

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

Application No : 17/02709/RECON

**Ward:
Crystal Palace**

**Address : 130 Croydon Road Penge London SE20
7YZ**

OS Grid Ref: E: 534905 N: 169438

Applicant : Mrs Jacqueline Chenoweith

Objections : NO

Description of Development:

Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow variation of Conditions 2 and 18 pursuant to permission ref. 16/05229/FULL1 (granted on the 12.05.2017) for the construction of a four storey residential block comprising 8 two bedroom self-contained units with 4 car parking spaces, landscaping, cycle and refuse stores to allow for the introduction of rear balconies to Flats 4, 6 & 8, private rear amenity area for Flat 2, internal alterations to main entrance to flats 3-8, alterations to the entrance doors to flats 1 and 2 and heights and sills of the Left elevation corridor windows of flats 3 - 8 and stairwell windows have been altered.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 32
Urban Open Space

Proposal

This is a material amendment application to allow variation of Conditions 2 pursuant to permission ref. 16/05229/FULL1 (granted on the 12.05.2017) for the construction of a four storey residential block comprising 8 two bedroom self-contained units with 4 car parking spaces, landscaping, cycle and refuse stores to allow for the introduction of rear balconies to Flats 4, 6 & 8, private rear amenity area for Flat 2, internal alterations to main entrance to flats 3-8, alterations to the entrance doors to flats 1 and 2 and heights and sills of the Left elevation corridor windows of flats 3 - 8 and stairwell windows have been altered.

The building footprint will measure approximately 10.2m width and 16.8m depth at its maximum extents. The height of the building will be approximately 13.8m at the highest ridge point. The footprint of the building has been arranged with a 1m gap to the boundary with No132 and adjacent to the boundary with No128. Three balconies are proposed on the rear elevation

adjacent to the north-eastern boundary with No. 128. The balconies measure 2.95m wide and project 1.6m with a 1.8m high flank privacy screens. At the front of the building there will be 4 car parking spaces and bin/recycling storage. The cycle parking storage for 16 cycles is located within the rear curtilage. Pedestrian access to the building is from the front via a side entrance door.

At the rear, communal gardens are provided for the flats accessed along the side of the building via the front entrance and also a private section of garden has been sectioned off for Flat 2.

The proposed materials are indicated to reflect the local character and match neighbouring buildings with feature bay windows to the front elevation and brick band detailing.

Location

The site is situated on the north-west side of Croydon Road and comprises a vacant site with the original building having been demolished approximately 12 years ago. The original building was a detached dwellinghouse and was of the same form and construction as No132 and the line of properties south west of the site. To the north east are four storey semi-detached properties with raised upper ground floor stepped entrances and an overall taller height than the original dwelling on site. Roof structures are general hipped in the vicinity with some feature front gables. Croydon Road slopes upwards at a noticeable amount from south east to north-west giving prominent views when looking north-west to flank elevations.

The site is not located within a conservation area.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

Internal and External Consultations

On the basis that the application is in essence amending the original case 16/05229/FULL1 the comments received previously are set out below for Members information.

Highways:

The development is located on the northern side of Croydon Road. Croydon Road, Penge (A213) is a London Distributor Road (LDR). Also, the site is located within a moderate PTAL area of 3/4.

The highways department is prepared to accept their proposal of 4 off street parking spaces with one on street car club space. Subject to the applicant providing the first residents 4 years annual membership of a Car Club.

Cycle parking -16 spaces are required.

Refuse store - this is acceptable.

Environmental Health - Pollution:

Environmental Health has previously provided comments on similar applications at this site (Refs. 15/03789/FULL1 and 16/01266/FULL1). The site is on a fairly busy road so I would recommend we request an acoustic assessment in advance of determination to establish ambient noise levels and determine whether specialist acoustic glazings necessary. I would also recommend that conditions are attached in relation to air quality.

Transport for London:

TfL has previously provided comments on similar applications at this site (Refs. 15/03789/FULL1 and 16/01266/FULL1) on 14/10/2015. However considering the scale, nature and location of the proposals, TfL has no objections.

TfL welcomes the commitment to providing 16 cycle parking spaces, as previously requested. TfL notes the applicant proposes 4 car parking spaces, which is considered to be in compliance with London Plan standards which require less than 1 space to be provided per 1-2 bedroom units.

Thames Water:

No objections with regard to sewerage infrastructure capacity or water infrastructure capacity.

