

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

Application No : 19/01702/FULL1

Ward:
Hayes And Coney Hall

Address : Scout Headquarters Rear Of 4 To 22
Mounthurst Road Hayes Bromley

Objections: Yes

OS Grid Ref: E: 539744 N: 166620

Applicant : The Mounthurst Scouts & Guides Trust

Description of Development:

Demolition of existing scout/guide building falling within Class D1 and erection of replacement scout/guide building falling within Class D1, with relocation of existing storage building

Key designations:

Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
Smoke Control SCA 51
Urban Open Space

Proposal

Planning permission is sought for the demolition of the existing building and the construction of a replacement scout/guide building (falling within Class D1) on the application site.

The replacement building would be partly sited on the footprint of the existing hut (an storage unit, which is proposed to be relocated within the site), extending deeper into the site than that existing structure as well as closer to the northern boundary of the site with the rear gardens of the dwellings fronting Mounthurst Road. The footprint of the proposed building would be approx. 232.25sqm on the ground floor. It would incorporate an asymmetrical gable to each end, with the eaves height of the covered area to the front (east) of the building being approx. 2.2m, rising to 3.5m at the main eastern elevation of the building. At the rear the eaves height of the building would be 3.5m and the ridge height of the building would be 6.55m. The proposed replacement building would be sunk into the ground at a lower level than the existing building.

Internally the space would be divided into a main hall with two separate storage areas, an enlarged kitchen and enhanced WC facilities including provision of an accessible WC with shower. An internal stair would lead to a small galleried first floor meeting room set in the eaves of the building, with a glazed internal screen

overlooking the open space at ground floor level. The first floor space would have an area of 45sqm. The total GIA of the building would be 269sqm.

The building would be constructed with facing brickwork, with the roof comprising concrete tiles and the windows/doors would be UPVC units. IN the western rear elevation of the structure it is proposed to provide three small window openings to serve the internal WC cubicles. A further window would serve the kitchen and a larger opening and double doors would serve the main hall space. In the eastern front elevation it is proposed to provide two sets of double doors, one of which would lead to the porch space and the other serving the hall space. A further hall window and two obscure glazed WC/circulation space windows are proposed to be provided.

The northern flank elevation would include a single small opening which would be obscure glazed and would serve the circulation space within the toilet area. Velux style roof lights are proposed to be provided in the front and rear elevations of the building.

The application was supported by the following documents:

- Planning, Design and Access Statement

The statement includes within section 5 a detailed account of the applicant and the existing use of the site. It is stated that the current use of the site falls within Class D1. The Scout Group has around 100 youth members at any one time, aged from 6 - 17 years, as well as around 20 adult volunteers. There are waiting lists for most sections (Beavers/Cubs/Scouts and Explorers). The Guides Groups also all have waiting lists (Rainbows/Brownies/Guide companies and a Ranger Unit) with a current roll of approx. 200 girls and 43 volunteers.

Section 6 of the statement refers to the public consultation exercise already undertaken by the applicant. It is stated that those attending the consultation event were broadly supportive of the proposals and the continued use of the site by the local scout and guiding groups. The document states "No significant issues were raised with regard to the siting, footprint or height of the replacement building" but states that matters raised included the intended use of the replacement building, the tidiness of the site, bonfires at the site and the level of lighting on the building.

In response, the statement refers to the primary purpose of the building being to meet the needs of the local scout and guide groups. It is stated that there are currently no plans to use the site for other activities, and that that would be a matter for the Hayes Free Church who control the site. It is stated that there are currently no restrictions on the site being used for other activities falling within the D1 use class, and that any other future activities would need to comply with planning and licensing requirements. The statement goes on to address the concerns raised regarding the tidiness of the site and site storage, as well as the lighting of bonfires as part of the learning opportunities associated with guiding/scouting.

With regards to lighting, concern had been expressed regarding the existing high-level pole mounted flood light at the northern end of the existing building. This pole-mounted light has since been disconnected and new low level lighting mounted below eaves level on the existing hut. It is proposed that the same type of lighting would be provided on the replacement building - with no high level lighting to be provided.

