| **Barking and Dagenham Council**  
**Development Control Board** | **Date:** 16 January 2017 |
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<td><strong>Application No:</strong></td>
<td>16/01518/OUT</td>
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<td><strong>Reason for Referral to DCB as set out in Part 2, Chapter 9 of the Council Constitution:</strong></td>
<td>The application by reason of its scale, impact upon the environment and the level of likely Councillor interest should, in the opinion of the Acting Head of Regeneration and Planning (Planning), be determined by the Development Control Board.</td>
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<td><strong>Address:</strong></td>
<td>Kingsley Hall, Parsloes Avenue, Dagenham</td>
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| **Development:** | Hybrid (part full/part outline) application for the phased comprehensive redevelopment of the site for a new church and community centre, nursery school facilities, and workshop/life skills centre within a floor area of approximately 1656 sqm (Use Class D1/D2) incorporating the retention and restoration of the main part of the locally listed Sunshine Building; provision of 38 residential units comprising 6 x 2 bedroom keyworker accommodation and 32 x 1 and 2 bedroom units (Use Class C3); car parking and associated means of access; landscaping, service infrastructure and other associated works and improvements.  

Full planning permission is sought under Phase 1 for the demolition of all buildings on the site, apart from the main element of the Sunshine Building; erection of a 2/3 storey building comprising replacement church, community centre and nursery (Use Class D1/D2), and 6 x 2 bedroom keyworker units (Use Class C3); restoration of and extension to the Sunshine Building for continued nursery school provision (Use Class D1) resulting in a total non-residential floor area of 1521 sqm; and provision of car park and associated means of access; provision of temporary car park and access pending completion of works; landscaping and provision of art screen.  

Outline planning permission (with all matters reserved apart from access) is sought for 32 x 1 and 2 bedroom dwellings within part 3 and part 4 storey buildings (Use Class C3) and provision of a workshop/life skills training centre (Use Class D1/D2) with a floor area of approximately 135 sqm, with means of access, car parking, landscaping and associated works. |
| **Applicant:** | Kingsley Hall Church and Community Centre |
| **Contact Officer:** | Simon Bullock | **Title:** Principal Development Management Officer |
| **Contact Details:** | Tel: 020 8227 3803  
E-mail: simon.bullock@lbdd.gov.uk |
Summary:

The proposal is to comprehensively redevelop the Kingsley Hall community centre site, but retaining the existing historic Sunshine building for continued use as a nursery, providing a replacement multi-use community centre and sports hall, 6 key worker flats, and 32 one and two bedroom flats.

The accommodation would be provided in three and four storey blocks located on the perimeters of the site, with internal courtyards providing amenity space and car parking.

The application is a hybrid with Phase 1 of the scheme fully detailed and Phase 2 submitted in outline.

The design is considered to be of high quality and will activate and animate the street frontages, and ‘announce’ the purpose of the building as a focal point for the local community. This is in contrast to the existing site which is poorly designed with some lacklustre buildings that are set back from the road and somewhat hidden from public view.

Kingsley Hall is well known and respected in the area for its community services and support to local residents and as a venue for local events.

The proposed development will enable the charity to continue this work and improve its services within attractively designed and user friendly buildings, whilst also making the most of the potential of the site to provide additional housing that will contribute to housing need.

In respect of the proposed 32 flats within Phase 2 a viability appraisal will be required to be submitted at the reserved matters stage that will be tested by the Council. This is to ensure that sub-market (affordable) housing is maximised on the site subject to viability in accordance with London Plan policy.

There have been no objections to the application and 6 letters of support have been submitted from local residents and existing users of Kingsley Hall.

The proposed development would result in significant benefits to the local community, and would significantly enhance the appearance of the site and the surrounding street scene.

The scheme is in accordance with the relevant development plan policies and would contribute to the Council’s corporate priorities of encouraging civic pride; enabling social responsibility; and growing the Borough.

