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Email: Planning@lewisham.gov.uk
Date: 01 August 2023
Property Ref: DE/124/30/TP
Our Ref: DC/20/118229

Mr Hudson
Savills (UK) Limited
Finsbury Circus House
London
EC2M 7EB

Dear Mr Hudson,

**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: 11 September 2020

Application No: **DC/20/118229**

Development: Demolition of all existing buildings and comprehensive redevelopment to provide 3 new buildings ranging in heights of 3 to 19 storeys to provide 220 residential units (C3 Use Class) and 1,132 sqm of commercial floorspace (Use Class E) plus 311sqm of commercial floorspace (Use Class E) in a container building, together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas, public realm, improvements to river wall and public riverside walkway and associated works at Sun Wharf, Creekside SE8 .

CONDITIONS

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 Quantum

The development hereby approved in detail shall be implemented in accordance with the approved details:

- a) 220 residential units (Use Class C3).
- b) Commercial floorspace (Use Class E) of 1443sqm in 10 units, comprised of:
 - (i) Use Class E(g) of 1,132sqm in 9 units (Blocks A and B); and
 - (ii) Use Class E(b) and/ or E(g) of 311sqm within the Container building.
- c) Three buildings: A1/A3 (7-19 storeys); A2/A4 (6-7 storeys); B1/B2 (6-7 storeys).
- d) Energy centre located within A1 measuring 107.57sqm.
- e) Minimum provision of 446no. cycle spaces.
- f) 8no. wheelchair accessible car parking spaces.

Reason: To ensure that the development is implemented as approved and is acceptable to the local planning authority.

3. Develop in Accordance with Approved Drawings and Documents

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

Received 28 Oct 2021

PL(20)205_P03;
PL(20)206_P03;
PL(20)222_P03;
PL(20)301_P03;
PL(20)302_P03;
PL(20)303_P03;
PL(20)304_P03;
PL(20)401_P03;
PL(20)402_P03;
PL(20)403_P03;
PL(20)404_P03;
PL(70)511_P03;
PL(70)512_P03;
PL(70)513_P03;
PL(70)514_P03;
PL(70)515_P03;
PL(70)516_P03;
PL(70)517_P03;
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PL(70)524_P03;
PL(70)525_P03;
PL(70)526_P03;
PL(70)527_P03;

PL(70)528_P03;
PL(70)529_P03;
PL(70)530_P03;
PL(70)531_P03;
PL(70)532_P03;
PL(90)_00_P03 Rev P01;
PL(90)10_P03 Rev P01;
PL(90)20_P03 Rev P01;
SK(20) 910

Received 28 Oct 2021

Landscaping Plans (excluding internal ground floor layouts and Block A1 roof shown)

20.619-P-200 Rev n;
20.619-P-201 Rev h;
20.619-P-202 Rev b;
20.619-P-203 Rev a;
20.619-P-204 Rev a

Received 10 March 2022

3D Modelling;
Letter [eb7, dated 25 Feb 2022]

Received 29 March 2023

PL(20)001_P04;
PL(20)100_P04;
PL(20)101_P04;
PL(20)102_P04;
PL(20)103_P04;
PL(20)104_P04;
PL(20)105_P04;
PL(20)106_P04;
PL(20)107_P04;
PL(20)108_P04;
PL(20)109_P04;
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PL(20)119_P04;
PL(20)201_P04;
PL(20)202_P04;
PL(20)203_P04;
PL(20)204_P04;
PL(20)207_P04;
PL(70)501_P04;
PL(70)502_P04;
PL(70)503_P04;
PL(70)504_P04;
PL(70)505_P04;
PL(70)506_P04;
PL(70)507_P04;
PL(70)508_P04;
PL(70)509_P04;
PL(70)510_P04;
SK(20) 901 (27/03/2023);
SK(20)ST00 (27/03/2023);
SK(20)ST01 (27/03/2023);

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.

4. **Construction Environment Management Plan**

No development shall commence on site until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the local planning authority (in consultation with the Port of London Authority.) The plan shall include:-

- (a) appropriate limits on hours of site working;
- (b) a Pollution Prevention Plan in order to minimise risk of pollution to Deptford Creek from any site-related impacts, including commitments regarding site lighting and details of measures to mitigate the impact of any light spillage to Deptford Creek during the construction phase;
- (c) measures to check for the presence of knotweed and other non-native invasive species prior to site clearance, and the measures that will be employed for their removal;
- (d) commitments regarding the secure on-site storage of fuel and other hazardous liquids or materials to prevent these causing groundwater contamination;
- (e) a Site Waste Management Plan including commitments regarding waste management strategies for all waste produced during demolition and construction activities;
- (f) the location and operation of plant and wheel washing facilities;
- (g) noise and vibration monitoring positions and the format of noise and vibration reporting, and details of best practical measures to be employed to mitigate noise and vibration arising from the construction process;
- (h) details of Security Management (to minimise risks to unauthorised personnel);
- (i) details of the training of site operatives to follow the Construction Environment Management Plan requirements; and
- (j) a process for updating local residents of construction work progress including any potential disturbance arising, and a process for handling complaints from the public.

The works shall be carried out in strict accordance with the approved Construction Environment Management 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 14 Sustainable movement and transport of the Core Strategy (June 2011) and Policies T7 Deliveries, servicing and construction, and Policy SI1 Improving air quality of the London Plan (March 2021).

