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Date: 01 November 2024

Property Ref: LE/995/A/TP

Our Ref: DC/22/126997

Mr Stuart Baillie
Knight Frank
55 Baker Street
London
W1U 8AN

Dear Mr Stuart Baillie,

**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: 14 June 2022

Application No: **DC/22/126997**

Development: Proposed development at Leegate Shopping Centre SE12, bounded by Burnt Ash Road, Eltham Road, Leyland Road and Carston Close, for the demolition of existing buildings, and the construction of buildings up to 15-storeys (including basement level) to provide a comprehensive mixed use development including residential (Use Class C3), flexible commercial floorspace (Use Class E), a community centre (Use Class F2) and a public house (Sui Generis), together with associated public realm, landscaping and highways improvements, vehicular access, car parking and servicing arrangements, cycle parking and stores, and all other

ancillary works.

CONDITIONS

1) 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) 561 residential units (Use Class C3).
- b) Flexible Commercial floorspace (Use Class E) of 690sqm.
- c) A public house (Sui Generis).
- d) A community centre (Use Class F2).
- e) Blocks: A (up to 15 storeys); B (up to 12 storeys); C (up to 8 storeys).
- f) Minimum provision of 1150 no. cycle spaces.
- g) Minimum provision of 57no. residential car parking bays.
- h) Minimum provision of 16no. no. commercial car parking bays.
- i) 20 no. 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 hereby approved and as detailed below:

Existing Plans

T90150 Rev P01; T10099 Rev P01; T10100 Rev P01; T10101 Rev P01; T10102 Rev P01; T10103 Rev P01; T10104 Rev P01; T10105 Rev P01; T10106 Rev P01; T10107 Rev P01; T10108 Rev P01; T10201 Rev P01; T10202 Rev P01; T10203 Rev P01; T10204 Rev P01 (Received 30 May 2022)

Proposed Plans

T90100 Rev P01; T20205 Rev P03; T20310 Rev P01; T20316 Rev P01; TA20209 Rev P01; TA21402 Rev P01; TA21403 Rev P01; TB20202 Rev P01; TB21403 Rev P01; TB21404 Rev P01; TB21405 Rev P01; TB21407 Rev P01; TC20202 Rev P01; TC20204 Rev P01; TC21401 Rev P01; TC21402 Rev P01; TC21403 Rev P01
(Received 30 May 2022)

TA21404 Rev P02; TC20201 Rev P02 **(Received 5 December 2022)**

T120100 Rev P04; T120101 Rev P03; T20203 Rev P02; T20301 Rev P03; T20302 Rev P03; T20303 Rev P03; T20305 Rev P03; T20306 Rev P02; T20307 Rev P02; T20309 Rev P02; T20312 Rev P02; TA20102 Rev P03; TA20103 Rev P03; TA20108 Rev P03; TA20109 Rev P01; TA20110 Rev P03; TA20114 Rev P03; TA20115 Rev P03; TA20204 Rev P03; TA20205 Rev P03; TA20207 Rev P02; TA20210 Rev P02; TA21401 Rev P02; TA21405 Rev P02; TB20201 Rev P02; TB20203 Rev P02; TB20204 Rev P02; TB20206 Rev P02; TB20207 Rev P02; TB20209 Rev P02; TB20211 Rev P02; TB20212 Rev P02; TB21401 Rev P02; TB21402 Rev P02;

TB201406 Rev P02; TB120100 Rev P03; TB120101 Rev P02; TB120102 Rev P02; TB120105 Rev P03; TB120106 Rev P02; TB120107 Rev P02; TB120110 Rev P02; TB120112 Rev P02; TC20203 Rev P02; TC20205 Rev P02; 01002 Rev P02; 01003 Rev P01 **(Received 19 February 2023)**