- Copy of letter of neighbour consultation
- CIL forms

Location and Key Constraints

The application site lies to the rear (south) of dwellings fronting Mounthurst Road (Nos. 4 - 22) and to the north west of dwellings fronting Constance Crescent. To the west of the site are residential curtilages of dwellings lying within Homevale Close. The site is broadly triangular in shape and is accessed from a narrow track leading between Nos. 22 and 24 Mounthurst Road.

The existing building is rectangular in shape and is centrally positioned within the site. The structure is single storey and measures approx. 15.1m in length, 6.6m wide and 2.65m high to the eaves and 3.95m to the ridge of the dual pitched roof. The hall incorporates principally an open space with a smaller area comprising a store, WC and kitchen facilities. The overall footprint of the building is 105sqm with the total GIA being 96.5sqm.

The site slopes gently from the north east to the south west, with the ground levels around the building being shown on the submitted survey drawing. The site is designated as Urban Open Space.

Comments from Local Residents and Groups

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

Objections

- A two storey building is not appropriate for the site and will overlook all the neighbouring gardens and houses
- Queries regarding the suitability of the access for heavy loads (building materials being delivered etc.) and associated concern regarding the mains and sewage pipes that run under the path
- Mounthurst Road is a bus route - concern regarding the effect of traffic using the road and the ability of buses to progress along the street
- Scout Hut would be house sized and the building would be taller than the existing structure and while it would be sunken into the ground, it would still nearly double the height
- The extra use of the building would result in an increase in the number of people/cars picking up and dropping off. It is already busy and people park over nearby drives
- Increased noise with the intention of more people using the building

Support

- Has no greater impact than the housing development at the top of the road which consists of two storey housing nor greater than many of the on-going and recent substantial home improvements in the area
- Would be a worthwhile community addition in preference to risking further housing development in the future on this site

Comments from Consultees

Secure by Design:

Concerns regarding the development with respect to safety and security should be addressed - with particular regard to the ease of access to secluded areas and potential roof access. Accredited doors and windows should be installed. A Secured by Design condition is recommended, and it is considered that should the application proceed it will be able (with guidance from SbD officers) to achieve the security requirements of Secured by Design.

Thames Water:

No comments received.

Environmental Health Pollution Officer:

No objections within the grounds of consideration. If permission is granted it is recommended that an informative be added so as to advise the applicant of obligations relating to the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990 as well as the need to comply with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2017 which is available on the Bromley web site. If contamination is encountered Environmental Health should be contacted immediately.

Drainage Engineer:

There are opportunities to implement SUDS at this location. Pre-commencement condition recommended.

Highways:

The application site is located to the rear (and south) of Nos. 4 to 22 Mounthurst Road, Hayes. To the south it adjoins the rear gardens of properties in Constance Crescent and to the west Homevale Close, a private residential cul-de-sac.

No changes to the existing access or car parking arrangements are proposed by the application. No objections.

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

Policy 3.19 Sport and recreation facilities
Policy 7.1 Lifetime neighbourhoods
Policy 7.4 Local Character
Policy 7.6 Architecture
7.18 Protecting open space and addressing deficiency

Bromley Local Plan

Policy 37 - General design of development
Policy 57 - Urban Open Space
Policy 20 - Community facilities
Policy 21 - Opportunities for community facilities
Policy 32 - Road safety
Policy 33 - Access for all

Supplementary Planning Guidance

SPG1 - General Design Principles

Planning History

The applicant has stated that the existing scout hut was constructed in 1963. Under reference 91/02778 planning permission was granted for a single storey extension. The extension was never constructed. The permission was subject to a

condition requiring that the extension should only have been used for purposes ancillary to or associated with the main use of the premises.

Considerations

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

- Principle
- Urban Open Space
- Design
- Highways
- Neighbouring amenity
- Sustainability
- Secured by Design
- CIL

Principle

Policy 20 of the BLP relates to community facilities and states that the Council will promote health and well-being of people living and working in the borough by ensuring the provision, enhancement and retention of a wide range of appropriate social infrastructure, including facilities for recreation, sports and play facilities as well as cultural and social activities. Policy 21 includes at (d) the commitment to community facilities resulting from support for the enhancement of sports and recreational facilities (especially where there are recognised deficiencies or where they present a tool for renewal and regeneration).

