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Date: 05 November 2021

Property Ref: DE/191/194/TP

Our Ref: DC/18/106941

Mrs Wardley
Avison Young
65 Gresham Street
London
EC2V 7NQ

Dear Mrs Wardley,

**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 May 2018

Application No: **DC/18/106941**

Development: Demolition of existing buildings and redevelopment of the site for two new buildings comprising flexible commercial floorspace (Use Class B1c/B2/B8) at ground and mezzanine floors and residential units (Use Class C3) above, with associated access and highway works, amenity areas, cycle, car parking and refuse/recycling stores at 164-196 Trundleys Road and 1-9 Sanford Street, SE8 5JE.

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. Drawing Numbers

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

6561-D1000 Rev 00; 6561-D1100 Rev 00; 6561-D1101 Rev 00; D1501 Rev 00; 6561-D9100 Rev 02; 6561-D9100-M Rev 01; 6561-D9101 Rev 01; 6561-D9102 Rev 01; 6561-D9106 Rev 01; 6561-D9109 Rev 01; 6561-D9111 Rev 01; 6561-D9112 Rev 01; 6561-D9113 Rev 01; 6561-D9120 Rev 02; 6561-D9199 Rev 02; 6561-D9201 Rev 01; 6561-D9202 Rev 01; 6561-D9203 Rev 01; 6561-D9204 Rev 01; 6561-D9501 Rev 01; 6561-D9502 Rev 01; 6561-D9503 Rev 01; 6561-D9504 Rev 01; 6561-D9510 Rev 00; 6561-D9900 Rev 05; 6561-D9602 Rev 00; 6561-SK-023 Rev 00; 6561-SK-024 Rev 00; 6561-SK-025 Rev 00; 6561-SK-026 Rev 00; 6561-SK-027 Rev 01; 17.334-P-210; 17.334-P-211; 17.334-P-202 Rev C; 17.334-P-203 Rev C; 17.334-P-204; 20.040-BOSK-00-DR-L-1002; 20.040-BOSK-00-DR-L-1004 rev P01

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. Approved Quantum

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

- a) 2,220sqm flexible commercial floorspace (Use Class B1c/B2/B8);
- b) 189 residential units (Use Class C3);
- c) 2no. buildings: Block A part 11, part 15 storeys and Block B part 6, part 9 storeys.

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

4. Materials

No development of the relevant part of the development above ground shall take place until a detailed schedule and samples have been submitted to and approved in writing by the local planning authority. The following samples should be provided for viewing on site:

- a) 2m x 2m sample panel of all cladding materials
- b) Samples of materials to be used for wintergardens and balconies
- c) Samples of all windows, including joinery and fixing.

The details should generally accord with the Design and Access Statement. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the 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 Lewisham Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

5. Soft Landscaping

- a) A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits, and full details of the green wall proposed to the servicing yard) 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 the commercial plinth.
- 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 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).

6. Hard Landscaping (excluding Section 278 works)

- a) No development above the commercial plinth shall take place until detailed design proposals for hard landscaping 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 proposal and to comply with Policy 15 High quality design for Lewisham of the Lewisham 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; and Policies SI 12 Flood risk management and SI 13 Sustainable drainage of the London Plan (March 2021).

7. 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 in consultation with London Overground Infrastructure Protection. 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 and Policy SI 1 Improving air quality of the London Plan (March 2021).

8. Commercial Frontage Design

- a) The development shall not be occupied 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, and completed prior to first occupation of the building.

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 Lewisham Core Strategy (June 2011)

9. Construction Environmental Management Plan

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

- a) risk assessment and appropriate mitigation measures to minimise dust and emissions based on the Mayor's Best Practice Guidance (The Control of Dust and Emissions from Construction and Demolition) of the London Plan 'Control of emissions from construction and demolition' SPG
- b) An inventory and timetable of dust generating activities
- c) Emission control measures
- d) Air Quality Monitoring
- e) The location and operation of plant and wheel washing facilities
- f) Details of best practical measures to be employed to mitigate noise, vibration and air quality arising out of the construction process
- g) Details of the training of site operatives to follow the Construction and Environmental Management Plan requirements
- h) 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.

The works shall only be carried out in accordance with the approved plan agreed under Parts (a – i) of this condition.

