



Town Planning

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London Borough Of Bromley
C/o Mr Jim Strike
AECOM

/25th March 2021
Application No : DC/20/00325/OUT
Date : 16th March 2023

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

**NOTIFICATION OF GRANT OF OUTLINE PLANNING PERMISSION SUBJECT TO S106 LEGAL
AGREEMENT**

Take notice that the Council of the London Borough of Bromley, in exercise of its powers as local planning authority under the above Act, has **GRANTED** outline planning permission for the development, referred to in your application received on
4th February 2020 as amended by documents received on 20.02.2020 21.02.2020 18.05.2020
08.07.2020 31.07.2020 18.09.2020 27.10.2020 25.01.2021 28.01.2021 22.02.2021 09.03.2021

at : Crystal Palace Park Thicket Road Penge London SE20 8DT

Proposal: Outline application with all matters reserved except highways access for comprehensive phased regeneration of Crystal Palace Park. This will include: conservation and repair of heritage assets; removal of existing hard surfaces; alterations to ground levels and tree removal; landscaping including planting of new trees; demolition of existing buildings and structures; creation of new pedestrian paths/vehicular access roads / car, coach and cycle parking; changes of use including part of the caravan site to part public open space and part residential; erection of new buildings and structures comprising: up to 2300sqm for a cultural venue (Use Class D2), up to 530sqm of park maintenance facilities (Sui Generis) including the dismantling and reconstruction of existing maintenance depot; up to 150sqm information centre (Use Class D1); up to 670sqm for a community centre (Use Class D1); up to 3779sqm of educational institution at the Capel Manor College Farm Site (Use Class D1) of which 3399sqm comprises educational buildings and 380sqm comprises ancillary shelters/ outbuildings; and up to 16,352 sqm of residential (Use Class C3) accommodation to provide up to 210 residential dwellings, together with associated and ancillary works including utilities and surface water drainage, plant and equipment. Full planning permission is sought for alteration to highways access at Anerley Hill Gate entrance, Penge Gate car park, Old Cople Lane (Rockhills Gate), Sydenham Gate car park and the creation of three additional accesses for the residential development at Rockhills and Sydenham Villas. (amended description)

Subject to the following conditions **and for the reasons set out below:-**

1. (i) Details of the appearance, landscaping, access, layout and scale (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is commenced (with the exception of the highways access works at Anerley Hill Gate entrance, Penge Gate car park, Old Cople Lane (Rockhills Gate), Sydenham Gate car park and new accesses related to the residential development at Rockhills and Sydenham Villas) and the development shall be carried out as approved.

(ii) The first application for approval of the reserved matters shall be made not later than the expiration of 5 years beginning with the date of this decision notice.

(iii) the final application for approval of reserved matters shall be submitted no later than 10 years from the date of this decision notice.

(iv) The development to which this permission relates must be begun not later than the expiration of three years from the date of the approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 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 and documents listed in this condition unless previously agreed in writing by the Local Planning Authority:

Site-wide

60553431 -DWG -ZZ -001 APPLICATION BOUNDARY
60553431_DWG_ZZ_003_01 REGENERATION PLAN, STRUCTURES & SURFACING TO BE DEMOLISHED
60553431 DWG -ZZ -005-01 PROPOSED TOPOGRAPHY
60553431 DWG -ZZ -007-01 PROPOSED SOFT LANDSCAPE
60553431 DWG -ZZ -009-01 PROPOSED HARD LANDSCAPE
60553431_DWG_ZZ_010-01 PUBLIC ACCESS, CIRCULATION & PARKING
60553431_DWG_ZZ_011-01 SERVICING ACCESS & CIRCULATION
60553431_DWG_ZZ_012-01 BUILT DEVELOPMENT AND LAND USE
60553431 DWG -ZZ -013-02 VEGETATION RETENTION AND REMOVAL
60553431_DWG_ZZ_016 ACCESS - INCLUSIVE DESIGN
60553431 DWG ZZ 017 RANGER'S MAINTENANCE BUILDING
60553431-SKE-C-0002-G CRYSTAL PALACE PARK PROPOSED PARKING PLAN

Information Centre

AOC_241_GA 010 information centre site plan
AOC_241_GA 101 information centre proposed arrangements

Capel Manor

CMC-F 2 102 P00 Capel Manor College - Existing Structures and Surfacing to be removed
CMC-F 2 103 P00 Capel Manor College - Existing Vegetation Retention and Removal
CMC-F 2 110 P00 Capel Manor College - Proposed Built Development and Land Use
CMC-F 2 111 P00 Capel Manor College - Proposed Building Envelope and Sections
CMC-F 2 112 P00 Capel Manor College - Proposed Soft and Hard Landscaping
CMC-F 2 113 P00 Capel Manor College - Proposed Public Access and Inclusive Design
CMC-F 2 114 P00 Capel Manor College - Proposed Servicing, Access and Circulation
669956 MLM ZZ XX DR C 0103 'CUT AND FILL FARM LAYOUT'

Residential

1705_RR_100 Rockhills Residential Access, Circulation and Parking
1705_RR_110 'Rockhills Residential Parameter Plan'
1705_RR_111 'Rockhills Residential Parameter Street Elevation'
1705_RR_100 Sydenham Villas Residential Access, Circulation and Parking

1705 SV 110 Sydenham Villas Residential Parameter Plan, Elevation & Sections

Access Works

60553431-M1.013-SK001 GENERAL ARRANGEMENTS ANERLEY HILL ENTRANCE
60553431-M1.013-SK003 GENERAL ARRANGEMENTS PENGE GATE ENTRANCE
60553431-M1.013-SK005 GENERAL ARRANGEMENTS SYDENHAM VILLAS 1
60553431-M1.013-SK006 SWEPT PATH ANALYSIS SYDENHAM VILLAS 1
60553431-M1.013-SK007 GENERAL ARRANGEMENTS SYDENHAM VILLAS 2
60553431-M1.013-SK008 SWEPT PATH ANALYSIS SYDENHAM VILLAS 2 -
60553431-M1.013-SK009 GENERAL ARRANGEMENTS SYDENHAM GATE ENTRANCE
60553431-M1.013-SK010 SWEPT PATH ANALYSIS SYDENHAM GATE -
60553431-M1.013-SK011 GENERAL ARRANGEMENT ROCKHILLS RESIDENTIAL
60553431-M1.013-SK013 GENERAL ARRANGEMENT ROCKHILLS GATE
60553431-M1.013-SK015 GENERAL ARRANGEMENT CRYSTAL PALACE PARADE

Cultural Venue

60553431_DWG_ZZ_0014-1 CULTURAL VENUE BUILDING ENVELOPE

Reason: To prevent any unacceptable deviation from the approved plans

3. (i) Prior to the submission of any reserved matters application submitted in accordance with condition 1 and prior to the commencement of the highway access works; a site-wide planting compensation strategy shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The compensation strategy shall be undertaken via a CAVAT or iTree evaluation as described in London Plan policy G7 and shall include calculations of carbon sequestration of those trees to be lost.
- (iii) The calculations and valuation systems undertaken shall be used to inform the site-wide landscaping details and planting strategies to ensure that replacement planting is based on the existing value of the benefits of the trees removed.

Reason: Required prior to submission of the reserved matters to ensure that any tree losses can be appropriately mitigated and to comply with policies 69, 70, 72, 73, 74, 77 and 79 of the Bromley Local Plan and policies G1, G5, G6 and G7 of the London Plan.

4. (i) Prior to the submission of any reserved matters application submitted in accordance with condition 1 and prior to the commencement of the highway access works; a Framework Landscaping Plan and Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The Framework Landscaping Plan and Landscape Management Plan shall be based on the compensation strategy submitted in accordance with condition 3 and building on the principles outlined in the Design and Access statement.
- (iii) The Framework Landscaping Plan and Landscape Management Plan should be used to inform the site-wide landscaping and ecological management strategies for each phase of the development.

Reason: Required prior to submission of the reserved matters in order to comply with Policies 24, 37, 43, 45, 50, 54, 69, 70, 72, 73, 74, 77, 78, 79 and 111 of the Bromley Local Plan and policies G1, G5 and G6 of the London Plan, to define the significance of the park and its landscape, to maintain and improve the park's open setting and the visual and landscaping amenities which inform its character, and to form the basis of the future development of the park.

5. (i) Prior to the submission of any reserved matters application submitted in accordance with condition 1 and prior to the commencement of the highway access works (including demolition and all preparatory work), a scheme for the protection of the retained trees (relevant to whichever phase of the development is to be considered in a future reserved matters application) in accordance with BS 5837:2012, including tree protection plans (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 including boundary treatments within the RPA.
 - 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) Methodology and detailed assessment of root pruning
 - l) Arboricultural supervision and inspection by a suitably qualified tree specialist
 - m) Reporting of inspection and supervision
 - n) Methods to improve the rooting environment for retained and proposed trees and landscaping
 - o) Veteran and ancient tree protection and management including retention and protection of Tree 'CMC33' (as identified in the application)
 - p) pruning pressures (details to include a pruning schedule, inclusive of facilitation pruning requirements).
- ii) The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to submission of the reserved matters to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to ensure their ongoing preservation, in accordance with Policies 24, 37, 43, 45, 50, 54, 69, 70, 72, 73, 74, 77, 78, 79 and 111 of the Bromley Local Plan, policies G1 and G7 of the London Plan and pursuant to section 197 of the Town and Country Planning Act 1990.