In each policy, the desirability of such enhanced facilities which are easily accessible to all sections of the community is referred to. Proposals will be expected to provide appropriate parking and should neither affect adversely highways safety of neighbouring residential amenity.

Policy 37 relates to the design of development and requires, inter alia, that development be attractive to look at, complement the qualities of surrounding buildings and areas and that the amenities of neighbouring residents be protected.

Policy 55 of the BLP relates to Urban Open Space and states that proposals for built development in UOS will only be permitted where:

- The development is related to the existing or allocated use
- The development is small scale and supports outdoor recreational uses or children's play facilities
- Any replacement buildings do not exceed the site coverage of the existing development on the site.

The site is in an existing use as a Class D1 scout/guide hut with associated land around the structure. The provision of replacement/improved D1 facilities on site may be acceptable in principle, subject however to consideration of the implications and requirements of Policies 37, 20, 21 and 55 of the BLP and a

balancing exercise associated with the varied material planning considerations in the case.

Urban Open Space

Policy 55 of the BLP relates to Urban Open Space and states that proposals for built development in UOS will only be permitted where:

- The development is related to the existing or allocated use or
- The development is small scale and supports outdoor recreational uses or children's play facilities or
- Any replacement buildings do not exceed the site coverage of the existing development on the site.

The development is related to the existing use of the site which, as a community facility with indoor and outdoor recreational emphasis is considered to be an appropriate use of the site. While the development is reasonable small-scale in the context of the size of the site and the retained open space about the building, as well as in being partially sited on the footprint of the existing structure, it would be significantly larger than the existing building. The footprint of the building would increase from 105sqm to 223.25sqm and the ridge height of the building would increase from 3.95m to 6.55m. At the same time, there would be a galleried first floor area of accommodation and a number of roof lights in the front and rear elevation of the building.

Cumulatively, the increased height and footprint of the building and the provision of high level roof lights would result in the building having a much greater visual presence within the site in contrast with the existing small-scale structure. That said, being related to the existing use of the site (and providing for the longer term continuation of that use) the proposal would meet one of the three separate criteria relating to proposals for built development in Urban Open Space.

Design

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 (2018) 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 (2018) 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 Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

Policy 37 of the Bromley Local Plan relates to the design of development and states that all development proposals will be expected to be of a high standard of design and layout. Development should be attractive to look at, of good architectural quality and should complement the scale, proportion, form and layout of adjacent buildings and areas. Space around buildings should allow for the creation of attractive settings and buildings should be designed and sited so as to allow for adequate daylight and sunlight to penetrate into and between buildings.

The existing building it is proposed to replace is in poor repair and of a utilitarian appearance which is not uncommon in community/D1 halls of this age. The proposed building would have a much more permanent visual presence within the site as a consequence of its size and height as well as the construction materials (which include facing brickwork for the proposed walls rather than the horizontal timber boarding of the existing structure). The front elevation would be visually relieved to an extent by the attractive sweeping pitched roof over the covered area. The overall appearance of the structure would be barnlike, and in the context of the use of the site and the urban open space grassy setting, would be attractive to look at and would not appear visually incongruous or alien in its setting.

The building would be higher than the existing structure and more prominent. It is acknowledged that while of a reasonable size the site is surrounded by residential properties with gardens of varying length, although the development would have no visual presence from neighbouring public vantage points. The sloping nature of the site means that the application site is in a slightly elevated position relative to the dwellings fronting Constance Crescent and at a lower position than the dwellings fronting Mounthurst Road and Homevale Drive. As a consequence, the visual impact of the proposal is limited predominantly to those dwellings fronting Constance Crescent with limited screening vegetation within the rear garden. The proposal includes some excavation so as to set the building into the gradient of the site in an attempt to limit the visual impact of the building. In general the profile presented to neighbouring properties fronting Constance Crescent and Mounthurst Road would be of the side of the structure with only oblique views of the side/front/rear elevations in conjunction with each other. This would mitigate some of the visual impact of the building and taken alongside the setting of the building into the gradient of the site along with the generous length of rear gardens fronting the adjacent roads would result in the development having limited visual impact.