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 Policy T7 Deliveries, servicing and construction and Policy SI 1 Improving air quality of the London Plan (March 2021).

10. 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).

11. Details of Demolition, Excavation and Construction Works

No demolition, excavation or construction works are to be carried out until the details including design and methodology of such works have been submitted to and approved in writing by the Local Planning Authority in consultation with London Overground Infrastructure Protection. Thereafter the works shall only be carried out in accordance with the approved details in a manner that does not endanger the safe operation of the railway, or the stability of the adjoining railway structures either in the short or long term.

Reason: To protect the safe operation of the railway.

12. Use of Vibro-compaction Machinery

No vibro-compaction machinery shall be used in the development until details of the use of such machinery and a method statement have been submitted to and approved in writing by the Local Planning Authority in consultation with London Overground Infrastructure Protection. The use of such vibro-compaction machinery shall only be carried out in accordance with the approved method statement.

Reason: To protect the safe operation of the railway.

13. Erection of Scaffolding

Prior to the erection of any scaffolding, plans for any proposed scaffolding in proximity of the railway shall be submitted to and approved by the Local Planning Authority in

consultation with London Overground Infrastructure Protection. This should include risk assessment and method statement in addition to design details including certification.

Reason: To protect the safe and efficient operation of the railway.

14. Use of Cranes or Other Lifting Equipment

Prior to the erection of cranes or any other lifting equipment on the development site, a crane / lifting management plan for shall be submitted to the Local Planning Authority for approval in consultation with London Overground Infrastructure Protection.

The details submitted should include crane base design (including certification), risk assessment and method statement for siting, erection, lifting arrangements, operational procedure (including any radio communications), jacking up, derigging in addition to plans for loads, radius, slew restrictions and collapse radius.

Reason: To protect the safe and efficient operation of the railway.

15. Debris and Equipment Management

The applicant shall implement adequate safety measures into the construction of the development, to ensure that debris/equipment cannot fall or be blown onto the railway.

Reason: To protect the safe and efficient operation of the railway.

16. Radio Frequencies

The applicant must ensure site operatives have technically or geographically assigned frequencies by Ofcom and that the applicant ensures these do not conflict with the frequency adopted by London Overground for the running of the railway.

Reason: To ensure the construction of development does not interfere with the safe operation of the railway.

17. Radio Survey

a) Prior to the commencement of development, a radio survey shall be submitted to the Local Planning Authority for approval in consultation with London Overground Infrastructure Protection to assess the level of impact the development has on LO's radio signal.

b) The applicant shall agree a programme for submission of further surveys to London Overground Infrastructure Protection at interim stages of the development with the Local Planning Authority, and submit these surveys to London Overground Infrastructure Protection in accordance with the approved programme.

Reason: To ensure the development does not interfere with the safe operation of the railway.

18. Lighting (London Overground)

Permanent external lights and those installed during the construction period shall not shine directly onto London Overground's property.

Reason: To protect the safe operation of the railway.

19. Building Elevation Maintenance

No maintenance regime for the facades of the building elevations facing the railway shall be implemented which compromises the safe, efficient and economic operation of the railway.

Reason: To protect the safe operation of the railway

20. 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).

21. Dust Management Plan

Prior to the commencement of development, a Dust Management Plan (DMP) shall be submitted to and approved, in writing, by the local planning authority. 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: 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).

22. Site Contamination

- a) No development or phase of development (including demolition of existing buildings and structures, except where prior agreement with the Council for site investigation enabling works has been received) 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, (including subsequent correspondences as being cessary or desirable for the remediation of the site) to and approved in writing by the Council.
- 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 or phase of development shall not be occupied until a closure report for the development or phase 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).

23. Thames Water (Waste Water)

The development shall not be occupied until confirmation has been provided that either:-

- a) Capacity exists off site to serve the development, or
- b) A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, and
- c) All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

24. Thames Water (Water)

The development shall not be occupied until confirmation has been provided that either:-

- a) All water network upgrades required to accommodate the additional flows to serve the development have been completed; or –
- b) A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

25. Secured by Design

Prior to the commencement of above ground development, 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. Once approved, the development shall be carried out in accordance with the agreed details.

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).

