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Direct Line: 020 8314 7400
Email: Planning@lewisham.gov.uk
Date: 29 April 2021
Property Ref: LE/144/78B/TP
Our Ref: DC/20/117309

Dear Ms Louise Welham,

**PERMISSION FOR DEVELOPMENT
Town and Country Planning Act 1990 (as amended)**

Notice is hereby given that the London Borough of Lewisham, in pursuance of its powers as local planning authority under the above Act, Regulations, Rules & Orders made thereunder, permits the development referred to in the Schedule below subject to the conditions set out therein and in accordance with the application and plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights endorsed overleaf.

The grant of planning permission does not relieve developers of the necessity for complying with any local Acts, Public Health Acts & Regulations, Building Acts & Regulations and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc applying to or affecting either the land to which the permission relates or any other land, or the rights of any person or authorities (including the London Borough of Lewisham) entitled to the benefit thereof or holding an interest in the property concerned in the development or in any adjoining property. In this connection applicants are advised to consult the Highways and Transportation team as to any works proposed to, above or under any carriageway, footway or forecourt. Your particular attention is drawn to the Building Acts & Building Regulations which must be complied with to the satisfaction of approved Building Control Inspectors.

SCHEDULE

Application Valid Date: 02 July 2020

Application No: **DC/20/117309**

Development: The construction of a part seven/part nine storey building on the site of Blackheath Business Estate, Blackheath Hill SE10 to provide 31, one bed 24, two bed and 8, three bedroom self-contained flats and a four storey building to provide 2288 sqm² commercial space, together with disabled parking, cycle parking, play space, refuse storage and plant.

C O N D I T I O N S

1. Full Planning Permission Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

Received on 2 July 2020

1902_PL_01_100 Rev P01; 1902_PL_01_101 Rev P01; 1902_PL_01_103 Rev P01;
1902_PL_01_104 Rev P01; 1902_PL_01_105 Rev P01; 1902_PL_01_106 Rev P01;
1902_PL_01_120 Rev P01; 1902_PL_01_121 Rev P01; 1902_PL_01_122 Rev P01;
1902_PL_01_150 Rev P01; 1902_PL_01_151 Rev P01; 1902_PL_01_152 Rev P01;
1902_PL_01_153 Rev P01;

1902_PL_03_000 Rev P01; 1902_PL_03_001 Rev P01; 1902_PL_03_002 Rev P01;

1902_PL_04_150 Rev P01; 1902_PL_04_151 Rev P01; 1902_PL_04_152 Rev P01;
1902_PL_04_153 Rev P01;

1902_PL_05_153 Rev P01; 1902_PL_05_156 Rev P01; 1902_PL_05_157 Rev P01;

1902_PL_70_101 Rev P01; 1902_PL_70_101 Rev P01; 1902_PL_70_102 Rev P01;
1902_PL_70_103 Rev P01; 1902_PL_70_104 Rev P01; 1902_PL_70_105 Rev P01;
1902_PL_70_106 Rev P01; 1902_PL_70_107 Rev P01; 1902_PL_70_108 Rev P01;
1902_PL_70_109 Rev P01; 1902_PL_70_110 Rev P01; 1902_PL_70_150 Rev P01;
1902_PL_70_151 Rev P01;

5260-OOB-ZZ-00-DR-L-0001_P05; 5260-OOB-ZZ-00-DR-L-0042_P05;
5260-OOB-ZZ-00-DR-L-0050_P03.

Received on 21 July 2020

CA_4140-CLP-001; CA_4140-CLP-002; CA_4140-CLP-003; CA_4140-CLP-TR001;
CA_4140-CLP-TR002.

Received on 28 October 2020

1902_PL_00_100 Rev PL01; 583.INT.151020.SK.01.

Received on 11 November 2020

2200176-EWP-ZZ-00-DT-C-1000 Rev P2; 2200176-EWP-ZZ-XX-DT-C-3005 Rev P1.