TA20101 Rev P04 **(Received 5 April 2023)**

T20099 Rev P04; T20201 Rev P04; TA20099 Rev P04; TA20100 Rev P04; TA20201 Rev P03; TA20202 Rev P04; T20205 Rev P03; 01000 Rev P04; 01001 Rev P03; 00010 Rev P04 **(Received 22 June 2023)**

T20100 Rev P05; T20101 Rev P05; T20102 Rev P04; T20103 Rev P04; T20104 Rev P04; T20105 Rev P04; T20106 Rev P04; T20107 Rev P04; T20108 Rev P04; T20109 Rev P04; T20110 Rev P04; T20111 Rev P04; T20112 Rev P04; T20113 Rev P04; T20114 Rev P04; T20115 Rev P04; T20201 Rev P05; TB20205 Rev P04; TB320100 Rev P04; TB320101 Rev P04; TB320102 Rev P04; TB320103 Rev P03; TB320104 Rev P03; TB320105 Rev P04; TB320108 Rev P03; TB320110 Rev P03; TC20100 Rev P04; TC20101 Rev P04; TC20102 Rev P04; TC20103 Rev P04; TC20104 Rev P04; TC20105 Rev P04; TC20106 Rev P03; TC20108 Rev P03; TC20201 Rev P03 **(Received 6 October 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. The plan shall include:-

- appropriate limits on hours of site working;
- 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;
- commitments regarding the secure on-site storage of fuel and other hazardous liquids or materials to prevent these causing groundwater contamination;
- a Site Waste Management Plan including commitments regarding waste management strategies for all waste produced during demolition and construction activities;
- the location and operation of plant and wheel washing facilities;
- 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;
- details of Security Management (to minimise risks to unauthorised personnel);
- details of the training of site operatives
- a process for updating local residents of construction work progress including any potential disturbance arising, and a process for handling complaints from the public.
- biodiversity measures set out in Informative K

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 S11 Improving air quality of the London Plan (March 2021).

5) Construction Logistics Plan

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

- a) Rationalise travel and traffic routes to and from the site;
- b) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction vehicle activity;
- c) 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;
 - Details of the size/type and number of vehicle accessing the site
- d) Measures to ensure a safe environment for pedestrians and cyclists using surrounding streets during the construction phase;
- e) 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

Prior to the commencement of development, a Dust Management Plan (DMP), based on an Air Quality and Dust Risk Assessment, shall be submitted to and approved in writing by the LPA. The DMP shall be in accordance with The Control of Dust and Emissions during Construction and Demolition SPG (2014), and shall seek 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.

Reason: To manage and prevent further deterioration of existing low quality air across

7) Ground Contamination

a) Unless the Council agrees in writing that a set extent of development must commence to enable compliance with this condition, no development (other than demolition of the existing building and structures, (including demolition of slab level), and enabling works for site investigation) shall commence within the relevant phase until:

(i) A site investigation report (based on the findings and recommendations detailed in the Desk Study Report ref. GB662-P1-DSR-MAY-2022-REV, dated May 2022 by GB Card & Partners Limited) to characterise and risk assess the relevant land for all receptors which may be affected (including those off site) which shall include the gas, hydrological and contamination status specifying rationale and recommendations for treatment for contamination and risk encountered (whether by remedial works or not), has been submitted (including subsequent correspondences as being necessary or desirable for the remediation of the site) to and approved in writing by the local planning authority; and

(ii) The required remediation scheme for the relevant land 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 immediately adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.

c) The relevant phase shall not be occupied until a closure report for that phase 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 relevant phase 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 relevant phase); 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).

8) 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).

9) Piling Works

a) No piling or any other foundation designs using penetrative methods shall take place in a phase, 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 the works described in part (a) above in that phase and shall be accompanied by details of the relevant penetrative methods.

c) Any such work within the relevant phase 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 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 Statement (prepared by Whitecode Consulting, dated 13 May 2022) 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) Biodiverse Living Roofs

Details of the living roofs (minimum area of 4500m²) shall be submitted to and approved in writing by the local planning authority prior to any superstructure works commencing within the relevant block. A 1:20 scale plan of the living roofs within the relevant block 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 relevant block.