Planning Considerations

National Planning Policy Framework (NPPF) (2012):

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 6 – Delivering a wider choice of high quality homes

Chapter 7 – Requiring Good Design

London Plan (2015):

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 5.1 Climate change mitigation
- 5.2 Minimising Carbon Dioxide Emissions

- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.14 Water quality and wastewater Infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 5.21 Contaminated land
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.9 Cycling
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.14 Improving Air Quality
- 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes.
- 8.3 Community Infrastructure Levy

Housing: Supplementary Planning Guidance. (March 2016)

Technical housing standards - Nationally Described Space Standard (March 2015)

Unitary Development Plan (2006):

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- ER7 Contaminated Land
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T16 Traffic Management and Sensitive Environments
- T18 Road Safety

Supplementary Planning Guidance 1: General Design Principles

Supplementary Planning Guidance 2: Residential Design Guidance

Draft Local Plan (2016):

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 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 37 General Design of Development
Draft Policy 30 Parking
Draft Policy 32 Road Safety

Planning History

03/00345/FULL1: Part one/two storey rear and second and third floor extensions and conversion into 2 one bedroom and 4 two bedroom flats. Approved 19.03.2003

03/00858/OUT: Four storey block comprising 8 two bedroom flats with 8 car parking spaces (including in basement) OUTLINE. Approved 09.06.2003

03/02957/CONDIT: Details of design, appearance, landscaping, boundary enclosures, external materials, surface water and foul water drainage, refuse storage and bicycle parking pursuant to conditions 1, 2, 3, 4, 5, 6, 8 and 9 of outline permission ref. 03/00858 granted for 4 storey block comprising 8 two bedroom flats with underground parking for 4 car. Approved 07.10.2003

15/03789/FULL1: Construction of a four storey residential block comprising 8 two bedroom self-contained units with basement car parking, landscaping, cycle and refuse stores. Refused 27.10.2015

The refusal reasons related to the prominent siting, scale, massing, design, and relationship to the adjacent dwellings in the locality in this prominent location, representing an overdevelopment of the site which would appear detrimental to and out of character with surrounding development and harmful to the visual amenities of the area. A second reason detailed an unsatisfactory layout and standard of good quality accommodation for future occupiers by reason of its single aspect internal layout and poorly identifiable entrance approaches. A third reason related to a cluttered front curtilage arrangement which would have appeared detrimental to and out of character with surrounding development and harmful to the visual amenities of the area.

16/01266/FULL1: Construction of a four storey residential block comprising of 8 two bedroom self-contained units with basement car parking, landscaping, cycle and refuse stores. Approved 04.07.2016 subject to conditions.

16/052229/FULL1: Construction of a four storey residential block comprising 8 two bedroom self-contained units with 4 car parking spaces, landscaping, cycle and refuse stores. Approved 12.05.2017 subject to conditions.

Conclusions

Planning permission has previously been granted for this scheme under Ref: 16/052229/FULL1. This allocation is a minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow variation of Conditions 2 and 18 pursuant to permission ref. 16/05229/FULL1 (granted on the 12.05.2017) for the construction of a four storey residential block comprising 8 two bedroom self-contained units with 4 car parking spaces, landscaping, cycle and refuse stores to allow for the introduction of rear balconies to Flats 4, 6 & 8, private rear amenity area for Flat 2, internal alterations to main entrance to flats 3-8, alterations to the entrance doors to flats 1 and 2 and heights and sills of the Left elevation corridor windows of flats 3 - 8 and stairwell windows have been altered.

It is noted that the repost is similar to the previous repost for application ref: 16/05229/FULL1 but updates where required.

The main issues to be considered in respect of this application are:

- Principle of development
- Housing Density
- The design and appearance of the scheme and the impact of these alterations on the character and appearance of the area and locality;
- The quality of living conditions for future occupiers;
- Access, highways and traffic Issues;
- Impact on adjoining properties;
- Sustainability and energy; and
- Community Infrastructure Levy.

Principle of development

Housing is a priority use for all London Boroughs. Policy 3.3 Increasing housing supply, Policy 3.4 Optimising housing potential and Policy 3.8 Housing choice in the London Plan (2015) generally encourage the provision of small scale infill development in previously developed residential areas provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space.

The National Planning Policy Framework (NPPF) states in Paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved

without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate development should be restricted.

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

Policy 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 site has extant permissions for redevelopment and construction of a four storey block of flats, the site is located in a residential location in a residential area where the Council will consider infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. Any adverse impact on neighbouring amenity, conservation and historic issues, biodiversity or open space will need to be addressed. Therefore, the provision of additional dwelling units on the land is acceptable in principle 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, sustainable design and energy, community safety and refuse arrangements.