Other than a single small window to the ground floor WC circulation space the structure would have no flank fenestration or door openings which would limit light emissions to the sides of the structure when it is in evening use as well as preventing an undue loss of privacy. The small first floor element would not be readily appreciable from outside of the site since it would be lit solely by the roof lights.

On balance, while the building would be larger than the structure it would replace, and of greater visual permanence, it is not considered that the proposal would have a detrimental impact on the visual amenities of the area and the design of the development is considered to have adequate regard for the characteristics and location of the application site.

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

Concern has been expressed regarding the suitability of the narrow access road for the access/egress of heavy construction traffic (in terms of its structure relative to underground pipes and services as well as its width and proximity to residential dwellings). In addition, local concern has been raised regarding a potential increase in traffic related to the site's use arising from increased capacity within the building and the improvements to the structure.

No technical highways objections are raised to the proposal on the basis that no changes to the existing access or car parking arrangements are proposed by the application. A pre-commencement condition relating to the provision and approval of a construction management plan has been recommended and the applicant has confirmed that this would be acceptable. On the basis of there being no technical highways representations regarding the proposal it is not considered that the refusal of planning permission on highways grounds would be warranted. It is understood that in terms of the use of the access for the purposes of the scout/guide and other community use of the site the vehicular access is not generally used by parents of scouts/guiders, but is limited to the group leaders. It is

noted that the narrowness of the access and the lack of visibility along its full length would tend to act as a barrier to casual use by parents and it is therefore considered that if children arrive by car, they would tend to be dropped off within Mounthurst Road. In view of the limited use of the site and the hours of use failing principally in evenings and weekends and when the existing/proposed use of the site is compared, it is not considered that the proposal would significantly worsen on-street parking demand or the free flow of traffic and conditions of safety within the highway.

The concerns expressed regarding the structural strength of the access track and potential vulnerability to heavy vehicles are noted. However, this issue falls outside of planning control, being a private matter related to the ownership and maintenance of the access drive which leads principally to the application site and affords side/rear access only to the dwellings immediately adjacent to the site. The impact of the proposal on private drainage falls outside of planning and is not therefore a consideration in the assessment of the application proposal.

Neighbouring amenity

Policy 37 of the Bromley 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 building would be sited approx. 3.5-8m from the northern boundary with the rear of Nos. 8-12 (even) Mounthurst Road, where the rear gardens of those properties are approx. 22.5m long. Separation to the south eastern boundary with the rear of Nos. 117-121 Constance Crescent would range from 4m to 7.5m and the rear gardens of those properties are 25-27.5m long. In view of the separation to the boundaries and then to the nearest residential houses it is not considered that the proposal would have a significant impact in terms of visual impact, overshadowing or loss of light.

The proposal does not incorporate glazing in the elevation obliquely facing the Constance Crescent dwellings and only a small ground floor obscure glazed window is proposed to be provided in the elevation facing the rear of Mounthurst Road (and this boundary is well-screened by quite dense vegetation along this boundary). There are roof lights within the main roof where there are none within the existing building. These mostly light the open hall space below, with the exception of 4 towards the northern side of the building, and these 4 roof lights would serve the first floor meeting room. In view of the orientation of the building and the position of the roof lights relative to the internal first floor space it is not considered that undue loss of privacy or overlooking would arise.

With regards to the impact of the proposal on No. 1 Homevale Close, the proposed building would be sited approx. 34.5m from the south western boundary of the site and would have limited impact on that property. The proposal includes the relocation of an existing storage unit from its current position to the north of the existing building to a new location close to the south western boundary with No. 1

Homevale Close. This is considered to have no significant impact on the amenities of the neighbouring property since the structure would be sited adjacent to other existing storage structures and the side elevation of the residential dwelling is screened from the site by existing vegetation.

It is acknowledged that local representations have expressed concern regarding the overall scale of the building, its height, loss of privacy and the potential impact of a more intensive use of the site associated with the improved/enlarged facility. With regards to the impact on privacy it is not considered that the proposed structure would result in loss of privacy in view of the orientation of the building, separation to the boundary and the positioning of windows and openings within the building elevations. While the building is higher than the existing structure, the setting in of the foundations to the site limits the extent of the increase in comparison with the existing ridgeline of the building to approx. 2.1m increase in height which in context with the separation and seclusion of the site is not considered to result in an overbearing visual impact.