Received on 27 November 2020

1902_PL_00_099 Rev P02; 1902_PL_00_100 Rev P02; 1902_PL_00_101 Rev P02;
1902_PL_00_102 Rev P02; 1902_PL_00_103 Rev P02; 1902_PL_00_104 Rev P02;
1902_PL_00_105 Rev P02; 1902_PL_00_106 Rev P02; 1902_PL_00_107 Rev P02;
1902_PL_00_108 Rev P02; 1902_PL_00_109 Rev P02; 1902_PL_00_110 Rev P02;

1902_PL_04_153 Rev P02; 1902_PL_04_154 Rev P02; 1902_PL_04_155 Rev P02;
1902_PL_04_156 Rev P02; 1902_PL_04_157 Rev P02;

1902_PL_05_150 Rev P02; 1902_PL_05_151 Rev P02; 1902_PL_05_152 Rev P02;

1902_PL_05_154 Rev P02; 1902_PL_05_155 Rev P02;

1902_PL_70_098 Rev P02; 1902_PL_70_099 Rev P02; 1902_PL_70_100 Rev P02;
1902_PL_70_120 Rev P02; 1902_PL_70_121 Rev P02; 1902_PL_70_122 Rev P02;
1902_PL_70_123 Rev P02; 1902_PL_70_124 Rev P02.

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

3. **Construction Environment Management Plan**

No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

- (a) Dust mitigation measures.
- (b) The location and operation of plant and wheel washing facilities
- (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements and any Environmental Management Plan requirements (delete reference to Environmental Management Plan requirements if not relevant).

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy SI1 Improving air quality and Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

4. **Dust Management Plan**

Prior to the commencement of development, a Dust Management Plan (DMP), based on an AQDRA (Air Quality and Dust Risk Assessment), shall be submitted to and approved, in writing, by the local planning authority. The DMP shall be in accordance with The Control of Dust and Emissions during Construction and Demolition SPG 2014. The DMP will need to detail the measures to reduce the impacts during the construction phase. The development shall be undertaken in accordance with the approved plan.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

5. **Ground Contamination**

- (a) No development or phase of development (including demolition of existing buildings and structures, except where enabling works for site investigation has been agreed by the local planning authority) shall commence until :-
 - (i) A desk top study and site assessment to survey and characterise

- the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.
- (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.
 - (iii) The required remediation scheme implemented in full.
- (b) If during any works on the site, contamination is encountered which has not previously been identified (“the new contamination”) the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.
- (c) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council.

This shall include verification of all measures, or treatments as required in (Section (a) i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

The closure report shall include verification details of both the remediation and post-remediation sampling/works, carried out (including waste materials removed from the site); and before placement of any soil/materials is undertaken on site, all imported or reused soil material must conform to current soil quality requirements as agreed by the authority. Inherent to the above, is the provision of any required documentation, certification and monitoring, to facilitate condition requirements.

Reason: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

6. **Monitoring Condition**

During and after demolition and construction works (and three months prior to commencement of any works on site), PM10 monitoring shall be carried out on site. Parameters to be monitored, duration, locations and monitoring techniques must be approved in writing by Lewisham Council prior to commencement of monitoring

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy SI1 Improving air quality and Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

7. **Living Roofs**

- (a) No development above ground level shall take place until a detailed design for a biodiversity living roof s submitted to and approved by the local planning authority.
- (b) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
- (c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the

first occupation of the development hereby approved and retain thereafter.

Reason: To comply with Policy G5 Urban greening in the London Plan (2021) , Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

8. **Materials**

No development of the relevant part of the development above ground shall take place on site until a detailed schedule and specification/samples of all external materials and finishes to be used on the buildings have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

2m/2m sample panel(s) shall to be constructed to detail the following: all brickwork, coping, all windows/doors, metal mesh, materials and details used for balconies/soffits/railings.

Reason: To ensure that the high design quality demonstrated in the plans and submission is delivered so that local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

9. **Internal and External Noise Standards**

- (a) The buildings shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30db LAeq (night) and 45dB LAmx (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with windows shut. External amenity areas shall be designed to ensure that the 'lowest practicable levels' (as per BS 8233:2014) will be achieved. The evaluation of human exposure to vibration within the building shall not exceed the vibration does values crities 'Low probability of adverse comment' as defined within BS 6472.
- (b) No development above ground floor shall commence until detail of a scheme complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.
- (c) Prior to first occupation of the development, a scheme for testing the internal noise environment of the residential units to demonstrate that compliance with the standards required within paragraph (a) has been achieved, and the results of the noise tests shall be submitted to and approved in writing by the local planning authority.
- (d) The sound insulation scheme shall be maintained for the lifetime of the development in accordance with the approved detail.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration, DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, and DM of the Development Management Local Plan (November 2014).