5. **Construction Logistics Plan**

No development shall commence on site until a Construction Logistics Plan has been submitted to and approved in writing by the local planning authority (in consultation

with the Port of London Authority). The plan shall demonstrate the following:-

- (a) Rationalise travel and traffic routes to and from the site;
- (b) A commitment to consider the use of Deptford Creek for the movement of materials where practicable;
- (c) 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;
- (d) Provide full details of the following:
 - Siting of hoarding lines;
 - Location of site access gates (both vehicular and pedestrian);
 - Location of on-site parking;
 - Location of loading area and any waiting/holding area;
 - Location allocated for site compound, storage and welfare;
 - Vehicle route through the site;
 - Swept path analysis of the proposed access/egress route to/from the site via Creekside;
 - Details of the size/type and number of vehicle accessing the site
- (e) Measures to ensure a safe environment for pedestrians and cyclists using Creekside during the construction phase;
- (f) How the construction phasing of committed developments in the vicinity of the site will be taken into consideration

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).

6. **Dust Management Plan**

No development shall commence on site until a Dust Management Plan to minimise the risk of dust pollution during site clearance and construction works (including any works of demolition of existing buildings) and which includes details of appropriate monitoring activities, has been submitted to and approved in writing by the local planning authority (in consultation with the Port of London Authority).

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance Policy T7 Deliveries, servicing and construction and Policy SI 1 Improving air quality of the London Plan (2021).

7. **Archaeological Scheme of Investigation**

(a) No development (except for demolition of existing buildings to ground level only) shall take place until a written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority. The WSI is to include

- i) the statement of significance and research objectives, and
- ii) the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
- iii) the programme for post-investigation assessment and subsequent analysis,

publication, dissemination and deposition of resulting material.

For land that is included within the WSI, demolition and development shall be in accordance with the agreed WSI.

(b) No occupation of the site shall take place until the post investigation report is provided to the Council for approval and deposited as set out in the WSI.

Reason: To ensure adequate access for archaeological investigations in compliance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy HC1 Heritage conservation and growth of the London Plan (March 2021)

8. **Ecological Management Plan**

No development beyond piling shall commence on site until an Ecological Management Plan (in conformity with BS 42020:2013) including mitigation measures during demolition and construction, long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to and approved in writing by the local planning authority (in consultation with the Port of London Authority). The Ecological Management Plan shall also include a detailed survey of Sand Martin/ Kingfisher bank, pre-works check for invasive species and measures to monitor habitats and species, review the need for additional management, and an updated ecological baseline. Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity and achieve the required Urban Greening Factor (UGF) score for the approved site. The approved details must be implemented in full accordance prior to first occupation.

Reason: To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014), and policies G5 Urban greening and G6 Biodiversity and access to nature of the London Plan (2021).

9. **Ground Contamination**

a) No development (other than demolition of the existing building and structures, (including demolition of slab level), and enabling works for site investigation) 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 for all receptors which may be affected (including those off site) which shall include the gas, hydrological and contamination status and the risk of unexploded ordnance, specifying rationale and recommendations for treatment for contamination and risk encountered (whether by remedial works or not), has been submitted to and approved in writing by the local planning authority; and

(iii) The required remediation scheme has been 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 of the relevant building shall not be occupied until a closure

report has been submitted to and approved in writing by the local planning authority.

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, and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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 uses 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).

10. **Piling Works**

- (a) No piling or any other foundation designs using penetrative methods shall take place, other than with the prior written approval of the local planning authority.
- (b) Details of any such operations must be submitted to and approved in writing by the local planning authority (in consultation with the Environment Agency and Thames Water) prior to commencement of development (excluding demolition works) on site and shall be accompanied by details of the relevant penetrative methods.
- (c) Any such work shall be carried out only in accordance with the details approved under part (b).

Reason: To prevent pollution of controlled waters and to comply with Policy 11 River and waterways network of the Core Strategy (June 2011) and DM Policy 28 Contaminated land of the Development Management Local Plan (November 2014).

10. **Energy**

The proposed development shall be carried out in accordance with the recommendations of the Energy Strategy Report prepared by Hodkinson dated October 2021 prior to first occupation.

Reason: To promote sustainable forms of energy and to minimise carbon emissions in accordance with Core Strategy Policy 8 and Policy SI 2 Minimising greenhouse gas emissions and Policy SI 3 Energy infrastructure of the London Plan (March 2021).

11. **Flood Defence Structure**

The minimum horizontal distance between any part of a building and the landward extent of the visible part of the flood defence structures shall be no less than 8.1 metres.

Reason: To allow sufficient space for operational access and future works to the River Thames tidal flood defences, and to prevent an increased risk of flooding, in line with the National Planning Policy Framework (NPPF) (Paragraphs 159, 164 and 167),

12. **Surface Water Discharge to Deptford Creek**

Prior to the installation of the surface water attenuation tank, full details of the operation of the attenuation tank and its outfall to Deptford Creek shall be submitted to and approved in writing by the local planning authority (in consultation with the Environment Agency and the Creekside Education Trust). This shall include the detailed design of the outfall, water diffuser, and the treatment of the discharge water. It should also detail how any outfall discharging to the Creek will be provided with at least two mitigation measures against tidal locking.

The development shall be implemented in accordance with the approved details and shall be maintained as such for the lifetime of the development.

Reason: To prevent pollution of controlled waters and to comply with Policy 11 River and waterways network of the Core Strategy (June 2011) and DM Policy 28 Contaminated land of the Development Management Local Plan (November 2014).

13. **Biodiverse Living Roofs**

Details of the living roofs, which shall cover an area no less than 1,751sqm, and contribute to an overall urban greening factor of a minimum 0.4, shall be submitted to and approved in writing by the local planning authority prior to any superstructure works commencing on site. A 1:20 scale plan of the living roofs that includes contoured information depicting the extensive substrate build up and a cross section showing the living roof components shall be submitted for approval. The living roofs shall be:

- a) biodiversity based with extensive substrate base (depth shall vary between 80-150mm with peaks and troughs but shall average at least 133mm);
- b) plug planted and seeded with an agreed mix of species within the first planting season following the practical completion of the building works.

Evidence that the roof has been installed in accordance with sub-points a) to b) above shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

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.