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 relevant block.

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).

12) Water Supply Infrastructure

Prior to occupation of the 100th dwelling in the development, confirmation must have been provided to the local planning authority (in consultation with Thames Water) 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 additional development to be occupied. If required, the development and infrastructure phasing plan shall include the number of dwellings (beyond the 99th dwelling) that are permitted to be occupied, and where any occupation is contingent on delivery of infrastructure for the water network what the terms and conditions for such occupation are. Where a development and infrastructure phasing plan is agreed, no occupation dwellings (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).

13) Sustainable Drainage Strategy

a) No development (excluding demolition and enabling works) above ground level within a phase 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 relevant phase, evidence shall be submitted to and approved in writing by the local planning authority to demonstrate that the sustainable drainage scheme for that relevant phase has been completed in accordance with the approved details.

c) The sustainable drainage scheme for the relevant phase shall be managed and maintained for the lifetime of that phase of development in accordance with the agreed management and maintenance plan for all of the proposed drainage components approved under part (a).

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).

14) Materials

a) No development (excluding demolition and enabling works) above ground level) for

a block shall take place until a detailed schedule and samples of all external materials and finishes (for that block) 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 ironmongery 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) Each block shall be carried out in accordance with the approved details for that relevant block under (a) above.

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).

15) Internal Noise Standards

a) Each block shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB LAmax (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 block shall not exceed the vibration dose values criteria 'Low probability of adverse comment' as defined within BS 6472.

b) No development (excluding demolition and enabling works) above ground level (within the relevant block shall commence until details of a scheme for that block complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.

c) Prior to first occupation of the relevant block, 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 for each block shall be maintained for the lifetime of that relevant block in accordance with the approved details for that block

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).

16) Sound Insulation Details

a) The development shall be designed to incorporate soundproofing of a specification for sound insulation against airborne noise to meet $D'nT,w + C_{tr}$ 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 within the relevant

phase) 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).

17) 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 (excluding demolition works and enabling works) above ground level within the relevant block shall commence until details of a scheme for that block complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.

c) A block 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 relevant block.

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).

18) BREEAM

a) The non-residential floorspace within the blocks 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 (excluding demolition works and enabling works) above ground level within the relevant block, a Design Stage Certificate (prepared by a Building Research Establishment qualified Assessor) for that block 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 relevant non-residential floorspace in each block, 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 that block.

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).

19) Secured by Design

a) Prior to any above ground work hereby authorised, details of security measures shall be submitted to and approved in writing by the Local Planning Authority, and any such security measures shall be implemented prior to occupation of the relevant building in accordance with the approved details which shall be in line with the standards set out by 'Secured by Design'.

b) Within 3 months of Practical Completion of the relevant building hereby approved, confirmation that the development has achieved Secured by Design accreditation shall be submitted to and approved in writing by the local planning authority. The approved standards set out and approved shall be maintained in perpetuity thereafter.

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).

20) Mechanical Ventilation with Heat Recovery Units

No development (excluding demolition works and enabling works) above ground floor level shall take place within the relevant phase until full details of the proposed mechanical ventilation with heat recovery (MVHR) units for that phase, 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 within the relevant phase 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).

21) External Noise

The outdoor noise emissions (LAeq) from music, public address systems or any other amplified sound shall be at least 5dB below background sound level (LA90), when evaluated at 1m from all noise sensitive facades.

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

22) Community Facility and Public House

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), the community facility (Use Class F2) and public house (Sui Generis) hereby approved shall be used as a community facility and public house respectively and for no other purposes of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: In order to protect the viability and vitality of the District Centre in accordance with the provisions of Policy 6 Retail hierarchy and location of retail development in

Lewisham's Core Strategy (2011) and Policy 14 District centres shopping frontages of the Development Management Local Plan (2014).

