

Committee Date	13.06.2024	
Address	Crystal Palace Football Club Academy Copers Cope Road Beckenham BR3 1NZ	
Application Number	23/01054/FULL1	Officer - Susanna Stevenson
Ward	Beckenham Town And Copers Cope	
Proposal	Excavation and construction of a basement to provide indoor sports therapy pools and plant room (related to the approved use as a football academy), together with extensions and elevational alterations to the former Gambado Sports Hall and lean-to building, car parking, external store and landscaping (part retrospective)	
Applicant	Agent	
c/o Agent	Mr Aaron Zimmerman	
c/o Centro Planning Consultancy 104C St. John Street London EC1M 4EH United Kingdom	104C St John Street London EC1M 4EH United Kingdom	
Reason for referral to committee	Call-In	Councillor call in Yes - concern regarding the lack of visitor drop-off/pick-up zone provided under 19/04644/FULL1, potential reversing movements onto Copers Cope Road, lack of adequate on-site traffic management and parking, and lack of detail on spoil removal.

RECOMMENDATION	PERMISSION
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KEY DESIGNATIONS Biggin Hill Safeguarding Area Biggin Hill Safeguarding Area Biggin Hill Safeguarding Area Green Chain London City Airport Safeguarding

London City Airport Safeguarding
 London City Airport Safeguarding
 Metropolitan Open Land
 Smoke Control SCA 12

Land use Details

	Use description	Floor space (GIA SQM)
Approved	Football Academy (Class F1)	1520 sqm
Proposed	Football Academy (Class F1)	+213 sqm (proposed plant room in basement, extension to stair core, link to adjacent building, alterations to ground floor entranceway and connection to adjacent building).

Vehicle parking (within red line application site)	Approved number of spaces	Total proposed including retained spaces	Difference in spaces (+ or -)
Standard car spaces	2	2	N/A
Disabled car spaces	1	1	N/A

Representation summary	<p>The application was advertised by way of a site notice and press advertisement.</p> <p>Local residents were notified of the application originally on 5th April 2023.</p> <p>Local residents were again notified of the application following the receipt of amendments (to revert to layout of drop off/pick up area and parking approved under reference 19/04644/FULL1), with letters sent on 23rd April 2024.</p>
Total number of responses	5
Number in support	0
Number of objections	5

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- No significant harm to neighbouring occupiers would result as a consequence of the development, including the rooftop plant and the window alterations/increase in window openings.
- The proposal has an acceptable visual impact and would not significantly harm the character and appearance of the area.
- The proposal would not increase the intensity of the use of the Academy site, and would not result in an increase in trips to/from the site – no significant highways impacts would arise.
- The provision of enhanced sporting facilities within the extent of the previously approved building is considered acceptable in principle in land use terms, and the proposal would cause no additional harm to the openness and character of the Metropolitan Open Land.