6. (a) Prior to the submission of any reserved matters application(s) submitted in accordance with condition 1 and prior to any development commencing on site (including demolition, tree works, tree removal, scrub clearance and other vegetation removal) bat surveys, including emergence surveys on Building E and R within the Capel Manor Farm site and an aerial tree climbing assessment of Tree 40, and breeding bird surveys shall have first been undertaken by a qualified ecologist for all buildings, trees and other habitat identified within the Environmental Statement as having potential to support bats and breeding birds.
- (b) The results of the surveys shall be provided to the Council.
- (c) If any evidence of bats or birds is discovered, details of the extent and timing of the tree works, vegetation clearance and other works shall first need to be agreed in writing by the Local

Planning Authority, along with a programme of mitigation measures, including details of provision of new habitat and roosting opportunities.

(d) The development shall be carried out in strict accordance with the details approved under part (c) and, where applicable, the approved mitigation measures shall be permanently maintained at the site thereafter.

Reason: Required prior to submission of the reserved matters to ensure that any impacts on protected species can be appropriately mitigated and in order to improve existing and create new habitats to enhance biodiversity, to comply with policies 53, 54, 69, 70, 71, 72, 73, 74, 75, 77, 78 and 79 of the Bromley Local Plan and policies G1, G5, G6 and G7 of the London Plan and in order to safeguard the interests and well-being of wildlife on the site which is specifically protected by the Wildlife and Countryside Act 1981 (as amended).

7. In the event that any owner of the land will have the legal locus to enter into a section 106 agreement, no development shall be progressed on that owner's part of the site from that date until such time as they have entered into such an agreement (unless otherwise agreed in writing with the Local Planning Authority), incorporating obligations in respect of the following items, insofar as those obligations are relevant to the part of the site owned by that person as specified by the Local Planning Authority:
- o Phasing Plan linked to the timing and delivery of the enabling development and the heritage works
 - o Affordable housing (24 onsite units)
 - o Early Stage Viability review mechanisms
 - o Late Stage Viability review mechanisms
 - o Restrictions on use of capital receipts from the enabling development such that they can only be used to deliver the Regeneration Scheme
 - o Community use agreement including use of community facility at Rockhills
 - o Employment and training initiatives
 - o Residential Travel Plan
 - o Non-residential Travel Plan
 - o Financial contribution(s) to carbon off-setting projects (as set out in the shadow S106 agreement)
 - o Financial contribution(s) for planning obligation monitoring (as set out in the shadow S106 agreement)
 - o Financial contribution(s) for legal services (as set out in the shadow S106 agreement)
 - o Financial contribution towards 2 cycle docking stations (as set out in the shadow S106 agreement)
 - o Safeguarding space for 4 cycle docking stations
 - o Financial contribution towards a transport study for possible introduction of a CPZ or pedestrian safety facilities in the area (as set out in the shadow S106 agreement)
 - o Financial contribution towards bus stops and bus shelter enhancements around the perimeter of the park (as set out in the shadow S106 agreement)
 - o Framework Events Management Plan
 - o Agreement with private cycle / electric bike hire club to operate in the Park
 - o Junction / Access works as specified in condition 18

REASON: The Council is the current owner of the park and therefore has not entered into a section 106 agreement to secure the obligations at the date of this permission but has indicated it will nevertheless ensure the obligations are provided. A section 106 agreement is required from any new owner who would not otherwise be required to provide them in accordance with policy 125 of the Bromley Local Plan and policy DF1 of the London Plan and the Bromley Planning Obligations SPD (2022)

8. No development shall take place (including demolition) until a phasing plan for the delivery of the development has been submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London (TfL). The phasing plan shall:

- a) Outline the works which are to be included in each phase
- b) include the sequence of ground works, demolition, construction and occupation of the development and shall provide details of temporary parking, access and circulation arrangements which shall be put in place pending the completion of the final approved parking, access and circulation arrangements
- c) set out the sequence for the carrying out of the following planning obligations (unless specified elsewhere within this notice of planning permission):
 - o Non-residential Travel Plan
 - o Financial contribution to carbon off-setting projects
 - o Financial contribution for planning obligation monitoring
 - o Financial contribution for legal services
 - o Financial contribution towards 2 cycle docking stations
 - o Safeguarding space for 4 cycle docking stations
 - o Financial contribution towards a transport study for possible introduction of a CPZ or pedestrian safety facilities in the area
 - o Financial contribution towards bus stops and bus shelter enhancements around the perimeter of the park
 - o Framework Events Management Plan
 - o Agreement with private cycle / electric bike hire club to operate in the Park
 - o Junction / Access works (including S278 agreement if appropriate)
- d) ensure that the following are secured prior to commencement of the Rockhills enabling residential development:
 - Italian Terraces: A contract has been awarded for the carrying out of all stonework in the Italian Terraces and 30% of such stonework has been completed;
 - Tidal Lakes: Either a contract has been awarded for the carrying out of all historic landscaping works at the Tidal Lakes and 30% of such works have been completed or a contract has been awarded for the restoration of all the dinosaurs at the Tidal Lakes and restoration of three of those dinosaurs has been completed; and
 - Statues: A contract has been awarded for the restoration of at least four statues in the Park Land and restoration of the Paxton Bust in the Park Land has been completed but not necessarily moved into position.
- e) ensure the following are secured prior to commencement of the Sydenham Villas enabling residential development:
 - Italian Terraces: A contract has been awarded for the carrying out of all stonework in the Italian Terraces and 10% of such stonework has been completed;
 - Tidal Lakes: Either a contract has been awarded for the carrying out of all historic landscaping works at the Tidal Lakes and 10% of such works have been completed or a contract has been awarded for the restoration of all the dinosaurs at the Tidal Lakes and restoration of three of those dinosaurs has been completed; and
 - Statues: A contract has been awarded for the restoration of at least four statues in the Park Land and restoration of the Paxton Bust in the Park Land has been completed but not necessarily moved into position.

The development shall be carried out in accordance with the approved phasing plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Required prior to commencement of development to ensure that the whole build programme is delivered in accordance with the terms of the application, in the interests of the Metropolitan Open Land and to safeguard the conservation and social benefits of the scheme and to accord with Policies 13, 14, 15, 20, 22,27, 30, 32, 33, 34, 37, 38, 41, 45, 50 and 111 of the Bromley Local Plan.

9. I. Prior to the commencement of each phase of the development (including demolition) as outlined in the phasing plan approved under condition 8, a Construction and Environmental Management Plan (CEMP), which shall be written in accordance with "The Control of Dust and Emissions during Construction and Demolition" Mayor of London SPG 2014 and the Bromley Code of Practice for Construction, shall be submitted to and approved in writing by the local planning authority, in consultation with TfL. As a minimum the plan should include, but not be limited to:-
- (a) Air quality and Dust mitigation and management measures as detailed in Chapter 5 of the Environmental Statement (AECOM, January 2020) (ref: 60553431-REP-ES-001)
 - (b) Measures to identify and mitigate land contamination as identified in Chapter 8 (Ground Conditions) of the Environmental Statement (AECOM, January 2020) (ref: 60553431-REP-ES-001)
 - (c) Measures to identify, minimise and mitigate demolition and construction related noise and vibration as detailed in Chapter 9 of the Environmental Statement (AECOM, January 2020) (ref: 60553431-REP-ES-001) to include monitoring of site boundary noise levels
 - (d) Waste Management including site run-off
 - (e) The location and operation of plant and wheel washing facilities and measures to deal with wheel washer waste
 - (f) 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 on public transport and the highways network
 - (iii) Measures to deal with safe pedestrian and cyclist 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, including cycle parking
 - (vi) A swept path drawing for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.
 - (g) Hours of operation
 - (h) Other site-specific Highways and Environmental Protection issues as requested on a case by case basis
- II. The development shall be undertaken in full accordance with the details approved under Parts a-h. The CEMP will be a living document so should be periodically updated.
- III. All Non Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases of the development shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance 'Control of Dust and Emissions During Construction and Demolition' dated July 2014 (SPG) or any subsequent guidance.
- IV. An inventory shall be kept on site and on the online register at: <https://nrmm.london/> of all NRMM between 37kW and 560kW. All NRMM shall meet Stage IIIA of EU Directive 97/68/EC (as amended) as a minimum (Stage IIIB from 1st September 2020). Constant speed engines such as those found in generators shall meet Stage V standards either by technology or by retrofit for both NOx and PM reduction.

Reason: Required prior to commencement of each phase 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 and to manage and prevent further deterioration of existing low quality air across London in accordance with Policies 31, 32, 118, 119, 120 and 123 of the Local Plan and London Plan policies D14, SI1, SI2, SI7, T4 and T7.

10. Prior to commencement of each phase of the development (excluding demolition) as outlined in the phasing plan approved under condition 8 details of the depth, extent and means of excavation of the foundations for each phase of the development 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.

