

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

Application No : 18/05277/FULL1

Ward:
Shortlands

Address : 2 Styles Way Beckenham BR3 3AJ

Objections: Yes

OS Grid Ref: E: 538337 N: 168060

Applicant : Mr & Mrs D Newman

Description of Development:

Demolition of existing house and garage and erection of detached house with integral double garage

Key designations:

Conservation Area: Park Langley

Smoke Control SCA 21

Smoke Control SCA 9

Proposal

The application seeks consent for the demolition of the existing house and garage, and the erection of a detached house with integral double garage.

Location and Key Constraints

The application relates to a detached residential dwelling, which is located on the south side of Styles Way. The property is located within a triangular shape plot close to the junction with Wickham Way. The site has a wide frontage which then tapers inwards towards the rear of the site. The property is situated within the Park Langley Conservation Area which is characterised by individual dwellings set within generous plots. There is off-street parking to the front and a small detached garage is situated to the western side of the property. There are two large Oak trees situated within the garden of Number 61 Wickham Way to the rear of the site and these are subject to a Tree Preservation Order (TPO).

Comments from Local Residents and Groups

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

- There are two TPO's trees at 61 Wickham Way. Should the application be permitted it is important that a condition is applied to the permission to retain these trees. The reason for this is in light of the statement in the Design and Access submission which states that approval for a replacement dwelling would enable the foundations to be suitably designed to factor in these protected trees. Which were granted permission for removal.

- When the planning committee met on the 3/1/19 this application should have been a material consideration and committee should have been informed as it was validated on the 24/12/18.
- Comments from Park Langley Residents Association - Neutral stance. Appreciate the existing dwelling has suffered substantial subsidence and that its replacement with a modern, energy efficient dwelling is local and a sensible way forward. We would normally be sceptical about demolition the Conservation Area without extremely good reason. But for the reasons above and our impression that the design of the house would complement the immediate area we do not oppose the proposals.
- Comments about the protected trees at the rear and that an application was permitted in early January on the assumption they contributed to the subsidence. Strongly urge council to insist that appropriate construction of the new build takes place to preserve the trees in question.
- Support proposals for the demolition and replacement which is sympathetic to its surroundings. Particular interest that the foundations are sufficiently robust to withstand any future ingress of tree roots. The oaks at Number 61 Wickham Way are vital to the visual scene of Park Langley, welcome to the proposal to have them felled.

Comments from Consultees

Highways - The applicant is going to use the same access and the proposed double garage is of good size. Also there is parking space for 2 cars within the site curtilage and the space to turn around and come out in forward gear. So I would have no objection to the application.

Tree Officer - The application site is located within the local conservation area and is subject to sensitive tree protection. Two oak trees to the rear of No. 61 Wickham Way are covered by Tree Preservation Order (TPO) 2222.

The proposal for a replacement dwelling is supported with an engineer's appraisal report detailing issues with the existing dwelling. A history of subsidence exists for this property and a number of considerations to the causes and solutions. The replacement dwelling is supported and can take place with consideration to surrounding vegetation influence. The influence of mature trees on the replacement dwelling is a key consideration and should inform the design. The foundation detail is a main point for the Council to assess. The depth and design of foundation should reflect the local soil conditions. Foundation detail has not been supplied in the supporting documents, but may be requested under condition. Building Control must be consulted on this aspect of the application.

The presence of mature trees in neighbouring gardens is a reason to warrant appropriate arboricultural mitigation efforts. I do not require a full Arboricultural Method Statement (AMS) to be considered for this application, but do require the employment of a consultant and consideration to Root Protection Area (RPA) impact and exclusion zones. The AMS should therefore focus on this aspect and be supported with general precautionary measures.

I would recommend planning permission be granted subject to the following conditions:

1. Excavation Details for Foundations (PC01)
2. Tree Protection (PC02)

Conservation Officer - The existing house has been heavily altered and does not make any contribution to the CA so demolition is acceptable. The replacement house is of an acceptable design and maintains sufficient side space. The overall height and bulk also appears well considered so if minded to recommend permission I suggest the materials are conditioned

APCA - Object. The proposal constitutes a cramped overdevelopment and could compromise the side space which is noted as an important feature of road frontages identified in para 3.27 of the SPG. The design is insufficiently distinctive for a CA ref: BLP 37 and 41.

Drainage - No objections please impose PC06 condition.

Environmental Health - I have looked at the above application and the following informative are required:

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.

I would also recommend the following condition as the site is within an Air Quality Management Area:

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 (To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan).

Policy Context

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:

- (a) the provisions of the development plan, so far as material to the application,

- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019.

The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (March 2016). The NPPF does not change the legal status of the development plan.