2. LOCATION

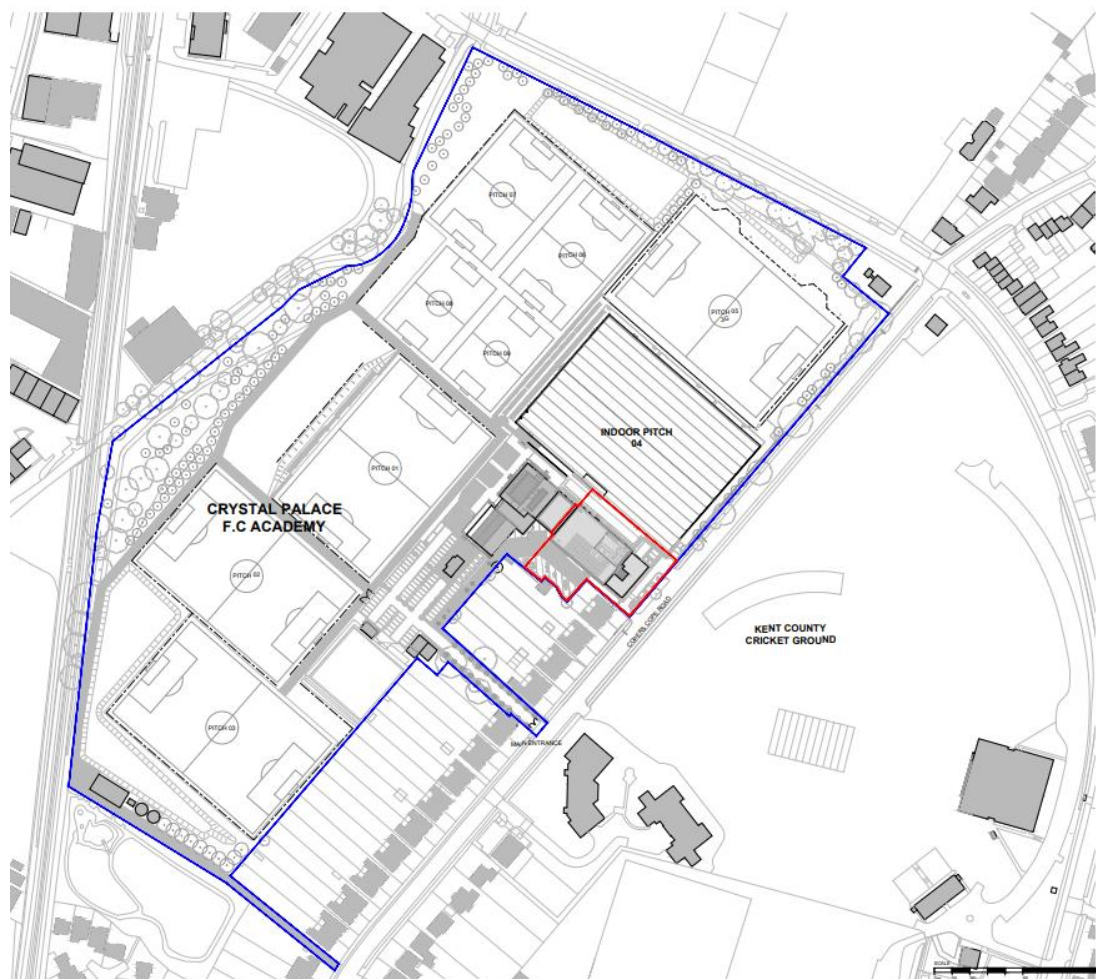


Figure 1 – site location/block plan

- 2.1 The site is located on the north-western side of Copers Cope Road and comprises a private sports ground. The building the subject of this application comprises a former sports hall which more recently was used as the Gambados children's play space/centre. Land around the building has been landscaped and altered from the previous arrangements detailed in 2.2 below following planning applications submitted since 2019.
- 2.2 The overall site has passed from comprising a mix of a gym, the Gambados space, and Goals 5-a-side Soccer Centre, to being used exclusively by the Crystal Palace FC Academy.
- 2.3 The site has been altered significantly since the commencement of the Academy use of the site, and following applications for planning permission submitted since 2019. The red line application site comprises the building (former Gambados Centre) and smaller areas adjacent to the building, to the front, sides and rear.



Figure 2 – aerial view of application site

- 2.6 Opposite the site on copers Cope Road is further sports pitches and related development including Kent County Cricket Ground and CPFCs first team's training ground.
- 2.7 The red line application site is bounded to the south western and north eastern sides and to the north western rear by the large, covered pitch and landscaped areas associated with the Academy. The nearest residential property to the application site is No. 169 Copers Cope Road which lies to the south west of the site and within the Area of Special Residential Character.



Figure 3 – Front elevation facing Copers Cope Road (13/05/24)

- 2.8 The entire site (red line application site and blue line indicating land in applicant's ownership) is within Metropolitan Open Land (MOL) and the South East London Green Chain.
- 2.9 The main vehicular access to the site lies between Nos. 153 and 155 Copers Cope Road. Historically, the site included a one-way system with vehicles entering the site from this access point, and exiting between the application building and No. 169 Copers Cope Road.
- 2.10 The site is in an area with PTAL rate of between 1b and 2 (on a scale of 0 – 6b, where 6b is the most accessible). Lower Sydenham Station is located approximately 300m to the north of the site.

3. PROPOSAL

- 3.1 Part retrospective planning permission is sought for development comprising the excavation and construction of a basement to provide indoor sports therapy pools and plant room (related to the approved use as a football academy), together with extensions and elevational alterations to the former Gambado Sports Hall and lean-to building, car parking, external store and landscaping.
- 3.2 The building in question formerly comprised the Gambados play centre and is located close to the boundary of the wider site with Copers Cope Road, positioned between the existing covered indoor pitch, the former Gambados car park and the boundary of the site with No. 169 Copers Cope Road.

- 3.3 The planning permission granted under reference 19/04644/FULL1 related to development described “Erection of a covered full-size football pitch, creation of an artificial full-size pitch with floodlighting, and regrading of the site to create a full-size show pitch with spectator seating and six training pitches (two full-size, two 3/4 size and two half-size). External alterations and lobby and link extensions to the existing buildings. Installation of maintenance/store sheds, water tanks and under-pitch infrastructure. Associated highway and landscaping works” and covered a much larger application site.
- 3.4 Application reference 19/04644/AMD3 sought a non-material amendment to the planning permission “to include alterations to approved floorplans to provide indoor sports therapy pools.” The scope of the amendment was not considered to comprise development capable of being implemented as a non-material amendment, in part in view of the proposal including engineering operations associated with the formation of a basement, as well as elevational alterations which were considered material – therefore warranted consideration of the scope of the works as part of a formal application for full planning permission.
- 3.5 In total, the proposals would provide 213 sqm of new floorspace over and above that previously granted – with this related to alterations to the ground floor entrance and links to the adjacent buildings, a proposed plant room and pool/hydrotherapy complex in the basement and an extension to the stair core. Furthermore, the proposal includes external plant situated on the roof of the building, with screens surrounding the plant.