11. No development shall commence on either of the residential phases of the development (Rockhills and Sydenham Villas) until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
- i) the numbers, type and location on the site of the affordable housing provision to be made which shall consist of not less than 24No.housing units
 - ii) the tenure of the affordable housing units
 - iii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - iv) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Housing Provider is involved
 - v) the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing
 - vi) the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced; and
 - vii) details of affordable wheelchair housing which shall consist of at least 10% of the affordable units

REASON: Required prior to commencement of development to ensure adequate affordable housing provision can be provided and maintained to meet the housing needs of the Borough and to accord with policies H4, H5 and H6 of the London Plan and policy 2 of the Bromley Local Plan.

12. (a) In the event of the residential development at Rockhills not being completed up to first floor slab level within two years from the final approval of the reserved matters details referred to in condition 1 or, in the case of approval on different dates, the final approval of the last such matter to be approved, a viability report (Early Stage Review) shall be submitted to the Local Planning authority.
- (b) The Early Stage Review should follow Policy H5 set out within the London Plan and the formulas set out in the Annex A of Homes for Londoners, Affordable Housing and Viability Supplementary Planning Guidance 2017 or any document superseding, amending or updating this guidance, to determine whether Additional on-site Affordable Housing and/or a financial contribution towards offsite Affordable Housing is required.

(c) If the viability report shows a surplus, then a scheme for the provision of Additional Affordable Housing units and/or a financial contribution towards offsite Affordable Housing shall be submitted to the Council for written approval. The scheme shall set out the requirements for the provision of the affordable units and/or for the Council receiving the financial contribution, as deemed necessary.

The development at Rockhills shall not be occupied until the Additional Affordable Housing Units and/ or the financial contribution (as appropriate) has been provided or paid as the case may be.

REASON: Required prior to commencement of development to ensure that the maximum reasonable amount of affordable housing can be secured and to accord with policy 2 of the Bromley Local Plan and policies H4, H5 and H6 of the London Plan.

13. (a) In the event of the residential development at Sydenham Villas not being completed up to first floor slab level within two years from the final approval of the reserved matters details referred to in condition 1 or, in the case of approval on different dates, the final approval of the last such matter to be approved, a viability report (Early Stage Review) shall be submitted to the Local Planning authority.

(b) The Early Stage Review should follow Policy H5 set out within the London Plan and the formulas set out in the Annex A of Homes for Londoners, Affordable Housing and Viability Supplementary Planning Guidance 2017 or any document superseding, amending or updating this guidance, to determine whether Additional on-site Affordable Housing and/or a financial contribution towards offsite Affordable Housing is required.

(c) If the viability report shows a surplus then a scheme for the provision of Additional Affordable Housing units and/or a financial contribution towards offsite Affordable Housing shall be submitted to the Council for written approval. The scheme shall set out the requirements for the provision of the affordable units and/or for the Council receiving the financial contribution, as deemed necessary.

The development at Sydenham Villas shall not be occupied until the Additional Affordable Housing Units and/ or the financial contribution (as appropriate) has been provided or paid as the case may be.

REASON: Required prior to commencement of development to ensure that the maximum reasonable amount of affordable housing can be secured and to accord with policy 2 of the Bromley Local Plan and policies H4, H5 and H6 of the London Plan.

14. (a) Following the sale of both of the enabling residential sites (Rockhills and Sydenham Villas) and prior to any development commencing on any residential phase of the development as outlined in the phasing plan approved under condition 8, a viability report (Early Stage Review) to determine if the target capital receipt of £24 million arising from the sale of the enabling residential sites needed for delivering the works in the application (hereafter referred to as the 'Regeneration Plan') has been reached, shall be submitted to the Local Planning authority for review.

(b) If the Early Stage Review identifies a surplus over the target capital receipt then a scheme providing that the surplus shall be used to provide a financial contribution towards the delivery of offsite affordable housing units and/or towards the delivery of the Regeneration Plan, shall be submitted to and approved by the Council.

(c) If the scheme as approved by the Local Planning Authority provides a financial contribution towards offsite affordable housing units then the development of the Rockhills and Sydenham Villas residential sites shall not commence until the financial contribution has been received by the Council.

Reason: The Executive of the Council, in its meeting of 29th June 2022 agreed that the capital receipts arising from the Residential Development (being the enabling development) shall only be spent towards the delivery of the Regeneration Plan. It also agreed to a shadow section 106 providing that, in the event the capital receipts exceed the target capital receipt of £24 million or if higher the costs of the Regeneration Plan, then the surplus over that sum shall be spent on affordable housing instead, unless otherwise agreed by the local planning authority in writing. The condition is required to ensure that any surplus over the target capital receipt is spent on affordable housing unless the local planning authority agrees it can be spent on the Regeneration Plan instead. This is to ensure that the conservation and social benefits of the entire development are realised, in the interests of the Metropolitan Open Land and to accord with Policies 13, 14, 15, 20, 22, 27,30,32, 33, 34,37,38,41,45,50 and 111 of the Bromley Local Plan

15. No development in any subsequent stage of the phasing plan approved pursuant to condition 8 shall be carried out until the Carbon off-setting contributions for the residential and non-residential phases of the development (as set out in the shadow S106 agreement and in accordance with condition 28) have been paid in full to the Council in accordance with the sequencing approved as part of the phasing plan.

Reason: In order to seek to achieve compliance with the Mayor of London's zero-carbon targets and to comply with policy SI 2 of The London Plan and policy 124 of the Bromley Local Plan.

16. (i) Details of suitable locations across the site for 4 cycle docking stations (each with 30 docking points), and the area of land (sqm) required to support them, shall be submitted to and approved in writing by the Council, in consultation with Transport for London, in accordance with the sequencing approved as part of the phasing plan under condition 8.
- (ii) The land identified in part (i) shall be kept free from development which would prevent the future implementation of the docking stations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of sufficient land for the development of new and improved cycling infrastructure, in accordance with policies T3 and T5 of the London Plan and policies 33 and 36 of the Bromley Local Plan.

17. No development in any subsequent stage of the phasing plan approved pursuant to condition 8 shall be carried out until the planning obligation monitoring fee(s) and the Councils legal fees (as set out in the shadow S106 agreement) have been paid in full to the Council in accordance with the sequencing approved as part of the phasing plan.

Reason: To support the delivery of the infrastructure, facilities and services required to meet needs generated by development and to mitigate the impacts of the development, to ensure a sustainable form of development in accordance with Policy DF1 of the London Plan and policy 125 of the Bromley Local Plan.

18. a) No development shall commence on the relevant phases of the development, as outlined in the phasing plan approved under condition 8, until details of the junction/access works as shown in the following drawings, has been agreed by the Highway Authority (in consultation with Transport for London) and a S278 agreement has been entered into and/or a highways license has been obtained for the carrying out of the works as agreed:

60553431-M1.013-SK001 GENERAL ARRANGEMENTS ANERLEY HILL ENTRANCE
60553431-M1.013-SK003 GENERAL ARRANGEMENTS PENGE GATE ENTRANCE
60553431-M1.013-SK005 GENERAL ARRANGEMENTS SYDENHAM VILLAS 1
60553431-M1.013-SK006 SWEEPED PATH ANALYSIS SYDENHAM VILLAS 1
60553431-M1.013-SK007 GENERAL ARRANGEMENTS SYDENHAM VILLAS 2
60553431-M1.013-SK008 SWEEPED PATH ANALYSIS SYDENHAM VILLAS 2
60553431-M1.013-SK009 GENERAL ARRANGEMENTS SYDENHAM GATE ENTRANCE

60553431-M1.013-SK010 SWEPT PATH ANALYSIS SYDENHAM GATE
60553431-M1.013-SK011 GENERAL ARRANGEMENT ROCKHILLS RESIDENTIAL
60553431-M1.013-SK013 GENERAL ARRANGEMENT ROCKHILLS GATE
60553431-M1.013-SK015 GENERAL ARRANGEMENT CRYSTAL PALACE PARADE

b) The S278 works / works requiring a highways license shall be completed before the relevant access is first brought into use.

Reason: To accord with Policies 32, 33 and 34 of the Bromley Local Plan and policies T1, T2, T3 and T5 of the London Plan, in the interest of London's transport networks and supporting infrastructure and in the interest of pedestrian, cyclist and vehicular safety.

19. (a) Prior to the submission of any reserved matters application submitted in accordance with condition 1 and prior to any development commencing on any phase (excluding demolition and repairs to heritage assets) a site-wide Pedestrian and Cycle Strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London (TfL). The Strategy should:

- identify and safeguard existing walking and cycling routes, ensuring there is no loss
- identify new routes taking into account desire lines through the Park, including the residential sites and the capel manor farm site
- detail how the routes would be designed to ensure they are accessible, safe, visible and provide convenient, direct cycle and walking routes for all users of the Park, the residential sites and the capel manor farm site
- provide information on how new and existing routes will be managed and maintained and provide details of safety and security measures and mitigation, for example lighting, CCTV, planting, building location and window orientation.

