<table>
<thead>
<tr>
<th>Application No:</th>
<th>19/01486/FUL</th>
<th>Ward: Village</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reason for Referral to Planning Committee as set out in Part 2, Chapter 9 of the Council Constitution:</td>
<td>The application is a major development which is of a scale and importance that should be determined at Planning Committee.</td>
<td></td>
</tr>
<tr>
<td>Site Address:</td>
<td>Former Grays Court Community Hospital, John Parker Close, Dagenham</td>
<td></td>
</tr>
<tr>
<td>Proposed Development:</td>
<td>Change of use from community hospital (Use Class D1) to temporary accommodation (sui generis) with retention of existing GP out-of-hours service (Use Class D1) and associated internal refurbishment to provide a maximum of 62 temporary accommodation rooms; ancillary office space for on-site staff and ongoing GP out-of-hours service; minor external alterations; and ancillary works.</td>
<td></td>
</tr>
<tr>
<td>Applicant:</td>
<td>London Borough of Barking and Dagenham</td>
<td></td>
</tr>
<tr>
<td>Link to Application Documents:</td>
<td>Planning Application File</td>
<td></td>
</tr>
<tr>
<td>Contact Officer:</td>
<td>Aurelien Kong</td>
<td></td>
</tr>
<tr>
<td>Title:</td>
<td>Graduate Development Management Officer</td>
<td></td>
</tr>
<tr>
<td>Contact Details:</td>
<td>020 8227 5658 <a href="mailto:Aurelien.Kong@befirst.london">Aurelien.Kong@befirst.london</a></td>
<td></td>
</tr>
</tbody>
</table>

**RECOMMENDATION**

1. That the Planning Committee grant planning permission subject to completion of a S106 Agreement securing the obligations set out in full at section 7.5 of this report and summarised below and the conditions set out in full at section 10 of this report and summarised below (with any amendments that might be necessary up to the issue of the decision):

   - Secure and maintain rent levels no higher than Local Housing Allowance or such proportion of the Local Housing Allowance as may be set by the Council, whichever is the lower;
   - Secure an Employment, Skills and Suppliers Plan ensuring that a minimum of 25% of labour and suppliers required for the construction of the development are drawn from within the Borough.

**Summary of Conditions**

1. Time Limit
2. Plan Numbers
3. Boundary Treatment Details
5. Cycle Parking (compliance)
6. Refuse Storage (compliance)
7. Security Strategy
8. Energy Strategy (compliance)
9. Unexpected Contamination
10. Construction Management (compliance)

SUMMARY OF KEY PLANNING CONSIDERATIONS

Neighbour Consultation (see sections 4.1 and 4.2)

- No comments received in response to the public consultation process.

Principle of Development (see section 7.1)

- The proposed new temporary affordable accommodation (sui generis) and new office accommodation for associated support services are acceptable in principle. The retention of the out-of-hours GP service is welcomed and supported.

Design (see section 7.2)

- Taking into account the temporary and flexible nature of the proposed accommodation, the internal design and external amenity space provision are considered acceptable.
- The design and proportion of accessible temporary accommodation rooms is acceptable.
- Separation of the temporary accommodation from the community support office space and out-of-hours GP service, alongside appropriate safety and security measures, will protect the amenity of occupiers and neighbours and the function of office uses.

Neighbouring Amenity (see section 7.3)

- The privacy of neighbouring occupiers will be maintained.
- The improvements to the boundary treatment are supported.
- There is no noticeable impact on neighbouring amenity.

Transport, Parking, Refuse and Sustainability (see section 7.4)

- Public transport accessibility level (PTAL) of site is 2 (low), although Dagenham Heathway Station is an 11-minute walk from the site.
- The proposed car parking (18 spaces comprising 10 spaces for staff and 8 spaces for visitors and occupiers), blue badge parking and cycle parking provision have been justified by demand patterns observed at sites of similar nature and tenure, and are overall considered acceptable given that the proposal is for temporary accommodation.
- Proposed refuse arrangements are acceptable.
1.0 SITE AND SURROUNDINGS

1.1 The application site is a circa 0.46 hectare site at the eastern end of John Parker Close, comprising the former Grays Court Community Hospital building and associated forecourt and gardens. It is bordered by Church Elm Lane to the north and Siviter Way to the east. To the south and west are a number of residential blocks and terraces accessed from John Parker Close.