Figure 4 – CGI showing proposed front of building and rooftop works

- 3.6 Elevational alterations and external materials form part of the application. While the submitted drawings include reference to internal mezzanine and first floor construction, these aspects have been indicated for information only – since these specific works do not constitute development and do not form part of the application which is limited to the matters above.



Figure 5 – CGI showing proposed front/side elevation

- 3.7 The amended proposals include the additional installation of obscure glazed vertical windows within the southern elevation. Internal space served by the windows is not defined – reference to “future fit out” but the annotation on plan and elevation confirms obscure glazing.
- 3.8 With regards to external appearance/external works, the following images show the approved development and proposed development.

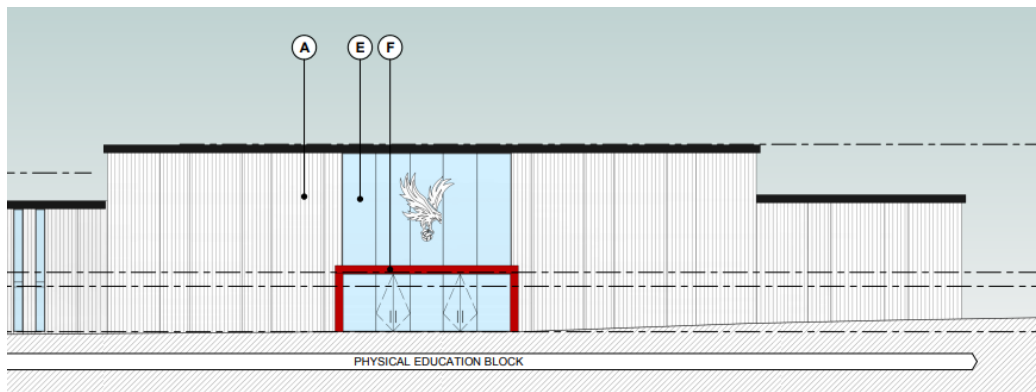


Figure 6 - Approved Part South Elevation

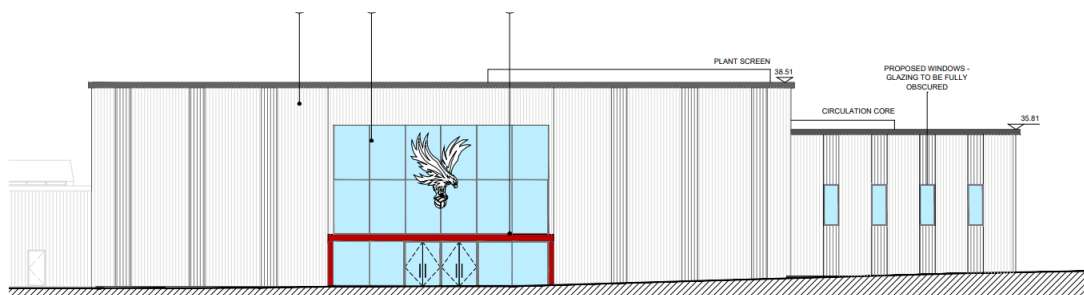


Figure 7 – Proposed Part South Elevation

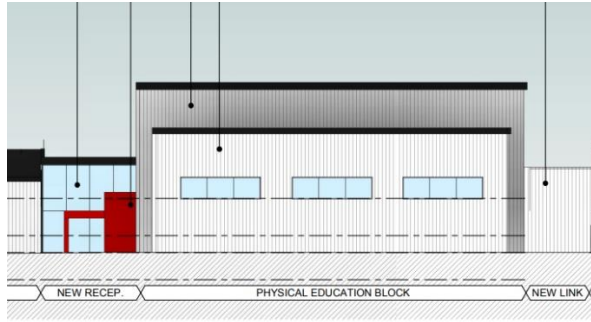


Figure 8 - Approved Part East (Front) Elevation

