



Planning Service
Laurence House
1 Catford Road
London SE6 4RU

Mr S Hudson
Savills
33 Margaret Street
London
W1G 0JD

Direct Line: 020 8314 7400
Fax: 020 8314 3127
Email: Planning@lewisham.gov.uk
Date: 17 June 2015
Property Ref: DE/124/26/TP
Our Ref: DC/14/89953

Dear Mr Hudson,

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

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

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

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

SCHEDULE

Application Valid Date: 17 December 2014

Application No: **DC/14/89953**

Development: Mixed use development at Kent Wharf and 24a Creekside SE8 comprising the construction of three buildings ranging from 6 to 16 storeys incorporating balconies and terraces comprising 1,375 sq.m of commercial floorspace (use classes B1/D1/D2), 143 residential units (Use Class C3) public and private amenity space, together with associated landscaping, refuse stores, 184 cycle spaces, 3 car parking spaces, associated highway works and plant.

C O N D I T I O N S

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

(PI)001, (PI)002, (PI)020 rev C, (PI)021 rev C, (PI)024 rev C, (PI)025 rev C, (PI)027 rev A, (PL)030, (PL)031, (PL)032, Air Quality Assessment, Archaeological Assessment, Daylight and Sunlight Assessment, Design Statement, Draft Travel Plan, Draft Construction Logistics Plan, Draft Car Park Management Plan, Ecological Report, Energy Strategy, Flood Risk Assessment, Geo-Environmental Assessment, Indicative Masterplan, Landscape Strategy, Servicing Management Plan, Sustainability Statement, Statement of Community Involvement, Townscape and Visual Impact Assessment, Transport Assessment, Unit Layouts, Viability Assessment, Wind Assessment all received 29th November 2014.

(PI)011 rev I, (PI)012 rev I, (PI)013 rev I, (PI)014 rev C, (PI)015 rev I, (PI)016 rev I, (PI)017 rev I, (PI)018 rev I, (PI)022 rev F, (PI)023 rev F, (PI)026 rev C received 12th February 2015; Kent Wharf Green Roof Details February 2015, Noise Impact Assessment February 2015 received 6th February 2015; (PL)010 rev K received 19th February 2014.

External Fabric Assessment received 20th March 2015

Air Quality March 2015 received 9th April 2015

Energy Strategy March 2105 received 13th April 2015

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

3. Construction Environment Management Plan

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

- (a) Appropriate limits on hours of site work.
- (b) Define the hoarding/ fencing to be erected around the site.
- (c) Define access points and routes for construction traffic.
- (d) Define dust mitigation measures.
- (e) Identify the location and operation of plant and wheel washing facilities.
- (f) Provide a Site Waste Management Strategy (to be turned later into a Site Waste Management Plan by the chosen main contractor) including commitments regarding the management of demolition waste.
- (g) Define noise and vibration monitoring positions and the format of noise and vibration reporting.
- (h) Establish commitments regarding site lighting and the control of light spill onto the Creek.
- (i) Establish commitments regarding the secure on-site storage, fuel and other hazardous liquids or materials.
- (j) Establish commitments regarding the protection of Deptford Creek from any site-related impacts.
- (k) Detail the measures to be used during the construction in order to minimise the impact of the works (considering both potential disturbance and pollution) which shall include a map or plan showing habitat areas to be specifically protected during the works.

- (l) Details of Security Management (in order to minimise risks to unauthorised personnel)
- (m) Details of the training of site operatives to follow the CEMP requirements.
- (n) A risk management assessment of any flood events that might occur during the construction phase, registered with the Environment Agency's "Floodline Warning Direct" service
- (o) Establish a process for handling complaints from the public.
- (p) The development shall be undertaken in strict accordance with the details approved under (i) and (ii).

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 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

4. Construction Logistics Plan

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

- (a) Rationalise travel and traffic routes to and from the site, including deliveries.
- (b) Detail the proposals for utilising the Creek for transportation of demolition and construction materials.
- (c) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction vehicle activity and restricting the hours of construction deliveries to avoid the network peak hours of 08:00 – 09:00 and 16:00 – 18:00.
- (d) Measures to deal with safe pedestrian and cycle 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 meet the mitigation measures set out in the Environmental Statement and to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

5. Site Contamination

- (a) No development shall be carried out until the recommendations with the Geo-Environmental Assessment have been implemented in full, with evidence of such works to be provided to 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 shall not be occupied until a closure report has been submitted to and approved in writing by the Council. This shall include verification of all measures, or treatments as required in (Section (a) i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

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

Reason: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the historical 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).