Recommendation(s):

That the Development Control Board grant planning permission subject to the following conditions:

1. The development of Phase 1 of the permitted scheme (as shown on drawing No. A1013/2.1/PL 1000 Rev. C) 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
2. The development of Phase 1 (as shown on drawing No. A1013/2.1/PL 1000 Rev. C) hereby permitted shall be carried out in accordance with the following approved plans:

A1013 2.1-PL1000 Rev. C
A1013 2.1-PL1001 Rev. C
A1013 2.1-PL1002 Rev. C
A1013 2.1-PL1003 Rev. C
A1013 2.1-PL1004 Rev. B
A1013 2.1-PL1005 Rev. B
A1013 2.1-PL1006 Rev. B
A1013 2.1-PL1007 Rev. B
A1013 2.1-PL1008 Rev. B
A1013 2.1-PL1009 Rev. B
A1013 2.2-PL1014 Rev. A

Reason: For the avoidance of doubt and in the interests of proper planning. 3. No above ground level development within Phase 1 (as shown on drawing No. A1013/2.1/PL 1000 Rev. C) shall take place until details/samples of all materials to be used in the construction of the external surfaces of Phase 1 of the development have been submitted to and approved in writing by the Local Planning Authority. The development of Phase 1 shall be carried out in accordance with the approved materials.

Reason: To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4. No above ground level development within Phase 1 (as shown on drawing No. A1013/2.1/PL 1000 Rev. C) shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for Phase 1 of the site which shall include indications of all existing trees, shrubs and hedgerows on the site and details of those to be retained.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

5. The Phase 1 landscaping scheme as approved in accordance with condition No. 4 shall be carried out in the first planting and seeding seasons following the occupation or completion of Phase 1 of the development, whichever is the sooner. Any trees or plants which within a period of 5 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 unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

6. No above ground level development within Phase 1 (as shown on drawing No.
A1013/2.1/PL 1000 Rev. C) shall take place until a scheme showing those areas of Phase 1 to be hard landscaped and the details of that hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out prior to the occupation of Phase 1 of the development and thereafter permanently retained.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

7. The Phase 1 car parking spaces indicated on Drawing No. A1013 2.1-PL1001 Rev. C shall be constructed and marked out prior to the occupation of Phase 1 of the development, including the accessible parking bays (that shall be clearly marked with a British Standard disabled symbol), and details shall be submitted to and approved by the Local Planning Authority of the number and location of Electric Vehicle Charging Point bays (to be installed with active charging points) and the parking spaces and charging points shall thereafter be implemented in accordance with the approved details prior to occupation of Phase 1 and retained permanently for the use of occupiers and visitors to the premises and not used for any other purposes (excluding any temporary arrangements in relation to the construction of Phase 2) and the accessible parking bays shall be permanently retained for the use of disabled persons and their vehicles and for no other purpose.

Reason: To ensure and promote easier access for disabled persons, to ensure sufficient off-street parking, 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.

8. Cycle parking for Phase 1 of the development (as shown on drawing No. A1013 2.1-PL1001 Rev. C) shall be provided in accordance with the details shown on drawing No. A1013 2.1-PL1001 Rev. C prior to the occupation of Phase 1 of the development and thereafter maintained for the use of residents and visitors to the site, unless otherwise agreed in writing by the Local Planning Authority.

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

9. The Phase 1 refuse enclosures indicated on drawing No. A1013 2.1-PL1001 Rev. C shall be constructed in accordance with the approved plans prior to the occupation of Phase 1 of the development hereby approved and thereafter permanently retained for the use of the occupiers of the premises, with the exception of the temporary refuse enclosures indicated.

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.

10. Phase 1 of development shall be implemented in a manner that does not materially depart from the submitted ‘Built Physics Limited’ BREEAM Pre-Assessment report (September 2016) and shall achieve a minimum BREEAM rating of ‘Very Good’.

Reason: To ensure that the proposed development is constructed in an environmentally
sustainable manner and in accordance with policy BR1 of the Borough Wide Development Policies Development Plan Document and policy 5.3 of the London Plan.

11. Phase 1 of the development shall be carried out in accordance with the submitted ‘Built Physics Limited’ Energy Statement (September 2016) unless otherwise approved in writing by the Local Planning Authority, and the energy strategy shall result in a minimum reduction in carbon emissions of 35% in comparison with the minimum requirements of Part L of the 2013 Building Regulations.

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.

12. The Phase 1 temporary car park shall be installed and thereafter maintained for the use of residents and visitors to the site in accordance with the details shown on drawing No. A1013/2.1/PL 1000 Rev. C until the commencement of Phase 2 of the development.

13. No development above ground level within either Phase (as shown on drawing Nos. A1013/2.1/PL 1000 Rev. C and A1013/2.1/PL 2001 Rev. B) shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, materials and type of boundary treatment to be erected for that Phase. No part of the development shall be occupied until the approved boundary treatment for that part has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

14. No development above ground level within either Phase (as shown on drawing Nos. A1013/2.1/PL 1000 Rev. C and A1013/2.1/PL 2001 Rev. B) shall take place until a scheme showing the provisions to be made for CCTV coverage, access control, and any other measures to reduce the risk of crime, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

15. Any kitchen extract system installed pursuant to this permission is to include measures for the removal and treatment of cooking odours. The measures shall have regard to and be commensurate with guidance and recommendations in publication ‘Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems’. DEFRA, 2005. In the event that an external flue is required it shall be installed in accordance with details that shall have been submitted to and approved by the Local Planning Authority.

