

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

Application No : 16/05879/FULL1

**Ward:
Mottingham And Chislehurst
North**

**Address : Palmer Bros Albert Road Mottingham
London SE9 4SW**

OS Grid Ref: E: 542355 N: 172444

Applicant : Bencewell Properties Ltd

Objections : YES

Description of Development:

Demolition of existing buildings, change of use from MOT test and repair centre (Class B2) to residential (Class C3) and erection of a three storey block comprising 8 x two bedroom and 2 x one bedroom flats with associated parking and landscaping.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 51

Proposal

Permission is sought for the change of use of the site from an MOT test and repair centre (Class B2) to residential (Class C3), the demolition of all buildings at the site and the erection of a three storey block comprising 2 one bedroom and 8 two bedroom flats. The proposal includes 12 associated car parking spaces and communal landscaping area. Access to the site will be via the existing access from Albert Road.

The footprint of the building will measure 21.1m in width and 20.9m in depth. The proposed building will have a flat roof with a height of 8.8m, replacing the existing buildings that have a maximum height of 4.6m.

The application is accompanied by an Arboricultural Report and supporting statements including a Planning Statement, an Energy Statement, a Contamination Desktop Study and a statement of marketing of the site for continued business use.

Location

The site is located on the south side of Albert Road and to the north of Shottery Close. The site currently comprises of 4 single storey commercial buildings with associated hardstanding and is in use as a car repair and MOT centre (Class B2).

The surrounding area contains a mixture of semi-detached and terraced residential properties set within modest plots. The surrounding area is typically characterised by a mix of two storey buildings with pitched roofs and three storey town-house style development. There are no site designations or specific constraints.

Comments from Local Residents

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

- Overdevelopment of the site
- Excessive height and bulk
- Loss of light and harmful/oppressive visual impact
- Retaining wall adjoining Model Farm Close is in poor condition and should be repaired and maintained

Consultations

Highways - no objections are raised subject to standard and non-standard conditions, particularly to submission of a detailed Construction Management Plan.

Drainage - no objections raised subject to a standard condition.

Environmental Health (Pollution) - no objections subject to a standard condition and informatives.

Environmental Health (Housing) - adequate natural lighting and ventilation should be provided for all habitable rooms. Crowding concern is also raised in regard to combined kitchen and living room areas.

Thames Water - no comments received however no objections were raised in regard to the previous application subject to an informative.

Natural England - no objections raised on the basis that the proposal is similar to that previously permitted.

Planning Considerations

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

BE1 Design of New Development
H1 Housing Supply
H7 Housing Density & Design
H9 Side Space
T1 Transport Demand
T2 Assessment of Transport Effects
T3 Parking
T7 Cyclists
T18 Road Safety

EMP5 Development Outside Business Areas
NE7 Development and Trees

SPG1: General Design Principles
SPG2: Residential Design Guidance

London Plan Policies:

3.3 Increasing Housing Supply
3.4 Optimising Housing Potential
3.5 Design and Quality of Housing Developments
3.8 Housing Choice
4.4 Managing Industrial Land and Premises
5.1 Climate Change
5.2 Minimising Carbon Dioxide Emissions
5.3 Sustainable Design and Construction
5.13 Sustainable Drainage
6.9 Cycling
6.13 Parking
7.3 Designing Out Crime
7.4 Local Character
7.5 Public Realm
7.6 Architecture

The National Planning Policy Framework (NPPF)

The Mayor's Housing Supplementary Planning Guidance (March 2016)

DCLG Technical Housing Standards (March 2015)

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

Emerging Bromley Local Plan

The Council is preparing a Local Plan and the final consultation on its proposed submission draft of the Local Plan closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). The updated Local Development Scheme was submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, and indicated the submission of the draft Local Plan to the Secretary of State in the early part of 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 1 - Housing Supply
Draft Policy 4 - Housing Design
Draft Policy 8 - Side Space
Draft Policy 30 - Parking
Draft Policy 31 - Relieving Congestion