6. BREEAM

(a) All non-residential floorspace hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'.

(b) No development shall commence until 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 3 months of occupation of any of the buildings, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (a) for that specific building.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

7. Materials/ Design Quality

No development shall commence on site until a detailed schedule and samples of the following have been submitted to and approved in by the local planning authority. The development shall be carried out in accordance with the approved details.

- 1m x 1m sample panel to be constructed on site of proposed brick type for all buildings. Details of mortar are to be provided. The brick type should accord with the materials as set out on drawing no's (PL)030, (PL)031, (PL)032 and pages 51 of the Design and Access Statement.
- 1m x 1m sample panels of white glazed bricks and green glazed bricks. Details of mortar are to be provided.
- Samples of all white metal reveal cladding to windows, including joinery and fixing.
- Samples of aluminium cladding to roof level of Block A, Block D and E.
- All glazed and metal balustrade for balconies (including gantry decks), including details of fixing and handrails where applicable. The details should accord with drawing no's (PL)030, (PL)031, (PL)032 and page 46 of the Design and Access Statement.
- Samples of timber deck cladding to all balconies, including soffit finish and provision to handle rainwater.
- Details of all balcony privacy screens.
- Details of the finish to the underside of Block D.
- Sample studio folding screens, including painted/ final finish, hinges and fixing to building. The details should accord with drawing nos (PL)030, (PL)031
- 1m x 1m sample panel of hit and miss brickwork to front of Block E. Details of mortar are to be provided. The details should accord with drawing no (PL)032.
- Samples of metal cladding to enclose ground floor courtyard to Block E, including details of gates.

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 Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

8. Landscaping Details

No development shall commence on site until drawings and full details of the proposed landscaping have been submitted to and approved in writing by the local planning authority. The landscaping details shall include:

- (i) Hard and soft landscaping treatment for any part of the site not occupied by buildings (including details of the permeability of hard surfaces)
- (ii) Details of any street furniture, ancillary structures and natural play equipment (which shall include natural play equipment for 0-5 yrs)
- (iii) Details of boundary treatments
- (vi) 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)
- (v) Details of the number, location and design of bird and bats boxes to be incorporated as part of the landscaping proposals
- (vi) Details of the management and maintenance of the landscaping for a period of five years

a. All hard landscaping works and boundary treatments which form part of the approved scheme under part (a) shall be completed prior to occupation of any part of the residential development.

b. All planting, seeding or turning 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.

c. All street furniture, ancillary structures, natural play equipment and bird and bat boxes which form part of the approved scheme under part (a) shall be installed at the same time as the soft landscaping and by no later than the end of the first planting and seeding seasons following the completion of the development.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches, DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

9. Noise insulation and calculations

Prior to commencement of superstructure works for the development, full details of noise mitigation measures shall be submitted to and approved by the local planning authority as detailed in the noise report prepared by Mayer Brown, dated February 2015 and External Fabric Assessment dated March 2015. Details of noise mitigation measures must include the following:

a) Prior to insulation full details of the performance and construction of the entire building envelope will be submitted and agreed with the local planning authority. This will include but is not limited to specifications of walls, windows and doors glazing for the building façade, winter gardens and building sound insulation calculations to demonstrate its performance with and compliance with BS8233:2014 (Table 4).

b) Calculations to be completed using octave frequency band sound reduction indices

in accordance with BS EN ISO 12354-3 based on substantiated, published performance for the actual construction being used

Reason: To protect internal area from excessive external noise and ensure that internal noise levels achieve the BS:8233 noise criteria.

10. Validation monitoring

Prior to first occupation of the residential units, validation monitoring to be undertaken in accordance with the noise report prepared by Mayer Brown dated February 2015.

The validation assessment condition will be designed to reasonably replicate (within 85%) the assessment condition set out in Table 3.8 of the noise report prepared by Mayer Brown, dated February 2015.

a) No occupation of any residential units will be allowed unless the Validation process has demonstrated reasonable compliance (within a 2dB error margin) with the BS8233:2014 internal noise criteria.