It falls to consider the development in terms not only of the built development but also the potential for there to be an increase in the intensity of the use of the site.

The applicant has provided details of the existing use of the site, stating:

“The site and building are used almost exclusively by the uniformed groups. We used the term “primarily” because the Church does also have access to use the site; however, current usage is low - an annual barbecue for the Men's Group. In the past, the Church has used the grounds for an outdoor church service once a year, but this ceased some years ago. The Church has sufficient hall space at its site in Pickhurst Lane for all of its other (indoor) activities.”

With regards to the frequency/intensity of the use of the site is it stated that:

“The site is used regularly on the following days during school terms:

<i>Monday</i>	<i>6.30-8.00 pm</i>
<i>Tuesday</i>	<i>7.15-9.00 pm</i>
<i>Wednesday</i>	<i>6.00-7.00 pm and 8.00-9,30 pm</i>

In addition, it is used occasionally for the following:

Scout Group Executive Committee meetings (usually 2 p.a., Monday evenings 8.30-9.30 pm).

Scout Group Annual General Meeting (one evening or weekend afternoon p.a. for approximately 2 hours).

One-off activities - usually Friday evenings or weekends; approximately 5-10 p.a.

This level of activity is not expected to increase in the new building.”

If the impact of the building in terms of overshadowing, loss of light, visual impact and direct loss of privacy is considered acceptable, it is considered that suitably worded condition(s) could be imposed to limit the proposed use to being broadly equivalent to that existing i.e. that the accommodation would not be used other than for the D1 uses currently operating in association with the scouting and church use of the site. With regards to hours of operation, the irregularity of the events outside of scouting/guiding use would complicate the imposition of a specific condition relating to hours of operation but it is not considered that a condition stating that the site shall not be used after 10.30pm would be unreasonable in the light of the information provided by the applicant.

Sustainability

The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. London Plan and Draft Local Plan Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions.

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.

CIL

The Mayor of London's CIL is a material consideration. The applicant has completed the relevant form - the development would be liable for CIL on the basis of its size but may be exempt due to charitable status.

Conclusion

The proposal would provide enhanced replacement facilities associated with the community outdoor sport and leisure use of the site by the Scouts/Guides Trust. The existing building is in poor repair and the proposed building, while larger than the existing structure, would be of a scale and design appropriate and proportionate to the application site.

The site is designated within the Local Plan as Urban Open Space and it falls to carefully consider the extent to which the structure would maintain the openness of the site. While the footprint of built development would increase, the continued potential use of the site would retain the land around the building as an open area associated with the Scouting/Guiding use.

In view of the separation between the building and neighbouring properties and its design, including the setting of the structure into the gradient of the site, it is not considered that the proposal would have a significant impact on neighbouring

amenity, subject to safeguarding conditions including conditions relating to site security, construction management and the use of the building.

Background papers referred to during production of this report comprise all correspondence on the files 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.**

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 (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

4 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.

5 The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

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

6 The materials to be used for the external surfaces 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 37 of the Bromley Local Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 7 The building hereby approved shall only be used for purposes associated with the existing use of the site as a scout/guide hut and as detailed within the supporting letter dated 14/6/19 and for no other purpose including any other purpose falling within Class D1 of the Town and Country Planning (Use Classes) Order 1987. There shall be no change of use whether allowed by the Town and Country Planning (Use Classes) Order 1987, the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order amending, revoking and re-enacting these Orders.**

Reason: In order to comply with Policies 4, 10, 20, 55 and 37 of the Bromley Local Plan and in order that the Council can consider any proposed change of use with regard to current planning policies to prevent any inappropriate use or substandard residential accommodation.

- 8 The building shall not be used before 08.00 nor after 22.0 on any day.**

Reason: In the interest of the amenities of neighbouring residential properties and to accord with the scope and use of the development, in accordance with Policy 37 of the Bromley Local Plan.

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 2017 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**

- 3** You are advised to contact the Designing out Crime officer Mark Headley, Metropolitan Police on 020 8284 8889 or by emailing Mark.A.P.Headley@met.police.uk to discuss achieving Secured by Design security requirements pursuant to the planning condition imposed on this permission.