Draft Policy 32 - Road Safety
Draft Policy 33 - Access for All
Draft Policy 37 - General Design of Development
Draft Policy 46 - Ancient Monuments and Archaeology
Draft Policy 73 - Development and Trees
Draft Policy 77 - Landscape Quality and Character
Draft Policy 83 - Non-Designated Employment Land
Draft Policy 112 - Planning For Sustainable Waste Management
Draft Policy 113 - Waste Management in New Development
Draft Policy 115 - Reducing Flood Risk
Draft Policy 116 - Sustainable Urban Drainage Systems (SUDS)
Draft Policy 117- Water and Wastewater Infrastructure Capacity
Draft Policy 118 - Contaminated Land
Draft Policy 119 - Noise Pollution
Draft Policy 120 - Air Quality
Draft Policy 122 - Light Pollution
Draft Policy 123 - Sustainable Design and Construction
Draft Policy 124 - Carbon Dioxide Reduction, Decentralise Energy Networks and Renewable Energy

Planning History

Planning permission was granted under ref. 16/03225 for demolition of existing buildings, change of use from MOT test and repair centre (Class B2) to residential (Class C3) and erection of a three storey block comprising 1 three bedroom and 8 two bedroom flats with associated parking and landscaping.

Conclusions

The main issues relating to the application are as follows:

- The principle of residential development at the site and the loss of the existing business use.
- The impact upon the character of the wider area.
- The impact upon the amenities of neighbouring residents.
- The impact on highway safety.
- The standard of accommodation provided for future occupants.
- The impact on trees.

Following the granting of planning permission for a block comprising 9 units under ref. 16/03225, the current proposal seeks permission for a development comprising 10 units. The proposed building will have a matching appearance and matching dimensions to those previously approved, with an internal alteration to provide the additional unit. The development will comprise of 2 one bedroom and 8 two bedroom flats, whereas the previous scheme proposed 8 two bedroom and 1 three bedroom flats. An alteration to the ground floor fenestration is also proposed.

Principle of Development

The NPPF and London Plan support the more efficient use of land to provide residential development, when sited in suitable locations. Policies H1 and H7 of the UDP are also supportive of an increase in residential land use subject to assessment in terms of impact on local character.

The existing use at the site is a car repair and MOT testing centre, which is considered to be a Class B2 (general industry) use. Policy EMP5 of the UDP seeks to protect business sites outside of Designated Business Areas and will only permit changes of use away from suitable business uses provided that:

'The size, configuration, access arrangements or other characteristics make it unsuitable for uses Classes B1, B2 or B8 use; and

Full and proper marketing of the site confirms the unsuitability and financial non-viability of the site or premises for those uses.'

The NPPF outlines under the following paragraphs the need to avoid protection of such sites where there is no longer viability for such uses:

- '22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

- 51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.'

The application is accompanied by a statement from the current occupiers of the site that outlines that the business has operated at a loss for the past three years. Also included is a statement from Linays Commercial that concludes that the site's location within a residential area, along with the arrangement of the existing dated buildings, makes it unsuitable for continued Class B uses.

Marketing has demonstrated over a period of time that there were no successful enquiries into the site, mainly due to the non-commercial location and poor quality of the buildings at the site due to their age, arrangement and unsuitability for modern working practices. It can be argued that the location in a residential area make continued business use a challenge. In respect to Policy EMP5, the site is considered to have a poor arrangement and configuration for business use, alongside the failed marketing exercise, therefore the loss of the use is considered policy compliant. When assessed alongside the NPPF guidance and the

applicant's statement concerning the business, which runs at a loss and on reduced staff numbers, the loss of a business use at this location is considered acceptable in this case.

Design

Policy BE1 of the UDP requires new buildings to complement the scale, form, layout and materials of adjacent buildings and areas, and seeks to protect the amenities of neighbouring properties.

Whilst the principle of residential redevelopment is considered suitable at the site, the replacement with a building of the three storey scale proposed in design terms must also be carefully considered. Following feedback from pre-application, the design was amended to provide a three storey building with a flat roof (maximum height of 8.8m). This reduces the originally proposed bulk and is considered more reflective of the local character, which comprises three storey townhouses and two storey dwellings with pitched roofs. This design, coupled with the separations provided to neighbouring buildings, was considered to respect the character of the area under ref. 16/03225 and it is considered that the proposal would read sympathetically in the street scene.