Reason: To ensure that the mitigation measures installed achieve the required noise attenuation ensuring that the BS:8233 internal noise criteria is achieved

11. Noise Attenuation Measures

Prior to first occupation of the residential units, full details of the noise attenuation measures installed and guidance on the proper and effective use of the measures to be provided as part of the Welcome Pack to all residential units shall be agreed in writing with the local planning authority. Details regarding any servicing and maintenance, including window cleaning must also be included. A copy of the Welcome Pack shall be submitted to the local planning authority and Jones' Hire.

Reason: To ensure that all future residents are aware of the mitigation measures and the proper use of them.

12. Wheelchair Housing

The 13 wheelchair dwellings hereby approved shall be constructed as: 3 units fully adapted for affordable rent and a 10 dwellings in private occupation as easily adaptable in full accordance with the SELHP Wheelchair Homes Design Guidelines (November 2012) as shown on page 64 and 65 of the Design Statement approved prior to their first occupation. For the avoidance of doubt where a communal access is to be the principle access for wheelchair users or relates to communal access to amenity space or facilities intended for the enjoyment of residents of the development the specification for the said communal access shall not be less than the specification for access for wheelchair units under the SELHP Wheelchair Homes Design Guidelines.

Reason: To ensure that there is an adequate supply of wheelchair accessible housing in the Borough in accordance with Policy 1 Housing provision, mix and affordability and 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 (2014).

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

14. Enclosures

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no gate, fence, wall or other means of enclosure shall be erected without prior written approval first being obtained.

Reason: In order that the local planning authority may be satisfied with the details of any form of enclosure in the interest of visual and residential amenity and to ensure adequate public access is retained and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

15. Provision of Parking Spaces (Residential)

The whole of the car parking accommodation shown on drawing nos. (PI) 010 rev J hereby approved shall be provided prior to the occupation of any dwelling and retained permanently thereafter.

Reason: To ensure the permanent retention of the space(s) for parking purposes, to ensure that the use of the building(s) does not increase on-street parking in the vicinity and to comply with Policies 1 Housing provision, mix and affordability and 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 Table 6.2 of the London Plan (July 2011).

16. Loading and Unloading

Loading and unloading of goods, shall only be carried out within the curtilage of the site or the Creekside loading bay shown upon drawing no. (PI) 010 rev J hereby approved, shall be retained permanently and left unobstructed at all times.

Reason: To avoid obstruction of neighbouring streets and to safeguard the amenities of adjacent premises in the interests of public safety and to comply with the Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

17. Construction Deliveries and Hours

No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

No work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of 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).

18. Renewable Energy

The development shall provide a minimum of 127 sqm of Photo Voltaic panels to the roof of Block A and 188sqm to the roof of Block C in accordance with the details set out in the Energy Strategy and drawing no's (PI)017 rev I and (PI)018 rev I hereby approved. The panels shall be provided prior to occupation of Blocks A and C respectively and retained in perpetuity.

Reason: To ensure that appropriate provision of renewable energy would be utilised as part of the carbon emission savings on site as set out in the applicants Energy Strategy and to comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction and 5.7 Renewable energy in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011)

19. Fixed Shut windows

All residential units on the eastern elevation of Block D and E shall be fitted with closed facades and mechanical ventilation with heat recovery. All windows shall be sealed and doors to terraces or balconies shall be contained within enclosed winter gardens shall be operable for cleaning purposes only.

Reason: Acoustic building envelope glazing is provided to attenuate external noise ensuring that internal noise levels achieve the BS:8233 2014 internal noise criteria including maximum sound pressure levels.

20. Electric Vehicle Charging Points

(a) Details of 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 Policy 7.14 Improving air quality in the London Plan (July 2011), and DM Policy 29 Car parking of the Development Management Local Plan (November 2014).

21. Lifetime Homes

Each of the dwellings shall meet the relevant Lifetime Home Standards (in accordance with the 2010 (Revised) document) as shown within the Unit Layouts document hereby approved.

Reason: In order to ensure an adequate supply of accessible housing in the Borough in accordance with Policy 1 Housing provision, mix and affordability and 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).

22. Plumbing and 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 buildings without the prior written consent of the Local 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).