(b) The details approved under part (a) shall be used to inform the detailed designs to be submitted under condition 1 and shall be completed before each phase of the development is first brought into use.

(c) The development shall be operated in accordance with the approved strategy at all times unless previously agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy 33 of the Bromley Local Plan and policies T1, T2, T3 and T5 of the London Plan and in the interest of London's transport networks and pedestrian and cyclist infrastructure

20. i) Prior to the commencement of each phase of the development, as outlined in the phasing plan approved under condition 8, a Parking Design and Management Plan shall be submitted to the Local Planning Authority for approval in consultation with Transport for London (TfL) and the relevant highway authority and shall subsequently be approved in writing by the Local Planning Authority. The plan should include:

(a) Details of parking spaces and/or garages and sufficient turning space

(b) Details of the provision for disabled persons parking bays in accordance with policies T6.1, T6.4 and T6.5 of the London Plan

(c) Details of the provision of electric vehicle charging spaces in accordance with Policies T6.1 and T6.4 of the London Plan

(d) Details of the process for efficiently converting enlarged bays to become disabled persons parking bays (in accordance with the design guidance provided in BS8300: Vol 1.), should the need subsequently arise, and the means for assessing the future need, i.e. if it can be demonstrated that the existing level of disabled persons parking is not adequate

(e) Details setting out the measures to control the frequency and type of use of the parking spaces and arrangements for the car parking charging regime

ii) Such provision as approved under parts (a), (b) and (c) shall be completed before the commencement of the use or prior to the occupation of the relevant phase(s) and shall thereafter be kept available for such use. The car park(s) shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by the Local Planning Authority.

iii) No development whether permitted by the Town and Country Planning (General Permitted Development Order) 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 Policies 30 and 32 of the Bromley Local Plan and policies T6, T6.1, T6.4 and T6.5 of the London Plan and to avoid development without adequate parking provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

21. i) A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the local planning authority prior to the commencement of development on each phase, as outlined in the phasing plan approved under condition 8. The content of the LEMP shall include the following:

a) A description of the biodiversity aims and objectives of the LEMP which should be developed and designed in accordance with the principles established by the Framework Landscaping Plan and Landscape Management Plan approved under condition 4

b) A description and evaluation of features to be created, enhanced and managed including details of any mitigation, habitat creation and ongoing management

c) Ecological trends and constraints on site that might influence management

d) A strategy for identifying and managing invasive non-native species.

e) Aims and objectives of management, including net gains in habitat units in accordance with the DEFRA Biodiversity Metric.

f) Appropriate management options for achieving aims and objectives.

g) Prescriptions for management actions.

h) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period).

i) Details of the body or organisation responsible for implementation of the plan.

j) Ongoing monitoring and remedial measures.

ii) The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

iii) The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

iv) The approved plan shall be adhered to throughout the construction and operational phases of the development.

Reason: Required prior to the commencement of development to improve existing habitats and create new habitats and to enhance biodiversity and provide for its on-going management in accordance with Policies 24, 37, 43, 45, 50, 54, 69, 70, 72, 73, 74, 77, 78, 79 and 111 of the Bromley Local Plan, policies G1, G5 and G6 of the London Plan and Paragraph 170(d) of the National Planning Policy Framework.

22. Prior to the commencement of each phase of the development, as outlined in the phasing plan approved under condition 8 (including demolition), a contaminated land assessment and associated remedial strategy, together with a timetable of works shall be submitted to and approved in writing by the Local Planning Authority.
- a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.
 - b) The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be submitted for approval as part of a site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works. No remediation works shall commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.
 - c) The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.
 - d) Upon completion of the works, a closure report shall be submitted to and approved in writing by the Authority. The closure report shall include details of the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.
 - e) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority.

Reason: Required prior to any commencement in order to prevent harm to human health and pollution of the environment and comply with Policy 118 of the Bromley Local Plan.

23. i) No development shall take place on any phase of the development, as outlined in the phasing plan approved under condition 8, until details of a programme of archaeological investigation in accordance with a Written Scheme of Investigation for that phase have been submitted to and approved in writing by the local planning authority. The archaeological investigation should consist of a response to the proposed ground disturbance works and the historic material located about the park.
- ii) No development shall take place other than in accordance with the approved Written Scheme of Investigation.

Reason: Heritage assets of archaeological interest are expected to survive on the site. Required prior to commencement in order to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF and policy 46 of the Bromley Local Plan.

24. Prior to commencement of development on each phase of the development, as outlined in the phasing plan approved under condition 8 (excluding demolition), details of the proposed slab

levels of the building(s) and the existing site levels for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the approved levels.

Reason: Required prior to commencement in order to ensure that a satisfactory form of development can be undertaken on the site in the interest of visual amenity and to comply with Policy 37 of the Bromley Local Plan .

25. Prior to commencement of development on each phase of the development, as outlined in the phasing plan approved under condition 8 (including any ground clearance, tree works, demolition or construction), a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority (LPA) to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the LPA.

Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policies 37, 73 and 74 of the Bromley Local Plan .

26. (i) Prior to the commencement of development on each phase of the development, as outlined in the phasing plan approved under condition 8 (including any ground clearance, tree works, demolition or construction), details of all tree protection monitoring and site supervision by a suitably qualified tree specialist (where arboricultural expertise is required) relevant to that phase shall be submitted to and approved in writing by the Local Planning Authority.

(ii) The following British Standards should be referred to:

BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

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

(iv) The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in Part (i) shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted.

This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.

Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policies 37, 73 and 74 of the Bromley Local Plan.

27. Prior to the commencement of any development in Area B: Palace Terrace, as set out in the approved application documents, Structural engineers' drawings, indicating the intended method of ensuring the stability of the fabric of the Grade II* listed subway below Crystal Palace Parade to be retained throughout the period of groundworks, landscaping, demolition and construction, shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved engineering drawings.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that adequate protection of the listed building can be secured in order to comply with Policy 38 of the Bromley Local Plan.

28. (a) Prior to the commencement of development on each phase of the development, as outlined in the phasing plan approved under condition 8, an updated Energy Strategy relevant to that phase which demonstrates compliance with London Plan policies SI 1, SI 2, SI 3 and SI 4 shall be submitted to an approved in writing by the Local Planning Authority.
- (b) The Energy Strategy shall include details of the location, scale and appearance of on-site renewable energy generation technologies and details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment, as appropriate, including the location, scale and appearance of any flues and other equipment.
- (c) The approved strategy and measures shall be incorporated into the final design of the buildings prior to first occupation and shall be maintained thereafter in operational working order.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the development will seek to achieve compliance with the Mayor of London's zero-carbon targets and to comply with policies SI 2, SI 3 and SI 4 of The London Plan and policy 124 of the Bromley Local Plan.

29. a) Prior to commencement of development on each phase of the development, as outlined in the phasing plan approved under condition 8 (excluding any ground clearance or demolition), a scheme for the provision of surface water drainage relevant to that phase shall be submitted and approved in writing by the local planning authority.
- b) Before the details required to satisfy Part (a) are submitted a site-wide 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 the principles set out in the Flood Risk Assessment and Outline Drainage Strategy Report (AECOM Jan 2020), the drainage hierarchy contained within the London Plan Policy SI 13 and the advice contained within the National SuDS Standards.
- c) Where a sustainable drainage scheme is to be provided, the submitted details shall 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 of 2 l/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 / first use of the phase of development to which it relates

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 SI 13 of the London Plan and Policies 115, 116 and 117 of the Bromley Local Plan.

30. 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 water infrastructure, and the programme for the works) for each relevant phase of the development 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: Details are required prior to the commencement of any new operational development as the proposed works will be in close proximity to underground water utility infrastructure.

31. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water prior to commencement of each phase of the development, as outlined in the phasing plan approved under condition 8.

Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

32. (i) Prior to commencement of development on each phase of the development, as outlined in the phasing plan approved under condition 8 (excluding demolition and site preparation works), a scheme showing the distribution of light on and around the site (relevant to that phase), as well as details of the proposed lighting (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) shall be submitted to the Local Planning Authority for written approval. In order to ensure that the future use of the site as potential foraging and traversing grounds for bats is not harmed, full technical details of the lighting scheme including details of luminance levels and light spillage, which should be designed with input from a qualified Ecologist, shall be submitted to the Local Planning Authority and approved in writing.
- (ii) After written approval has been granted under Part i, the scheme of lighting shall be installed in full accordance with the approved details; and on completion a verification report shall be submitted to the Local Planning Authority for written approval. The Report should include photographs and measurements where necessary and shall be produced by a suitably qualified person to confirm that lighting has been installed in accordance with the approved scheme.
- (iii) The relevant phase shall not be brought into use until written approval has been granted by the Local Planning Authority under Part ii of the condition, and thereafter the approved lighting scheme shall be permanently maintained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.

Reason: Required prior to commencement of development in order to ensure that adequate lighting including provision for cabling can be achieved, in the interest of residential amenity, public safety, nature conservation and the environment and to comply with Policy G6 of the London Plan and Policies 72 and 122 of the Bromley Local Plan.