23) Electric Vehicle Charging Points

a) Details of the number and location of electric vehicle charging points to be provided in a phase 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 (excluding demolition and enabling works) in that phase. The details should demonstrate that 20% of all parking spaces in that phase would be fitted with electric vehicle charging points and the remaining 80% of spaces in that phase 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 relevant phase of development and shall be maintained as such for the lifetime of the relevant phase 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).

24) Soft Landscaping

a) A soft landscaping scheme for each phase including 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 (excluding demolition and enabling works) above first floor level within the relevant phase.

b) The soft landscaping proposed in (a) shall demonstrate that harm identified to Viewpoint V4A by solar glare would be suitably mitigated.

c) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the relevant phase, 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 relevant phase 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).

25) Hard Landscaping

a) No development (excluding demolition and enabling works) above first floor level within the relevant phase shall take place until detailed design proposals for hard landscaping in that phase, including street furniture, have been submitted to the local planning authority for their approval.

b) Each phase of the development shall be implemented in accordance with the applicable 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.

26) Wildlife Boxes

No development (excluding demolition and enabling works) above first floor level within a phase shall take place until a Biodiversity Enhancement & Management Plan (BEMP) is submitted to and approved in writing by the LPA. The Plan shall deliver a minimum of 3.68 Habitat Biodiversity Units and 0.02 Hedgerow Biodiversity Units and include the following:

- a) Description and evaluation of features to be enhanced, created and managed (including but not limited to 15 integrated swift bricks, 8 various integrated bird bricks, 7 various bird boxes, 10 integrated bat bricks and 22 bee/bug habitat features)
- b) Extent and location/area of proposed enhancement works on appropriate scale maps and plans
- c) Ecological trends and constraints on site that might influence management
- d) Aims and Objectives of management
- e) Appropriate management Actions for achieving Aims and Objectives
- f) An annual work programme (to cover an initial 5 year period)
- g) Ongoing monitoring and remedial measures.
- h) Details of the specialist ecological management body or organisation responsible for implementation of the Plan
- i) For each of the first 5 years of the Plan, a progress report sent to the LPA reporting on progress of the annual work programme and confirmation of required Actions for the next 12 month period
- j) The Plan will be reviewed and updated every 5 years and implemented for perpetuity

The Plan shall include details of the legal and funding mechanisms by which the long-term implementation of the Plan will be secured by the developer with the specialist ecological management body or organisation responsible for its delivery. The Plan shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the Objectives of the originally approved Plan. The approved Plan will be implemented in accordance with the approved details.

Reason: to ensure the long-term protection and enhancement of biodiversity in accordance with Core Strategy Policy G8 and G9, NPPF and BS 42020:2013.

27) Photovoltaic Panels

No development (excluding demolition and enabling works) above first floor level shall take place in a phase until full details of the proposed photovoltaic panels for that phase 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 for that phase prior to first occupation of the relevant phase, and retained for the lifetime of the relevant phase of 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).

28) 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 within a phase of the development shall be submitted to and approved in writing by the local planning authority prior to the completion of above ground works (excluding demolition and enabling works) of that phase.

b) The approved details shall be carried out in full prior to first occupation of the relevant phase of development and retained as such for the lifetime of the relevant phase of 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 Development Management Local Plan (November 2014).

29) Cycle Parking Details

Notwithstanding any details of cycle parking shown in the approved drawings, no development (excluding demolition and enabling works) in a phase beyond ground works shall commence on site until full details of the residential and commercial cycle parking facilities to be provided in respect of that phase have been submitted to and approved in writing by the local planning authority in consultation with TfL, which shall include:

a) A minimum of 1150 dry and secure cycle parking spaces (997 residential, and 153 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 that phase of development and maintained as such for the lifetime of the that phase of 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).

30) Lighting Strategy

a) Prior to first occupation of a phase of the development, a detailed lighting strategy for any external lighting that is to be installed within that phase, 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).