26. Opening Hours

The 'commercial units' hereby approved shall not be used for customer use other than between the hours of 07.00 and 22.00 on any day of the week.

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).

27. Fire Statement

No above ground development shall commence (except demolition) until a Fire Statement for the relevant uses has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant uses of the development shall be carried out in accordance with the approved details.

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

28. Photo Voltaic Panels

The PV panel array shall be installed as per the approved details outlined in drawing number D9120 revision 02, hereby approved. The PV panel array shall be retained as installed thereafter.

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).

29. Energy Strategy

The proposed development shall be carried out in accordance with the recommendations of the Energy Strategy Report prepared by JAW Sustainability dated 11th January 2021

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).

30. Living Roof Details

- a) The development shall be constructed with a biodiversity living roof laid out in accordance with drawing number 17.334-P-204, hereby approved, and maintained thereafter.
- 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.

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).

31. Piling Design

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, in line with the National Planning Policy Framework (NPPF) (Paragraph 170).

32. Lighting Strategy

- a) Prior to occupation of the development a scheme 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.
- 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.
- c) 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).

33. 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:

- a) 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
- b) 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).

34. Ecological Enhancements

Full details of the ecological enhancements to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above works above commercial plinth level, and shall be installed before occupation of the building and maintained 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).

35. Ecology Survey – Prior to Demolition

A final survey for the presence of bats shall be carried out prior to the demolition of the existing buildings on the application site.

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).

36. Tree Protection

No development shall commence on site until a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) have been submitted to and approved by the Council. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP and AMS should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014), and Policy G7 Trees and woodlands of the London Plan (March 2021).

37. Refuse Management Plan

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

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 (2011).

38. 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 Economy Statement prepared by JAW Sustainability dated 1st July 2020 version 01 would be monitored and reported to the Local Planning Authority. Monitoring and reporting shall be carried out in accordance with the approved document.

Reason: To comply with London Plan Policy SI7 to promote resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal.

39. Delivery and Servicing Management Plan

- a) Prior to the first occupation of the development, a Delivery and Servicing Management Plan, including the proposed location of delivery and service areas, shall be submitted to and approved in writing by the local planning authority, to include details of how deliveries and servicing will be effectively managed at the

development bays and any required changes to parking restrictions surrounding the development.

- b) The development will be operated in accordance with the Delivery and Servicing Management Plan approved under clause (a) of this condition.

Reason: To accord with Policy 14 Sustainable movement and transport in the Lewisham Core Strategy (June 2011) and Policies T4 Assessing and mitigating transport impacts and T7 Deliveries, servicing and construction of the London Plan (March 2021).

40. Electric Vehicle Charging Points

- a) Details of the number and/or 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 the above ground works.
- b) 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 (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).

41. Cycle Parking

- a) Prior to commencement of development above ground-level, full details of the cycle parking facilities for all uses (long stay and short stay) shall be submitted to and approved in writing by the local planning authority.
- b) All cycle parking spaces shall be provided and made available for use prior to first occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking 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).

42. Heat Interface Unit Specification

- a) Prior to development above commercial plinth level the applicant shall provide 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 thereafter.

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).

43. Mechanical Ventilation System

Prior to completion of the building superstructure, full details of the proposed mechanical ventilation strategy shall be submitted to the local planning authority for their approval, to include detailed drawings of venting locations on the elevations. The system shall be installed and retained as per the approved details thereafter.

Reason: To ensure that the development is adequately vented to ensure a clean air supply in order to comply with DM Policy 23 Air Quality and London Plan Policy SI 1 Improving air quality and also to ensure that the visual impact of the venting system complies with Policy DM 30: Urban design and Local character of the Development Management Local Plan 2014.

44. Details of Shutters

Prior to completion of the building superstructure full details of the proposed blinds and/or shutters required in compliance with the TM59 overheating assessment shall be submitted to the local planning authority for their approval, to include detailed drawings of venting locations on the elevations. The development shall be implemented in accordance with the approved details and retained thereafter.

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.

45. Noise Assessment

The proposed development shall be carried out in accordance with the Noise Assessment (report reference number 170350-02) prepared by Ardent (dated February 2018), 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 including from noise from the adjacent railway and bus operations, 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 D13 Agent of Change

46. 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) Development shall not 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 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).