33. Prior to the demolition of St John's Ambulance and Diddy Dino's nursery accommodation and ancillary facilities, a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. The Community Use Agreement shall apply to the Community Centre at Rockhills, the new Information Centre (and any other relevant facilities on the Site).

The Community Use Agreement shall include (but should not be limited to):

- Details of when the facilities will be first available for use to ensure there is no interruption in the provision of social infrastructure (or in accordance with provisions set out within the shadow S106 for Existing Community Facilities)
- Access and parking arrangements for community users (including level access)
- Pricing policy (if relevant)
- Hours of use and management responsibilities
- A mechanism for review.

The development shall not be carried out otherwise than in strict compliance with the approved agreement.

Reason: Required prior to the commencement of development in order to ensure that there is no loss of social infrastructure as a result of the development and to secure well-managed, safe and inclusive community access to the development in accordance with policies 20, 21, 22 and 26 of the Bromley Local Plan.

34. i) Details of the type, size and location of accommodation and ancillary facilities to be secured for use by St Johns Ambulance, shall be submitted to and approved in writing by the Local Planning Authority.
- ii) The details provided under part i) shall include the timing allocations for the cessation of the existing use and the availability for occupation of the re-provided facilities to ensure there is no interruption in the provision of this social infrastructure (or in accordance with provisions set out within the shadow S106 for Existing Community Facilities)
- iii) The re-provided facilities, as approved, shall be made available for use prior to the demolition of the existing St Johns Ambulance accommodation (or in accordance with provisions set out within the shadow S106 for Existing Community Facilities), unless otherwise agreed in writing by the Local Planning Authority.

Reason: Required prior to the commencement of development in order to ensure that there is no loss of social infrastructure as a result of the development in accordance with policies 20, 21, 22 and 26 of the Bromley Local Plan.

35. Prior to commencement of development on each phase of the development, as outlined in the phasing plan approved under condition 8 (including demolition and site preparation works), an Employment and Training strategy relevant to that phase shall be submitted to and approved in writing by the Local Planning Authority.

The Employment and Training strategy should highlight the opportunities to local residents which the development will provide, both during and after construction, and demonstrate what steps will be taken to deliver those opportunities, in cooperation with the local authority.

The strategy shall:

- o include reference to specific and measurable outputs, key delivery partners and details on the timeframe within which each output will be delivered
- o highlight the named contact who will be responsible for managing the delivery of the strategy
- o set out the steps that will be taken to deliver on agreements at the various stages of the development, related to (but not limited to) the following:
 - construction apprenticeships
 - local employment during the construction phase
 - construction work experience opportunities
 - end use apprenticeships
 - local procurement opportunities
 - work experience

Reason: Required prior to the commencement of development in order to secure the delivery of employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases of the development to accord with policy E11 of the London Plan.

36. Details shall be submitted of the methods by which the Victorian wall fronting Westwood Hill (shown on drawing 60553431_DWG_ZZ_003_01) will be demolished, and of the reuse of the

materials arising from the wall as a replacement front boundary enclosure to the site (including their storage before such a replacement enclosure is built).

The details shall be approved in writing by the Local Planning Authority before any work starts on the demolition of the wall, and the work shall be carried out in accordance with the approved details.

Reason: Required prior to demolition to satisfy the Local Planning Authority that adequate protection, storage and reuse of the materials can be secured in the interest of preserving and enhancing the character and appearance of the conservation area to accord with Policy 41 of the Bromley Local Plan.

37. No development shall take place until a detailed Circular Economy Statement in line with the GLA's Circular Economy Statement Guidance is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials

38. (i) Prior to any above ground construction of buildings including kitchens with extraction systems on each phase of the development, as outlined in the phasing plan approved under condition 8, details of a scheme showing the specification and performance of any kitchen extract system to be installed in accordance with that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include carbon filters and shall show the arrangements for replacing the air extracted.
- (ii) The kitchen extract system shall be installed in full accordance with the details approved under Part (i); and on completion a verification report shall be submitted to the Local Planning Authority for written approval. The Report should include photographs and measurements where necessary and shall be produced by a suitably qualified person to confirm that extract system has been installed in accordance with the approved scheme.
- (iii) The use hereby approved shall not commence until written approval has been granted under Part (ii) of this condition. Thereafter the approved scheme shall be permanently maintained in an efficient working manner and no changes to the installed system shall be made without the prior approval in writing by the Local Planning Authority.

Reason: Required prior to commencement in order to ensure that satisfactory arrangements can be secured in the interest of protecting residential amenity for adjacent properties and to comply with Policy 119 of the Bromley Local Plan.

39. (i) Prior to any above ground construction of buildings on each phase of the development, as outlined in the phasing plan approved under condition 8, a scheme for the mounting of mechanical plant on the building(s), or elsewhere (relevant to that phase), so as to minimise transmission of structure borne sound or vibration from fixed plant and equipment to any other part of the building(s), or other buildings (including those at adjoining sites), shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) At any time, the combined plant noise rating level shall not exceed the measured typical background L90 level at any noise sensitive location. For the purposes of this condition the rating and background levels shall be calculated fully in accordance with the methodology BS4142:2014.
- (iii) Furthermore, at any time the measured or calculated absolute plant noise level shall not exceed 10dB below the typical background noise level (LA90 15 minute) in this location. All

constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels.

Reason: In order to protect residential amenity for adjacent properties and future occupiers of the development to comply with Policies 37 and 119 of the Bromley Local Plan.

40. (a) Prior to any above ground construction of buildings on the Sydenham Villas and Rockhills residential developments a scheme for the design of the proposed dwellings to incorporate acoustic mitigation works in order to protect future occupiers from noise, including during demolition and construction works in the wider Park, shall be submitted to and approved in writing by the Local Planning Authority.
- (b) The scheme shall include all aspects of the design including construction details, ventilation arrangements, acoustic protection for amenity areas and all the matters tabulated within paragraph 2.23 of ProPG: Planning and Noise Professional Practice Guidance on Planning & Noise (2017).
- (c) Following construction, the results of post construction testing to demonstrate attainment of the target internal noise levels shall be submitted to and approved in writing by the Local Planning Authority.
- (d) The approved scheme shall be fully implemented before any of the dwellings are occupied and permanently retained as such thereafter.

Reason: In order to comply with Policy 37 and policy 119 of the Bromley Local Plan and to ensure a satisfactory standard of residential amenity.

41. No development in any subsequent stage of the phasing plan approved pursuant to condition 8 shall be carried out until the financial contribution towards two cycle docking stations in the Park (as set out in the shadow S106 agreement) has been paid in full in accordance with the sequencing approved as part of the phasing plan.

Reason: To support the delivery of cycling infrastructure and to ensure a sustainable form of development in accordance with policies T5 and DF1 of the London Plan and policies 31, 33, 34, 35 and 125 of the Bromley Local Plan.

42. No development in any subsequent stage of the phasing plan approved pursuant to condition 8 shall be carried out until the financial contribution towards the enhancement of bus stops and bus shelters around the perimeter of the Park (as set out in the shadow S106 agreement) has been paid in full in accordance with the sequencing approved as part of the phasing plan under condition 8.

Reason: To support the delivery of improved transport infrastructure to mitigate the impacts of the development and to ensure a sustainable form of development in accordance with policies T4 and DF1 of the London Plan and policies 31, 33, 34, 35 and 125 of the Bromley Local Plan.

43. A Framework Events Management Plan (FEMP) shall be submitted to the Local Planning Authority in accordance with the sequencing approved as part of the phasing plan under condition 8. The FEMP shall set out the key principles for the management of all events at the Park which are required in the interests of residential amenity, public safety, the highways network and the safety and efficiency of public transport.

The FEMP shall set out the thresholds for a requirement to produce a detailed Event Management Plan for individual and temporary events which should include (but not be limited to):

- Event Details including dates and times
- Operator details
- Delivery and servicing arrangements

- Measures to promote and encourage the use of alternative modes of transport to the car for staff and visitors
- Staff, setup and clean-up requirements
- Access and stewarding proposals
- Assessment of attendee numbers, ticketing arrangements (e.g. impact on catchment) and arrival and departure profiles
- Analysis of impacts on local public transport
- Parking Management (assumption being that driving will be discouraged and parking minimised where possible)
- Mitigation measures, including mechanism to secure financial contributions for mitigatory measures, as required
- Monitoring

The FEMP and thresholds should be agreed in consultation with TfL and approved in writing by the Local Planning Authority prior to any phase of the development being first brought into use.

Reason: In order to comply with Policies 30, 31, 32, 33, 34, 37 and 125 of the Bromley Local Plan and policies T2, T3, T4, T7 and DF1 of the London Plan and to mitigate the impact of development, in the interests of residential amenity, public safety, the highways network and public transport operations.

44. (i) The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and development. Prior to the commencement of any above ground construction on each phase of the development, as outlined in the phasing plan approved under condition 8, details of such measures for that phase shall have first been submitted to and approved in writing by the Local Planning Authority.
- (ii) The approved measures shall be implemented before the relevant phase is occupied / first brought into use and the security measures to be implemented in compliance with this condition shall achieve the Secured by Design accreditation awarded by the Metropolitan Police.

