



Planning Service
Laurence House
1 Catford Road
London SE6 4RU

Jon Dingle
Jon Dingle Ltd
29 The Green
Winchmore Hill
London
N21 1HS

Direct Line: 020 8314 7400
Fax: 020 8314 3127
Email: Planning@lewisham.gov.uk
Date: 28 March 2018
Property Ref: LE/215/A/TP
Our Ref: DC/17/102967

Dear Mr Dingle,

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: 18 August 2017

Application No: **DC/17/102967**

Development: The construction of a four-storey building at Stanton Square Industrial Estate, Stanton Way SE26 to provide a 8,279 sqm Self-Storage unit (Use Class B8), and 962sqm office space (B1), together with the installation of a 3 metre high security boundary fence, two sliding gates to the front, provision of 16 car-parking bays (including 2 disabled spaces) and 24 secure cycle spaces, refuse and recycling stores and associated landscaping.

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:

001 Rev 11; 005 Rev 11; 009 Rev 11; P 010 Rev 11; P_011 Rev 11; P_012 Rev 11; P_013 Rev 12; P_030 Rev 12; P_031 Rev 12; P_SK001 Rev 01; P_040 Rev 12; Arboricultural Method Statement; Arboricultural Impact Assessment; Archaeological Desk Based Assessment; Construction and Environment Management Plan; Daylight and Sunlight Report; Ecological Appraisal; Energy And Sustainability Statement; Flood Risk Assessment Part 1; Flood Risk Assessment Part 2; Flood Risk Assessment Part 3; Noise Assessment; Transport Statement; Tree Protection Plan; Workplace Travel Plan Statement; Design And Access Statement.

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. No development shall commence on site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate access for archaeological investigations in compliance with Policies 15 'High quality design for Lewisham' and 16 'Conservation areas, heritage assets and the historic environment' of the Core Strategy (June 2011) and Policy 7.8 'Heritage assets and archaeology' of the London Plan (2016)

4. (i) No development shall commence on site until a local labour strategy has been submitted to and approved in writing by the local planning authority. The strategy shall include (but is not limited to):
 - (a) Proposals to achieve a target of fifty per cent (50%) local people and local businesses as employees contractors and sub-contractors during the construction of the Development.
 - (b) A commitment to working with the local planning authority's local labour and business coordinator.
 - (c) Routes to employment, including direct access to employment opportunities at the development and addressing wider barriers to employment.
 - (d) Early warnings within the local planning authority's area of contracts to be let at the development.
 - (e) The number and type of jobs to be created and the skill requirements in relation to those jobs.
 - (f) Recommended training routes to secure jobs.
 - (g) Proposals to encourage diversity in the workforce.
 - (h) Measures to encourage local businesses to apply for work in relation to the development.

- (i) Training opportunities and employment advice or programmes and employment and training brokerage arrangements.
- (j) Provision of opportunities for modern apprenticeships including the number and type of apprenticeships available.
- (k) Provision of opportunities for school leavers, older people and those who have been out of work for a long period.
- (l) Provision of work experience for local people during the construction of the development including the number of weeks available and associated trades.
- (m) Provision of childcare and employee assistance to improve working environments.
- (n) Interview arrangements for jobs.
- (o) Arrangements for working with schools and colleges.
- (p) Measures to encourage local people into end use jobs.
- (q) Targets for monitoring the effectiveness of the strategy including but not limited to the submission of monitoring information to the local planning authority on a monthly basis giving details of:-
 - The percentage of the on-site workforce which are drawn from persons whose normal residence is within the Lewisham borough.
 - Social and demographic information of all contractors, sub contractors, agents, and employers engaged to undertake the construction of the development.
 - Number of days of work experience provided.
 - Number of apprenticeships provided.

(ii) The strategy approved by the local planning authority under part (i) shall be implemented in its entirety and distributed to all contractors, sub-contractors, agents and employers engaged in the construction of the development.

(iii) Within three months of development commencing and quarterly thereafter until the development is complete, evidence shall be submitted to demonstrate compliance with the approved strategy and monitoring information submitted to the local planning authority in writing, giving the social and demographic information of all contractors, sub-contractors, agents and employers engaged to undertake the construction of the development.

Reason: In order that the local planning authority may be satisfied that the development makes appropriate provision for local labour and delivers jobs to supports sustainable development in accordance with the National Planning Policy Framework (2012) and to comply with Core Strategy Policy 21 'Planning Obligations' in the Core Strategy (2011).

5. No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-
- (a) Dust mitigation measures.
 - (b) The location and operation of plant and wheel washing facilities
 - (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process

- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements.

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 (2016).

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

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

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

Reason: To ensure that the local planning authority may be satisfied that potential site

contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 'Contaminated Land' of the Development Management Local Plan (November 2014).

7. (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 beyond piling 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).

8. (a) The building hereby approved shall achieve a minimum BREEAM Rating of 'Very Good'.
- (b) No development beyond piling shall commence until a Design Stage Certificate for the 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 the building, 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).

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 (2016) 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).

9. (a) No development beyond piling 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 (2016) and Objective 6 'Flood risk reduction and water management' and Core Strategy Policy 10: 'Managing and reducing the risk of flooding' (2011).

10. No development shall commence beyond piling until a detailed schedule and/ or presentation on-site of a sample board of facing materials to be used on the building have been approved in writing by the local planning authority. The development shall

be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building 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.

11. (a) No development beyond piling shall commence on site until plans (1:50) and details showing the physical fit out of the SME offices 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.