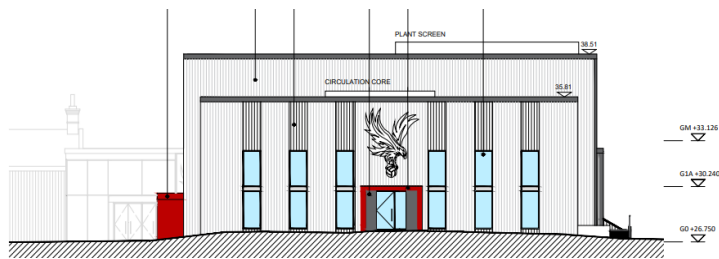


Figure 9 - Proposed Part East (Front) Elevation

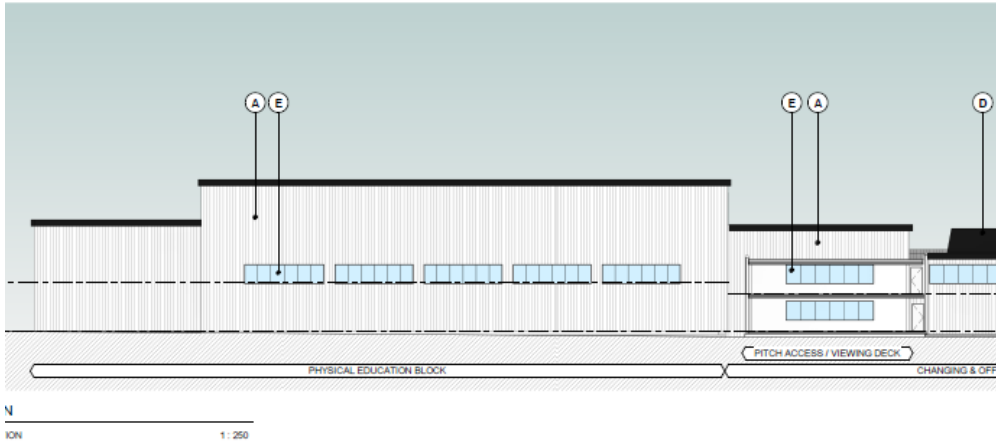


Figure 10 - Approved north elevation (facing covered pitch)

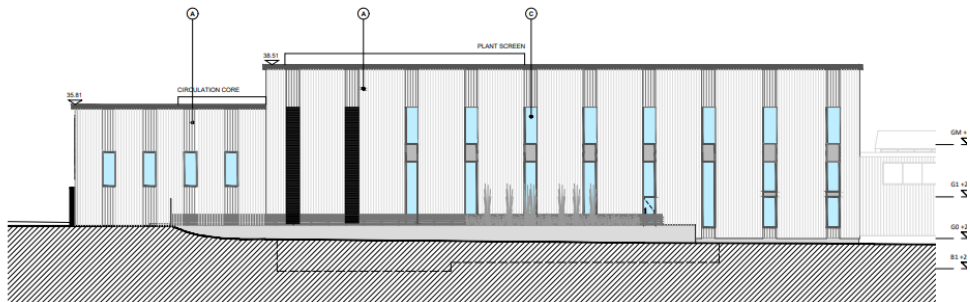


Figure 11 - Proposed north elevation (facing covered pitch)

- 3.9 Within the excavated space at basement level the accommodation comprises a swimming pool with hydrotherapy pools adjacent, along with plant. The applicant confirms that this additional space would be for the exclusive use of the youth academy (and agrees to a condition to this effect).



Figure 12 – Approved basement layout

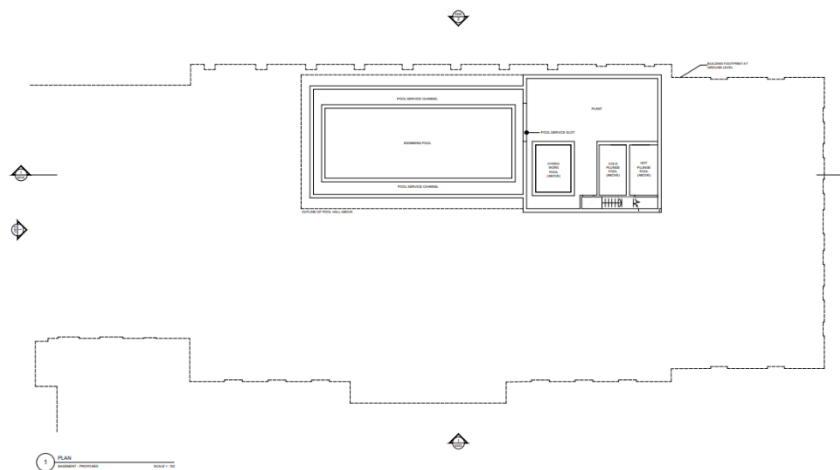


Figure 13 – Proposed basement pools

- 3.10 As originally submitted, the proposals included alterations to the parking layout to the front/side of the building, including an occasional coach parking bay which was indicated to be perpendicular to the street. Revised drawings received on 22nd April 2024 with covering letter reverted the external layout at ground level to that granted planning permission under reference 19/04644/FULL1, including a coach bay parallel to the front elevation of the building.