Density

The density of the proposal would be 117 units per hectare (u/ha). Table 3.2 of the London Plan sets out the appropriate density range for a site with a PTAL of 3 in an urban area as 55-145 u/ha.

Given, the density of the proposal is within the guided density criteria the amount of development on site is considered suitable at this location.

Design, character and appearance

Policies 3.4 and 3.5 of the Further Alterations to the London Plan (March 2015) (FALP) reflect the same principles. Policy 3.4 specifies that Boroughs should take into account local context and character, the design principles (in Chapter 7 of the Plan) and public transport capacity; development should also optimise housing output for different types of location within the relevant density range. This reflects paragraph 58 of the National Planning Policy Framework, which requires development to respond to local character and context and optimise the potential of sites.

Policy BE1 and H7 of the UDP set out a number of criteria for the design of new development. With regard to local character and appearance development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

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

In 2003 as detailed above, a scheme was approved on this site in Outline by Members with subsequent Reserved Matters also approved that closely resembled the scheme now under consideration in terms of footprint location on site and proximity of the footprint to property boundaries. Following this in 2016 under ref: 16/01266/FULL1 a similar scheme was approved. Neither of these schemes were implemented.

The scheme now submitted represents an very similar footprint and siting to the approved 2017 scheme. The scheme also occupies a similar footprint to the original building on site in terms of its width and spatial gaps to boundaries. While not complying with Policy H9 directly, in a report to Planning Committee in 2003 and 2016 this fact was reported. At the time by granting approval Members agreed with the siting of the building. The current building follows this rationale and given the original buildings footprint position, it is still considered that the spatial relationship on site to adjacent buildings is acceptable.

The predominant urban character of this part of Croydon Road is one of large Victorian Villas, many of which having been converted to flats over the years but retaining the original form of the buildings to the streetscene.

The current scheme seeks material alterations to the previous approved scheme and will be slightly larger in terms of height, width and depth. The scheme still takes account of the taller buildings at No128 and lower buildings at No132 and beyond and proposes a pitched roof style on all elevations which reduces the scale of the building and relates well to the roofscape of adjacent property. The double fronted bays and brick band detailing are complimentary to the design vernacular of adjacent buildings. Therefore, it is considered that the proposed design and scale creates a good transition between properties to the north east and the original lesser height detached properties to the south east.

It is noted that a vehicular parking is to be located in the front garden which takes up a large part of the front curtilage. However, with suitable landscaping mitigation as indicated in the submitted plans, on balance Officers consider that the visual amenity of the streetscene will not be detrimentally affected.

Residential Amenity - Standard of Residential Accommodation

Policy 3.5 of the London Plan and the Housing SPG (2016) 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 should comply with Nationally Described Housing Standards (2015).

The floor space size of each of the 8 units ranges between 61m² and 63m² respectively. The nationally described space standard requires 61m² in terms of total flat size for internal areas in relation to a three person two bedroom unit. On this basis, the floorspace provision for all of the units is considered compliant with the required standards and is considered acceptable.

The shape and room sizes in the proposed building are considered satisfactory. None of the rooms would have a particularly convoluted shape which would limit their specific use.

Amenity Space

In terms of amenity space, an extensive communal garden area is indicated to the rear to be landscaped for use by all residents and there is separate private provision in the form of balconies for Flats 4, 6 and 8 and rear private garden space for Flat 2 is to be now provided, given the close proximity of Betts Park, the provision proposed is acceptable at this location.

Car parking

The proposed development provides 4 off-street parking spaces. The Council's Highway Officer has reviewed the current application and has not raised objections to the proposal given the sites accessibility level and the availability of on-street parking in the area subject to a condition regarding the developer entering into an agreement regarding a Car Club.

Cycle parking

Cycle parking is required to be 1 space per studio and 1 bedroom flats and 2 spaces for all other dwellings. The applicant has provided details of secure and lockable storage area cycle storage for each unit comprising of 16 spaces. Further details regarding a containment structure can be conditioned as necessary.

Refuse

All new developments shall have adequate facilities for refuse and recycling. The applicant has provided details of refuse storage for the units within the

front curtilage. The location point is considered acceptable and within close proximity of the highway for collection services. Further details regarding a containment structure can be conditioned as necessary.

Impact on Adjoining Properties

Policy BE1 of the Unitary Development Plan states that development should respect the amenity of occupiers of neighbouring buildings and ensure they are not harmed by noise disturbance, inadequate daylight, sunlight, and privacy or overshadowing.