47. Protection Against External Noise

- a) The residential units hereby approved shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB LAm_{ax} for bedrooms (measured with F time weighting), 35dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided;
- b) The evaluation of human exposure to vibration within the buildings shall not exceed the vibration dose values criteria 'Low probability of adverse comment' as defined BS6472.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration, DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014), and to meet the principles of London Plan Policy D13 Agent of Change.

48. Winter Garden Screens

- a) Prior to occupation of residential dwellings, full details of sliding screens to the balconies of these dwellings at a suitable scale (e.g. 1:20) shall be submitted to and approved in writing by the local planning authority.
- b) The design and specification of the screens required by clause (a) of this condition shall ensure that when the screens are shut, noise levels on the balconies shall not exceed 55dB LAEQT.
- c) The approved screens shall be implemented before any of the residential dwellings are first occupied.
- d) The approved screens shall be maintained thereafter.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration, DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014), and to meet the principles of London Plan Policy D13 Agent of Change.

49. BREEAM (Commercial Units)

- a) The non-residential units hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'
- b) Prior to the completion of the super structure a Design Stage Certificate for each building (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- c) Within 6 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 Lewisham Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy

efficiency (2011) and Policy SI 2 Minimising greenhouse gas emissions and Policy SI 3 Energy infrastructure of the London Plan (March 2021).

50. No External Plumbing or Pipes

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/front elevation of the building hereby approved, without the prior written consent from the Local Planning Authority(s).

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).

51. Satellite Dishes and Antenna

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 for the residential units created: details of such a scheme shall be submitted to and approved by the local planning authority prior to first occupation of any block, and the approved scheme shall be implemented and permanently 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 Lewisham Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

52. Retention of Amenity Spaces

The whole of the residential amenity space (including communal amenity spaces 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 Lewisham Core Strategy (June 2011) and DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

53. Open Space Management and Maintenance Plan

a) An Open Space Management and Maintenance Plan shall be submitted to and approved in writing by the local planning authority prior to occupation of the development hereby approved. This shall include details of management and maintenance responsibilities for all communal play spaces/communal terraces and other publicly accessible areas.

b) Once approved, these spaces shall be managed and maintained in accordance with the approved Plan.

Reason: To ensure that the podium amenity space and public realm landscaping areas are adequately managed in accordance with Policy 15 High quality design for Lewisham

of the Lewisham Core Strategy (June 2011) and DM Policy 25 Landscaping and trees in the Development Management Local Plan (November 2014).

54. Details of Drainage

Above ground development shall not commence until full details of a detailed drainage and microdrainage plan (including site-specific maintenance plan) have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and retained in perpetuity.

Reason: In order to ensure that the development incorporates sustainable urban drainage systems in accordance with paragraph 165 of the NPPF, Core Strategy Policy 10 (June 2011) and Policies SI 12 Flood risk management and SI 13 Sustainable drainage of the London Plan (March 2021).

55. Residential Accommodation Finished Floor Level

The finished floor levels of residential accommodation must be set no lower than 7.37 metres above Ordnance Datum (mAOD).

Reason: To reduce the risk of flooding to the development and occupants, in line with the Core Strategy Policy 10 and Policies SI 12 Flood risk management and SI 13 Sustainable drainage of the London Plan (March 2021).

56. Resident's Information Pack

Details of a resident's information pack outlining the terms the relationship with the industrial uses at ground floor level, shall be submitted to and approved by the local planning authority prior to first occupation of any residential unit. The approved information pack shall be supplied to all prospective and new occupants of the residential and student use.

Reason: To safeguard the amenity of future occupants and to meet the principles of Policy D13 Agent of Change of the London Plan (March 2021).

57. Dust, Noise and Vibration Management Plan

Prior to the occupation of the commercial units, a Dust, Noise and Vibration Management Plan shall be submitted to and approved, in writing, by the local planning authority. The Management Plan will need to detail the measures taken to reduce the impacts on residential occupants by way of dust, noise and vibration in relation to the operational use of the commercial units. The development shall be undertaken in accordance with the approved plan.

Reason: To manage and prevent further deterioration of air quality in accordance Policy T7 Deliveries, servicing and construction and Policy SI 1 Improving air quality and to meet the principles of Policy D13 Agent of Change of the London Plan (2021).