31) Floor Levels

The finished floor levels of all residential accommodation shall be set no lower than levels as shown on Drawing No. 7801/514 Rev D QGY 1000 Year Flood Levels (Undefended) – Proposed Development Site within the submitted Flood Risk Assessment (Issue 6) dated January 2023 by Cole Easdon Consultants with reference 7801.

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).

32) 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 Cole Easdon Consultants (Issue 6 dated January 2023 with reference 7801) 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).

33) Restriction on Use Class of Commercial Units

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (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 flexible commercial units in Blocks A, B and C shall be used for purposes within as Use Class E (a), (b), (c), (d), (e) and (g)(i) (the “Flexible Uses”) (or any equivalent use to those uses stated ‘Use Class E (a), (b), (c), (d), (e) and (g)(i)’ in any statutory instrument which changes the defined uses classes from time to time), 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) and for the avoidance of doubt, the provisions of this condition do not alter the legal effect of Class V (Schedule 2, Part 3) of the GPDO 2015 (as amended) in respect of the “Flexible Uses” where that may otherwise be applicable

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).

34) 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).

35) Telecommunications Equipment

No mobile telecommunications equipment shall be erected on the external surfaces of any building within the development unless agreed in writing by the LPA.

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).

36) CCTV

a) Details of all CCTV to be installed in relation to each Block shall be submitted to the LPA and approved in writing prior to installation.

b) All such CCTV shall be installed in full accordance with the details approved in (a) before any dwelling and / or non-residential unit in the relevant Block is occupied and shall be retained in accordance thereafter.

Reason: In order that the LPA may be satisfied with the details of the proposal.

37) 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 buildings 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).

38) Delivery and Servicing Plan

a) A phase of development shall not be occupied until a Delivery and Servicing Plan for that phase 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 that phase.

b) The plan shall demonstrate the expected number and time of delivery and servicing trips to the phase, with the aim of reducing the impact of servicing activity.

c) The approved Delivery and Servicing Plan for the relevant phase shall be

implemented in full accordance with the approved details from the first occupation of the relevant phase of development and shall be adhered to for life of that phase of development.

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

39) Ventilation System

a) Prior to occupation of the commercial units within a phase, 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) for the relevant commercial units 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 relevant commercial units in that phase 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.

40) Amenity Space

The whole of the residential amenity spaces within a phase (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).

41) Fire Statement

No development (excluding demolition and enabling works) above ground floor within a block shall commence (except demolition) until;

a) Detailed swept path analysis including proposed landscaping to demonstrate a fire engine can suitably access the relevant block; and

b) an updated Fire Statement that shows appropriate locations of fire hydrants within and adjacent to the relevant block

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

To comply with the details approved under (a) and (b) for the life of the relevant block.

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

42) Architectural Details

a) Notwithstanding the details hereby approved, no development above ground level within a phase (excluding demolition works) shall commence until detailed plans at a scale of 1:5 for that phase, 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) The relevant phase of the development shall be carried out in accordance with the applicable 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.

43) 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).

44) Parking Management Plan

No block within the development shall be occupied until a Parking Management Plan for the relevant block which seeks to ensure that vehicles (including motorcycles) of those living or working at or visiting within that block are parked within parking spaces provided for that relevant block and are not parked on non-designated parking areas within the development has been submitted to and approved in writing by the local planning authority. The parking management plan shall provide for:

- a) The proposed regime for the operation and management of car, motorcycle and cycle parking within the relevant block;
- b) Monitoring and review of the operation of the parking management plan and for monitoring reports and reviews to be submitted to the Council on a regular basis; and
- c) Details of a scheme to prioritise the provision of Blue Badge Parking Spaces to registered disabled persons who reside in the relevant block.

To comply with the approved parking management plan for the relevant block for the life of that block of the development.