1.2 The former hospital is a purpose-built, part single, part three-storey building constructed in 2005, arranged in a U-shape around a private internal courtyard.

1.3 The site falls within Flood Zone 1 (low risk of flooding). This zone has less than a 1 in 1,000-year annual probability of flooding. The National Planning Policy Framework (NPPF) Planning Practice Guidance states that all types of development are suitable for this flood zone.

2.0 THE PROPOSAL

2.1 The proposed development involves the refurbishment of the existing building to provide 62 temporary affordable accommodation rooms (including 28 interconnecting rooms). The proposed accommodation will be managed by the Council’s Community Solutions team.

2.2 It is also proposed to accommodate new facilities for the Community Solutions team in the southern wing of the building, where they would operate alongside the existing out-of-hours GP service at the site which is to be retained.

2.3 Additionally, the proposal comprises some minor external works, including the provision of 10 additional car parking spaces (to provide a total of 18 car parking spaces), 40 new cycle parking spaces, improvements to the boundary treatment and the introduction of photovoltaic panels on the roof of the building.

3.0 RELEVANT HISTORY

3.1 04/00270/FUL - Demolition of care home and erection of part single/part 3 storey building for use for respite and intermediate care including a Day Care facility for minor medical procedures, and provision of car parking in the existing adjacent car park off John Parker Close. Permission granted on 9 June 2004.

3.2 05/01180/FUL - Erection of a single storey lobby extension. Permission granted on 25 January 2006.

4.0 CONSULTATIONS

4.1 Publicity

| Site Notice | Yes – 25 September 2019 |
| Press Notice | Yes – 25 September 2019 |
4.2 Neighbouring Properties

<table>
<thead>
<tr>
<th>Date of consultation</th>
<th>19 September 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total letters sent</td>
<td>269</td>
</tr>
<tr>
<td>Total responses received</td>
<td>0</td>
</tr>
<tr>
<td>Number of objections</td>
<td>0</td>
</tr>
<tr>
<td>Number in support</td>
<td>0</td>
</tr>
<tr>
<td>Number of other representations (neither objecting nor supporting)</td>
<td>0</td>
</tr>
</tbody>
</table>

4.3 External and Internal Consultations

A summary of the responses received is set out below:

<table>
<thead>
<tr>
<th>Consultee Response</th>
<th>Officer Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Access Officer</strong></td>
<td>No objection.</td>
</tr>
<tr>
<td><strong>Designing Out Crime Officer</strong></td>
<td>The proposed security strategy was designed in direct consultation with the Designing Out Crime Officer in response to existing site constraints, its implementation will be subject to pre-occupation inspection and validation by the Designing Out Crime Officer.</td>
</tr>
<tr>
<td><strong>Environmental Health</strong></td>
<td>No objection to the submitted construction management and land quality details subject to conditions.</td>
</tr>
<tr>
<td><strong>London Fire Brigade</strong></td>
<td>No objection.</td>
</tr>
<tr>
<td><strong>Refuse Services</strong></td>
<td>No objection.</td>
</tr>
<tr>
<td><strong>Thames Water</strong></td>
<td>No objection.</td>
</tr>
<tr>
<td><strong>Transport Development Management</strong></td>
<td>No objection to the proposed parking and refuse arrangements.</td>
</tr>
<tr>
<td><strong>Thames Water</strong></td>
<td>No objection.</td>
</tr>
<tr>
<td><strong>Transport Development Management</strong></td>
<td>The proposed parking, cycle parking and refuse provisions are secured under conditions 4, 5 and 6.</td>
</tr>
</tbody>
</table>
5.0 LOCAL FINANCIAL CONSIDERATIONS

5.1 As the proposed development comprises 100% affordable accommodation, it would qualify for full Social Housing Relief under Section 49 of the Community Infrastructure Levy Regulations 2010 (as amended) subject to an acceptable application for relief being submitted and approved prior to commencement of development.

6.0 PLANNING DOCUMENTS AND GUIDANCE

National Planning Policy Guidance

- National Planning Policy Framework (NPPF) (February 2019)
- Planning Practice Guidance

London Plan

- The London Plan (March 2016)
- Draft London Plan – Consolidated Suggested Changes (July 2019)

*The draft London Plan has been examined in public and generally found to be sound. It is expected to be adopted early 2020 and therefore has substantial weight in the determination of planning applications.*

Local Plan

- Core Strategy (2010)

Other


Mayor of London’s Supplementary Planning Guidance

- Affordable Housing and Viability (2017)
- Character and Context (2014)
- Housing (2016)

7.0 ANALYSIS

7.1 Principle of Development

7.1.1 The site has previously been used by the NHS as a day care and hospital facility (Class D1), with an out-of-hours GP service also operating in the southern wing of the building.