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 3 Strategic Industrial Locations and Local Employment Locations (June 2011) and DM Policy 10 Local Employment Locations of the Development Management Local Plan (2014).

12. (a) No development beyond piling shall commence on site until details of proposals for the storage of refuse and recycling facilities for the development hereby approved, have been submitted to and approved in writing by the local planning authority.
- (b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage 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).

13. (a) A minimum of 24 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
- (b) No development beyond piling 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 (2011).

14. (a) No development beyond piling shall commence on site until drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted to and approved in writing by the local planning authority.
- (b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

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

the proposal and to comply with Policies 5.12 'Flood risk management' and 5.13 'Sustainable Drainage' in the London Plan (2016), 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'.

15. (a) A scheme of soft landscaping 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 construction of the above ground works.
- (b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

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

16. (a) Details of the proposed boundary treatments shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) The approved boundary treatments shall be implemented prior to occupation of the building and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy 15 'High quality design' for Lewisham of the Core Strategy (June 2011) and DM Policy 30 'Urban design and local character' of the Development Management Local Plan (November 2014).

17. (a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
- (b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

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

18. (a) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.

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

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

- 19. The development hereby approved shall not be occupied until the vehicular accesses as shown on plan 005 Rev 11 have been constructed in full accordance with the said plan.

Reason: In order to ensure that satisfactory means of access is provided and to comply with the Policy 14 'Sustainable movement and transport' of the Core Strategy (June 2011).

- 20. 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, other than rainwater pipes, shall be fixed on the front elevation of the building hereby granted.

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).

- 21. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roof on the building hereby approved shall be as set out in the application and shall not be used for amenity purposes.

Reason: In order to prevent any unacceptable loss of privacy to neighbouring properties and the area generally and to comply with Policy 15 'High Quality design for Lewisham' of the Core Strategy (June 2011).

- 22. The whole of the vehicle parking accommodation shown on plan no. 005 Rev 11 hereby approved shall be provided and retained permanently for the accommodation of vehicles of the occupiers of the development (including employees using the building and persons calling at the building for the purposes of conducting business with the occupiers thereof) and the premises shall not be occupied until such vehicle parking accommodation has been provided.

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).

- 23. Loading and unloading of goods shall only be carried out within the curtilage of the site and any servicing area shown upon plan no.005 Rev 11 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).

24. The premises shall only be open for customer business between the hours of 07:00 - 23:00 seven days a week.

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 of the Development Management Local Plan (November 2014).

25. No goods, merchandise, materials or thing of any description shall be stacked or stored on the roof of the building hereby approved or upon areas surrounding the building.

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

26. No process shall be carried on nor machinery installed which could not be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 'Noise and vibration' of the Development Management Local Plan (November 2014).

27. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the SME offices located at first and second floor levels shall be used for (B1a) use and for no other purpose (including any other purpose in B Use Class 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 employment use upon the site, and to protect neighbouring amenity, in accordance with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 'Noise and vibration' of the Development Management Local Plan (November 2014).

28. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the self-storage premises shall be used for (B8) Use and for no other purpose (including any other purpose in B Use Class 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 employment use upon the site, and to protect neighbouring amenity, in accordance with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 'Noise and vibration' of the Development Management Local Plan (November 2014).

29. Details of the siting and appearance of the proposed photovoltaic panels hereby permitted shall be submitted to and approved in writing by the local planning authority prior to above ground works, and shall be installed prior to first occupation and be retained in perpetuity.

Reason: To ensure the development is in compliance with Policy 8 'Sustainable

design and construction and energy efficiency' of the adopted Core Strategy (June 2011) and DM Policy 30 'Urban design and local character' of the Development Management Local Plan (November 2014).

30. a) Details of the electric vehicle charging points, including 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.

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 (2016), and DM Policy 20 Car parking of the Development Management Local Plan (November 2014).

31. Details of a Marketing Strategy for the SME office floorspace shall be submitted to and approved in writing by the LPA within 6 months of commencement of development.

Reason: In order for the Local Planning Authority to be satisfied that all reasonable efforts have been carried out to ensure occupation of the approved SME offices has been carried out in accordance with Policy DM 10 Local Employment Locations of the Development Management Local Plan (2014).

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

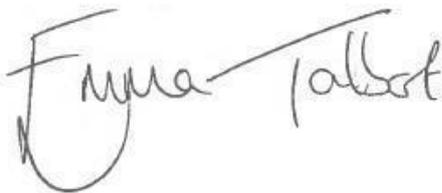
- A **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. On this particular application, positive discussions took place which resulted in further information being submitted.
- B 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 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 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 You are advised that any new advertisements relating to the proposed use would require separate permission.
- H Prior to commencing works, the applicant is advised to contact the London Borough of Lewisham's Highways Officer on 020 8314 7171 or highways@lewisham.gov.uk to make an application for the construction of vehicle crossovers.
- I **Pre-Commencement Conditions:** The applicant is advised that Conditions relating to Archaeology; Local Labour; Construction Management Plan; and Site Contamination require details to be submitted prior to the commencement of works due to the importance of: ensuring the development makes appropriate provision for local labour and delivery of jobs; allowing for archaeological investigations; ensuring the site has been cleared of any potential contaminants; and minimising disruption on local residents during construction works.

Yours sincerely



Emma Talbot
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

<https://www.gov.uk/appeal-planning-decision>

- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Planning Inspectorate that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Planning Inspectorate.

Purchase Notices

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