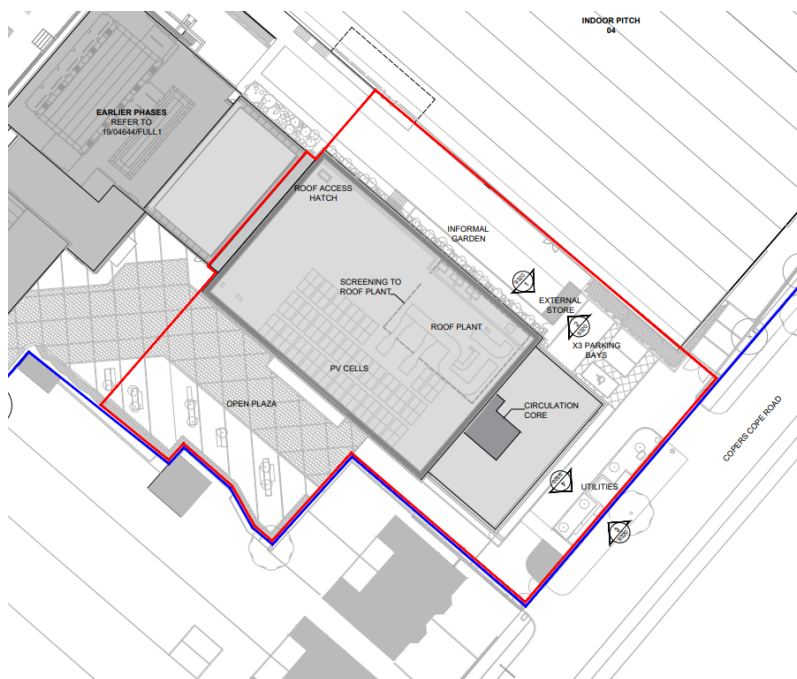


Figure 14 – Proposed block plan (consistent with 19/04644/FULL1)

3.11 The application has been submitted with the following supporting documents:

- Planning Statement
- Design and Access Statement (amended 22/4/24)
- Land contamination assessment
- Phase 1: Desktop study and preliminary risk assessment (contamination)
- Fire Statement
- Sustainable Design and Construction Statement
- Acoustic Assessment (28/3/24)

3.12 The development has partially commenced in terms of the internal fit out and some external works.

4. RELEVANT PLANNING HISTORY

4.1 The application site has an extensive recent planning history, with the relevant planning history summarised below.

4.2 Members are advised that there are currently several other applications pending determination, comprising 23/01759/FULL1 (relating to the installation of a flue/plant associated with the under pitch heating, and modifications to a building adjacent to the main vehicular access to the site), 23/04907/FULL1 (relating to floodlighting), and 24/01521/FULL1 (recently received, relating to the construction of a small refreshment kiosk to the north of the application building).

4.3 19/04644/FULL1

Planning permission was granted under 19/04644/FULL1 for development across the site, which included in relation to the host building, the provision of a first floor mezzanine to provide classrooms, breakout area and circulation space, a single storey lobby extension, and internal reconfiguration to provide classrooms/education space, dining and kitchen area for visitors, staff and players, physio and medical room, main hall PE space, changing rooms, offices and meeting rooms and a plant room.

Externally, the planning permission included site-wide alterations/development. In terms of those aspects of the development granted under reference 19/04644/FULL1 to the current proposal, highways and parking proposals included the provision of a coach parking drop-off bay immediately to the south of the refurbished Gambado building, and the reconfiguration of access/egress arrangements.

4.4 15/01407/ELUD

A Lawful Development Certificate was granted for the existing use of the premises as a children's indoor play centre (former D1 use).

4.5 14/04622/SCHPA

Prior approval was required and refused for the change of use of part of the play centre to provide a registered child care nursery. The application was refused on the basis that as the existing use was considered to fall within Class D1 of the Use Classes Order, the permitted development change afforded by Class K, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) did not apply.

4.6 04/04202/FULL1

Planning permission was granted for the construction of an entrance canopy and doors and elevational alterations to the application building.

5. CONSULTATION SUMMARY

A) Statutory

Highways: No objection

The therapy pools would be ancillary to and in the service of the overall purpose of the site as a professional football youth academy. As a consequence, the proposal would not result in additional trips. It is recommended that a planning condition be used to prevent the pool being used independently of the academy.

Drainage: No objection

Environmental Health: No objection

Noise report conclusions are acceptable, demonstrating that the cumulative noise levels from plant installed as part of Phases 3 and 4 of the development will comply with the limits quoted in Condition 11 of the consent under reference 19/04644/FULL1. Condition recommended.