7.1.2 The building was vacated in May 2019 following the decision by the NHS to rationalise services provided at the site across other facilities (including Barking
Community Hospital, Porters Avenue Health Centre, Chadwell Heath Health Centre, Goodmayes Hospital, King Georges Hospital and Queen’s Hospital), with only the out-of-hours GP service remaining.

7.1.3 It is acknowledged that continued vacancy of the site may facilitate inappropriate and anti-social behaviour, to the detriment of the quality of the site and amenity of the area and neighbouring occupiers.

7.1.4 The proposed development involves the refurbishment of the existing building to provide 62 temporary accommodation rooms (including 28 interconnecting rooms) and ancillary office accommodation for the Community Solutions team in the southern wing of the building, where the existing out-of-hours GP service would continue to operate outside office hours.

7.1.5 The proposed provision of temporary accommodation responds to the Council’s statutory duty to assist homeless households where they are eligible for assistance and in priority needs. Given the significant increase in approaches from homeless families in 2018/2019, the need to provide suitable temporary accommodation is acknowledged.

7.1.6 The proposed temporary accommodation will be affordable and this will be secured by S106 Agreement.

**ASSESSMENT AGAINST KEY POLICIES**

| Principle of temporary accommodation and ancillary community support office space |
| Policy BC6 of the Local Plan states that the loss of a community facility will only be permitted where: |
| • The facility is replaced within the new development; or |
| • The facility is relocated, or a better facility is provided in a more appropriate building or location on another site improving its accessibility for its users; or |
| • The Council is satisfied that the facility is no longer needed and there are no reasonable prospects of reuse by an alternative community use despite attempts (over a minimum period of 12 months) to market it. |

The relocation of the NHS day care and hospital services is acknowledged and justifies the loss of a Class D1 community facility in accordance with policy BC6 of the Local Plan. The refurbishment of the site to provide 62 temporary accommodation rooms will support the temporary accommodation stock of the Borough and help to address homelessness and housing need. Such supported and specialised forms of accommodation are directly supported by Draft London Plan policy H14. It is considered that the proposed sui generis use has a community value which helps mitigate the loss of the Class D1 community facility. The proposed development will also avoid potential disrepair of the building and anti-social behaviour. The principle of providing temporary affordable accommodation on the site is overall considered to be acceptable.
The proposed community support offices which are to be located in the southern wing of the building are considered to be an appropriate use of existing office space and the parallel retention of the existing out-of-hours GP service is welcomed.

(Draft London Plan policies H1, H14, H18 and S1; London Plan policies 3.16 and 3.3; and Local Plan policies CC2, CM2 and BC6)

CONCLUSION
The principle of the proposed change of use to provide temporary affordable accommodation and office space for associated support services is considered to be acceptable. The retention of the out-of-hours GP service is welcomed and supported.

7.2 Design

7.2.1 The proposed development responds to the opportunities and constraints of the application site, including the former hospital building currently occupying the site. The structure of the building is maintained, with relevant refurbishment and upgrade works to be carried out to ensure the proposed accommodation meets safety, fire safety and accessibility requirements.

7.2.2 Given the generally good repair of the site, it is acknowledged that substantial alterations would compromise the cost-efficiency of the development and defeat the overall purpose of the scheme to provide emergency temporary accommodation.

7.2.3 It is therefore proposed to accommodate future occupiers using existing rooms and facilities, including access corridors, shared bathrooms, en-suite bathrooms, cooking facilities, laundry rooms and communal spaces.

7.2.4 Rooms are split according to size, bathroom provision and accessibility. Small rooms (average floorspace 16-20 square metres) are intended for up to 1 adult and 2 children, whilst large rooms (average floorspace 30-40 square metres) are intended for up to 2 adults and 3 children. The resulting room provision and maximum capacity is summarised in the table below, although it is noted that some rooms are interconnected and can be adapted to accommodate larger households.