Reason: In order to protect the health and residential amenities of future occupiers and in accordance with policies BR14 and BC10 of the Borough Wide Development Policies Development Plan Document.
16. The community centre buildings and workshops hereby permitted shall not be open to visiting members of the public between the hours of 07:00 and 23:00 on any day except Christmas Eve, Easter Friday and the Easter Bank holiday, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to prevent noise nuisance and disturbance to future occupiers of the development and in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.

17. Noise from any entertainment, including live and amplified music taking place within the community centre buildings hereby approved shall be controlled so as to be inaudible inside adjoining and other noise-sensitive premises in the vicinity. The initial test for compliance with the ‘inaudibility’ criterion will be that noise should be no more than barely audible outside those noise sensitive premises. In the event there is disagreement as to whether entertainment noise is or is not audible the following numerical limits shall be used to determine compliance with this condition:

- the LAeq (EN) shall not exceed LA90 (WEN) and;
- the L10 (EN) shall not exceed L90 (WEN) in any 1/3 octave band between 40Hz and 160Hz.

EN = Entertainment noise level, WEN = Representative background noise level without the entertainment noise, both measured 1m from the façade of the noise-sensitive premise.

Reason: In order to prevent noise nuisance to future residential occupiers of the development and in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.

18. Prior to first residential occupation within either Phase (as shown on drawing Nos. A1013/2.1/PL 1000 Rev. C and A1013/2.1/PL 2001 Rev. B) a scheme of noise mitigation (window insulation/acoustic ventilation of habitable rooms/acoustic screens to balconies and restriction on plant noise emission) in line with the specifications provided in the noise assessment report, reference AC101951r2, is to be fully implemented. The noise mitigation measures are to be maintained at all times thereafter.

Reason: In order to protect future occupiers from noise nuisance and in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.

19. The external lighting of the development hereby permitted, is to be designed, installed and maintained so as to fully comply with The Association of Chief Police Officers - Secured by Design publication “Lighting Against Crime – A Guide for Crime Reduction Professionals”, ACPO SPD, January 2011. The design shall satisfy criteria to limit obtrusive light presented in Table 1, p25 of the guide, relating to Environmental Zone E3 – Medium district brightness areas - small town centre or urban locations and shall be designed to minimise upwards light and shall also be designed in accordance with Bats and Lighting in the UK  http://www.bats.org.uk/pages/bats_and_lighting.html ) or the latest advice from the Bat Conservation Trust.

Reason: In order to protect the amenities and security of future occupiers and to protect
wildlife habitat in accordance with policies BR3, BC7 and BP8 of the Borough Wide Development Policies Development Plan Document.

20. Construction work and associated activities are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00-13:00 Saturday with no work on Sundays or public holidays, and shall 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. 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

21. Measures to control the emission of dust, dirt and emissions to air are to accord with the guidance provided in the document “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014; including but not confined to, non road mobile machinery (NRMM) requirements are to be implemented at all times during demolition and construction works associated with the development.

Reason: In order to prevent nuisance to neighbouring occupiers and to minimise air pollution in accordance with policy 7.14 of the London Plan.

22. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.

23. A detailed remediation scheme to bring the site to a condition suitable for the intended
use by removing unacceptable risks to human health, buildings and other property and the
natural and historical environment must be prepared, and is subject to the approval in
writing of the Local Planning Authority. The scheme must include all works to be
undertaken, proposed remediation objectives and remediation criteria, timetable of works
and site management procedures. The scheme must ensure that the site will not qualify
as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to
the intended use of the land after remediation.

24. The approved remediation scheme must be carried out in accordance with its terms
prior to the commencement of development other than that required to carry out
remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local
Planning Authority must be given two weeks written notification of commencement of the
remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a
verification report that demonstrates the effectiveness of the remediation carried out must
be produced, and is subject to the approval in writing of the Local Planning Authority.

25. 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 in
accordance with the requirements of condition 22, and where remediation is necessary a
remediation scheme must be prepared in accordance with the requirements of condition
23, 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 in accordance with condition 24.