Reason: To comply with 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), and policies G5 Urban greening, G6 Biodiversity and access to nature, SI 12 Flood risk management and SI 13 Sustainable drainage of the London Plan (March 2021).

15. **Sustainable Drainage Strategy**

- a) No development above ground level shall commence on site until full details of the proposed drainage strategy and a detailed maintenance strategy for all components of the drainage strategy together with information on the adoption arrangements for the ongoing maintenance activities, has been submitted to and approved in writing by the local planning authority.
- b) Prior to first occupation of the development hereby permitted, evidence shall be submitted to and approved in writing by the local planning authority to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the approved details.

- c) The sustainable drainage scheme shall be managed and maintained for the lifetime of the development 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).

16. Materials

(a) No development above ground level (excluding demolition works) shall take place until a detailed schedule and samples of all external materials and finishes including:

- 1m x 1m sample panels of all bricks types, with mortar and reveal details;
- 2m x 2m sample panel of cladding materials;
- windows, including joinery and fixing;
- external doors;
- balustrades for balconies including details of fixings, soffits, handrails where applicable, and flooring.

have been submitted to and approved in writing by the local planning authority.

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

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the buildings and to comply 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).

17. 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 L_{Amax} (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided. The evaluation of human exposure to vibration within the building shall not exceed the vibration dose values criteria 'Low probability of adverse comment' as defined within BS 6472.
- b) No development above ground level (excluding demolition works) 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 (in consultation with the Port of London 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 testing, 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 details.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings 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).

18. Sound Insulation Details

- a) The development shall be designed to incorporate soundproofing of a specification for sound insulation against airborne noise to meet $D'nT,w + Ctr$ dB of not less than 55 for walls and/or ceilings where residential parties non domestic use.
- b) No development above ground level (excluding demolition works) shall commence until details of a scheme complying with paragraph (a) of this condition has been submitted to and approved in writing by the local planning authority.
- c) The development shall only be occupied once the soundproofing works as agreed under part (b) have been implemented in accordance with the approved details.
- d) The soundproofing shall be retained permanently in accordance with the approved details.

Reason: In the interests of residential amenity 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)

19. Fixed Plant Noise

- 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 (excluding demolition works) 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. The scheme shall be maintained for the lifetime of the development.

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).

20. BREEAM

- a) The non-residential floorspace within the buildings hereby approved shall achieve:
 - i) a minimum BREEAM Rating of 'Very Good' at completion of shell and core; and
 - ii) when completed in full fit out, shall achieve a minimum BREEAM Rating of 'Excellent' prior to first occupation.
- b) Prior to any works above ground level, a Design Stage Certificate (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)(i).

- c) Within 3 months of first occupation of the development, 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)(ii) for all non-residential floorspace within the development.

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 (2011).

21. Secured by Design

Prior to the commencement of above ground development (excluding demolition works), details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the local planning authority in consultation with the Metropolitan Police Designing Out Crime officers. The development shall be carried out in accordance with the approved details and maintained as such for the lifetime of the development.

Reason: In order to ensure that the development is safe, secure and appropriately accessible in accordance with London Plan Policy D11 Safety, security and resilience to emergency (March 2021).

22. Mechanical Ventilation with Heat Recovery Units

No development above ground floor level (excluding demolition works) shall take place until full details of the proposed mechanical ventilation with heat recovery (MVHR) units, including selected make, operational details and maintenance, has been submitted to and approved in writing by the local planning authority. The details shall demonstrate that the MVHR units will provide fresh air and extract ventilation for the residential apartments and will include a summer bypass mode and a boost mode that will enable the unit with the apartment windows closed to achieve two air changes per hour (ACH) in the summer conditions, exceeding the minimum ventilation requirement of Part F of the Building Regulations.

Reason: To ensure that the residential apartments are provided with appropriate ventilation and cooling even with all windows closed, so that the appropriate internal noise standards can be achieved without resulting in the apartment overheating, and to comply with DM Policies 23: Air Quality, 26 Noise and vibration and 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

23. Heat Interface Unit Specification

- a) No development above ground floor level (excluding demolition works) shall take place until details of a selected make and model of Heat Interface Unit (HIU) that has passed all the elements of the BESA UK HIU test have been submitted to and approved in writing by the local planning authority.
- b) The details shall include the commissioning of the HIU in accordance with CIBSE guidance CP1 and the published BESA UK HIU test results for the HIU make and model selected.
- c) The HIU shall be provided and installed in accordance with the approved details and maintained as such for the lifetime of the development.

Reason: To comply with Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency and Policy SI 2 Minimising greenhouse gas emissions and Policy SI 3 Energy infrastructure of the London Plan (March 2021).

24. District Heat Network

Unless otherwise agreed in writing by the local planning authority, no part of the development hereby approved shall be used or occupied until evidence has been submitted to the local planning authority confirming that the developer has provided appropriate data to the Greater London Authority (GLA, environment@london.gov.uk) to allow the site to be uploaded to the London Heat Map (<https://www.london.gov.uk/what-wedo/environment/energy/london-heat-map>).

Reason: To ensure that the development contributes to the London Plan targets for decentralised energy production and district heating planning in accordance with Policy SI3 of the London Plan (2021).

25. Electric Vehicle Charging Points

- a) Details of the number and location of electric vehicle charging points to be provided and a programme for their installation and maintenance shall be submitted to and approved in writing by the local planning authority prior to construction of above ground works. The details should demonstrate that 20% of all parking spaces would be fitted with electric vehicle charging points and the remaining 80% of spaces would have passive provision to enable adaptation in the future.
- b) The electric vehicle charging points as approved shall be installed prior to occupation of the development and shall be maintained as such for the lifetime of the development in accordance with the details approved under (a).