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

London Plan Policies

- 3.5 Quality and Design of Housing Developments
- 6.9 Cycling
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.4 Local Character
- 7.8 Heritage Assets and archaeology
- 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes.

Bromley Local Plan

- Policy 4 Housing Design
- Policy 8 Side Space
- Policy 30 Parking
- Policy 32 Road Safety
- Policy 37 General Design of Development
- Policy 41 Conservation Areas
- Policy 42 Trees in Conservation Areas
- Policy 113 Waste Management in Development
- Policy 116 Sustainable Urban Drainage Systems

Supplementary Planning Guidance

Housing: Supplementary Planning Guidance. (March 2016)

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

Planning History

The relevant planning history relating to the application site is summarised as follows date order:

89/02592/OUT Land adj 2 Styles Way Beckenham. Detached house and garage outline. Refused

12/02004/FULL6 - Replacement double garage. Permission

12/02004/AMD - AMENDMENT - Change of material from brick to timber. Approved.

18/01258/TPO - Fell two Oak trees in rear garden at 61 Wickham Way. SUBJECT TO TPO 2222 (T1 & T2). Consent

Considerations

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

- Principle
- Design
- Standard of residential accommodation
- Highways
- Neighbouring amenity
- Trees
- CIL

Principle & Design

Policy 41 of the BLP states that proposals for new development within Conservation Areas will need to preserve and enhance its characteristics and appearance by:

- Respecting or complementing the layout, scale, form and materials of existing buildings and spaces;
- Respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and
- Using high quality materials.

It goes on to state that proposals that will involve the total or substantial demolition of an unlisted building within a Conservation Area that makes a positive contribution can be judged as causing substantial harm and will be assessed against the tests laid out in para 133 of the NPPF. Where the building makes a negative or neutral contribution to the Conservation Area the merit of the proposed replacement will be weighed against any loss or harm.

The site is located within the Park Langley estate which is designated as a Conservation Area. The estate was conceived as an interwar development based on the Garden City concept and comprises many individually designed houses. The applicant notes that the existing house has undergone extensive changes since originally being built and the supporting statement highlights that the original Edwardian house consisted of three storeys with the upper floor within the roof space. A photograph of the original property has also been supplied within the

design and access statement. However, at some point historically the property was modified and reduced to a single storey, but this was then altered again to provide extended to provide first floor accommodation within the roof, as what can be seen today. The Council's Conservation office notes that the existing dwelling has been heavily altered and does not make any contribution to the wider Conservation Area. Many of the original features have been removed and therefore no objections have been raised to the principle of demolition by the Council's Conservation Officer.

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 124 of the NPPF (2019) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the NPPF (2019) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

London Plan and BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

Policy 37 states that all development proposals should be imaginative and attractive to look at, of a good architectural quality and should complement the scale, proportion, form, layout and materials of adjacent buildings and areas.

Styles Way comprises mainly two storey detached houses which are set back from the road behind landscaped gardens and driveways. The houses within the street vary significantly in terms of their design and general layout. There are also varying architectural details including prominent front gables, bay windows and front dormers. Many of these examples also differ in terms of materiality with evidence of tile hung frontages, render, brick and neo-Tudor detailing. The plots within the street and width of the dwellings also differ significantly.

The application property as built is of brick construction with a rendered first floor. There are a number of dormers within the roof slope and bay windows at ground floor level. The garden is set within a triangular plot with the front boundary having a very wide 38m frontage. The garden then tapers significantly inwards towards the rear of the site. The property is set close to the junction with Wickham Way and the west boundary of the site adjoins the rear gardens of 59-63 Wickham Way.

The proposed dwelling would be two storeys in height with additional accommodation in the roof space, being around 1m higher than the existing dwelling. It would have a width of around 22m but in the context of the surrounding development and width of the plot this is not considered to be inappropriate. In addition, there would be a sufficient degree of set back from each side boundary with 3.2m retained to the eastern elevation and 3.8m-7.5m retained to the west. The application property adjoins the rear gardens of 59-63 Wickham Way and this has resulted in a significant area of open space to the western side of the property. Due to the relationship between the dwellings and size of the gardens the space retained to the west side of the property would not be significantly harmed. The spatial qualities, appearance of openness and overall pleasant character of the streetscene would therefore be preserved.

The built form would continue to be set back sufficiently from the road frontage, and this space would be similar to the front elevation of the existing building and the adjoining building line at Number 4 Styles Way. Its depth within the plot would also respect the proportions of wider development and it would not extend any deeper into the rear garden than the existing property.

In terms of its architectural treatment the dwelling would incorporate details from many of the other properties within the street. This includes two feature bays one with a hipped roof and the other with a gable roof. These would include neo-Tudor detailing; tile hung elevational treatments and a mix of render and brick facing materials. The fenestration appears well considered and is in proportion with the house and wider development.

