and raised no objections subject to suitable conditions requiring the submission of a Tree Protection Plan (TPP). It is also considered that

a level of pruning will be necessary alongside the boundaries to facilitate the development. In light of the Conservation Area designation and special landscaped character it is considered reasonable and necessary to condition this information in order to protect any trees on site or adjacent to the development.

On balance, Members may consider that the replacement house is of an acceptable design and would maintain the spatial standards of the street and would not look out of place when viewed amongst other modern properties located in the road. Members may also considered that the proposed development would neither harm the character and appearance of the Conservation Area, nor impact the amenities of adjoining residential properties to such an extent as to warrant refusal of planning permission.

**As amended by documents received on 28.09.2016 18.11.2016**

**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 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 the commencement 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** Before the development hereby permitted is commenced, details of the specification and position of fencing (and any other measures to be taken) for the protection of any retained tree shall be submitted to and approved in writing by the Local Planning Authority. The areas enclosed by fencing shall not be used for any purpose and no structures, machinery, equipment, materials or spoil shall be stored or positioned within these areas. Such fencing shall be retained during the course of building work

**Reason:** In order to comply with Policies NE7 and NE8 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** Details of tree pruning to the overhanging boundary vegetation shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is first occupied, and the pruning shall be carried out in accordance with the approved details.

**REASON:** In order to comply with Policy NE8 of the Unitary Development Plan and in the interest of good Arboricultural practice and the visual amenities of the area.

- 6** At any time the measured or calculated combined noise level from all fixed plant at this site in terms of dB(A) shall be 10 decibels below the relevant background noise level for that period of operation, (LA90 15mins) measured at the boundary of any noise-sensitive location. Furthermore, the noise rating level determined in accordance with the methodology BS4142:2014 shall not exceed the typical background level during the hours of operation.

**Reason:** In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan

- 7** Before the development hereby permitted is first occupied the proposed windows in the first floor north facing flank elevation, which are detailed on Drawing Numbers 992/07/A, 992/09A and 992/10 (Received 18/11/16) shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

**Reason:** In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan

- 8** 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

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](http://www.bromley.gov.uk/CIL)
- 2** 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.

Before demolition commences, the Applicant is advised to have a full pre-demolition survey carried out to identify any asbestos containing products which may be in the building, and then contact the Health & Safety Executive to ensure compliance with all relevant legislation. The Applicant should ensure compliance with the Control of Asbestos Regulations 2012 and the Health and Safety at Work Act 1974 in relation to the safe removal of any asbestos on site prior to demolition.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.