Reason: To reduce pollution emissions in an Area Quality Management Area in accordance with DM Policy 29 Car parking of the Development Management Local Plan (November 2014), and Policies SI 1 Improving air quality T6 Car parking and T6.1 Residential parking and Policy T7 Deliveries, servicing and construction of the London Plan (March 2021).

26. Soft Landscaping

- a) A scheme of an appropriate quantum of soft landscaping (including details of proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to development above first floor level. The planting plan shall be informed by species native to the Deptford Creek environment (and shall involve liaison with the Creekside Education Trust in terms of identifying the appropriate native species).
- b) All planting, seeding or turfing 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). Any trees or plants which within a period of five years from 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.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policy 12 Open space and environmental assets and 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).

27. Hard Landscaping

- a) No development above first floor level shall take place until detailed design proposals for hard landscaping, including street furniture, have been submitted

to the local planning authority for their approval.

- b) The development shall be implemented in accordance with the details approved by the local planning authority.

Reason: In order that the local planning authority may be satisfied as to the details of the landscaping 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.

28. **Wildlife Boxes**

- a) No development above first floor level shall take place until details of the number and location of bird boxes (a minimum of five bird – 3 swift and 2 other; and three bat bricks, per block, ie Blocks A1, A2, A3, A4, B1, B2) to be provided as part of the development hereby approved. The specific type and location of the wildlife boxes should be based on the advice of an experienced ecologist.
- b) Prior to first occupation of the development, evidence that the wildlife boxes have been installed in accordance with the details approved under (a) shall be submitted to and approved in writing by the local planning authority.
- c) The wildlife boxes shall be retained for the lifetime of the development in accordance with the approved details.

Reason: To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

29. **Photovoltaic Panels**

No development above first floor level shall take place until full details of the proposed photovoltaic panels have been submitted to and approved in writing by the local planning authority. Thereafter, the approved panels shall be installed as per the approved details prior to first occupation, and retained for the lifetime of the development.

Reason: To promote sustainable forms of energy and to minimise carbon emissions in accordance with Policy 8 Sustainable design and construction and energy efficiency of the Core Strategy (June 2011).

30. **Refuse and Recycling Facilities**

- a) Details for the on-site storage, disposal and collection of refuse and recycling facilities for both the residential and non-residential elements of the development shall be submitted to and approved in writing by the local planning authority prior to the completion of above ground works of the development hereby approved.
- b) The approved details shall be carried out in full prior to first occupation of the development and retained as such for the lifetime of the development.

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 Policy 13 Addressing Lewisham waste management requirements of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character

31. **Cycle Parking Details**

Notwithstanding any details of cycle parking shown in the approved drawings, no development beyond piling shall commence on site until full details (**including location**) of the residential and commercial cycle parking facilities have been submitted to and approved in writing by the local planning authority in consultation with TfL, which shall include:

(a) A minimum of 446 dry and secure cycle parking spaces (397 residential, and 49 commercial) shall be provided within the development.

(b) Demonstration of compliance with the London Cycling Design Standards chapter 8, in particular making 5% of stands accessible for wider cycles, a maximum of 75% (residential) or 90% (commercial) of stands to two-tier racks, with the remainder being Sheffield stands at recommended spacing.

(c) Demonstration of a good level of security of the cycle stores, including in particular addressing the personal security of users, in consultation with a Designing-Out Crime Officer.

All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained as such for the lifetime of the development.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (June 2011).

32. **Riparian Lifesaving Equipment**

Prior to first occupation of the development, full details of riparian lifesaving equipment (such as grab chains, life buoys and escape ladders) to be installed along the frontage to Deptford Creek to a standard recommended in the 1991 Hayes Report shall be submitted to and approved in writing by the local planning authority (in consultation with the Port of London Authority). The riparian lifesaving equipment shall be installed in accordance with the approved details prior to first occupation of the development and maintained as such for the lifetime of the development.

Reason: For the safety of residents and visitors to the area and to comply with Policy 11: River and waterways network of the Core Strategy (June 2011).

33. **Lighting Strategy**

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.

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.

The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

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 to comply with DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

34. **Water Supply Infrastructure**

There shall be no occupation beyond the 99th dwelling until confirmation has been provided from the local planning authority (in consultation with Thames Water) that either all water network upgrades required to accommodate the additional flows to serve the development have been completed, or that a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation beyond the 99th dwelling shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to low / no water pressures 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, in accordance with Policy 8 Sustainable design and construction and energy efficiency of the Core Strategy (June 2011).

35. **Flood Defence Structure**

No development, except for demolition and enabling works, shall take place until details of a scheme of condition surveying including **intrusive** investigation works to establish the condition and residual life of all elements of the flood defence structures that are proposed to be retained shall be submitted to, and approved in writing by the Local Planning Authority, in consultation with the Environment Agency.

No new foundations shall be commenced within 25 metres of the flood defence structures before the approved scheme of investigation works has been implemented in full and a report detailing the findings has been submitted to, and approved in writing by the Local Planning Authority, in consultation with the Environment Agency.

All findings and conclusions relating to the condition of the river wall and works undertaken must be made available to all perspective leaseholders prior to purchase of the units.

Reason: To minimise the risk of flooding to people and property and to comply with Policy 10 Managing and reducing the risk of flooding of the Core Strategy (June 2011).