Thames Water: No objection

Comments refer to the location of a strategic sewer and refer to the need for a condition to provide that in the event of piling taking place, a piling method statement is to be submitted. Informatives recommended.

Environment Agency: No objection

Conditions are recommended, relating to surface water drainage and procedure should contamination be identified, the need for piling and foul water drainage and informatives also recommended, relating to piling and surface water drainage.

London Fire Brigade: No objection

Comments provided in response to initial queries are noted. The Building Control Body will be expected to be consulted with regards to the required hose laying distance.

B) Local Groups

North Copers Cope Road Action Group (NCCRAG)

The North Copers Cope Road Action Group (NCCRAG) has expressed concerns, including by way of providing a background to the current application along with a Highways Technical Note.

The comments received include a background to the objection, referring to a lack of genuine and accurate community engagement

Concerns on current application

- Lack of ability (due to retrospective nature of the application) to impose conditions on the construction work involved in the basement excavation
- General concern at the aggravation of the existing traffic situation and in relation to the conditions set by the Council in relation to the development granted planning permission in 2019.
- Concern that coaches parked between the ex-Gambado building and the indoor sports pitch would need to back out of the site – adverse impact on road safety and failure to comply with the original plan approved in March 2020 where the in-out access in front of the building was designated as a coach drop-off area
- No indication of where the new drop off/pick up point for coaches will be

- An up-to-date transport plan should be provided setting out traffic movements on the site and on the public highway
- Application should be considered in tandem with 21/02984/RECON which sought to allow the retention of the existing one-way system and the relocation of the gate posts at the beginning of the driveway
[NB – 21/02984/RECON was withdrawn on 6th June 2023 at the request of the applicant, with stated intention of bringing the driveway into full accordance with the approved drawings and conditions]

TN01: Highways Technical Note (08/05/23) (provided by NCCRAG)

- Highways report prepared in support of the scheme states that matches with up to 150 spectators can take place without the need for a car park management plan. On-site car park only capable of accommodating 87 vehicles – so would result in overspill parking
- Unrealistic dwell-time at the security hut cited. Insufficient space on the access road to prevent queuing vehicles across the footway/highway
- Suggests review/reconsideration of the suitability of the security hut, ensure two-way operation at the security hut, alter security checks to avoid queuing, allow barred vehicles to enter the site and turn to exit, consider reduction in speed limit to 20MPH, implement more stringent Event Management Plan.

C) Local Residents

Highways (addressed at 7.4)

- The academy already causes traffic/congestion – concern at impact of additional traffic on road safety
- Construction traffic has blocked the highway – retrospective nature of the proposal means that this impact is not able to be mitigated through a condition
- Construction works have impacted on trees, grass verges and pavement edges

Visual amenity (addressed at 7.2)

- Impact on Metropolitan Open Land

Impact on neighbouring amenity (addressed at 7.3)

- Noise impact associated with the rooftop plant
- Loss of privacy associated with additional windows

Site wide issues (addressed at 7.5)

- Lack of community engagement and failure to comply with the measures/conditions set out in the original permission.
- External fences/walls in the wider site have been neglected.
- Works are intended only to benefit the academy.
- The duration of the works to the site has been significant, and plans are constantly changing without thought or consideration of the impact on the local community.

6. POLICIES AND GUIDANCE

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

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

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

6.3 The National Planning Policy Framework was published in December 2023. The development plan for Bromley comprises the London Plan (March 2021) and the Bromley Local Plan (January 2019). The NPPF does not change the legal status of the development plan.

National Planning Policy Framework 2023

NPPG

The London Plan (2021)

- GG3 Creating a healthy city
- D1 London's form and characteristics
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D13 Agent of change
- D14 Noise
- G3 Metropolitan Open Land
- S5 Sport and recreation facilities
- T4 Assessing and mitigating transport impacts

Bromley Local Plan (2019)

5	Parking of Commercial Vehicles
20	Community Facilities
21	Opportunities for Community Facilities
26	Health and Wellbeing
30	Parking
31	Relieving Congestion
32	Road Safety
33	Access for All
34	Highway Infrastructure provision
37	General Design of Development
40	Other Non-Designated Heritage Assets
44	Areas of Special Residential Character
50	Metropolitan Open Land
54	South East London Green Chain
57	Outdoor Recreation and Leisure
58	Outdoor Sport, Recreation and Play
69	Development and Nature Conservation sites
70	Wildlife Features
72	Protected species
73	Development and Trees
74	Conservation and Management of Trees and Woodlands
77	Landscape Quality and Character
78	Green Corridors
79	Biodiversity and Access to Nature
115	Reducing Flood Risk
116	Sustainable Urban Drainage Systems
117	Water and Wastewater Infrastructure Capacity
119	Noise Pollution
120	Air Quality
121	Ventilation and odour Control
122	Light Pollution
123	Sustainable Design and Construction
124	Carbon Dioxide Reduction, Decentralised Energy Networks and Renewable Energy
125	Delivery and Implementation of the Local plan