Reason for Conditions 22 to 25: 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.

26. No vegetation, scrub, tree clearance, or tree works may take place between 15
February and 30 September unless approved in writing by the Local Planning Authority,
whereby in accordance with a bird nesting survey strategy approved by the Local Planning
Authority a survey shall be carried out no more than 2 days prior to the clearance work,
and if any nesting birds are found, the works will be delayed until the nests are no longer
being used and the fledglings have left the area.

Reason: In order to prevent harm to wildlife habitats and in accordance with Policy BR3 of
the Borough Wide Development Policies Development Plan Document.

27. No phase of the development shall be occupied until bird nesting and bat roosting
boxes for that Phase have been installed on the buildings or in any trees within that Phase
of the site in accordance with details which shall have been submitted to and approved in
writing by the Local Planning Authority. The details shall accord with the advice set out in
(Published by RIBA, March 2010) or similar advice from the RSPB and the Bat
Conservation Trust, and where possible the boxes shall be incorporated within the structure of the buildings or roof spaces.

Reason: In order to preserve and enhance the Borough’s natural environment and to comply with policy CR2 of the Core Strategy, policy BR3 of the Borough Wide Development Policies Development Plan Document and policy 7.19 of the London Plan.

28. No above ground development within either Phase (as shown on drawing Nos. A1013/2.1/PL 1000 Rev. C and A1013/2.1/PL 2001 Rev. B) shall commence until details of the proposed living roofs for that Phase including their type, location and specific purpose together with a maintenance schedule has been submitted to and approved in writing by the Local Planning Authority. The living roofs shall be constructed in accordance with the approved details and thereafter maintained in accordance with the approved maintenance schedule.

Reason: In the interests of reducing the impact of the development on the mains drainage system, enhancing the insulation of the building and contributing to biodiversity and in accordance with policy CR1 of the Core Strategy and policies BR3, BR4 and BP11 of the Borough Wide Development Policies Development Plan Document.

29. Prior to the commencement of the demolition of any existing building a bat inspection of the internal roof spaces of that building shall be carried out by a qualified ecologist. The results shall be submitted to the Local Planning Authority. If there is evidence of bat roost(s) within the building its demolition shall not commence until the submission to and approval by the Local Planning Authority of a bat habitat mitigation strategy. (Where the inspection result is negative demolition shall take place within 12 months of the inspection, and if this period is exceeded a further inspection shall be carried out in accordance with the above prior to demolition). The development shall then be carried out in accordance with the approved strategy.

Reason: In order to prevent harm to wildlife habitats and in accordance with Policy BR3 of the Borough Wide Development Policies Development Plan Document.

30. Prior to commencement of either Phase (as shown on drawing Nos. A1013/2.1/PL 1000 Rev. C and A1013/2.1/PL 2001 Rev. B), a scheme for the provision of sustainable surface water drainage management for that Phase shall be submitted to, and approved in writing by the Local Planning Authority. If submitted on a Phased basis the scheme shall take account of any impact on land within the adjacent Phase of the development. The development shall be carried out in accordance with the approved scheme.

The scheme shall clearly demonstrate how it is designed to minimise surface water run-off from the site water by providing information on:

- Potential to incorporate sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan.
- Calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus climate change
- Flood Risk Assessment

31. No above ground works within either Phase (as shown on drawing Nos. A1013/2.1/PL
1000 Rev. C and A1013/2.1/PL 2001 Rev. B) shall commence until the completion of a highways agreement for that Phase that secures the provision of the new vehicular accesses and the re-instatement of the existing dropped kerbs that will become redundant, and subject to feasibility makes provision for the planting of street trees within the pavement of Parsloes Avenue in front of the site, as shown on drawing No. A1013/2.1/PL 2000 Rev. B, unless otherwise agreed in writing by the Local Planning Authority. The approved vehicular access and planting arrangements for each Phase shall be completed prior to the occupation of that Phase.

Reason: To ensure the provision of a satisfactory access to the development in the interests of highway safety and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.

32. No development shall commence within either Phase (as shown on drawing Nos. A1013/2.1/PL 1000 Rev. C and A1013/2.1/PL 2001 Rev. B), including any works of demolition, until an Employment and Skills Strategy applicable to the construction of that Phase has been submitted to the Local Planning Authority for approval in writing. The Strategy shall promote employment opportunities for, and encourage job applications from, local people and businesses related to the construction. In particular, work experience opportunities for young people 18-24 years should be included in the Strategy. Any skills training opportunities should also be considered and incorporated if possible. The approved Strategy shall be implemented for each Phase in partnership with the Council’s Employment and Skills Team.