36. **Flood Defence Details**

Within six months of commencement of the development, and before any work other than investigation work commences affecting the River Thames tidal flood defence structures, a scheme for the design, construction, improvement and raising works for the flood defence structures and the 8 metres of ground raising starting immediately landward of the flood defence structures and the river wall habitat features shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency. The scheme of works shall include:

- that all new work shall be designed with a lifetime no less than 100 years from the date the last dwelling is expected to be completed, with a defence crest level no lower than 6.2 metres above Ordnance Datum (mAOD);
- that the design shall be supported by structural and stability calculations and needed ground investigation works;
- a replacement anchorage system independent of the buildings to provide the needed horizontal support to the flood defences extending no closer than 2 metres from the riverward new building line;
- details of how the improved flood defence structures and the 8 metres of ground raising starting immediately landward of the defences will tie in to the flood defences and ground levels on the neighbouring sites both upstream and downstream;
- notwithstanding the approved drawings, details of the intertidal habitat features comprising the tidal terrace and a series of timbers to be attached to the flood wall;
- as far as reasonably practical, the removal of buried obstructions within the

- 8 metre zone landward of the upstand flood defence wall;
- a detailed method statement and sequence of works plans;
- details of any surface water outfalls through the river walls, or preparatory work to enable outfalls to be constructed later without damaging the tidal terrace;
- details of existing and proposed underground services within 8 metres of the flood defence structures;
- details of any street furniture within 8 metres of the flood defence structures and along the access route from the public highway; and
- the timing of implementation of the works making up the scheme.

The development shall then only proceed in strict accordance with the approved scheme, and the approved works shall be carried out and maintained thereafter.

Reason: To minimise the risk of flooding to the surrounding built environment, to protect the development from flooding for its lifetime including with climate change induced sea level rise and to mitigate the environmental impacts of the development in line with the Thames Estuary 2100 plan, to comply with the National Planning Policy Framework (NPPF) (Paragraphs 159, 164 and 167), London Plan (2021) Policy SI 12, and the Lewisham Core Strategy (2011) CS Policy 10.

37. **Ecological Masterplan**

a) Prior to development of above ground works (excluding demolition) shall take place until an Ecological Masterplan (EM) to maximise the habitat value of the river wall habitat features comprising the tidal terrace, the provision of a similarly sized Sand Martin bank, with terrestrial habitat formed on top, and a series of timbers to be attached to the river wall, the biodiverse living roofs, and any new areas of terrestrial habitat at ground level, has been submitted to and approved in writing by the LPA, in consultation with the Environment Agency and the Creekside Education Trust.

b) The works that form part of the approved Ecological Masterplan shall be implemented in full accordance prior to first occupation, and shall be retained in perpetuity.

Reason: To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014), and policies G5 Urban greening and G6 Biodiversity and access to nature of the London Plan (2021).

38. **Floor Levels**

The finished floor levels of all residential accommodation shall be set no lower than 8.0 metres above Ordnance Datum (mAOD).

Reason: To minimise the risk of flooding to people and property and to comply with Policy 10 Managing and reducing the risk of flooding of the Core Strategy (June 2011).

39. **Flood Resistance and Resilience**

The recommendations for the incorporation of flood resistance and/or resilience construction methods as stated within the submitted Flood Risk Assessment (FRA) by Ardent Consulting Engineers (dated 26 October 2021 with reference 2002770- 09A, Revision C) shall be implemented for any part of the development carried out below the maximum likely water level (MLWL) as defined in the submitted FRA.

Reason: To minimise the potential damage that could be caused by flooding in line with the National Planning Policy Framework (NPPF) (Paragraph 167).

40. **Restriction on Use Class of Commercial Units**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2020 (as amended) and the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking, re-enacting or modifying those Orders), the Container premises shall only be used for Use Class E(b) and/ or E(g); and the commercial units in Blocks A and B as Use Class E(g) 'creative workspaces', and for no other purpose whatsoever (including any other purpose in Use Class E, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: Other uses within Class E would be contrary to Development Plan policies (LP Policy E4 and E7, CS Policy 5 and DMLP Policy DM11) that seek to protect employment sites for appropriate employment uses and also could give rise to amenity and transport concerns that have not been assessed nor adequate mitigation provided and to comply with Policy D13 Agent of Change of the London Plan (2020) and Policy 26 Noise and Vibration of the Development Management Local Plan (2014).

41. **Whole Life Cycle Carbon**

Prior to first occupation, the applicant will submit an updated Life cycle carbon assessment following the conclusions set out within the Whole Life-Cycle Carbon Emissions Review by Hodkinson dated Jan. 2022. The development shall be carried out in accordance with the approved document and maintained thereafter.

Reason: To comply with Policy SI 2 of the London Plan (2021).

42. **Tidal Flood Defence**

Within 3 months of completion of the tidal flood defence structures and intertidal habitat works, 'as built' drawings including the allowable surcharge limits and the minimum river bed level assumptions and construction records of the tidal flood defence works and the intertidal habitat features shall be provided to the Local Planning Authority and the Environment Agency.

Reason: To comply with 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).

43. **External Plumbing**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (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).

44. **Satellite Dishes and Antennae**

Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system (for each relevant block) for receiving all broadcasts to the residential units, and details of such a scheme shall be submitted to and approved by the local planning authority prior to first occupation of the development. 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 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).

45. **Black Redstart Habitat**

Details of the extent, location, construction and a long-term management plan for biodiverse living roof construction, including provision of suitable black redstart habitat, shall be submitted to, and approved in writing by the Local Planning Authority. The development will then only proceed in accordance with the approved details and the management plan shall be implemented in full thereafter.

Reason: To compensate for the loss of the existing black redstart habitat resulting from the tidal terrace improvement works and to promote biodiversity, in line with the National Planning Policy Framework (NPPF) (Paragraphs 174 and 180), and the London Borough of Lewisham's River Corridors Improvement Plan (RCIP) Supplementary Planning Document (SPD) (2015).