23. Restriction on Use Class

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the ground floor non-residential floorspace shall only be used for the purposes falling within (Use Class B1, D1 or D2 as workshops/ artist studios/ art gallery space and for no other purpose (including any other purpose in Use Class D1 or D2) 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 employment units for uses falling within B1, D1 and D2 Use Class in the interests of retaining the maximum amount of employment provision possible on the site, to reflect the policy designation of the site as a mixed use employment location in accordance with Core Strategy Policy 4: Mixed Use Employment Locations.

24. Satellite Dishes

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on the elevations or the roof of the buildings without prior written approval from the local authority first being obtained.

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).

25. Use/Retention of Amenity Space

The whole of the amenity space above ground floor (including roof terraces and balconies) hereby approved shall be retained permanently for the benefit of the occupiers of the residential units hereby permitted.

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

26. External Lighting

(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 into Deptford Creek 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.

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 24 Biodiversity, Living Roofs and Artificial Playing Pitches and DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

27. Delivery and Servicing Plan

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

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

(c) The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to in perpetuity.

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

28. Parking for Car Club

Details of the location for the 1 car club space shall be provided and approved in writing by the local authority, prior to any part of the development being occupied. Thereafter the space shall be retained and used only for parking cars associated with the Car Club.

Reason: To limit car ownership/use and encourage sustainable modes of transport in accordance with Policies Objective 9: Transport and accessibility and Core Strategy Policy 14: Sustainable movement and transport (June 2011), and DM Policy 29 Car parking of the Development Management Local Plan (November 2014).

29. Details of Commercial Fit-out for New Build Development

(a) No part of the development shall be occupied until on plans (1:50) and details showing the physical fit out of commercial/non residential units hereby approved 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 implemented in full prior to first occupation.

Reason: To ensure that the fit-out of the units is sufficient to ensure that they are an attractive and commercially viable option and to demonstrate the developers commitment to delivering the commercial units as part of this development in accordance with Core Strategy Policy 4 Mixed Use Employment Locations (June 2011) and Development Management Local Plan (November 2014) DM Policy 9 Mixed Use Employment Locations.

30. Refuse Storage

(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 to commencement of each phase 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).

31. Boundary treatments and security

Prior to the occupation of the development, full details of the boundary fences, gates and their management and security measures shall be provided, in consultation with Trinity Laban, to be submitted to and approved in writing by the local planning authority. Any such management and security measures approved shall generally be in accordance with existing management with Trinity Laban unless otherwise agreed in writing by the local planning authority.

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).

32. Site Wide CHP Details

(a) No development shall commence until details of the proposed heat networks and Combined Heat and Power (CHP) system set out in the applicants Energy Statement and Sustainability Statement have been submitted to and approved in writing by the local planning authority.

(b) The details shall include the commissioning of the networks and CHP system and details of the catalytic converter if required.

(c) The networks and systems shall be provided in accordance with the approved details and maintained thereafter.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.5 Decentralised energy networks and 5.7 Renewable energy in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

33. Surface Water

(a) No development shall commence on site until a scheme for surface water management, including specifications of the surface treatments and sustainable urban drainage solutions, has been submitted to and approved in writing by the local planning authority.

(b) The development shall be carried out in accordance with the approved scheme and thereafter the approved scheme is to be retained in accordance with the details approved therein.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13 Sustainable drainage in the London Plan (July 2015) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10: Managing and reducing the risk of flooding (2011).

34. Noise Mitigation Measures

Prior to commencement of superstructure works for the development, full details of

noise mitigation measures shall be submitted to and approved by the local planning authority as detailed in the noise report prepared by Mayer Brown, dated February 2015. Details of noise mitigation measures must include the following:

a). Prior to insulation, full details of the performance and construction of the entire building envelope will be submitted and agreed with the local planning authority. This will include specifications of glazing for the building façade, winter gardens and building sound insulation to demonstrate its performance with BS:8233:2014

Reason: To protect internal areas from excessive external noise and ensure that internal noise levels achieve the BS:8233 noise criteria.

35. Noise Monitoring

Prior to first occupation of the residential units, validation monitoring to be undertaken in accordance with the noise report prepared by Mayer Brown dated February 2015. The validation assessment condition will be designed to reasonably replicate (within 85%) the assessment condition set out in Table 3.8 of the noise report prepared by Mayer Brown, dated February 2015.

a) No occupation of any residential units will be allowed unless the Validation process has demonstrated reasonable compliance (within a 2dB error margin) with the BS8233 2014 internal noise criteria.