Supplementary Guidance

Urban Design SPD (Bromley 2023)

7. ASSESSMENT

7.1 Principle of development (including acceptability in relation to MOL)-ACCEPTABLE

- 7.1.1 Metropolitan Open Land is strategic open land within the urban area. It plays an important role in London's green infrastructure – the network of green spaces, features and places around and within urban areas. MOL protects and enhances the open environment and improves Londoners' quality of life by providing localities which offer sporting and leisure use, heritage value, biodiversity, and health benefits through encouraging walking, running and other physical activity.
- 7.1.2 The London Plan affords Metropolitan Open Land (MOL) the strongest possible protection, with Policy G3 of the LP stating that national Green Belt Policies as set out in the National Planning Policy Framework, apply to Metropolitan Open Land, the effect being that MOL is effectively offered the same protection as Green Belt. Bromley Local Plan Policy 50 is consistent with the London Plan.
- 7.1.3 The NPPF sets out that the construction of new buildings should be regarded as inappropriate development in the Green Belt, with listed exceptions including the provision of appropriate facilities for outdoor sport and recreation, and the extension/alteration of a building provided that it does not result in disproportionate addition. In each case, there is the requirement that the facilities/development preserve the openness of the Green Belt and do not conflict with the purposes of designation.
- 7.1.4 With regards to potential impact on the MOL, this specific application would have very limited additional or different impact on the openness of the MOL and the purposes of land designation. In terms of built development, the "benchmark" against which the current proposal can be compared is the building as proposed under reference 19/04644/FULL1. The differences between the current proposal and that which was previously approved comprise mainly the excavation of a basement floor, elevational alterations to alter/increase fenestration and modest amendments to the roof comprising the installation of a stair core "box" and plant screening.
- 7.1.5 As can be seen in the comparison drawings showing in figures at 3.8 of this report, the external appearance, bulk, scale and massing of the building is largely unchanged. The alterations to the fenestration/addition of windows would not increase the impact of the development with regards to MOL openness. The enlargement of basement accommodation does provide additional internal floorspace, but this is not widely appreciable from outside of the building which itself is sited towards the periphery of the site rather than projecting into the retained open land.

7.2 Design and impact on visual amenity - ACCEPTABLE

- 7.2.1 Due to the way this site has developed gradually over time, the existing group of buildings on the site display a mixture of historic and more modern architectural styles. The current proposals do not significantly alter the design approach and materials palette considered acceptable in 19/04644/FULL1, where it was observed that the materials utilised would have resulted in a “high quality finish for the development.”
- 7.2.2 The current proposals would not result in a disproportionate addition to the existing building, and where the building has been amended through the installation of a circulation core related to the flat roof part of the front “lean-to” building, and plant/screening on the rear flat roof, this is not considered likely to be widely appreciable from outside of the application site owing to the elevated position of these elements and the perspective view of the building from street level.
- 7.2.3 The proposals do include elevational alterations associated with amended fenestration and the installation of additional (obscure glazed) windows in the southern elevation. The materials and design of these alterations are consistent with the design ethos of the building and are not considered to result in significant visual impact over and above the approved works. The building presents an attractive and unified appearance to the frontage of the site.

7.3 Impact on neighbouring residential amenity - ACCEPTABLE

- 7.3.1 With regards to the impact of the proposals on neighbouring amenity, it falls to consider particularly the potential impact of alterations to/increase in window openings in terms of potential impact on privacy, as well as the potential impact of the rooftop plant associated with noise occasioned by its operation.
- 7.3.2 The application submission makes very clear on the submitted plans/elevations that the proposed additional windows in the front section of the southern elevation, where these would face towards the side boundary of the site with No. 169 Copers Cope Road, would be obscure glazed. It would be wholly reasonable in the context of the lack of detail on the potential future use of the internal space served by the windows, and in the interest of neighbouring amenity, to impose a condition requiring that these windows be obscure glazed and fixed shut.
- 7.3.3 Where amended fenestration is proposed in the northern and front elevations of the building, this would not give rise to any loss of privacy or overlooking to neighbouring properties, since the front windows face towards the highways and the northern windows towards the remainder of the application site.
- 7.3.4 The proposals include the installation of plant, with screening, upon the roof of the main building. An acoustic impact assessment was submitted on 27th March 2024 which assesses the impact of sound from the rooftop plant of the application building on No. 169 Copers Cope Road. The assessment takes into account the installation of a noise control louvre system. The assessment also

takes into account the barrier effects of the host building as existing and the intended hours that the plant on this building would be operational.