Residential Density

Table 3.2 of the London Plan outlines suitable residential density figures throughout London, subject to setting and public transport accessibility. Within an urban location such as this, with a PTAL rating of 2, a residential density of 55-145 units per hectare would be expected, where the average number of habitable rooms per unit is 3.1-3.7.

The site has an approximate area of 0.11 hectares. The provision of 10 units would therefore result in a site density of 90.9 units per hectare. This increase in residential density from the previously permitted scheme is therefore considered to be suitable for the site, given the PTAL rating.

Standard of Accommodation

Policy 3.5 of the London Plan states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

The Technical Housing Standards published by the Department for Communities and Local Government requires a Gross Internal Area of 50m² for a one bedroom two person flat and 70m² for a two bedroom four person flat. Compliance with these unit standards has been achieved in the design. Minimum room sizes are also compliant with the recommendations of the London Plan Housing SPG guidance.

The development provides no private outdoor amenity space, and therefore does not comply with the London Plan Housing SPG, however the building will be comfortably sited within the plot to achieve a communal outdoor amenity space of

in excess of 200m². The site is also within 200m of a recreation ground and therefore it is considered that the amount of amenity provided by the site and its surroundings make it suitable for a development of this type. Members previously considered the lack of private amenity space to be acceptable at the site.

Residential Amenity and Impact on Adjoining Occupiers

Policy BE1 of the UDP requires development to respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The proposed development is considered acceptable in terms of its impact upon the amenities of neighbouring occupants. The nearest neighbouring properties on Albert Road and Model Farm Close have been respected by providing a generous separation of 11m and 12m respectively to the boundaries of the site so that any significant visual impact or loss of light would be avoided. The provision of balconies facing west or east would have resulted in overlooking of the neighbouring properties and therefore these have not been included. There are no windows serving habitable rooms proposed on the eastern elevation, and smaller bathroom windows can be obscurely glazed by condition to protect the amenities of facing properties on Albert Road. Proposed windows to the western elevation are not considered to overlook properties on Model Farm Close, which are also sited with a further separation from the proposed block.

In respect to noise and disturbance, it is considered that the proposal is likely to result in a similar level of vehicular movement and site activity as the existing use, therefore it is not considered that the proposal would generate a harmful level of noise and general disturbance at the site over and above the existing use.

Highways and Parking

The Council's Highways Officer has advised that the site is located in an area with a low PTAL rating of 2 (on a scale of 1 - 6, where 6 is the most accessible). The Highways Officer has stated that the car parking provision is acceptable, as is the cycle storage provision. Refuse collection from Albert Road is also acceptable. Albert Road is a narrow residential road and therefore a detailed Construction Management Plan is required by condition.

Trees and Ecology

The Council's Tree Officer has stated that there are no tree constraints at the site, with mature trees found only along the periphery. The development of the site provides an opportunity to retain suitable trees on the boundaries and include a provision for new tree planting. The accompanying Arboricultural Report confirms the retention of boundary trees and new landscaping. Retention of trees and their protection during construction can be controlled by condition.

The submitted ecological report confirms no suitable habitat for bats and only scattered tree habitat for birds. Natural England has made no comment on the

application and it is considered that, due to the nature of the site and its use, the proposal would not impact harmfully in terms of ecological impact.

Renewable Energy and Sustainable Construction

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be lean: use less energy; be clean: supply energy efficiently and be green: use renewable energy.

The application has been submitted with an Energy Strategy for the development. This is considered to be acceptable and a condition can be imposed to ensure compliance with the document.

Planning Obligations

The National Planning Policy Framework (NPPF) states that in dealing with planning applications, local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It further states that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. The NPPF also sets out that planning obligations should only be secured when they meet the following three tests:

- (a) Necessary to make the development acceptable
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development

Paragraph 122 of the Community Infrastructure Levy Regulations (April 2010) puts the above three tests on a statutory basis. From 5th April 2015, it is necessary to link Education, Health and similar proposals to specific projects in the Borough to ensure that pooling regulations are complied with.