As such, it is considered the existing house makes little contribution to the character and appearance of the Conservation Area and its demolition is acceptable in principle. The new dwelling is considered to be of an acceptable individual design, which is still set within a generous plot and maintains the spatial character of the streetscene. It would therefore preserve the character and appearance of the Conservation Area.

Standard of residential accommodation

In March 2015 the Government published The National Technical Housing Standards. This document prescribes internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building

Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

Policy 4 sets out the requirements for new residential development to ensure a good standard of amenity. The Mayor's Housing SPG sets out guidance in respect of the standard required for all new residential accommodation to supplement London Plan policies. The standards apply to new build, conversion and change of use proposals. Part 2 of the Housing SPG deals with the quality of residential accommodation setting out standards for dwelling size, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity space (including refuse and cycle storage facilities) as well as core and access arrangements to reflect the Government's National Technical Housing Standards.

The London Plan makes clear that ninety percent of new housing should meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' and ten per cent of new housing should meet Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The relevant category of Building Control Compliance should be secured by planning conditions.

The proposal would be a single replacement dwelling. The proposed would provide an acceptable standard of accommodation and layout.

A significant amount amenity space would be retained to the rear.

The applicant has provided a Part M4 (2) statement within the design and access document demonstrating compliance with the relevant criteria.

Highways

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

London Plan and BLP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan, UDP and emerging draft Local Plan should be used as a basis for assessment.

The proposal is for a replacement dwelling and a double garage would be provided within the development. Additionally, off-street parking would still be available on the front drive and the proposal would utilise the existing access point. The development would therefore provide an acceptable level of parking and no objections have been raised by the Council's highways team.

Details of refuse storage could be controlled by way of a condition should permission be granted.

Neighbouring amenity

Policy 37 the Local Plan seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

The proposed replacement dwelling would be larger in scale the existing property. However, it is set within a generous plot which tapers inwards towards the rear of the site. As noted above, the application site is situated to the rear of 59-63 Wickham Way. The bulk of the proposed dwelling would now be closer to this shared boundary line but there would still be ample degree of separation between the rear elevations of these dwellings and the new built form. The rear garden of Number 59 measures approximately 40m in depth and this degree of separation, together with the overall spatial characteristics of the site would prevent the development being overbearing. These neighbouring dwellings are located to the west and south west of the development and due to this orientation and spatial separation noted above, it is not considered there would be an unacceptable loss of light or overshadowing.

The rear facing windows would not result in a material loss of privacy or overlooking due to their position. One window is proposed within the upper level of the west elevation however this would serve an en suite and could be condition to be obscured glazed and non-opening below 1.7m in order or protect neighbouring privacy.

Number 4 Styles Way is located to the east of the application site. This neighbouring property is also detached and it also includes a single storey double garage block which sits adjacent to the common boundary. The proposed dwelling would be bulkier in appearance but it would not project significantly forward or beyond the rear of this neighbouring property. There would be approximately 9.4m between the side elevation of the new dwelling and the flank elevation of Number 4. The gardens are south facing and due to the orientation and arrangement of the dwelling it is not considered there would be a material loss of light significant overshadowing. In addition, due to the degree separation, generous plot sizes and position of the building it is not considered the development would be unacceptably overbearing or visually dominant in appearance. A number of windows are proposed within the east elevation at upper floor level but these would either be secondary windows or would serve non-habitable rooms. They could therefore be conditioned to be obscured glazed and non-opening below 1.7m.

Given the spatial characteristics of the plot, arrangement of the building and location of the development is not considered that the proposal would result in unacceptable harm to neighbouring residential amenities.

Trees

There are a number of trees within proximity of the development site. Including two large oak trees which are situated within the rear garden of Number 61 Wickham Way. These neighbouring trees are subject to a Tree Preservation Order. By way of background, an application was made on behalf of the applicant under ref: 18/01258/TPO in order to fell the trees. The application was subject to an independent investigation by the Council and it was concluded that these Oak Trees were, on the balance of probabilities, the cause of building subsidence at 2 Styles Way. At the time of that tree application officers visited the site and witnessed significant cracking and displacement within the rooms of the host property. Members therefore resolved to grant consent for the felling of these trees at Plans Sub Committee 4 on the 3rd of January 2018.

The design and access statement explains that the existing trees have resulted in extensive damage to the house and a structural report has been supplied in support of the application. The applicant states that 'Approval for a replacement dwelling would enable the foundations to be suitably designed to factor in these trees, and therefore their removal would not be necessitated.' However, as these trees fall outside of the development site it is not possible to condition their retention and the permission to fell the trees will remain for a period of two years from the date of the consent. In addition, as the trees fall within a separate garden their removal is outside of the applicant's control and subject to the agreement of the owners at Number 61 Wickham Way.