10. **Secure by Design**

No development above ground level shall take place until detailed of security

measures is submitted to and approved by local planning authority and any such security measures that have been agreed shall be implemented prior to occupation in accordance with the approved details which shall be in line with the standards set out by Secure by Design.

Reason: To ensure that the development has been designed in the interest of the safety and security of persons using the area and to meets Secure By Design as required by the Metropolitan Police.

11. **Electric Vehicle Charging Points**

- (a) Details of the proposed location and design of electric vehicle charging points for all car parking spaces and for the loading bays of the commercial block shall be submitted to and approved in writing by the local planning authority prior to the construction of the above ground works.
- (b) A programme for the installation of the approved location and design of electric vehicle charging points and their maintenance shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (c) The electric vehicle charging points as approved shall be installed prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the details approved under (b).

Reason: To ensure that appropriate infrastructure for electric vehicles is provided in accordance with Policy T6 of the London Plan (March 2021), and DAM Policy 29 Car parking of the Development Management Local Plan (November 2014).

12. **Hard Landscaping**

- (a) Prior to completion or first occupation of the development hereby approved, whichever is the sooner; a detailed design proposal including materials for hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) and soft landscaping shall be submitted and approved in writing by the local planning authority.
- (b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies SI 12 Flood risk management in the London Plan (March 2021), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.

13. **Soft landscaping**

- (a) Prior to completion or first occupation of the development hereby approved, whichever is the sooner; a detailed design proposal for soft landscaping is submitted to and approved in writing by the local planning authority. The soft landscaping scheme shall include the following:
 - 1. location, number, species, size for the proposed plants
 - 2. information on how the proposed trees would be planted
 - 3. details of the living wall to the rear of the commercial building
- (b) All planting, seeding or turfing including the installation of the living wall shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). If any trees or plants including those in the living wall following the completion of the

development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Replacement planting as necessary shall be carried out in perpetuity including the living wall to the commercial building.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Core Strategy Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

14. **Retention of Amenity Space**

The whole of the amenity space (including communal garden, roof terraces and balconies) shall be retained permanently for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

15. **Photovoltaic Panels**

No development above first floor level shall take place until full details of the proposed photovoltaic arrays to meet at least the minimum specification set out in within submitted Energy and Sustainability Assessment, prepared by KLH Sustainability have been submitted to and approved in writing by the local planning authority. The panels shall be installed as per the approved detail and retained for the lifetime of the development.

Reason: The promote sustainable forms of energy and to minimise carbon emissions in accordance with Policy SI 2 Minimising greenhouse gas emissions of the London Plan (March 2021) and Policy 8 Sustainable design and construction and energy efficiently of the Core Strategy (June 2011).

16. **Refuse and Recycling Facilities**

The refuse and waste storage shall be provided within the development as indicated on the plans hereby approved and it shall be retain in accordance with the approved plan in perpetuity.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse disposal, storage and collection, in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (June 2011).

17. **Cycle Parking Provision**

Notwithstanding any details of cycle parking shown in approved drawings, prior to construction of the development, details regarding cycle storage (128 long and 20 short stay for both residential and commercial uses including staff parking) for each

building and the basement (including stand specification, lighting, provision for mobility scooter and cargo bike storage, entrances, lift specification for basement storage) demonstrating compliance with the principles set out in Chapter 8 of the London Cycling Design Standards, and details of access and shower facilities for the commercial units, shall be submitted and agreed in writing by the Local Planning Authority (in consultation with Transport for London) and shall be provided prior to occupation as specified and retained thereafter for the lifetime of the development.

Reason: To ensure that an acceptable standard of cycle storage and access is provided for all users of the development and to comply with Policy T5 cycling and Table 10.2 of the London Plan (March 2021) and Policy 14: Sustainable movement and transport of the Core Strategy (2011).