Reason: Details are required prior to commencement in order to encompass the full range of site work to be carried out including demolition, and the strategy is required in order to contribute to the local economy and local residents in need of employment and in accordance with the principles within policy CC3 of the Core Strategy.

33. Approval of details of the appearance, landscaping, layout and scale (The ‘Reserved Matters’) of Phase 2 of the proposed development (as shown on A1013/2.1/PL 2001 Rev. B) shall be obtained from the Local Planning Authority in writing before the development of Phase 2 is commenced.

Reason: The application is in outline only, and these details remain to be submitted and approved, and are required prior to commencement.

34. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this outline permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

35. Phase 2 of the development hereby permitted (as shown on drawing No. A1013/2.1/PL 2001 Rev. B) shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved for Phase 2.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

36. The siting, scale and massing of the buildings within Phase 2 (as shown on drawing No. A1013/2.1/PL 2001 Rev. B) shall not materially depart from the indicative drawings
submitted for Phase 2 listed below; including that the maximum height of buildings fronting Cornwallis and Hobart Roads shall be 3 storeys (excepting access doors to the roof, and a four storey element at the corner of Parsloes Avenue and Cornwallis Road as shown on drawing No. A1013/2.2/PL2004 Rev. B) and 4 storeys fronting Parsloes Avenue, and the minimum set back of the building frontage from the site boundaries shall not materially depart from that shown on drawing No. A1013/2.1/PL 2000 Rev. B.

Drawing Nos:
A1013/2.2/PL2001 Rev. B
A1013/2.2/PL2002 Rev. B
A1013/2.2/PL2003 Rev. B
A1013/2.2/PL2004 Rev. B
A1013/2.2/PL2005 Rev. B
A1013/2.2/PL2006 Rev. B
A1013/2.2/PL2007 Rev. B
A1013/2.2/PL2012

Reason: In order to ensure that the scale of the development does not detract from the character of the area and to protect the amenities of neighbouring residents and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

37. The reserved matters application in respect of Phase 2 of the development shall be accompanied by the submission of a development viability assessment that shall demonstrate the optimisation of the provision of sub-market (affordable) housing within this Phase, which may also have regard to the impact on the viability of the overall scheme caused by the delivery of Phase 1 community centre.

Reason: Insufficient detail has been provided with the outline application, and in order to allow an up to date assessment of market conditions at the time of the reserved matters application, and in accordance with policy BC1 of the Borough Wide Development Policies Development Plan Document and policy 3.12 of the London Plan.

38. All residential units within Phase 2 shall be designed to achieve the minimum internal and external space standards set out within policy 3.5 of the London Plan and the ‘nationally described space standard’ and the London Plan Housing Supplementary Planning Guidance (SPG).

Reason: In order to ensure a good standard of accommodation for future residents and in accordance with policy 3.5 of the London Plan and the Housing SPG.

Reason: In order to contribute to housing need and to contribute to the creation of a mixed and balanced community and in accordance with policy 3.8 of the London Plan.

39. Prior to any above ground development within Phase 2 of the development (as shown on drawing No. A1013/2.1/PL 2001 Rev. B) details shall be submitted to and approved by the Local Planning Authority of the location and unit type of a minimum of 3 residential units within the Phase to be constructed to achieve Building Regulation M4 (3) ‘Wheelchair user dwellings’ standards. The development shall be carried out in accordance with the approved details.

Reason: To ensure that accessible housing is provided in accordance policy BC2 of the
40. Aside from the 'Wheelchair user dwellings' the subject of condition 40, all remaining Phase 2 residential units hereby permitted shall be constructed to achieve Building Regulation M4 (2) ‘Accessible and adaptable dwellings’ standards.

Reason: To ensure that accessible housing is provided in accordance policy BC2 of the Borough Wide Development Policies Development Plan Document and policy 3.8 of the London Plan. Minor variations may be agreed in writing by the Local Planning Authority.

41. Prior to any above ground development of Phase 2 of the hereby permitted development (as shown on drawing No. A1013/2.1/PL 2001 Rev. B) details shall be submitted and approved by the Local Planning Authority of the layout and allocation of the Phase 2 car parking spaces, designed to provide a minimum of 23 off street car parking spaces, including a minimum of 3 accessible parking spaces, and bays served by electric vehicle charging points in accordance with London Plan standards. The approved parking arrangement shall be constructed, marked out, and thereafter permanently maintained for the purpose of general parking, accessible parking, and electric vehicle parking for the use of residents and visitors to the site prior to occupation of Phase 2.