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Number of rooms</th>
<th>Max Adults</th>
<th>Max Children</th>
<th>Max Total Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>A – Small en-suite</td>
<td>19</td>
<td>19</td>
<td>38</td>
<td>57</td>
</tr>
<tr>
<td>B – Small en-suite interconnected</td>
<td>12</td>
<td>12</td>
<td>24</td>
<td>36</td>
</tr>
<tr>
<td>C – Small with shared bathroom</td>
<td>8</td>
<td>8</td>
<td>16</td>
<td>24</td>
</tr>
<tr>
<td>D – Small with shared bathroom</td>
<td></td>
<td>12</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>D – Small with shared bathroom</td>
<td></td>
<td>12</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>D – Small with shared bathroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D – Small with shared bathroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E – Large with shared bathroom</td>
<td>5</td>
<td>10</td>
<td>15</td>
<td>25</td>
</tr>
<tr>
<td>F – Large with shared bathroom</td>
<td>3</td>
<td>6</td>
<td>9</td>
<td>15</td>
</tr>
<tr>
<td>G – Large en-suite interconnected</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>W – Wheelchair accessible with</td>
<td>2</td>
<td>2</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>shared bathroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Communal facilities include 16 bathrooms / toilets shared between 30 non en-suite rooms and a maximum of 111 persons, as well as 4 communal rooms with cooking facilities.

Future occupiers would also benefit from the existing landscaping provision which, subject to general maintenance and improved boundary treatment, comprises a private 230 sqm internal courtyard and approximately 1,300 sqm of private communal amenity space around the building. It is also noted that 200 metres to the south of the site is Old Dagenham Park and associated play and sports facilities.

The proposed accommodation will be managed by the Council’s Community Solutions team. Rooms will be allocated based on temporary, flexible licenses so the Council retains a degree of control over future occupiers in the interests of the general amenity of the proposed accommodation. This is also reflected in design and management measures incorporated into the scheme, which notably includes 24/7 on-site staff presence. It is also noted that the presence of the Community Solutions team’s offices within the site will facilitate the day-to-day management of the proposed accommodation. These offices, also used by the out-of-hours GP service, would be segregated from the rest of the building by a new partition wall.

### ASSESSMENT AGAINST KEY POLICIES

**Accommodation Mix**

It is accepted that the proposed provision of temporary accommodation responds to an urgent and acute need. The significant increase in approaches from homeless households, as opposed to homeless individuals, is acknowledged and justifies the accommodation schedule detailed in section 7.2.4 of this report. *(Draft London Plan policies H12, H14 and H18; London Plan policy 3.8; and Local Plan policy CC1)*

**Internal Design**

The proposed accommodation is of sui generis use class and provided through the sole refurbishment of an existing building. On this basis, it is not subject to minimum internal design and external amenity space standards normally applicable to new dwellings.

Officers visited the site to appreciate the scale, design and layout of the rooms and facilities. They are satisfied that, given the temporary nature of the proposed accommodation and taking account of the proposed communal facilities, the accommodation schedule detailed in section 7.2.4 of this report is generally appropriate and overall acceptable. It is also noted that the spaciousness of the communal areas and corridors will contribute to the quality of the internal environment.

Additionally, the separation of residential and community support uses within the building, alongside appropriate security, safety and management measures, will protect the amenity of occupiers and ensure the functionality of the community support and GP activities.
### Accessible Provision
The existing design and layout of the building would generally not be altered as part of the proposed development. Nevertheless, the building, as a former purpose-built hospital, already benefits from good standards of accessibility. The provision of two fully wheelchair accessible rooms, justified by demand patterns observed at other similar sites, is considered acceptable. *(Draft London Plan policies D3 and D5; London Plan policy 3.8; and Local Plan policy BP11)*

### External Amenity Space
Subject to general maintenance and upgraded boundary treatments to the existing landscaping provision (to be secured by condition), the proposed private internal courtyard and surrounding gardens are considered an appropriate provision of external amenity space, notably given the number of children that can be accommodated at the site. The relatively close proximity of Old Dagenham Park would also support the general provision of external amenity and children’s playspace. *(Play and Informal Recreation SPG; draft London Plan policy S4; London Plan policy 3.6; and Local Plan policies BP5, BP11 and CP3)*

### CONCLUSION
Given the temporary and flexible nature of the proposed sui generis accommodation, the mix of rooms, the internal layout and external amenity space provision are considered acceptable.