Reason: In the interest of security and crime prevention and to accord with Policies 4 and 37 of the Bromley Local Plan.

45. Prior to any above ground construction of buildings on the Sydenham Villas and Rockhills residential developments, a Travel Plan for each residential site shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include as a minimum:
- Measures to promote and encourage the use of alternative modes of transport to the car
 - A timetable for the implementation of the proposed measures and details of the mechanisms for implementation and for annual monitoring and updating
 - Details of the process for monitoring demand and increasing cycle parking provision, as necessary (including details of where additional cycle parking storage facilities could be located, their design and appearance)
 - Details of the process for monitoring car parking demand and decreasing car parking over time as demand reduces

The Travel Plan shall be implemented in accordance with the agreed timescales and details.

Reason: In order to ensure appropriate management of transport implications of the development and to accord with Policy 31 of the Bromley Local Plan and policies T2, T4 and T5 of the London Plan.

46. A Travel Plan relating to each non-residential phase of the development shall be submitted to and approved in writing by the Local Planning Authority in accordance with the sequencing approved as part of the phasing plan under condition 8. The Plan should include as a minimum:

- Measures to promote and encourage the use of alternative modes of transport to the car
- A timetable for the implementation of the proposed measures and details of the mechanisms for implementation and for annual monitoring and updating
- the process for monitoring demand and increasing cycle parking provision in the Park as necessary (including details of where additional cycle parking storage facilities could be located, their design and appearance)
- Details of the process for monitoring car parking demand and decreasing car parking over time as demand reduces.

The Travel Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to ensure appropriate management of transport implications of the development and to accord with Policy 31 of the Bromley Local Plan and policies T2, T4 and T5 of the London Plan.

47. (a) Prior to the commencement of above ground works on each phase of the development, as outlined in the phasing plan approved under condition 8, details of arrangements for bicycle parking (including covered storage facilities where appropriate) for that phase shall be submitted to and approved in writing by the Local Planning Authority.
- (b) The arrangements shall include cycle parking facilities for the residential uses, education uses and the wider Park users including cycle parking suitable for smaller and trailer bikes.
- (c) The arrangements for each phase should demonstrate that cumulatively a total of 68 new cycle parking spaces in the Park (excluding the residential uses) will be provided from the outset.
- (d) Residential cycle parking should be provided in line with the minimum standards identified in Policy T5 of the London Plan.
- (e) All cycle parking (including for the residential uses, college use and general Park use) should be designed to comply with the London Cycle Design Standards (LCDS).
- (f) The arrangements as approved under parts (a) (b) (c) (d) and (e) shall be completed before any part of the development relating to that phase is first occupied or brought into use, and permanently retained thereafter.

Reason: In order to comply with Policy T5 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.

48. (a) Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) relating to each phase of the development, as outlined in the phasing plan approved under condition 8, shall be submitted to and approved in writing by the Local Planning Authority prior to construction of any above ground works on that phase of the development
- (b) The arrangements as approved under part (a) shall be completed before any part of the development relating to that phase is first occupied or first brought into use, 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.

49. (a) Not more than six (6) months and not less than three (3) months prior to the estimated date of Practical Completion of construction of any of the last 35 residential units at Rockhills or, if such period has passed or there is insufficient time remaining in such period, as soon as reasonably practicable, the Owners shall provide to the Council a full and up to date Late Stage

Viability Assessment supported by evidence to demonstrate whether a deficit or surplus has arisen.

The Late Stage Review should follow Policy H5 set out within the London Plan and the formulas set out in the Annex A of Homes for Londoners, Affordable Housing and Viability Supplementary Planning Guidance 2017 or any document superseding, amending or updating this guidance.

(b) If the viability report shows a surplus then a scheme setting out the requirements for the Council to receive a financial contribution towards offsite Affordable Housing shall be submitted to and approved by the Council.

(c) Where it is determined that an additional financial contribution is required the Owners shall not occupy any of the last 35 private residential units until such payment has been made.

REASON: To ensure that the maximum reasonable amount of affordable housing can be secured and to accord with policy 2 of the Bromley Local Plan and policies H4, H5 and H6 of the London Plan.

50. a) Not more than six (6) months and not less than three (3) months prior to the estimated date of Practical Completion of construction of any of the last 18 residential units at Sydenham Villas or, if such period has passed or there is insufficient time remaining in such period, as soon as reasonably practicable, the Owners shall provide to the Council a full and up to date Late Stage Viability Assessment supported by evidence to demonstrate whether a deficit or surplus has arisen.

The Late Stage Review should follow Policy H5 set out within the London Plan and the formulas set out in the Annex A of Homes for Londoners, Affordable Housing and Viability Supplementary Planning Guidance 2017 or any document superseding, amending or updating this guidance.

b) If the viability report shows a surplus then a scheme setting out the requirements for the Council to receive a financial contribution towards offsite Affordable Housing shall be submitted to and approved by the Council.

c) Where it is determined that an additional financial contribution is required the Owners shall not occupy any of the last 18 private residential units until such payment has been made.

REASON: To ensure that the maximum reasonable amount of affordable housing can be secured and to accord with policy 2 of the Bromley Local Plan and policies H4, H5 and H6 of the London Plan.

51. No development in any subsequent stage of the phasing plan approved pursuant to condition 8 shall be carried out until the financial contribution towards a transport study (as set out in the shadow S106 agreement) has been paid in full in accordance with the sequencing approved as part of the phasing plan under condition 8.

Reason: In the interests of road safety and to reduce the dominance of vehicles on London's streets in accordance with the Mayor's Healthy Streets Approach and policies T2 and DF1 of the London Plan and policies 31, 33, 34, 35, 37 and 125 of the Bromley Local Plan.

52. Details of an agreement with an accredited private cycle / electric cycle hire company for them to operate in the Park, or evidence of reasonable endeavours to enter into such an agreement, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with TfL, in accordance with the sequencing approved as part of the phasing plan under condition 8. .

Reason: To support the delivery of cycling infrastructure and to accord with policies T5 and DF1 of the London Plan and policies 31, 33, 34, 35 and 125 of the Bromley Local Plan.

53. Following occupation of any phase / building, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the draft Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials.

REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials.

54. A Service and Delivery Plan for each approved land use shall be submitted to and approved in writing by the Local Planning Authority, in consultation with TfL, prior to occupation / first use of the phase of development to which it relates.

The development shall be implemented in accordance with the approved details and shall be adhered to at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policies 31, 37 and 119 of the Bromley Local Plan and in the interest of the amenities of the future occupants of the development and the adjacent properties.

55. a) No phase shall be occupied until confirmation has been provided that either:-
1. Wastewater network Capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water, or
3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

b) Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan,

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

56. a) No phase shall be occupied until confirmation has been provided that either:
1. all water network upgrades required to accommodate the additional flows to serve the development have been completed; or
2. a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

b) Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

57. Prior to the occupation of each phase of development, a postconstruction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance.

The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the phase of development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

58. a) Prior to each Building being occupied, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' as-built stage reporting webform (<https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>). The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in the 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).
- b) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' in-use stage reporting webform (<https://www.london.gov.uk/what-we-do/planning/implementing-londonplan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>). This obligation will be satisfied after the Owner has reported on all relevant indicators included in the 'In-use stage' chapter of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it) for at least five years.
- c) In the event that the 'In-use stage' evidence submitted under Clause b) shows that the 'As-built stage' performance estimates derived from Clause a) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause b) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan.

59. Prior to the occupation of each phase of the development, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

60. Prior to the occupation of each residential phase, arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled

persons, no resident of the Rockhills or Sydenham Villas development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

Reason: In order to comply with Policy 32 of the Bromley Local Plan which requires the Council to consider the potential impact of any development on road safety and ensure that it is not significantly adversely affected, as well as Policies T1 and T2 of the London plan which seek to facilitate the delivery of the Mayor's strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041 and to reduce the dominance of vehicles on London's streets.

61. The approved Community Centre at Rockhills shall only be used for the following uses:

- Class E: provision of medical or health services; creche, day nursery or day centre; sale of food and drink for consumption (mostly) on the premises; indoor sport, recreation and fitness (not involving motorised vehicles or firearms)
- Class F.1: provision non-residential education and training, public worship or religious instruction (or in connection with such use)
- Class F.2: hall or meeting place for the principal use of the local community

and for no other purpose (including any other purpose in Classes E, F.1 or F.2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). There shall be no change of use whether allowed by the Town and Country Planning (Use Classes) Order 1987 (as amended), the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order amending, revoking and re-enacting these Orders.

Reason: To secure and maximise the social benefits of the development and in order that the Council can consider any proposed change of use with regard to current planning policies to prevent any inappropriate use in accordance with policies 15, 20, 21, 22, 26 and 37 of the Bromley Local Plan.

62. The approved cultural venue shall only be used for Class F.1: museum, display of works of art, public hall or exhibition hall and for no other purpose (including any other purpose in Classes F.1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). There shall be no change of use whether allowed by the Town and Country Planning (Use Classes) Order 1987 (as amended), the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order amending, revoking and re-enacting these Orders.