18. **Lighting Strategy**

- (a) Prior to first occupation of the development a detailed lighting strategy for any external lighting, that is to be installed at the site, including measures to prevent light spillage, shall be submitted to and approved in writing by the local planning authority. The lighting strategy shall be devised in conjunction with the ecologist to ensure that any spillage of artificial light is minimised in relation to the location of SINC. Applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposed minimises pollution from glare and spillage.
- (b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and environmental habitats and to comply with DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

19. **Hours of Operation of Commercial Building**

The building in commercial use hereby approved shall not be open for visiting customer trading other than between the hours of 07:00 and 22:00 on any day of the week, including Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and Vibration and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

20. **Welfare/ Changing Facilities (Commercial Use)**

Prior to completion of super-structure details of the proposed cycle welfare facilities (showers, lockers, changing rooms and maintenance space) to provide for the needs of the use class E workspace within the development shall be submitted for the approval of the planning authority. The facilities shall be provided strictly in accordance with the approved details.

Reason: In order to ensure adequate provision for cycle parking and to comply with the Policy T5 of London Plan (March 2021); London Cycling Design Standards; and

Policy 14: Sustainable movement and transport of the Lewisham Core Strategy (June 2011).

21. **BREEAM (Commercial Units)**

- (a) The buildings hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'.
- (b) Prior to any works above ground level a Design Stage Certificate for each building (prepared by a Building Research Establishment qualified Assessor) shall be submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) Within 3 months of occupation of any of the buildings, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (a) for that specific building.

Reason: To comply with Policy SI 2 Minimising greenhouse gas emissions of the London Plan (March 2021) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (June 2011).

22. **Fixed Plant Noise Control**

- (a) The rating level of the noise emitted from fixed plant on the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142:2014.
- (b) No development above ground level shall commence until details of a scheme complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.
- (c) The development shall not be occupied until the scheme approved pursuant to paragraph (b) of this condition has been implemented in its entirety. Thereafter the scheme shall be maintained in perpetuity.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

23. **Delivery and Service Plan**

- (a) The relevant part of the buildings hereby approved shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.
- (b) The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.
- (c) The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to in perpetuity.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

24. **Travel Plan (Residential Use)**

- (a) Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' must be submitted and approved in writing by the local planning authority prior to occupation of the development. The development shall operate in full accordance with all measures identified

within the Travel Plan from first occupation.

- (b) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.
- (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

25. **Travel Plan (Commercial Use)**

- (a) Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' must be submitted and approved in writing by the local planning authority prior to occupation of the development. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- (b) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.
- (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

26. **Sustainable Drainage**

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policy SI 12 Flood risk management in the London Plan (March 2021) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10:Managing and reducing the risk of flooding (2011)..

27. **External Plumbing**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (as amended or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes including rainwater pipes shall be fixed on the external faces of the buildings, unless otherwise agreed in writing with the local planning authority.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

28. **Satellite Dishes and Antennae**

- (a) Notwithstanding the provision of Article 4(1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or any Order revoking, re-enacting or modifying that Order),, no satellite antenna shall be erected or installed on the building hereby approved.
- (b) The proposed development shall have central dish or aerial system (for each relevant bloc) for receiving all broadcast to the residential units, and detail of such a scheme shall be submitted to and approved in writing by the local planning authority prior to first occupation of the development.
- (c) The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.

Reason: In order that the local planning authority may be satisfied with the detail of the proposal and to accord with Policy 15 High quality of design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

29. **Childrens Playspace**

- (a) Details of playable space and how it is catered for the following age ground under 5s; 5-11 years old and 12+ shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works before first occupation of development.
- (b) The playspace design as approved shall be installed prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the details approved under (a).

Reason: To ensure that the playable space in child-friendly and creates play area to all age group and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

30. **Accessible Amenity Space**

All of the external amenity spaces within the development, including the roof-top amenity spaces in Block A and B shall be made accessible to all residential of the development at all times for the duration of the development unless a report has been submitted to and approved in writing by Local Planning Authority prior to first occupation of the development, detailing how such a requirement would prevent the development from achieving 'secured by design' certification.

Reason: To ensure that the development has accessible playspace to all tenures and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

31. **Construction logistics plan**

No development shall commence on site until a Construction Logistics Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall demonstrate the following:-

- (a) Rationalise travel and traffic routes to and from the site.
- (b) 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 vehicle activity.

- (c) Measures to deal with safe pedestrian movement.

The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to during the period of construction.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

32. **Phase development**

Residential units located in Block A of hereby approved development shall not be occupied until the industrial units in Block B have been practically completed.