46. **Monitoring and Maintenance**

- a) Prior to commencement of foundation works within 25 metres of the River Thames tidal flood defences, and before any work other than investigation work commences affecting those flood defences, a long-term monitoring and maintenance plan for the flood defence structures and the river wall habitat features and the biodiverse living roof applying for as long as the development remains shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency and the Creekside Education Trust. The long-term monitoring and maintenance plan shall include:
- pre-works check for invasive species and an ecological survey to establish the ecological baseline for existing species and habitats on site;
 - details of how and when the flood defence structures will continue to be inspected and tested;
 - success criteria for each element of the habitat features to determine whether the habitats are achieving significant ecological benefits at this location, including usefulness for fish spawning, diverse plant species and use by birds, and to minimise the risk of a net loss of biodiversity and, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity;
 - success criteria for the condition of each element of the flood defence structures;
 - a schedule of periodic ecological and photographic monitoring and reporting on the success of habitats over the lifetime of the development and periodic monitoring and reporting of the structural condition of the flood defences, with set inspection milestone dates over the lifetime of the development.
- b) The approved monitoring and maintenance plan in (a) shall be implemented in full thereafter. If the habitat features and flood defence structures are not shown to be meeting their success criteria at an inspection milestone date, then an improvement plan shall be submitted within 4 months to, and approved in writing by, the Local Planning Authority. The approved improvement plan shall then be implemented in full within 12 months of approval.

Reason: To minimise the risk of flooding to the surrounding built environment, to protect the development from flooding for its lifetime including with climate change induced sea level rise and to mitigate the environmental impacts of the development in line with the Thames Estuary 2100 plan. This condition is in line with the National

47. Drainage Systems for Infiltration of Surface Water Drainage

No drainage systems for the infiltration of surface water drainage into the ground shall be constructed as part of the development other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants discharging to groundwater in the underlying Secondary Aquifers, in line with the NPPF (Para 174).

48. Delivery and Servicing Plan

- (a) The development shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority, which shall include a detailed swept path analysis to demonstrate vehicles can suitably access the site.
- (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).

49. Ventilation System

- (a) Prior to occupation of the commercial units, detailed plans and a specification of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate noise, vibration, fumes and odours (and incorporating active carbon filters, silencer(s) and anti-vibration mountings where necessary) shall be submitted to and approved in writing by the local planning authority.
- (b) The ventilation system shall be installed in accordance with the approved plans and specification before use of the development hereby permitted first commences and shall thereafter be permanently maintained in accordance with the approved specification.

Reason: To safeguard the amenities of the adjoining premises and the area generally.

50. Amenity Space

The whole of the residential amenity spaces (including all private amenity and communal spaces) hereby approved shall be provided in full prior to first occupation of the relevant block, and 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).

51. **Lighting Strategy – Biodiversity**

Prior to occupation, a lighting design strategy for biodiversity in relation to the proposed development shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014), and policies G5 Urban greening and G6 Biodiversity and access to nature of the London Plan (2021).

52. **Obscured Glazing**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the windows to be installed in the north facing elevation of Block B1 hereby approved shall be fitted as obscure glazed to a minimum of Level 4 on the 'Pilkington Scale' and top-hung opening only prior to first occupation, and retained in perpetuity.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

53. **Fire Statement**

No development above ground floor shall commence (except demolition) until;

- Detailed swept path analysis including proposed landscaping to demonstrate a fire engine can suitably access the site; and
- an updated Fire Statement that shows appropriate locations of fire hydrants within and adjacent to the application site

have been submitted to and approved in writing by the LPA.

Reason: To ensure that the risk of fire is appropriately addressed in the proposed development, in accordance with the London Plan Policy D12.

54. **Architectural Details**

- (a) Notwithstanding the details hereby approved, no development above ground level (excluding demolition works) shall commence until detailed plans at a scale of 1:5, showing residential and commercial entrances/ windows/ external doors/ balconies/ terraces/ shopfronts etc have been submitted to and approved in writing by the local planning authority.

- (b) Detailed plans shall be submitted to and approved in writing by the LPA that proposes elevational treatment of the southern and western sides of Block A1 to ensure an appropriate and visually interesting design response for this prominent building.
- (c) The development shall be carried out in accordance with the approved details.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal, to ensure the development would be tenure blind, 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.

55. **Non-Road Mobile Machinery**

An inventory of all Non-Road Mobile Machinery (NRMM) shall be kept on-site and registered on <http://nrmm.London/> showing the emission limits for all equipment and shall be made available at the local planning authority's offices if required by the local planning authority.

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 T4 Assessing and mitigating transport impacts, Policy T7 Deliveries, servicing and construction and Policy SI 1 Improving air quality of the London Plan (2021).

56. **Travel Plan – Residential**

- (a) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. 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).

57. **Balcony Screening**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), details of balcony screening shall be submitted to and approved in writing by the LPA. The approved screens shall be installed in full compliance prior to first occupation and retained in perpetuity.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

58. **Air Source Heat Pump**

No development (excluding demolition works) shall take place until a scheme including the details of the location, type and specification and enclosure of the proposed Air source heat pump shall be submitted to and approved in writing by the local planning authority. The approved plant shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied and shall be retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from poor air quality, in accordance with Policy SI 1 Improving air quality of the London Plan (2021).

59. **Noise Assessment**

The proposed development shall be carried out in accordance with the Noise and Vibration Assessment (Ardent, October 2021), and the building construction, glazing and mechanical ventilation shall be installed in accordance with the recommendations of the assessment.

Reason: To safeguard the amenities of the future occupants, adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014), and to meet the principles of London Plan Policy D12 Agent of Change.

60. **Shop Front Design**

(a) No development shall commence above 2nd floor level on site until plans, elevations and sectional details at a scale of 1:10 or 1:20 showing the proposed frontages to the commercial units have been submitted to and approved in writing by the local planning authority.

(b) The development shall be constructed in full accordance with the approved details.

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 Development Management Local Plan (November 2014) DM Policy 19 Shop fronts, signs and hoardings.

61. **Children's Play Equipment**

(a) Prior to occupation of the development hereby granted, details of the proposed children's play equipment, specifically for the following age groups – under 5's; 5 to 11s; and 12 & overs, shall be submitted to and approved in writing by the local planning authority.