Reason: To enhance and support the cultural function of Crystal Palace Park and in order that the Council can consider any proposed change of use with regard to current planning policies to prevent any inappropriate use in accordance with policies 15, 20, 37 and 111 of the Bromley Local Plan.

63. The dwellings hereby permitted shall comply with Building Regulations optional requirement of not more than 105 litres per person per day, in paragraph (2)(b) Part G2 - Water efficiency - of Approved Document G (2015 edition). Before occupation, evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To comply with London Plan Policy SI 5 in order to minimise the use of mains water, water supplies and to protect and conserve resources.

64. i) The development shall be carried out in complete accordance with the assumptions, controls, and mitigations measures as set out in ES Volume I Chapter 5 (AECOM, January 2020) (ref: 60553431-REP-ES-001) including the use of air and ground source heat pumps (or equivalent).
- ii) Unless otherwise agreed in writing by the Local Planning Authority, there shall be no use of fuels for energy generation, space heating, hot water, or cooking within the development, including for commercial catering purposes.

Reason: To ensure that the development is Air Quality Neutral to minimise the effect of the development on local air quality and to accord with Policy 120 of the Local Plan and policy SI 1 of the London Plan

65. The area adjacent to Crystal Palace Parade indicated as 'Bus Station Safeguard Area' in the approved plans shall be kept free from any development which has the potential to prevent the future expansion of the bus station, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the sufficient provision of land for the development of current and expanded public transport infrastructure to serve London's needs, in accordance with policy T3 of the London Plan and policy 36 of the Bromley Local Plan.

Note: Where this decision notice refers to "shadow S106 agreement" this means the shadow section 106 agreement issued with this decision

You are further informed that :

- 1 An unsigned form of shadow S106 Agreement has been agreed between the applicant and the Local Planning Authority and a copy is retained on the local planning authority's file setting out the obligations that the local planning authority expects to be entered into for the purposes of the relevant conditions set out above, including condition 7, when person(s) have a relevant interest in the application site that enable them to sign it.
- 2 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008 (as amended).

The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development. 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) (as amended). The Levy will appear as a Land Charge on the relevant land with immediate effect.

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.

- 3 The London Borough of Bromley Community Infrastructure Levy (CIL) proposals were approved for adoption by the Council on 19 April 2021, with a date of effect on all relevant planning permissions determined on and after 15 June 2021. Copies of the report and the meeting minutes can be found at <https://cds.bromley.gov.uk/ieListDocuments.aspx?CId=115&MId=6923>

Further details on the London Borough of Bromley CIL can be found at:
https://www.bromley.gov.uk/info/1004/planning_policy/1179/bromleys_community_infrastructure_levy

- 4 You are reminded of your obligation under Section 80 of the Building Act 1984 to notify the Building Control Section at the Civic Centre six weeks before demolition work is intended to commence. Please write to Building Control at the Civic Centre, or telephone 020 8313 4313, email buildingcontrol@bromley.gov.uk.
- 5 The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=01%7C01%7Cplanning%40bromley.gov.uk%7C2ecef3c3f234b253de408d86a2ec8f%7C8cc3d50b245a4639bab48b879ac9838c%7C0&sd=ruFmJda3jeSQUpQw0rxZg0yOb0dOK4K08v0v%2BierPCY%3D&reserved=0>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk
- 6 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near Thames Water mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read Thames Water's guide on working near or diverting Thames Water's pipes.
<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=01%7C01%7Cplanning%40bromley.gov.uk%7C2ecef3c3f234b253de408d86a2ec8f%7C8cc3d50b245a4639bab48b879ac9838c%7C0&sd=ruFmJda3jeSQUpQw0rxZg0yOb0dOK4K08v0v%2BierPCY%3D&reserved=0>
- 7 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.
- 8 The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.
- 9 All demolition and construction works, as well as the day-to-day use of the remodelled park and all new Class C and Class D buildings and facilities within it, must not impede waste and recycling collections to address within the London Borough of Southwark. If there would be any impact on waste and recycling collections, either during the construction stage or in the end-use, the developer must notify Southwark's Waste Management Team and engage with Veolia.
- 10 Details of the construction must be agreed with the Highway Authority (and in relation to the Anerley Hill access in consultation with Transport for London). For more information please

contact Dan Gordon, Highway Area Manager: Daniel.Gordon@bromley.gov.uk and TfL bus operations.

- 11 Access for fire appliances, as required by Part B5 of the current Building Regulations approved Document B and adequate water supplies for fire fighting purposes, should be provided. This is without prejudice to any requirement or recommendations that may be made by the authority under the Regulatory Reform (Fire Safety) Order 2005/Petroleum (Consolidation) Act 1928, the local authority or the Health and Safety Executive

Signed:

Assistant Director (Planning)

On behalf of the London Borough of Bromley Council

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website at www.bromley.gov.uk/planning. Through the provision of a pre-application advice service the Local Planning Authority encourages early engagement to resolve problems that can occur in relation to dealing with a planning application by providing clear guidance as to how the aims of the development plan can be achieved in a sustainable and appropriate manner in accordance with paragraphs 188 - 190 of the National Planning Policy Framework 2012.

Approvals with or without conditions, or refusals of applications for planning permission under the Town and Country Planning Act 1990 and the Town and Country Planning (General Development Procedure) Order 2015 (as amended) and applications for Listed Building and Conservation Area Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Southern Gas Network (SGN) has asked the Council to highlight the importance of working safely near gas pipelines. The following links give clear guidance on what to do and who to contact before starting any work and how to locate pipes near to your property.

- <https://www.sgn.co.uk/damage-prevention>
- <https://www.linsearchbeforeudiq.co.uk/>

If you disagree with the decision of the Local Planning Authority (LPA) to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, you may appeal to The Planning Inspectorate (PINS). This is an independent Executive Agency which provides fair and impartial decisions on appeals against LPA decisions on planning consents in accordance with Section 78 of the Town and Country Planning Act 1990 and for Listed Building and Conservation Area consents in accordance with Section 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appeals must be made within 12 weeks of the Decision Notice date for householder planning applications and within 6 months for any other application. They must be submitted on a form, which is obtainable from The Planning Inspectorate Temple Quay House, 2 The Square, Temple Quay Bristol BS1 6PN or online from <https://www.gov.uk/appeal-planning-decision>. If an enforcement notice is or has been served relating to the same or substantially the same development as in your application, then the time limit to appeal will expire 28 days after the enforcement notice is served – except that you will have a minimum of 28 days to appeal after the right of appeal begins and the time limit will expire no later than it would if there were no enforcement notice.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (PlanningAppeals@bromley.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. See <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries> for further details.

The Secretary of State (including PINS) is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the Statutory requirements, to the provisions of the development order, and to any directions given under the order.

If planning permission, listed building or conservation area consent to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State (including PINS) on appeal, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London Borough of Bromley a purchase notice requiring that the Council purchase his interest in the land in accordance with the provisions of Part VI Chapter 1 of the Town and Country Planning Act 1990 or in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission or consent is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. These circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 and in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Applications for Express Consent under the Town and Country Planning Act 1990 and the Town and Country Planning (Control of Advertisements) Regulations 2007

If you disagree with the decision of the local planning authority to refuse consent for the display of an advertisement or to grant consent subject to conditions, you may by notice served within 8 weeks of the receipt of this notice, or such longer period as the Secretary of State may agree, appeal to the Planning Inspectorate in accordance with the provision of Part 3 Section 17 of The Town and Country Planning (Control of Advertisements) Regulations 2007. Forms are available from The Planning Inspectorate Temple Quay House, 2 The Square, Temple Quay Bristol BS1 6PN or online from <https://www.gov.uk/appeal-planning-decision>.

Town and Country Planning Act 1990 (as amended). A Certificate of Lawfulness for an existing proposed use or development

If you are aggrieved by a refusal to grant, a Certificate of Lawfulness, you may appeal to the Planning Inspectorate under Section 195 and 196 of the Town and Country Planning Act 1990 (as amended).

AN IMPORTANT FOOTNOTE

Permission or approval referred to overleaf is confined to permission under the Town and Country Planning Act 1990, Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning General Development Order 2015 as amended, and the Town and Country Planning (Control of Advertisements) Regulations 2007, and does not obviate the

necessity of compliance with any other enactment, by law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, Building Regulation, consent, approval or authorisation which may be required.

You are reminded that the Borough Council's permission does not modify or affect any personal or restrictive covenants, easement, etc., applying to or affecting either this or any other land or the rights of any persons (including the London Borough of Bromley Council) entitled to the benefits thereof or holding an interest in the property concerned in this development or in any adjoining property.

If the Council has approved your application, it can be challenged by judicial review within 6 weeks of the approval date.

ACCESS FOR PEOPLE WITH DISABILITIES

Your attention is drawn to British Standard and Government advice concerning means of access for people with a disability. This advice applies to educational, recreational and retail premises as well as office, factories and business premises.

Community Infrastructure Levy (CIL) Information Note

This application is considered to be liable for the Mayor of London's Community Infrastructure Levy (CIL). The CIL is a planning charge levied on net additional floorspace arising from new developments or creation of new dwellings (including through a change of use) in order to fund infrastructure to support development in the local area. The Council acts as collecting authority for the Mayor of London who has a levy to raise money for transport Infrastructure in the London area.