Reason: To ensure the permanent retention of the spaces for parking purposes and to ensure that the use of the building does not increase on-street parking in the vicinity and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car parking of the Development Management Local Plan (November 2014), and the London Plan (March 2021).

45) Travel Plan – Residential

a) No part of the development within a phase 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).

46) Residential Parking

The residential car-parking accommodation comprising 57 spaces (including 18 blue badge spaces) shall be provided and made available for use prior to first occupation of the associated residential units. The parking spaces shall be permanently retained thereafter and used solely by residents of the development.

Reason: To ensure the permanent retention of the spaces for parking purposes, to ensure that the use of the buildings do not increase on-street parking in the vicinity and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and DM Policy 29 Car Parking of the Development Management Local Plan, (November 2014).

47) Commercial Parking (supermarket)

a) Prior to first operation of the supermarket hereby approved, a detailed Management Plan shall be submitted to and approved in writing by the LPA, including measures to ensure the parking area would be managed appropriately, and would not impact upon vehicular movement along Burnt Ash Road. Thereafter, the Management Plan shall be implemented in full accordance with the approved details in perpetuity.

b) The commercial car-parking accommodation comprising 16 spaces shall be provided and made available for full use prior to first operation of the associated commercial unit. The parking spaces shall be permanently retained thereafter and used solely by users of the commercial unit.

Reason: To ensure the permanent retention of the spaces for parking purposes, to ensure that the use of the buildings do not increase on-street parking in the vicinity and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and DM Policy 29 Car Parking of the Development Management Local Plan, (November 2014).

48) 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).

49) Exhaust/ Air Source Heat Pump

No development (excluding demolition and enabling works) shall take place until a scheme including the details of the location, type and specification and enclosure of the proposed air source heat pumps 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).

50) Shopfront Design

a) No development shall commence above 2nd floor level within a block until plans, elevations and sectional details at a scale of 1:10 or 1:20 showing the proposed frontages to the commercial units in that phase 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.

51) Children's Play Equipment

a) Prior to occupation of a phase of the development hereby granted, details of the proposed children's play equipment, specifically for the following age groups – under 5's; and 5 to 11s, to be provided in that phase, 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 for the life of that phase of development.

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

52) 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).

53) Boundary Treatment

a) Details of the proposed boundary treatments (including any gates, walls or fences and ball court enclosure) shall be submitted to and approved in writing by the local planning authority prior to development above ground level (excluding demolition & enabling works) within the relevant phase.

b) The approved boundary treatments shall be implemented prior to occupation of the relevant phase and retained for the life of that phase of the development.

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).

54) Travel Plan – Commercial

a) No commercial unit within a phase 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).

55) 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 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.

56) Details of Internal Blinds

Prior to completion of the superstructure of a block, full details of any proposed blinds and/or shutters for that block required in compliance with the overheating assessment in the Sustainability Statement [May 2022] shall be submitted to the local planning authority for their approval, to include detailed drawings of venting locations on the elevations. The relevant block of development shall be implemented in accordance with the applicable 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.

57) Remediation Strategy

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: to ensure that the development does not contribute to, and it not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, in line with the National Planning Policy Framework (NPPF) (Paragraph 174).

58) 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).

59) 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.

60) 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 [Greengage, March 2023]. 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).

61) Circular Economy Statement Guidance

Prior to the occupation [of the development/each phase of development], 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.

62) Waste Water

a) Prior to the commencement of Development (other than Enabling Works), details of a strategy for the provision of foul water drainage works (including the timetable for those works) shall be submitted to and approved in writing by the local planning authority.

b) The foul water drainage works shall be carried out and completed in accordance with the drainage strategy approved pursuant to part (a) of this condition.

c) Prior to the occupation of any Block within a phase, the drainage works related to that Block (as specified in the drainage strategy approved pursuant to part (a) of this condition) shall be completed in full accordance.