### 7.3 Neighbouring Amenity

7.3.1 The site is adjacent to a number of residential properties, including two-storey blocks of flats to the west and two-storey terraces to the south. The three-storey element of the existing building is set back by at least 20 metres from these properties, whilst those parts of the building closest to neighbouring properties are at ground floor level only.

7.3.2 It is proposed as part of the development to repair and upgrade boundary fences surrounding the site. This will delineate new private communal amenity space within the site and secure the privacy and amenity of neighbouring occupiers.

### ASSESSMENT AGAINST KEY POLICIES

**Amenity of Neighbouring Occupiers**
The site was previously used as a community hospital and therefore it is not considered that the proposed provision of temporary accommodation and community support services would substantially increase the levels of activity and general impact of the site on neighbouring occupiers. Improvements to the boundary treatment, alongside the introduction of appropriate safety and security measures, will ensure that the amenity and privacy of neighbouring occupiers is maintained. *(Local Plan policies BP8 and BP11)*

### CONCLUSION
7.4 **Transport, Parking, Refuse and Sustainability**

7.4.1 The public transport accessibility level (PTAL) rating of the site is assessed at PTAL 2 (low), although it is noted that Dagenham Heathway Station is within 11 minutes walk of the site, and this is identified as having an excellent PTAL of 6a (excellent).

7.4.2 The site currently benefits from 8 designated parking spaces located in the car park to the front of the site. It is proposed to introduce 10 additional parking spaces on the forecourt of the building, resulting in the total provision of 18 parking spaces to be used primarily by staff and visitors. This includes the provision of 4 blue badge parking spaces.

7.4.3 It is acknowledged that the nature of the uses and activities at the site require a degree of flexibility in the allocation of these spaces, notably due to potential emergency staff movement. However, 10 spaces will generally be allocated to staff and users of the Community Solutions team and out-of-hours GP services, with the remaining 8 spaces being provided for visitors and occupiers of the temporary accommodation.

7.4.4 The proposed provision is consistent with the low levels of car-ownership typically observed amongst temporary accommodation users. The Council’s experience with similar established short-term accommodation residential developments, including Butler Court, Riverside House and Brocklebank Lodge, confirms that temporary accommodation users have significantly lower than average levels of car ownership (typically less than 25%) and this is reflected in the provision of parking at these sites.

7.4.5 Parking surveys also demonstrate that the area benefits from some spare on-street parking capacity, with unrestricted parking available on Siviter Way and at Old Dagenham Park. It was notably found that most of the 48 spaces available at the latter were generally unoccupied.

7.4.6 A covered and secure cycle store to the south of the site will provide a total of 40 cycle parking spaces for residents and staff, assessed as meeting demand patterns observed at other similar sites.

7.4.7 With regards to refuse collection, the proposed development will use the existing bin store at the north-western corner of the site.

7.4.8 It is proposed to introduce photovoltaic panels on the flat roof of the single-storey element of the building in order to reduce the carbon footprint of the building.

**ASSESSMENT AGAINST KEY POLICIES**

**Parking Provision**
Given the nature of the proposed activities and tenure of the site, the total provision of 18 parking spaces, including 4 blue badge parking spaces, is
considered acceptable and is supported by the Transport Development Management Officer.

There is no planning policy requirement for sui generis use to provide charging points for electric vehicles. Nevertheless, the proposal provides active electric vehicle charging points for 20% of the total car parking spaces and passive provision for 50% (to be secured by condition). This is in line with the existing London Plan and goes part way to addressing the draft London Plan requirements applicable to new dwellings of 20% active and 80% passive.

In accordance with current and draft London Plan policy, cycle parking provision for sui generis developments should be assessed against the most relevant other standards, although it is noted that there are no specific criteria for the type of tenure proposed in this case. Taking account of the office and GP uses at the site, officers are satisfied with the proposed provision of 40 cycle parking spaces.