(b) All children's play equipment will be installed in accordance with the information approved under (a) and retained and maintained in perpetuity.

Reason: In order to ensure adequate and appropriate children's play equipment is provided in accordance with the London Plan.

62. **Water Efficiency – New Dwellings**

The sanitary fittings within each residential dwelling shall include low water use WCs, shower taps, baths and (where installed by the developer) white goods designed to comply with an average household water consumption of less than 105 litres/person/day.

Reason: To comply with Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

63. Boundary Treatment

- (a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to development above ground level (excluding demolition works.)
- (b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply 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).

64. Electric Boilers

No development beyond 4th floor shall commence until details of the electric boilers to be installed have been submitted to and approved in writing by the LPA. The approved boilers shall be implemented in full accordance prior to first occupation and be retained thereafter.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with London Plan (2021) Policy SI 1: Improving air quality.

65. Construction – Deliveries & Hours of Working

During the construction period, no work, other than vehicle movements to and from the site in accordance with an approved Construction Logistics Plan, shall take place on the site other than between the hours of 08.00 and 18.00 on Mondays to Fridays and 08.00 and 13.00 on Saturdays and not at all on Sundays or Public Holidays.

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

66. Art Strategy

(a) Prior to development above second floor, details of a public art strategy, which includes a programme of engagement with the local community, shall be submitted to and approved in writing by the LPA.

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

(c) Details of the proposed artwork and location shall be submitted to the LPA and approved in writing, including confirmation that engagement with the local community has been undertaken, and the approved details shall be implemented in full accordance prior to first occupation, and retained thereafter.

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).

67. Travel Plan – Commercial

(a) No commercial unit hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. 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).

68. **Site Waste Management and Circular Economy**

Prior to commencement of development, the applicant will submit a strategy outlining how performance against the Strategic Approach and the Key Commitments of the Circular Statement prepared by Hodkinson would be monitored and reported to the local planning authority and reporting shall be carried out and submitted in accordance with the approved document.

Reason: To comply with London Plan Policy S1 7 to promote resource conservation, waste reduction, increases in materials re-use and recycling and reductions in waste going forward for disposal.

69. **Overheating**

Prior to completion of the building superstructure, full details of:

- (a) the proposed blinds and/or shutters required in compliance with the overheating assessment in Hodkinson October 2021, together with detailed drawings of venting locations on the elevations; and,
- (b) details confirming the lowest permissible g-value of the glazing on the western facade.

shall be submitted to and approved in writing by the LPA. Thereafter, development shall be implemented in accordance with the approved details.

Reason: To ensure that the development is adequately protected from overheating and to ensure a clean air supply in order to comply with DM Policy 23 Air Quality and London Plan Policies SI 1 Improving air quality and SI 4 Managing heat risk.

70. **Cycle Welfare Facilities (Workspace)**

(a) Prior to completion of super-structure, details of the proposed showers, lockers, changing rooms and maintenance space to demonstrate the commercial units would be capable of accommodating such facilities shall be submitted for the approval of the planning authority;

(b) The facilities approved in (a) shall be provided prior to first operation of the relevant commercial unit.

Reason: In order to ensure adequate provision for cycle parking and to comply with the London Plan and London Cycling Design Standards, and Policy 14: Sustainable movement and transport of the Lewisham Core Strategy (2011).

71. **UXO**

No demolition of structural elements of the existing buildings shall be carried out until an Unexploded Ordnance Threat Assessment has been completed, and (in the event that the Threat Assessment makes recommendations for further surveys and/or measures to protect the safety of the public, of future occupiers of the land and of workers on the site) then structural demolition shall be carried out fully in accordance with the recommendations of the Assessment(s). A copy of the assessment(s) shall be sent to the Local Planning Authority for their records.

Reason: To protect the safety of the public, of future occupiers of the land and of workers on the site and to comply with DM Policy 28 of the Development Management Local Plan (2014).

72. **Urban Greening Factor**

Details shall be submitted to and approved in writing by the LPA to demonstrate that the development hereby granted will achieve an Urban Greening Factor of a minimum 0.4. The approved details shall be implemented in full accordance prior to first residential occupation.

Reason: To comply with Policy G5 Urban greening of the London Plan (March 2021).

73. **Whole Life-Cycle Carbon Assessment**

Prior to the occupation 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.

74. **Circular Economy Statement Guidance**

Prior to the occupation of each relevant block, a post [1] construction 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 development.

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

75. **Car Parking Management Plan**

(a) The development shall not be occupied until a Car Parking Management Plan has been submitted to and approved in writing by the local planning authority.

(b) The Car Parking Management Plan approved in (a) shall be implemented in full accordance with the approved details from first occupation of the development and shall be adhered to thereafter.

Reason: To ensure suitable arrangements for car parking as part of the development in accordance with Policy T6.1: Residential Parking of the London Plan (March 2021), and Policy 14: Sustainable movement and transport of the Core Strategy (June 2011).

76. **Circular Economy Statement**

Prior to commencement of development, an updated Circular Economy Statement addressing matters raised by the GLA on 15 February 2022 shall be submitted to and approved in writing by the local planning authority. [Thereafter the approved measures shall be implemented in full accordance.]

Reason: To comply with London Plan Policy S1 7 to promote resource conservation, waste reduction, increases in materials re-use and recycling and reductions in waste going forward for disposal.

77. **Staircore**

The two staircores located within Building A1 shall be provided in full accordance with the plans hereby approved, and retained in perpetuity.

Reason: To ensure that the risk of fire is appropriately addressed in the proposed development, in accordance with the London Plan Policy D12.

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. Positive and proactive discussions took place with the applicant prior to the application being submitted through pre-application discussions. Following submission of the application, positive discussions took place which resulted in further information being submitted.