Reason: To ensure and promote easier access for disabled persons, to ensure sufficient off-street parking, 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.

42. No above ground development shall take place within Phase 2 of the development (as shown on drawing No. A1013/2.1/PL 2001 Rev. B) until the submission to and approval by the Local Planning Authority of details of the proposed cycle parking. The approved cycle parking shall be installed prior to occupation of the Phase and thereafter maintained.

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.

43. No above ground development shall take place within Phase 2 of the development (as shown on drawing No. A1013/2.1/PL 2001 Rev. B) until the submission to and approval by the Local Planning Authority of details of the proposed refuse storage enclosures. The approved refuse storage shall be installed prior to occupation of the Phase and thereafter maintained.

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.

44. The workshop/life skills training centre hereby approved shall be utilised only in an ancillary capacity to the Kingsley Hall community centre, and any employment skills training undertaken shall be restricted to activities that would otherwise fall within Use Class B1 of the Use Classes Order, i.e. uses which can be carried out 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.
1. **Introduction and Description of Development**

1.1 Kingsley Hall is a church and community centre located at the junction of Parsloes Avenue and Cornwallis Road, and backing onto Hobart Road.

1.2 The centre was established by sisters Muriel and Doris Lester in 1929 to serve the then new Becontree estate. The Sunshine building that is utilised by the existing nursery was constructed in 1932 and the worship hall in 1939. The centre was visited by Mahatma Gandhi in the 1930s. It therefore has importance as part of the social history of the Borough.

1.3 The site with an area of 0.46 hectares is currently occupied by a number of disparate buildings; Lester Hall community centre, Rainbow building and Sunshine building both occupied by the nursery at the site, Kingsley Hall church, and a small block of garages. The site has a 19 space car park accessed from Parsloes Avenue, a garden incorporating play space for the nursery and some small areas of landscaping between the buildings on the site.

1.4 The Kingsley Hall centre provides an extensive range of services to local residents of all age groups, and also provides a home for four different church congregations. It provides meeting space that can be utilised by the local community. In addition to the nursery there are various clubs and classes that meet at the site including a craft group for the elderly, a parent and toddler group, fitness classes, tea dances, Alcoholics Anonymous, services for disaffected youth, and other social and community events.

1.5 The existing buildings are in a relatively poor condition and are costly to maintain. The site is not well laid out and for the most part the buildings are unattractive or utilitarian and do not provide an attractive street frontage and have little presence in the street. The proposed development seeks to provide larger and much improved community facilities within well designed buildings that would address the street and provide a greater sense of identity for the site, whilst also optimising the potential of the land to provide new dwellings.
1.6 The existing Sunshine building is on the Council’s Local List of Buildings of Special Architectural or Historic Importance, but none of the site is statutorily listed and it is not within a conservation area.

1.7 The planning application is a hybrid application with full details submitted for approval in respect of Phase 1, and outline planning permission sought in respect of Phase 2 with all matters reserved except for access.

1.8 The proposal for Phase 1 is the demolition of all the existing buildings except the Sunshine building, construction of a replacement church/ sports hall, community centre, and nursery, plus 6 two bedroom flats for key workers, within a two/three storey building, and the extension and restoration of the Sunshine building which would continue in use as a nursery.

1.9 Phase 1 is roughly speaking the north-west half of the site adjacent to the neighbouring doctors’ surgery.

1.10 Phase 2, the north-east and south-east sides of the site, has a frontage onto Parsloes Avenue and both Cornwallis and Hobart Roads. The proposal is the construction of a part three/part four storey building to provide a workshop/life skills training centre and 32 one and two bedroom flats.

1.11 The completed development would provide car parking on site for 52 cars, and garden/play space for the nursery within Phase 1, and a new community garden to be known as the Peace Garden also within Phase 1. Phase 1 would include a temporary parking area on part of the site fronting Hobart Road to be utilised until construction of Phase 2.

2. **Background**

2.1 The site has an extensive planning history dating back to the 1950s relating to the incremental development of the existing buildings on the site.