- 7.3.3 The assessment has been reviewed by the Environmental Health team and the conclusions within it are considered acceptable, as the report demonstrates that the cumulative noise levels from plant installed as part of phase 4 (host building) and phase 3 of the development will comply with the limitations set out in condition 11 of permission 19/04644/FULL1. It is recommended that a condition be imposed to ensure that the final plant selection and mitigation complies with the content of the report.

7.4 Highways and transport - ACCEPTABLE

- 7.4.1 The current proposals do not include any alteration to the existing/approved parking or access arrangements.
- 7.4.2 The site wide access and parking arrangements were conditioned under permission 19/04644/FULL1, but for completeness and avoidance of doubt, it would be possible to re-impose such conditions that are relevant to this specific proposal.
- 7.4.3 There are no technical objections from the Highways Officer to the proposals, with comments provided in the context of information available in the application submissions as well as the Highways Technical Note provided by the Copers Cope Road Action Group.
- 7.4.4 The Highways Technical Note submitted as part of the wider objections to the development raises issues that relate to areas of the site outside of the red line plan and which speak to the wider use/development of the site as permitted under reference 19/04644/FULL1 (where planning permission was granted subject to the completion of a legal agreement and subject to a number of planning conditions). While the comments and notes provided include reference to the conditioned Event Management Plan and in relation to access and egress via the manned security gates, as well as referring to the potential for a 20MPH speed limit on Copers Cope Road, these issues are not considered to be directly relevant to the specific scope of this application, which does not seek to change the use of the ex-Gambado building or wider site, and would provide enhanced facilities for the existing, unincreased intensity use of the site as a football academy, rather than giving rise to increased vehicular and pedestrian trips.

7.5 Other Matters

- 7.5.1 It is noted that concerns have been raised regarding the quality, frequency and level of community engagement in the plans and proposals relating to the Crystal Palace Academy site. These concerns are noted and acknowledged, but are not considered to represent a material planning consideration that can be taken into account in the assessment of this specific proposal.

7.5.2 As referred to in section 4.0 (Planning History) above, there are several other current applications relating to the wider Academy site, although each is denoted by a separate red-line application site. The incremental nature of the multiple submissions has elicited concern from local residents. This is acknowledged, but the assessment of this specific application must be related to the particular scope of these specific proposals.

7.5.4 Should Members grant planning permission for this proposal, it is important to note that the conditions imposed on the original grant of planning permission under reference 19/04644/FULL1 would remain applicable insofar as they relate to the operation of the academy site, including hours of use, spectator numbers, event management, car parking arrangements and other matters which were conditioned in the grant of planning permission, and the legal agreement entered into would remain unaltered.

8. CONCLUSION

8.1 Taking into account the above, and subject to conditions, it is not considered that the proposals would have a significant impact on the visual and residential amenities of the area, the highways and transports impacts would be acceptable, and the openness of the Metropolitan Open Land would not be undermined as a consequence of the proposals.

8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: Application Permitted

As amended by documents received on 22nd April 2024, 28th March 2024, 18th January 2024, 21st April 2023.

Subject to the following conditions:

- 1. Standard Time Limit (3 years)**
- 2. Standard Accordance with Approved Plans**
- 3. Materials (as per submission)**
- 4. Noise mitigation (rooftop plant)**
- 5. No piling without piling method statement**
- 6. Contamination (in event of contamination discovery)**
- 7. Foul Water Drainage system to be provided**
- 8. No surface water drainage infiltration without consent**
- 9 Use – limited to Academy**
- 10 Hours of operation (consistent with 19/04644/FULL1- Mon to Sat 8am to 10pm, Sundays and Bank Holidays 8am to 9pm)**

Informatives

- 1. Reminder of compliance with conditions, and details approved pursuant to conditions on 19/04644/FULL1, including details approved under refs. 19/04644/CONDIT (conditions 4, 5, 6, 7, 8, 9), 19/04644/CONDT1 (conditions 10, 11, 12, 13, 15, 17, 18, 19, 20, 22, 23, 24, 25), 19/04644/CONDT2 (condition 25(ii)), 19/04644/CONDT3 (condition 11), 19/04644/CONDT4 (condition 12), 19/04644/CONDT5 (condition 13)**
- 2. Reminder that consideration of 19/04644/FULL1 condition 14 remains outstanding.**
- 3. Thames Water – groundwater risk management, property protection (sewage flooding, minimum water pressure, construction within 3m of water mains)**
- 4. Environment Agency (Piling and surface water drainage)**

And delegated authority be given to the Assistant Director: Planning & Building Control to make variations to the conditions and to add any other planning condition(s) as considered necessary.