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. **Construction – Pollution and Noise**

You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.

D. **Street Naming and Numbering**

The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Application forms are available on the Council's web site.

E. **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 CII@lewisham.gov.uk

F. Adverts/ Signage

You are advised that advertisements relating to the proposed commercial uses would require separate permission.

G. Prior to Commencement Conditions

The applicant is advised that the following Conditions; (Construction Environment Management Plan), (Construction Logistics Plan), (Dust Management Plan), (Archaeological Scheme of Investigation, (Ecological Management Plan), (Site Contamination), (Ecological Masterplan) require details to be submitted prior to commencement to minimise disruption on the local highway and transport network, ensure minimum impact upon surrounding occupiers amenity and ensure safe de-contamination of the site.

H. Environment Agency

Please be aware that the River Ravensbourne (Deptford – tidal) is a designated ‘main river’ and as such, is under the jurisdiction of the Environment Agency for its lad drainage functions. Under the Environmental Permitting (England & Wales) Regulations (2016), certain activities in, over or under the main river or within 16 metres of a tidal defence may require a flood risk activity permit (FRAP). Please visit the ‘floods risk activities: environmental permits’ section of the gov.uk website for further information. Please contact our National Customer Contact Centre on 03708 506 506 or email enquiries@environment-agency.gov.uk or the local Partnerships & Strategic Overview team on psoselondonandkent@environment-agency.gov.uk for further details.

I. Ecological Masterplan

The Ecological Masterplan Condition shall include the following:

- Success criteria for each element of the proposed habitat works based on an updated survey establishing the ecological baseline for species and habitats pre-development;
- Detailed designs and working methods to achieve the stated objectives, including translocation where appropriate;
- The extent and location/ area of proposed works on appropriate scale maps and plans;
- Species schedules, source and provenance of planting;
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.

J. Archaeological Written Scheme of Investigation

An archaeological written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England’s Guidelines for Archaeological Projects in Greater London. The applicant should have regard to the guidance set out in the GLAAS response (dated 24 November 2021) in terms of the scope of the archaeological fieldwork. The applicant is advised that Condition 6 is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

K. Nesting Birds

All nesting birds are legally protected. Removal of vegetation should be undertaken outside of the bird breeding season (considered to be end of February to end of August inclusive). If vegetation clearance cannot be undertaken outside this period, the area should be checked for the presence of nesting birds by an experienced

ecologist prior to work commencing. If nests are found, the work should be delayed until the nests are deemed to be inactive.

L. **Reporting of Pollution Incidents**

Any pollution incidents during construction that could affecting Deptford Creek should be reported to the Port of London Authority immediately via their 24 hour line on 0208 855 0315

M. **River Works Licence**

As part of the development of the proposed tidal terrace, a River Works licence will be required from the Port of London Authority. The maintenance and monitoring of the tidal terracing will remain the responsibility of the licence holder. The applicant should contact the Port of London Authority at LIC.APP@pla.co.uk for further information.

N. **Fire Appliance Undertakings**

The London Fire Brigade has identified that an undertaking will be required that access for fire appliances as required by Part B5 of the Building Regulations Approved Document and adequate water supplies for firefighting purposes will be provided.

O. **Water Mains and Underground Assets**

There are water mains crossing or close to the application site. Thames Water do not permit the building over or construction within 3m of water mains. If you are planning significant works near Thames Water's mains (within 3m) they will need to check that your development does not reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services they provide in any other way. The applicant is advised to review the Thames Water guide for working near or diverting pipes:

https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Planning-2Dyour-2Ddevelopment_Working-2Dnear-2Dor-2Ddiverting-2Dour-2Dpipes&d=DwIFaQ&c=OMjwGp47Ad5otWI0_lpOg&r=0rBh74_8rvTrJLBSTecvQldNiLUAd9iE2fRw4zrl-Jc&m=dJBdjs0CKtr7amOsOVWPv9Gk45hl0oflOjjozflOp4A&s=_HnF1nZ7XvXq4cJUKxHuzOgULVej_U3PmXluWt5R4FA&e=

The proposed development is located within 15m of Thames Water's underground assets, and as such the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'Working Near Our Assets' to ensure workings are in line with the necessary processes you need to follow for working above or near Thames Water pipes or other structures:

https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Planning-2Dyour-2Ddevelopment_Working-2Dnear-2Dor-2Ddiverting-2Dour-2Dpipes&d=DwIFaQ&c=OMjwGp47Ad5otWI0_lpOg&r=0rBh74_8rvTrJLBSTecvQldNiLUAd9iE2fRw4zrl-Jc&m=dJBdjs0CKtr7amOsOVWPv9Gk45hl0oflOjjozflOp4A&s=_HnF1nZ7XvXq4cJUKxHuzOgULVej_U3PmXluWt5R4FA&e=

Should you require further information please contact Thames Water via email: developer.services@thameswater.co.uk

P. **London City Airport**

The developer is advised to liaise with London City Airport to provide details and diagrams of all cranes to be used during construction works, clearly labelled with

maximum operating heights, coordinate locations and radius/ jib length to ensure no impact on aviation operations and safety.

Q. **Broadband**

Building Regulations Approved Document R - Physical infrastructure for high speed electronic communications networks came into effect in January 2017, and introduced a new requirement for in-building physical infrastructure, which enables copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30mps to be installed. The development should be undertaken in accordance with these provisions as a minimum, to ensure suitable broadband capability for future occupiers.

R. **Asbestos**

It is the responsibility of the owner to establish whether asbestos is present within their premises and they have a 'duty of care' to manage such asbestos. The applicant is advised to refer to the Health and Safety website for relevant information and advice.

Yours sincerely

A handwritten signature in black ink that reads "Nick Fenwick". The signature is written in a cursive, flowing style.

Nick Fenwick
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 to the Planning Inspectorate - <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.