2.2 None of this is of specific relevance to the current proposal for the comprehensive redevelopment of the site.

3. **Consultations**

**Adjoining occupiers**

3.1 Letters were sent to 136 neighbouring commercial and residential occupiers, and a press notice was published, and a site notice displayed. In response to consultation 6 letters of support have been received including the following comments:

- The centre serves and benefits all part of the local community
- The centre contributes to a great sense of community
- The community café and toddler group are very valuable services
- The centre benefits parents and young children, and the proposed redevelopment will provide a ‘lift’ for those in the local community
- The development will improve the existing community services provided by Kingsley Hall
• The centre provides good facilities and opportunities for local people which will be enhanced, and the development will contribute to the provision of much needed affordable housing

3.2 Additionally the applicant carried out extensive public consultation of its proposals prior to the submission of the application. This included a public exhibition advertised by leafletting local occupiers, several user focus groups, and a questionnaire issued to visitors to the centre.

3.3 The main comments expressed included the following:

• There should be adequate parking provision during construction and to serve the new residential units
• New housing in the area is much needed and should be affordable to local residents
• The heritage of the site should be expressed within the redevelopment
• Queries about what will happen to the ‘memorial garden’

3.4 Officer note: The memorial garden is an area of flower beds adjacent to the existing church building that accommodates a number of small plaques commemorating the lives of some late volunteers and other who have been closely involved in serving the community at Kingsley Hall.

3.5 It is understood that the applicant’s intention is that these will be re-located to a new garden within the proposed development to be known as the Peace Garden.

Access Officer

3.6 No objection subject to the submission of various minor amendments to the proposed internal floor plans, to address matters such as corridor and door widths in order to maximise the accessibility of the scheme.

3.7 Officer note: The applicant has submitted amendments to address these issues.

Arboricultural Officer

3.8 None of the trees on this site present a significant constraint to the development proposal. The vegetation is a mix of landscape planting within the lifetime of the existing developed landscape. It would be impractical and unnecessary to attempt to include any of the existing trees within the proposed development. There is no objection to removal but a satisfactory detailed replacement tree planting plan will be required.

3.9 The existing vegetation does collectively have a positive visual impact on a main road and that presentation should be retained. The proposal to include new street trees is supported but this will need examination with regard to feasibility regarding services and a detailed plan of construction and planting specification.

3.10 There should be provision to achieve canopies within the site of at least ten metres high, and preferably some larger landscape specimens of twenty metres somewhere within the site. A garden area and car park area is provided for so there is some open space. It would be environmentally beneficial, and provide a quality
appearance, to show replacement of some canopies similar in size to that of the maturing walnut being lost.

3.11 Officer note: Landscape conditions can be imposed to secure suitable replacement tree planting within the development and are recommended within this report.

Children’s Services

3.12 The Early Years and Childcare Service fully supports the development of additional nursery spaces at Kingsley Hall and has been involved with the design of the nursery space and is satisfied that it meets all necessary requirements.

Designing Out Crime Officer

3.13 A greater degree of access control over the entrance to the ‘community street’ within the development is recommended in order to prevent misuse during hours of operation, noting that the sliding gate can be closed after hours when the centre is not open to the public.

3.14 The height of fencing and walls needs to be carefully considered, and designed to prevent unauthorised access to the community buildings via the parking areas to the rear of the site.

3.15 The roof gardens require robust access control in order to prevent unauthorised access.

3.16 Refuse and cycle storage areas should be amended to provide a single point of entry in order to prevent use to gain unauthorised access to the site through these storage blocks.

3.17 Officer note: The community street referred to is an open walkway between the retained nursery building and the main proposed community centre building which includes a café open to the public, the walkway also provides access to the proposed ‘Peace Garden’. The entrance to the community street is overlooked by the reception office window and there would be activity around the site during the day.

3.18 Boundary details and access control are secured by proposed conditions.

3.19 Officer note: The requested conditions are set out within the above list of proposed conditions.

Environmental Health

3.18 No objections subject to the imposition of various conditions to protect the health and amenities of neighbouring and future residents in respect of such matters as air quality, noise control, and land contamination.

3.19 Officer note: The requested conditions are set out within the above list of proposed conditions.

Essex and Suffolk Water
3.20 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.

3.21 Officer note: This issue is addressed by proposed a proposed condition set out above.

Group Manager Heritage & Archives

3.22 I do not have any objections as the core locally listed sunshine building will be retained and views of it enhanced. I would ask, however, when remaining buildings are demolished that our Curator at Valence House Museum be contacted to view any artefacts that will not be retained (e.g. date stones etc.) so that they can be considered for the borough’s museum collection.

3.23 Officer note: This matter has been agreed by the applicant and it is proposed that this request be added as an Informative to the planning decision.