Reason: To ensure that the mitigation measures installed achieve the required noise attenuation ensuring that the BS:8233 internal noise criteria is achieved

36. Details of Noise Attenuation

Prior to first occupation of the residential units, full details of the noise attenuation measures installed and guidance on the proper and effective use of the measures to be provided as part of the Welcome Pack to all residential units. Details regarding any servicing and maintenance must also be included. A copy of the Welcome Pack shall be submitted to the local planning authority and Jones' Hire.

Reason: To ensure that all future residents are aware of the mitigation measures and the proper use of them.

37. Living Roofs

(a) The development shall be constructed with an Extensive Living roof to Block A, Semi-intensive roof to Block D and Brown roof to Block E in accordance with plan nos. (PI) 016 rev I, (PI) 017 rev I, (PI) 018 rev I and Kent Wharf Green Roof Details (February 2015) 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 roofs have 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 Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

38. Landscaping details and Creek Access

The development permitted by this planning permission shall not commence until a scheme of works, including details of landscaping, planting, street furniture and other obstructions that could affect operational access to the Tidal defences between the riverward building line and the river, shall be submitted to and agreed in writing by the local planning authority. The scheme shall include details of decking and positioning of planters along the proposed 'Copperas Walk' to ensure that future access will be uninhibited for maintenance works to the existing tidal flood defences, and details of how the scheme shall be maintained and managed after completion. Thereafter the scheme shall be carried out in accordance with the approved details and any subsequent amendments shall be agreed in writing with the local planning authority.

Reason: To ensure suitable access to the tidal flood defences is maintained.

39. Landscaping Management

No development shall take place until a scheme for the provision and management of planting along the Creek and brown and green roofs, has been detailed and agreed by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

The scheme shall include:

- ☐ details of any proposed planting scheme, which must include native species, or where ornamental these should have proven value for native species;
- ☐ details of any proposed lighting and how this will not increase light spill into Deptford Creek;
- ☐ details of how the green and brown roofs will benefit wildlife, which must provide a significant ecological gain for the site, benefiting the wildlife of the Deptford Creek corridor.

Reason: The development is adjacent to Deptford Creek and has the potential to significantly impact on the wildlife that use the creek due to the increase in public use, lighting, shading, use of non-native planting and general lack of habitat for wildlife. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected and enhanced, as recommended in the Ravensbourne River Corridor Improvement Plan. To safeguard the natural habitat of specific flora and fauna by maintaining the limited artificial lighting along the river as well as safeguarding sun and natural lighting, keeping the open feel created by courtyards, set-backs, as well as scale and massing of buildings along Deptford Creek. To maintain and enhance the character of Deptford Creek's embankment by using timber cladding to sheet piling and providing biodiversity terraces to enhance its natural habitat.

40. Piling and Other Foundation 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 foundation works do not pose a pollution risk to groundwater in the underlying aquifers located with Source Protection Zone 3 for a public water supply, in accordance with the sustainable development aims of the NPPF.

41. Water Impact Study

Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable

connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

42. Piling and Foundations

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

43. Future Connection to a District Combined Cooling, Heat and Power or Combined Heat and Power Scheme.

(a) No development shall commence until written information, drawings and sections showing a scheme for the provision of conduits and/or piping for future connection to a District Combined Cooling, Heat and Power (CCHP) or Combined Heat and Power Scheme CHP Scheme and Network have been submitted to and approved in writing by the local planning authority.

(b) No part of the development shall be occupied until the scheme has been carried out in accordance with the approved details.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.5 Decentralised energy networks and 5.7 Renewable energy in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

44. Cycle Parking

(a) A minimum of 184 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.

(b) No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.

(c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2015).

45. Archaeology (English Heritage conditions)

A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of geo-archaeological assessment and potentially borehole survey work plus possible mitigation strategy in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.

B) Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of archaeological investigation in accordance with a Written Scheme of Investigation.

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

46. Surface Water

The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the local planning authority. Disposal of surface water shall be direct to Deptford Creek. For those parts of the site where this cannot be achieved then the drainage strategy shall follow the SuDS hierarchy and seek to achieve reductions in surface water run-off rates to greenfield rates in line with the preferred standard of the Mayor's London. The scheme shall subsequently implemented in accordance with the approved details before the development is completed.