(Draft London Plan policies T5, T6, T6.1 and T6.5; London Plan policies 6.9 and 6.13; and Local Plan policies BR9, BR10 and BR11)

<table>
<thead>
<tr>
<th>Refuse</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing refuse facilities designed for the previous hospital use are considered to be appropriate provision for the proposed uses, as demonstrated in the submitted Waste and Recycling Strategy. <em>(Local Plan policy BR15; Planning Advice Note: Waste and Recycling Provisions in New and Refurbished Residential Developments)</em></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sustainability</th>
</tr>
</thead>
<tbody>
<tr>
<td>The application documents demonstrate that the proposed development complies with relevant air quality standards.</td>
</tr>
<tr>
<td>The retrofitting of existing building stock is supported by policy. The proposed introduction of photovoltaic panels would contribute to on-site carbon reduction, and as the development only involves the refurbishment of an existing building, it is not expected to achieve the carbon offsetting objectives set out in the draft London Plan for major developments.</td>
</tr>
</tbody>
</table>

*(Draft London Plan policy SI2; London Plan policies 5.2, 5.4 and 5.7; and Local Plan policy BR2)*

<table>
<thead>
<tr>
<th>CONCLUSION</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed parking and cycle parking provision and the refuse arrangements are considered to be acceptable. The proposed provision of photovoltaic panels is supported.</td>
</tr>
</tbody>
</table>

### 7.5 PLANNING OBLIGATIONS

7.5.1 Having regard to Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and policy CC3 of the Core Strategy, a S106 Agreement is required to secure:
Rent Levels
Secure rent levels no higher than Local Housing Allowance or such proportion of the Local Housing Allowance as may be set by the Council, whichever is the lower. Thereafter, the rents shall be maintained at no higher than the lower level set except for inflationary rises that may be permissible under the Local Housing Allowance benchmark.

Local Labour / Local Supply
Secure an Employment, Skills and Suppliers Plan ensuring that a minimum of 25% of labour and suppliers required for the construction of the development are drawn from within the Borough, to maximise opportunities for local residents and businesses.

8 EQUALITIES

8.1 The Equality Act 2010 requires the Council to advance equality of opportunity in the exercise of its functions. It is considered that the proposed development, by virtue of its nature, design and layout, is generally consistent with accessibility and inclusion requirements.

9 CONCLUSION

9.1 The proposed development would bring a prominent vacant site back into use, providing much needed temporary affordable accommodation of overall acceptable quality and therefore supporting the Council’s ambition to assist homeless households in priority need. The community value of the proposed development supports the loss of a community facility, otherwise justified by the relocation of NHS services in nearby facilities.

9.2 The proposal generally complies with the relevant policies set out in the National Planning Policy Framework, the London Plan and draft London Plan and the Local Plan.

9.3 It is recommended that the Planning Committee grant planning permission subject to completion of a S106 Agreement securing the obligations listed at section 7.5 of this report and the conditions listed at section 10 of this report (with any amendments that might be necessary up to the issue of the decision).

10 PLANNING CONDITIONS

1. Time Limit

The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. **Plan Numbers**

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan PTE-ZZ-00-DR-A-10001 dated Sep 19;
- Existing Site Plan PTE-ZZ-00-DR-A-10002 dated Sep 19;
- Proposed Site Plan PTE-ZZ-00-DR-A-10003B dated Sep 19;
- Existing Ground Floor Plan PTE-ZZ-00-DR-A-10101A dated Jul 19;
- Proposed Ground Floor Plan PTE-ZZ-00-DR-A-10102 dated Aug 19;
- Existing First Floor Plan PTE-ZZ-01-DR-A-10101 dated Jul 19;
- Existing Second Floor Plan PTE-ZZ-02-DR-A-10101 dated Jul 19;
- Proposed First Floor Plan PTE-ZZ-01-DR-A-10102 dated Sep 19;
- Proposed Second Floor Plan PTE-ZZ-02-DR-A-10102 dated Sep 19;
- Existing Roof Plan PTE-ZZ-RF-DR-A-10101 dated Jul 19;
- Proposed Roof Plan PTE-ZZ-RF-DR-A-10102 dated Sep 19;
- Proposed Sections EE and FF PTE-ZZ-XX-DR-A-10203 dated Sep 19;
- Existing Sections EE and FF PTE-ZZ-XX-DR-A-10201 dated Jul 19;
- Proposed Elevations GG and HH PTE-ZZ-XX-DR-A-10204 dated Sep 19;
- Existing Elevations GG and HH PTE-ZZ-XX-DR-A-10202 dated Jul 19;
- Existing Elevations AA and BB PTE-ZZ-XX-DR-A-10301 dated Jul 19;
- Proposed Elevations AA and BB PTE-ZZ-XX-DR-A-10303 dated Sep 19;
- Existing Elevations CC and DD PTE-ZZ-XX-DR-A-10302 dated Jul 19;

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **Boundary Treatment Details**