The Planning Practice Guidance outlines circumstances where infrastructure contributions through planning obligations should not be sought from developers. Contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000m² (gross internal area).

In this instance, only 10 units are proposed with a floor space of 890m². Therefore a financial contribution would not be required from the developer.

Summary

On balance, it is considered that the proposed development would not impact harmfully on the character of the area and would not result in the unacceptable loss of a business site. No harmful impact would result on the amenities of neighbouring properties or on conditions of highway safety. The standard of accommodation provided for future occupants is also considered to be suitable. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref(s). DC/16/03225 and DC/16/05879, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

- 2 The landscaping scheme hereby permitted shall be completed in full accordance with the approved details 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.

- 3 The boundary enclosures indicated on the approved drawings, along with the repair of the boundary retaining wall adjoining Model Farm Close, shall be completed before any part of the development hereby permitted is first occupied and shall be permanently retained thereafter.**

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

- 4 No trees on the site shall be felled, lopped, topped or pruned before or during building operations except with the prior agreement in writing by the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Authority.**

Reason: In order to comply with Policy NE7 of the Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.

- 5 **No demolition, site clearance or building works (including trenches, pipelines for services or drains) shall be undertaken until Chestnut Pale fencing not less than 1.2 metres in height has been erected around every tree or tree group on the site shown to be retained on the submitted drawings at the furthest extent of the spread of the canopy of any tree or tree group except where development is hereby permitted within this area. The fence shall be placed so as to exclude the site of the said development but otherwise as far as possible from the trees. 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 the building work hereby permitted.**

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

- 6 **No bonfires shall take place within 6 metres of the furthest extent of the spread of the canopy of any tree or tree group shown to be retained on the submitted drawings.**

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

- 7 **No trenches, pipelines for services or drains shall be sited under the spread of the canopy of any tree or tree group shown to be retained on the submitted plans without the prior agreement in writing by the Local Planning Authority.**

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

- 8 **The materials to be used for the external surfaces and windows of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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 appearance of the building and the visual amenities of the area.

- 9 **The surface water drainage scheme hereby permitted shall be implemented in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The following approved plans shall be complied with:**
- **Proposed Drainage Plan DRW No. L1738_00_02 Rev C dated January 2017.**
 - **Surface Water Impermeable Areas Plan DRW No. L1738_00_01 Rev C dated January 2017.**
 - **Drainage Calculations (Rev2) with Job Ref No. L1738 Dated March 2017.**

Reason: In order to comply with Policy 5.13 of the London Plan and to reduce the impact of flooding both to and from the proposed development and third parties.

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

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 11** No wall, fence or hedge on the front boundary or on the first 2.5 metres of the flank boundaries shall exceed 1m in height, and these means of enclosure shall be permanently retained as such.

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

- 12** Before the access hereby permitted is first used by vehicles, it shall be provided with 3.3x2.4x3.3m visibility splays and there shall be no obstruction to visibility in excess of 1m in height within these splays except for trees selected by the Local Planning Authority, and which shall be permanently retained thereafter.

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

- 13** 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.

- 14** The arrangements for storage of refuse (which shall include provision for the storage and collection of recyclable materials) and the means of enclosure shown on the approved drawings shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

- 15 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

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

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

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

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

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

- 18 The details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway hereby permitted shall be completed in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

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

- 19 Before the development hereby permitted is first occupied, the proposed window(s) in the first and second floor eastern elevation shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.

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** No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the flank elevation(s) of the development 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.

- 21** 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.

- 22** The development shall be constructed in complete accordance with the slab levels and site levels hereby permitted unless otherwise 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.

- 23** 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 site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by the Local Planning Authority.

b) 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.

c) 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.

d) 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.

e) 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.

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

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

- 25 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.**

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

- 26 The development hereby permitted shall be completed in complete accordance with the submitted Energy Statement and the measures recommended shall be permanently maintained at the site thereafter.**

Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.3 of the London Plan 2015.