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

63) Public Realm Details/ Public Access Areas

a) Within 6 months of the commencement (excluding Enabling Works) of any Development Phase involving the construction of all or part of the Public Access Areas (including the Public Square), detailed plans and specifications for all the Public Access Areas within that Development Phase including both hard and soft landscaping, street furniture, lighting, drainage and proposed levels shall be submitted to and approved in writing by the LPA.

b) Construction of the Public Access Areas (including the Public Square) shall be carried out and completed in accordance with the details approved pursuant to part (a) of this condition prior to first residential occupation of the relevant phase.

Reason: To ensure that the Development is of a satisfactorily high design standard to ensure that it makes a positive contribution to the appearance of the locality and to comply with Core Strategy Policy 15 High quality design for Lewisham, and Development Management Local Plan (2014) DM Policy 30 Urban design and local character and DM Policy 35 Public Realm.

64) Commercial Deliveries

No deliveries shall be received at or despatched from the site other than between the hours of 7am and 11pm on Mondays to Fridays, 7am and 7pm on Saturdays, and 8am and 5pm on Sundays and Public Holidays.

Reason: In order to safeguard the amenities of adjoining residents and to comply with the National Planning Policy Framework, and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

65) Operation Hours

The commercial premises hereby granted shall only be open for customer business between the hours of 7am and 00.00 on any day of the week.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 170 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, DM Policy 14 District centres shopping frontages, DM Policy 17 Restaurants and cafes (A3 uses), and drinking establishments (A4 uses), DM Policy 18 Hot food take-away shops of the Development Management Local Plan (November 2014).

66) Play Space (Carston Close)

a) A Management Plan relating to the Carston Close 'half-court', including details of access, times of use etc shall be submitted to and approved in writing by the LPA.

b) The playspace shall be operated in full accordance with the details approved in (a).

Reason: In order to safeguard the amenities of neighbouring occupants.

67) Art Strategy

a) Prior to development above second floor level of Block C, 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).

Reason: In order that the LPA 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).

68) Tree Protection

No development shall commence until a Tree Protection Plan (TPP) in respect of the existing trees to be retained has been submitted to and approved in writing by the Council. The TPP shall follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP shall also 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), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

69) Phasing Plan (Land Extents)

Prior to commencement of development, a phasing plan shall be submitted to and approved by the LPA in writing. The development shall be carried out in accordance with the plan hereby approved. Not to commence development until the phasing plan has been approved by the LPA.

Reason: To allow the Local Planning Authority to understand the relevant phase of development that is subject to condition discharge and references to "phase" in this decision notice shall be deemed to mean a phase as shown on the approved phasing plan.

70) CIL Phasing

Prior to commencement of a phase of the development, a detailed CIL phasing plan (and any CIL Additional Information Requirements) showing the location and extent of the CIL chargeable development(s) (which may include any proposed sub-phases within a phase) within that phase shall be submitted to and approved in writing by the local planning authority. A CIL phase can include non-chargeable development such as demolition, enabling, site preparation and infrastructure works or any other works which result in zero GIA floorspace and can comprise below and/or above ground works. Not to commence development in a phase, until a CIL phasing plan for that

phase has been approved by the LPA.

Reason: To assist with the identification of each chargeable development and the calculation of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

71) Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk documentation – including the submitted Flood Risk Assessment (FRA) by Cole Easdon Consultants (dated January 2023 with reference 7801, Issue 6) and the submitted technical note by Cole Easdon Consultants Ltd (dated January 2023 with reference 7801, issue 2) – and, in particular, the following measures:

- Finished floor levels for ‘more vulnerable’ residential accommodation situated within Flood Zone 3 shall be set a minimum of 300mm above the design flood level;
- Finished floor levels for the ‘more vulnerable’ public house shall be set a minimum of 300mm above the design flood level;
- The basement level shall be designed to prevent the entry of flood water up to a minimum of 300mm above the design flood level, including at any service entry points or other penetrations.

These measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the development and occupants, in line with the National Planning Policy Framework (NPPF) (Paragraphs 159, 164 and 167) and the London Borough of Lewisham’s Core Strategy (Policy 10).

72) Floodplain Storage Mitigation

Prior to the commencement of development, a scheme of floodplain storage mitigation shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include:

- Drawings in plan and section showing detail of how the floodplain storage voids will be constructed;
- A set of drawings showing the timing and sequence of works that demonstrates that a loss of floodplain storage capacity will not occur during the construction works;
- A maintenance plan setting out how the floodplain storage voids will be maintained in perpetuity.

The development shall then only proceed in strict accordance with the approved scheme.

Reason: to prevent an increase in flooding to other developments and to the surrounding built environment, in line with the National Planning Policy Framework (NPPF) (Paragraphs 159, 164 and 167) and the London Borough of Lewisham’s Core Strategy (Policy 10).

73) Piling and Foundation Designs

Piling or any other foundation designs using penetrative methods shall not be carried out other than with the 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 proposed 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, in line with the National Planning Policy Framework (NPPF).

74) Infiltration of Surface Water Drainage

No drainage systems for the infiltration of surface water drainage into the ground are permitted 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 the 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 it 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).

75) Display Boards

a) Relocation details of the existing historic information board in the north-west corner shall be submitted to and agreed in writing by the LPA prior to above ground works in the relevant phase.

b) Details of a traditional information board with images to supplement the historic context to be shown in the new paving shall be submitted to and agreed in writing by the LPA prior to above ground works in the relevant phase.

c) The details agreed in (a) and (b) shall be displayed in full accordance with the approved details prior to first residential occupation of Block A and retained thereafter.

Reason: In order that the LPA 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).

76) Digital Connectivity

Prior to occupation of each building, sufficient ducting space for full fibre (or equivalent) connectivity infrastructure within the development shall be provided, and such digital connectivity infrastructure must be installed prior to occupation of each unit.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with Policy SI6 of the London Plan (2021).

INFORMATIVES

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) S106 Agreement

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

D) 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.

E) 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=OMjwGp47Ad5otWl0__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=OMjwGp47Ad5otWl0__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

F) 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.

G) 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.

H) Adverts/ Signage

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

I) Prior to Commencement Conditions

The applicant is advised that the following Conditions; (Construction Environment Management Plan), (Construction Logistics Plan), (Dust 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.

J) Bat informative for applicants, agents and contractors

As a bat roost was found onsite during bat surveys, the Applicant is advised that an appropriate licence will be needed **before** demolition works can start on site. To inform the licence application and as recommended by the ecology report an additional bat survey is required on site.

It is requested that a copy of the bat licence (EPS or 'low impact' licence) is provided to the Local Planning Authority for its records prior to the commencement of works on-site.

The applicant and contractors should be aware that all bats and any structures used by them are protected by law, and that works likely to disturb bats or their resting places (even if undertaken at a time of year when the bats are absent) require a licence from Natural England.

Should a bat be encountered during development, work should cease immediately and advice should be sought from Natural England (tel. Batline 0845 1300228). Bats should preferably not be handled (and not without gloves) but should be left in place,

gently covered, until advice is obtained.

Particular care and vigilance should be taken when roof tiles or slates are removed (remove by hand and check underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Fascias, barge boards and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March to May, or September to November will avoid the main hibernation and breeding seasons when bats are most sensitive to disturbance.

K) Construction Environmental Management - Biodiversity

- a) Risk assessment of potentially damaging construction activities upon retained habitat biodiversity units;
- b) Identification of biodiversity protection zones;
- c) Measures to avoid or reduce impacts during construction;
- d) Location and timings of sensitive works to avoid harm to biodiversity features, including but not limited to trees, nesting birds, bats and small mammals;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) The role of a responsible person (Ecological Clerk of Works) and lines of communication;
- g) Use of protective fences, exclusion barriers and warning signs.

Yours sincerely



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.