The first step in the CIL process is to complete a CIL Additional Information Requirement Form or Form 5: Notice of Chargeable Development for permitted developments. All the forms underlined can be found at: <http://www.bromley.gov.uk/cil>

The CIL Team can calculate the CIL liability based on the information you provided for the planning application, however we are unable to discount existing floorspace that has been in continuous use without the above forms.

At the same time, Form 1: Assumption of Liability must be completed in order to produce a Liability Notice. This form tells us who is responsible for paying the CIL charge. If this form is not completed within two weeks of the issue of the planning decision notice, CIL liability will default to the landowner or applicant at a cost of £50. You may have already completed the forms above during the application process.

If you wish to apply for charitable or social housing relief then Form 2: Claiming Exemption or Relief should be submitted. If you are a 'self builder' who builds or commissions a home for their own occupation you may apply for exemption using Form 7: Self Build Exemption Claim Form: Part 1 for the entire home or Self Build Annex or Extension Claim Form. **Exemption forms must be submitted before commencement** of the development and will be granted relief upon receiving a Relief Decision Notice. The **Form 7: Self Build Exemption Claim Form Part 2 form must be submitted within six months of completion** or the levy will become payable.

The Council will serve a Liability Notice on the person(s) who have assumed liability to pay. It is the liable party's responsibility to notify the Council when commencement (demolition, digging for foundations and underground services and change of use) has started using Form 6: Commencement Notice. **Late notification of a commencement date will result in penalties such as the removal of eligibility for the self-build exemption, a 20% surcharge**, the removal of the 60 day payment period requiring immediate payment or CIL stop notices.

The Council will issue a Demand Notice to the liable person(s) setting out the total CIL amount payable on commencement of the development and the payment date. Please note the chargeable amount will be indexed linked. This notice will be emailed and/or posted to the liable person(s) via the contact details provided in Form 1: Assumption of Liability.

Our finance contractors will shortly afterwards send an invoice with a paying-in slip and information on payment methods following a Demand Notice. Non-payment and failure to comply with CIL procedures will result in surcharges.

The CIL liability will be registered as a local land charge against the land affected by the planning permission and will be revealed when a property search is made. CIL payment will make the charge on the register fulfilled.

Forms (underlined above) can be found at:
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

For further information or if you have any questions regarding CIL please contact us at cil@bromley.gov.uk or on 020 8313 4974.



Ms Joanna Wu
London Borough of Bromley
Planning Reception, Bromley Civic Centre
Stockwell Close
Bromley
BR1 3UH

Direct Dial: 0207 973 3777

Our ref: P01573009

14 March 2024

Dear Ms Wu

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**CRYSTAL PALACE PARK THICKET ROAD PENGE LONDON SE20 8DT
Application No. 24/00478/DET**

Thank you for your letter of 20 February 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England continues to support the Masterplan proposals, which seek to address a number of issues with the condition of the Grade II* Registered landscape and many of the listed structures within the park.

In our view, the proposals submitted as part of this approval of details application are in line with the outline planning permission and are well considered.

We would welcome further engagement with the Council, the Crystal Park Trust and the project team as the proposals are developed, particularly relating to the:

- De-silting of the upper lake and reuse of silt;
- Specification and review of samples of proposed ground surface finishes;
- Detailed designs and specifications for lake edge treatments and finishes to ground surfaces around Grade I listed animal sculptures and geological features;
- Details of vegetation management, particularly in relation to coal seam and adjacent trees;
- Details of wayfinding signage and interpretation;
- Details of landscape management and maintenance.

In relation to the proposed works to the listed structures, we await consultation on the full applications for listed building consent, which we understand will be submitted in



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk





due course.

Recommendation

Historic England supports the application on heritage grounds.

We consider that the application meets the requirements of the NPPF. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

Claire Brady

Inspector of Historic Buildings and Areas

E-mail: claire.brady@HistoricEngland.org.uk



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Telephone 020 7973 3700
HistoricEngland.org.uk



Applicant Responses to the Friends of Crystal Palace Dinosaurs' Comments on the RMA for Site A and B (DC/24/00478/DET)
Date: 09/05/2024

Comments	Responses
<p>Level of Detail- Whilst there are many pages documenting proposals for each of the sculptures and geological areas, these proposals are brief and do not appear to have been sufficiently informed by detailed study of the SSHC reports. We are concerned at the lack of detail here and want to flag up that this may need to be revisited for more realistic assessment of the scale of work required. We appreciate that more detailed planning will follow in the application for Listed Building Consent and can offer substantive contributions to improve the completeness of the proposals with our extensive set of archival data and direct experience.</p>	<p>The Listed Building Consent Application (LBC) for the Geological Court (ref DC/24/00929/LBC) has been submitted and can be viewed online on Bromley's planning applications register. Further trials, monitoring and investigative work is being carried out over the next year to inform the repairs strategy. Information from these works can be shared once received and reviewed. Determining exact specifications and exact methodologies on each sculpture at this stage will be based on assumptions and inevitably will result in numerous amendments, therefore, it is vital that they are informed by the trials and site investigations as agreed with Historic England. Findings from trials, monitoring and investigation will be shared as they progress, and proposed specifications and methodologies will be discussed with Historic England and Conservation Officer as part of stakeholder engagement process. Relevant documents will be submitted as part of the conditions discharge.</p>
<p>Maintenance plans - there is an urgent need to develop a schedule of routine future maintenance of the sculptures that transcends the grant cycle, particularly including vegetation clearance, surface cleaning, crack repair with sacrificial lime mortar and repainting. Until there is a clear, sustainable and active maintenance plan it would be easy for any funding body to reject capital expenditure on repairs. Having followed and contributed to assessments of the conservation needs of the site since 2013, we suggest that the recommendations in the Maintenance Plan drafted by The Morton Co. in approximately 2021 should also be included in current plans. Specifically, a participatory conservation monitoring and implementation programme for committed volunteers, with professional oversight, can achieve dual aims of engagement and sustainability in maintaining the investment from the major conservation interventions. The reports in this RMA are notable for not being specific on why the condition of the heritage components of Site B is worse than any time in their 170 history, but our records indicate this is due to lack of regular monitoring and maintenance.</p>	<p>Initial maintenance guidance for the sculptures is included in the Landscape and Ecological Management Plan (LEMP) in support of Condition 21 which will be submitted to the Council in due course. This guidance will be developed as the restoration proposals progress and information from the trials and surveys are received.</p>
<ul style="list-style-type: none"> • Proposed interpretation offering in the new Info Centre (IC) is deemed insufficient. <ul style="list-style-type: none"> ○ People come from far and wide for CP Dinosaurs due to their global appeal. ○ IC represents a valuable opportunity to expand on Bromley's unique heritage. ○ Improved IC would enhance site's reputation, drawing more visitors to Park and Borough. ○ Greater visitor understanding of Dinosaurs and Geological Court is crucial. • Current plans feature three small standing display cases, each focusing on biodiversity, park heritage, and Dinosaurs. <ul style="list-style-type: none"> ○ Dinosaurs are not given sufficient depth relative to their significance and available material. ○ Visitors prefer larger objects and tactile interaction. ○ Flexibility of roll-away cases may be perceived as limited commitment to the topic. • Competition for space limits accessibility to interpretation. • Planned target audience is local families, missing opportunity to cater to wider audience. • Regular comments from national and international visitors highlight under-celebration and under-interpretation of Dinosaurs. • Interpretation centre that prioritizes main USP of CP Park is both feasible and necessary. 	<ul style="list-style-type: none"> • The Applicant will be holding a number of workshops with CPPT, Friends, and LBB where all will have the chance to provide input on the interpretation offering at the Information Centre. • The current exhibition area plans are indicative – this space will still be designed in much more detail during future design development. • The content of the more permanent exhibition is still to be defined. We will explore scope for the display of larger objects. Tactile objects are planned to be included within the interpretation cabinets. • The flexibility / moveable nature of these display cases is intended to enable the Community Space to be able to shift between an exhibition space and gathering space as needed, so that the space may be used effectively. • The flexibility of the offer has been designed so that it can be built upon beyond the initial opening. The space is intended to be collaborative and the offering to grow, as led by CPPT, so there is still opportunity for it to expand. • A 2024 visitor survey of the park led by the CPPT asked visitors what they wanted to learn more about. The results were varied with the top answers being what's on in the park, the restoration of the park, biodiversity and sustainability, and the history of the Palace. This breadth in responses has informed the development of the interpretation plan. • The information centre is viewed as a gateway to the park – we believe by showcasing multiple aspects of the park that we will promote the significance of the heritage in a stronger way.



There is no facility for archival storage of loose assets from the site, as advised by Historic England. It is critical that this is accommodated in a way that is accessible to users of the collections for interpretation and research.

- CPPT are exploring alternative storage within the park for these assets.
- New museum grade archival storage would not be possible within the funding for this project and would take away from community space which we have planning permission for.
- The information centre approach was presented at a project meeting with Historic England representation and received support.
- We note that Historic England have supported the reserved matters application.