The development shall not be occupied until a plan indicating the position, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be implemented prior to occupation of the development, and thereafter permanently retained and maintained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the boundary treatment protects or enhances the privacy of existing and future occupiers and the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4. **Car Parking, Blue Badge Parking and Electric Vehicle Charging Points (compliance)**

The car parking areas shown on drawing No. PTE-ZZ-00-DR-A-10003B shall be constructed and marked out prior to the occupation of the development and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose. The parking spaces should be clearly delineated with raised kerbs to avoid encroachment on surrounding footpaths and damage to trees.
The three existing blue badge car parking spaces shown on drawing PTE-ZZ-00-DR-A-10002 shall be retained as shown on drawing PTE-ZZ-00-DR-A-10003B unless otherwise agreed in writing with the Local Planning Authority.

The additional blue badge car parking space shown on drawing PTE-ZZ-00-DR-A-10003B shall be constructed and marked out prior to the occupation of the development as an accessible parking bay (to be clearly marked with a British Standard disabled symbol).

Active electric charging points shall be provided for 20% of the car parking spaces and a further 50% of the spaces shall be provided with passive electric vehicle charging points. The spaces shall be constructed and marked out and the charging points installed prior to the occupation of the development and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway, to ensure and promote easier access for disabled persons and to encourage the use of electric cars in order to reduce carbon emissions and in accordance with policies BC2, BR9, and BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

5. Cycle Parking (compliance)

The cycle store shown on drawing Nos. PTE-ZZ-00-DR-A-10003B, PTE-ZZ-00-DR-A-10102, PTE-ZZ-XX-DR-A-10203, PTE-ZZ-XX-DR-A-10204, PTE-ZZ-XX-DR-A-10303 and PTE-ZZ-XX-DR-A-10304 shall be constructed prior to the occupation of the development and thereafter permanently retained and maintained for the use of the occupiers of the premises. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

Reason: In the interests of promoting cycling as a sustainable and non-polluting mode of transport and in accordance with policy BR11 of the Borough Wide Development Policies Development Plan Document.

6. Refuse Storage (compliance)

The refuse enclosures indicated on drawing Nos. PTE-ZZ-00-DR-A-10003B and PTE-ZZ-00-DR-A-10102 shall be maintained and permanently retained for the use of the occupiers of the premises. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.
7. **Security Strategy**

The development shall be carried out in accordance with the submitted Security Strategy Revision 1 prepared by Pollard Thomas Edwards and dated 15/10/19. Following completion of measures identified in the approved Security Strategy and prior to occupation of the development, a verification report must be prepared and approved in writing by the Local Planning Authority, in consultation with the Designing Out Crime Officer.

Reason: In order to provide a safe and secure development, in accordance with policy CP3 of the Core Strategy and policy BC7 of the Borough Wide Development Policies Development Plan Document.

8. **Energy Strategy (compliance)**

The renewable energy scheme detailed in Technical Note TN001_P01 prepared by Stantec and dated 13/09/19, and shown on drawing Nos. PTE-ZZ-01-DR-A-10102, PTE-ZZ-02-DR-A-10102, PTE-ZZ-RF-DR-A-10102, PTE-ZZ-XX-DR-A-10203, PTE-ZZ-XX-DR-A-10204, PTE-ZZ-XX-DR-A-10304 and PTE-ZZ-XX-DR-A-10304 shall be installed before the development hereby approved is occupied and shall be permanently maintained so as to provide energy for the development on a day-to-day basis for as long as the development remains. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

Reason: In the interests of safeguarding the environment, to ensure that the development provides renewable energy in accordance with policy BR2 of the Borough Wide Development Policies Development Plan Document and policy 5.2 of the London Plan.

9. **Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: Contamination must be identified to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy BR5 of the Borough Wide Development Policies Development Plan Document and policy 5.21 of the London Plan.

10. **Construction Management (compliance)**

(a) The Construction Phase Health, Safety, Environment and Quality Plan FRM-4509 – 06/16 Revision 3 prepared by United Living and dated 30/10/19 shall be
adhered to throughout the construction period for the development. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

(b) Demolition and construction work and associated activities, other than internal works not audible outside the site boundary, are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 Saturday, with no work on Sundays or public holidays without the prior written permission of the Local Planning Authority. Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

(c) Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, “Code of practice for noise and vibration control on construction and open sites”, Parts 1 and 2.

Reason: In order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.