In terms of outlook, the fenestration arrangement will provide mainly front and rear outlook for each unit overlooking amenity space or overlooking the street. Secondary outlook is additionally provided midway within the flanks of the building looking into a small recessed area within the flank elevations between rooms within each flat.

The proposed balconies have 1.8m privacy screens on the flank elevations thereby preventing views towards the adjacent properties.

In terms of privacy, the second floor balcony would be located ~0.7m from the boundary with No. 128 and ~7.7 m with No. 132. To mitigate any overlooking or perceived overlooking the plans show the balustrading to the flank elevations to be 1.8m high and to ensure this mitigation measures have also been proposed in terms of obscure glazing. To ensure the correct level of obscurity is obtained a condition requiring this has been proposed.

The balconies are also 4.72sqm which will provide some outdoor amenity space as required by the London Plan but by reducing the size will ensure that it will not result in increased noise and disturbance at the elevated level.

Therefore, it is considered that a suitable level of privacy at the intended distances to existing neighbouring property will be maintained generally.

Sustainability and Energy

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 Design and Access Statement has indicated appropriate sustainability measures to ensure that the development strives to achieve these objectives.

Landscaping

An indicative landscaping layout has been submitted as shown on the proposed ground floor site plan drawing that details the areas given over to garden for external amenity for future occupiers. No objections are raised in this regard. Notwithstanding this full detail of hard and soft landscaping and boundary treatment can be sought by condition.

Community Infrastructure Levy

The Mayor of London's CIL is a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

Summary

The development would have a high quality design and would not have an unacceptable impact on the amenity of neighbouring occupiers, subject to suitable conditions. It is considered that the density and tenure of the proposed housing is acceptable and that the development would not be detrimental to the character of the area. The standard of the accommodation that will be created will be good. The proposal would not have an adverse impact on the local road network or local parking conditions. The proposal would be constructed in a sustainable manner and would achieve good levels of energy efficiency. It is therefore recommended that planning permission is granted subject to the imposition of suitable conditions contained within this report.

Background papers referred to during production of this report comprise all correspondence on the file ref: 16/01266/FULL1, 16/05229/FULL1 and 17/02709/RECON set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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.

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

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

4 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.

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

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

6 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.

7 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.

8 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.

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

Reason: To reduce the impact of flooding both to and from the proposed development and third parties and to accord with Policy 5.13 of the London Plan (2015)

10 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 and to accord with Policy 5.14 of the London Plan (2015)

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 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 An acoustic assessment shall be submitted to the Local Planning Authority for approval in writing prior to commencement of the development. The assessment shall determine the worst case day time and night time ambient background noise levels affecting this location and predict the internal levels in the proposed residential dwelling. A scheme of mitigation, as necessary in light of the results of the assessment, (covering façade, glazing and ventilation specifications to achieve suitable internal noise levels in line with guidance in BS8233:2014) shall be submitted to the Local Planning Authority for written approval prior to commencement of the development and once approved shall be installed fully in accordance with the approved scheme and permanently maintained thereafter.

Reason: In order to ensure a satisfactory standard of residential amenity in accordance with Policy 7.15 of the London Plan.

13 Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements 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.

14 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.

15 The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area to accord with Policy 7.14 of the London Plan

16 An electric car charging point shall be provided to a minimum of 20% of car parking spaces with passive provision of electric charging capacity provided to an additional 20% of spaces.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management to accord with Policies 6.13 and 7.14 of the London Plan.

17 The development hereby permitted shall incorporate measures to minimise the risk of crime. No development 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 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.

18 The amenity space as shown on Drawing No A102 Rev. D hereby approved shall be retained permanently for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy BE1 and H7 of the Unitary Development Plan.

19 No part of the development hereby permitted shall be occupied until details have been submitted to and approved in writing by the Local Planning Authority of arrangements for establishment of a car club to serve the development. The approved arrangements for the car club shall be in operation before first occupation of any part of the development and shall be permanently retained thereafter.

Reason: In order to provide for the transport needs of the development and comply with Policies T3 and T18 of the Unitary Development Plan.

20 The privacy screening for the balconies shall be carried in complete accordance with the plans hereby approved under planning ref: 17/02709/RECON (Drawing No. A103 Rev C). The balustrading shall be obscure glazed to a minimum level equivalent to level 4 Pilkington and permanently retained thereafter unless 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.

You are further informed that :

1 The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.

2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk

3 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

4 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical

to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

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. 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.

6 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

7 The applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

8 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

9 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.