58. Service Yard Use

The Servicing Yard hereby approved, shall be used for the purposes of servicing the commercial units at ground floor level only. The Servicing Yard shall not be used for other general operational use of the commercial units which must be kept within the envelope of the commercial units.

Reason: To safeguard the amenity of future occupants and to meet the principles of London Plan Policy D13 Agent of Change.

59. Asset Protection Agreement

Prior to the commencement of any works on site, evidence should be submitted that an Asset Protection Agreement with TfL has been entered into, for approval by the Council in consultation with TfL.

Reason: To ensure that the proposed development does not have a detrimental impact on the safe and efficient operation of TfL infrastructure, in line with Policy T3 of the London Plan.

60. Radio & GSMR infrastructure

- a) Prior to the commencement of development, a radio/ GSMR survey shall be submitted to the Local Planning Authority for approval in consultation with London Overground Infrastructure Protection to assess the level of impact the development has on LO's radio/ GSMR signal.
- b) The applicant shall agree a programme for submission of further surveys to London Overground Infrastructure Protection at interim stages of the development with the Local Planning Authority in consultation with LO IP.
- c) The development shall not proceed beyond each of the approved interim stages unless or until the relevant aforementioned survey has been submitted to and approved by the LPA in consultation with LO IP.
- d) Prior to first occupation of the development a report shall be submitted for approval by the LPA in consultation with LO IP setting out the results of a final survey with all works completed including if necessary any proposed mitigation measures to enhance or renew the radio/GSMR infrastructure to ensure that the performance of the infrastructure is at least as good as existing prior to the works commencing.
- e) The approved mitigation measures if any and the arrangements to ensure no degradation of the radio/GSMR signal consequent upon the development shall be implemented prior to first occupation of the development and retained permanently thereafter

Reason: To ensure that the proposed development does not have a detrimental impact on the safe and efficient operation of London Overground infrastructure, in line with Policy T3 of the London Plan

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 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. | Piling

Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Accordingly, it should be demonstrated that any proposed piling will not result in contamination of groundwater. If piling is proposed, a piling risk assessment must be submitted, written in accordance with the Environment Agency's guidance 'Piling and penetrative ground improvement methods on land affected by contamination: guidance on pollution prevention' (National Groundwater & Contaminated Land Centre report NC/99/73).

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 CIL@lewisham.gov.uk.

F. | Dust Management Plan:

- Must mitigate against negative impact on air quality and receptors in the vicinity of the development;
- Must detail the measures that will be taken to reduce the impacts on air quality during all construction phases
- Include a maintenance schedule of the dust mitigation measures;
- Undertake to carry out air quality monitoring before and during demolition and construction works (usually three months prior to commencement of any works on site). Parameters to be monitored, duration, locations and monitoring techniques must be approved in writing by Lewisham Council prior to commencement of monitoring.

And shall be in accordance with "The Control of Dust and Emissions during Construction and Demolition", Mayor of London SPG 2014

G. | Prior to Commencement Conditions

The applicant is advised that conditions 7 (construction logistics plan), 9 (construction environment management plan), 17 (radio survey), 21 (dust management plan), 22 (site contamination), 35 (ecology survey), 36 (tree protection), 39 (site waste management plan) 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. London Overground Radio Communications

The applicant is advise that London Overground would seek contributions from the developer towards any equipment upgrade required to mitigate the adverse effects of this development on London Overground's radio communications, as shown by the Radio Survey.

I. Reflected Glare Assessment

The applicant is advised that London Overground may request the applicant conducts a reflected glare assessment to confirm there shall be no impact to railway operations during or after the completion of the Development.

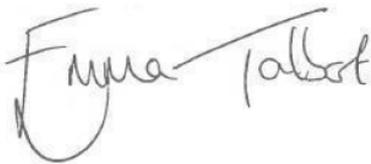
J. London Overground Asset Protection Agreement

LO requires that the applicant enters into an Asset protection Agreement with LO to ensure that the development is carried out safely.

K. Internet

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

A handwritten signature in black ink that reads "Emma Talbot". The signature is written in a cursive style with a large, looped initial 'E'.

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 grant 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.
- 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.