Reason: To comply with Policy E7 D(2) of the London Plan (March 2021).

33. **Landscape management and maintenance plan**

Prior to completion or first occupation of the development hereby approved, whichever is the sooner; detailed schedule of landscape management and maintenance plan for a minimum period of 10 years shall be submitted to and approved in writing by the Local Planning Authority. The plan must include:

- (a) Maintenance details of boundary walls, living wall to the rear of commercial building, fencing, bollards, and any temporary protective fencing and timing of removal, where these fall outside of a residential curtilage for an individual plot
- (b) Maintenance, cleaning and refurbishment operations for hard paved and loose surfaces such as gravel and pea shingle where these fall outside of a residential curtilage for an individual plot
- (c) Maintenance of any tree grilles and guards
- (d) Details of specialist component maintenance such as artwork, water features and signage
- (e) Details of watering, including volume, frequency, method of application and contingencies for drought and hosepipe bans
- (f) Methods and timings for the control of weeds, noxious weeds and alien invasive and notifiable species
- (g) Inspection frequency for loss, damage and replacements
- (h) Inspection frequency for wind rock and associated operations, including tree tie re-fixing, stake replacement, re-firming around roots
- (i) Timings for removal of tree guards, tubes and stakes
- (j) Mulch maintenance
- (k) Heights, timings and methods for tree, hedgerow and shrub pruning, re-shaping and thinning
- (l) Tree maintenance: include safety checks and methods for arboricultural works, both routine and emergency
- (m) Herbaceous and bulb maintenance
- (n) Grassed areas: include cutting regime, methods, machinery, any specialist treatments for meadows – including naming and control methods of undesirable weeds, areas where bulbs have been planted, removal of arisings
- (o) Re-seeding and re-planting of wildflower plugs – frequency of checks and timings for work
- (p) Amenity lawn maintenance operations, thatch removal, moss treatment, spot treatment of weeds, relief of compaction, grass pitch maintenance, aeration methods and maintenance of field drainage
- (q) Litter removal

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Core Strategy Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy

(June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

I N F O R M A T I V E S

A. **Positive and Proactive Statement**

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion.

B. **Community Infrastructure Levy**

As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: - <http://www.lewisham.gov.uk/myserVICES/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>

C. **S106 Agreement**

You are advised that the approved development is subject to a Section 106 agreement. Please ensure that the obligations under the Section 106 agreement are addressed in accordance with the details and timeframes set out in the agreement. If you have any questions regarding the agreement or how to make a payment or submission required under the agreement, please contact the S106/CIL team on CIL@lewisham.gov.uk.

D. **Thames Water**

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://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Should you

require further information please contact be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk

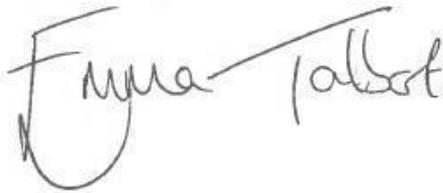
E. **Prior to Commencement Conditions**

The applicant is advised that conditions 3, 4, 5, 6 and 31 require details to be submitted prior to the commencement of works. This is to ensure that development is managed to ensure safety with construction, flood risk management and potential site contamination. Conditions 7, 8, 9, 10, 11, 12, 15, 20, 21, 22 and 29 need to be discharged before construction starts above the ground level. Conditions 17, 18, 23, 24, 25, 26 and 33 need to be discharged prior to occupation of the development.

F. **Broadband internet connection**

The applicant is advised that Approved Document R of the Building Regulations has a requirement for in-building physical infrastructure which enables copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30Mbps to be installed.

Yours sincerely



Emma Talbot
Director of Planning

Statement of Applicant's Rights arising from Grant of Planning Permission subject to conditions:-

Appeals to the Secretary of State

- If you are aggrieved by the decision of the London Borough of Lewisham to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel No. 0303 444 5000, Email: enquiries@pins.gsi.gov.uk or fill in a form online via <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify both the London Borough of Lewisham (planning@lewisham.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK and Lewisham.gov.uk
- The Secretary of State need not consider an appeal if it seems to the Planning Inspectorate that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Planning Inspectorate.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the London Borough of Lewisham. This notice will require the London Borough of Lewisham to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 Part VI of the Town and Country Planning Act 1990.