Therefore the current scheme must be considered on its own merits, but whilst the trees remain in situ they form a constraint to the development. The Council's tree officer has reviewed the scheme and notes that a replacement dwelling is supportable with consideration of surrounding vegetation, mostly notably the neighbouring protected trees with specific reference being given to the proposed foundation details. The above officer considers that details are required relating to the Root Protection Area (RPA) impact and exclusions zones, but that suitable conditions relating to their submission prior to commencement can be imposed. Such conditions would include the submission of foundation details and Tree Protection measures, which would include details of the protected trees. Given the protected nature of the trees it is considered that these details should be submitted prior to commencement of development.

Therefore, subject to the above conditions, it is considered that the proposal would not result in unacceptable harm to any on or off-site trees.

CIL

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

Conclusion

The proposed demolition of the unlisted building within the Conservation Area is considered to be acceptable in principle. The proposed dwelling would preserve the character and appearance of the conservation area and there would be no harm to neighbouring residential amenities. The impact on the adjoining trees is also considered to be acceptable subject to the conditions outlined above.

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: To comply with Section 91 of the 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 37 of the Bromley Local Plan and in the interests of visual and residential amenity.

- 3 Prior to commencement of development hereby approved (excluding demolition) details of the depth, extent and means of excavation of the foundations shall be submitted to and approved in writing by the Local Planning Authority, and the excavations and foundations shall be carried out in accordance with the approved details.**

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and 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 in accordance with Policy 73 of the Bromley Local Plan

- 4 (i) Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.**

Specific issues to be dealt with in the TPP and AMS:

a) Location and installation of services/ utilities/ drainage.

b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.

c) Details of construction within the RPA or that may impact on the retained trees.

d) A full specification for the installation of boundary treatment works.

e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.

f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.

h) A specification for scaffolding and ground protection within tree protection zones.

i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.

j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires

k) Boundary treatments within the RPA

l) Methodology and detailed assessment of root pruning

m) Arboricultural supervision and inspection by a suitably qualified tree specialist

n) Reporting of inspection and supervision

o) Methods to improve the rooting environment for retained and proposed trees and landscaping

p) Veteran and ancient tree protection and management

(ii) The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy 37, 73 and 74 of the Bromley Local Plan and pursuant to section 197 of the Town and Country Planning Act 1990

5 (a) Prior to commencement of the development hereby approved (excluding any ground clearance or demolition) a scheme for the provision of surface water drainage shall be submitted and approved in writing by the local planning authority.

(b) Before the details required to satisfy Part (a) are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards.

(c) Where a sustainable drainage scheme is to be provided, the submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site as close to greenfield runoff rates (8l/s/ha) as reasonably practicable and the measures taken to prevent pollution of the receiving groundwater and/or surface water

(d) The drainage scheme approved under Parts a, b and c shall be implemented in full prior to first occupation of the development hereby approved

Reason: Details are required prior to the commencement of any new operational development in order to ensure that a satisfactory means of surface water drainage, to reduce the risk of flooding can be achieved before development intensifies on site and to comply with the Policy 5.13 of the London Plan and Policies 115, 116 and 117 of the Bromley Local Plan

6 No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:

(a) Dust mitigation and management measures.

(b) The location and operation of plant and wheel washing facilities

(c) Measure to reduce demolition and construction noise

(d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-

(i) Rationalise travel and traffic routes to and from the site as well as within the site.

(ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.

(iii) Measures to deal with safe pedestrian movement.

(iv) Full contact details of the site and project manager responsible for day-to-day management of the works

(v) Parking for operatives during construction period

(vi) A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.

(e) Hours of operation

(f) Other site specific Highways and Environmental Protection issues as requested on a case by case basis

(g) The development shall be undertaken in full accordance with the details approved under Parts a-f

Reason: Required prior to commencement of development to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian and vehicular safety and the amenities of the area. In order to comply with Policies 30, 31, 32 and 119 of the Bromley Local Plan of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

7 (a) Prior to commencement of above ground works, details (including samples) of the materials to be used for the external surfaces of the building which shall include 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.

(b) The development shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the appearance of the building and the visual amenities of the area

8 (a) 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 prior to construction of any above ground works

(b) The arrangements as approved under part (a) 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 37 of the Bromley Local Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects

9 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 details as set out in this planning permission 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 30 of the Bromley Local 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.

- 10 Before the development hereby permitted is first occupied the proposed window(s) in upper floors of the east and west elevations 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 6 and 37 of the Bromley Local Plan

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

Reason: In the interest of highway safety and the amenities of the area and in order to Comply with Policy 37 of the Bromley Local Plan (2019).

You are further informed that :

- 1 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.

- 2 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**