Reason: To reduce the impact of flooding both to and from the proposed development and to third parties.

47. Site Investigation Scheme

No development approved by this planning permission shall take place until a ground investigation scheme to confirm the location of the ground anchors for the flood defence wall has been submitted to and approved in writing by the local planning authority to ensure that the integrity and stability of the tidal wall defences is not adversely impacted by way of loading, or by damaging the tie rods of the defences.

Reason: To protect the integrity of the tidal defences and prevent an increased risk of flooding.

48. Verification report

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure remediation works are completed in line with the aims of the National Planning Policy Framework in order to protect groundwater in the underlying secondary and principal aquifers located adjacent to the Deptford Creek and within Source Protection Zone 3 for a public water supply.

49. Further Contamination

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 the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure any contamination discovered during site works (particularly in the soils beneath the existing hard standing cover in the southern former garage site) is investigated, assessed and remediated as appropriate in order to address any risks to groundwater in the underlying aquifers located with Source Protection Zone 3 of a public water supply.

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

- A. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through extensive pre-application discussions and through negotiation with the applicant during the application which resulted in further information being received.
- B. You are advised that the application granted is subject to the Mayoral Community Infrastructure Levy ('the CIL'). More information on the CIL is available at: - <http://www.communities.gov.uk/publications/planningandbuilding/communityin> (Department of Communities and Local Government) and <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>
- C. 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. The land contamination condition requirements apply to both whole site and phased developments. Where development is phased, no unit within a phase shall be occupied until a), b) and c) of the condition have been satisfied for that phase.

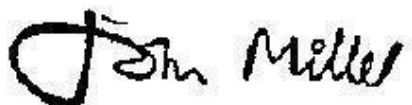
Applicants are advised to read 'Contaminated Land Guide for Developers' (London Borough's Publication 2003), on the Lewisham web page, before complying with the above condition. All of the above must be conducted in accordance with DEFRA and the Environment Agency's (EA) - Model Procedures for the Management of Land Contamination.

Applicants should also be aware of their responsibilities under Part IIA of the Environmental Protection Act 1990 to ensure that human health, controlled waters and ecological systems are protected from significant harm arising from contaminated land. Guidance therefore relating to their activities on site, should be obtained primarily by reference to DEFRA and EA publications.

- E. You are advised to contact the Council's Drainage Design team on 020 8314 2036 prior to the commencement of work.
- F. In preparing the scheme of dust minimisation, reference shall be made to the London Councils Best Practice Guide: The Control of Dust and Emissions from Construction and Demolition. All mitigation measures listed in the Guide appropriate to the size, scale and nature of the development will need to be included in the dust minimisation scheme.
- G. The assessment of the light spill and lux level at the window of the nearest residential premises shall follow the guidance provided in The Institution of Lighting Engineers, Guidance Notes for the Reduction of Obtrusive Light.

- H. The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Application forms are available on the Council's web site.
- I. Assessment of the sound insulation scheme should be carried out by a suitably qualified acoustic consultant.
- J. With regard to condition 45 written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.
- K. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- L. With regard to condition 40, the applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.
- M. With regard to the noise conditions, Officers would encourage that validation of noise criteria is shared with Jones Hire.
- N. With regard to the noise conditions, the applicant is notified that BS8233:2014 is the relevant standard. The External Fabric Report submitted in support of the application provides worst case absolute noise levels and that the 5dBA relaxation is only applicable to daytime levels. The Council expects that future submissions to discharge these conditions are done so in collaboration with Jones Hire, Sun Wharf.
- O. The applicant is advised that the Council would wish to see the site un-gated and open.
- P. The applicant is advised that the pre-commencement conditions attached to this planning permission are required to minimise the impact of construction on the local highway, protect neighbouring residents and occupiers from construction impact, secure design quality and appropriately mitigate against land contamination.
- Q. The applicant is advised that the Council expects to see a high quality mechanical and ventilation system fitted to the residential units.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Miller'. The signature is stylized with a large, looped initial 'J' and a cursive 'Miller'.

Head of Planning

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

Appeals to the Secretary of State

- If you are aggrieved by the decision of the London Borough of Lewisham to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel No. 0303 444 5000, Email: enquiries@pins.gsi.gov.uk or fill in a form online via <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>
- 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.