Faith Forum

3.24 No objections.

Housing Strategy

3.25 No objections.

Lead Local Flood Authority

3.26 The proposed site lies in a Critical Drainage Area identified in the Surface Water Management Plan for Barking and Dagenham, which states that the site is at risk of surface water flooding. It is therefore important that all developments in this area contribute to manage the risk from surface water and reduce the runoff from their site. A condition is therefore requested to require that the development incorporates a sustainable drainage system that restricts the rate of run-off to the equivalent rate for a greenfield site.

3.27 Officer note: This issue is addressed by proposed a proposed condition set out above.

London Fire and Emergency Planning Authority

3.28 No objections.

Refuse Services

3.29 No objections.

Thames Water

3.30 No objections.
Transport Development Management

3.31 The quantity of car parking proposed for this application is considered reasonable. The cycle parking provision is in accordance with the London Plan for both the residential and community use.

3.32 We are satisfied that the overall trip generation presented within the Transport Statement for the proposed church, community uses and residential development is robust and therefore, the traffic impact on the local roads will be negligible and have an immaterial impact.

3.33 However, in terms of on-street parking the proposal will potentially create issues in relation to inconsiderate parking. It is therefore suggested that there could be an arrangement whereby residents of the development could utilise the community centre car park overnight when it is not required for use of the community centre.

3.34 No objections on highway grounds.

3.35 Officer note: With regard to the suggestion of shared use of the car park this is being explored with the applicant. However, there is nothing within the proposed conditions that would prevent such use.

3.36 The comment about inconsiderate parking relates to the fact that much of the existing on-street parking around the site takes place part on the pavements and the parking spaces are not formally marked out in this manner, this tends to partially block or narrow the available footway. This matter will be assessed below.

4. Local Finance Considerations

4.1 The proposed development is liable for the Mayoral and Borough Community Infrastructure Levy (CIL) although in respect of Phase 1 the applicant is entitled to apply for charitable relief. In respect of Phase 2 the amount will depend on total floor space to be determined at the reserved matters stage.

4.2 The Mayoral Community Infrastructure Levy (CIL) is set at a rate of £20 per square metre (index linked from 2012) and the Borough CIL at a rate of £10 per square metre index linked from 2015.

5. Analysis

Principle of the Development

5.1 The proposed regeneration of the site to provide significantly enhanced and additional community facilities, and housing whilst maintaining the heritage asset of the Sunshine Building, is a suitable use of the site that would optimise housing potential and provide significant benefit to the local community.

5.2 The proposed density of the site is 83 units per hectare which compares with a residential density of up to 65 units per hectare recommended by London Plan policy 3.4 for a site of this nature with a Public Transport Accessibility Level (PTAL) of 2. However, this policy is not prescriptive and recognises that it is necessary to have regard to design quality and the context of the site. It is considered that the
The proposed design is of high quality and relates well to neighbouring development, to be discussed below. The proposed density is therefore considered acceptable.

5.3 It is proposed that the 6 two bedroom flats within Phase 1 of the scheme would be reserved for key workers, that is staff who undertake work within the local community, and who are based at the site. For example, nursery staff and church staff. This has the potential to benefit users of the community facilities provided. These new flats would replace and enhance the current on site provision of 1 one-bedroom staff flat, and 1 four-bedroom staff flat.

5.4 In respect of the tenure of the proposed flats within Phase 2 of the development, (up to 32 one and two bedroom flats), a development viability appraisal will need to be submitted and independently assessed at the time of the reserved matters application, to test the quantity of affordable housing that can be viably provided within the development. Such affordable housing can then be secured through a Section 106 agreement linked to this subsequent application. This will ensure that the maximum affordable housing is provided in accordance with policy 3.11 of the London Plan.

Design and Conservation

5.5 The Sunshine building is single storey with white painted brick walls, and a clay tiled roof. It is of some historic interest and is considered to be the only attractive existing building on the site. The majority of the building would be retained but a small portion at its south-west end would need to be demolished in order to allow for the construction of a new reception area for the nursery with the key worker flats above. However, space within the site would be opened up with car parking removed from adjacent to this building that would enhance its setting, and the new building would contribute to a more positive street frontage. On balance therefore this solution is considered to provide an appropriate balance between conservation and enabling the wider enhancements to the facilities and design of the site.

5.6 The proposed design, in detail for Phase 1 and indicatively for Phase 2, would provide a positive street frontage to the three streets the site faces. Ground floor glazing with a ground floor café would activate Parsloes Avenue. Large windows and recessed balconies, set within well proportioned elevations, would provide attractive animated street frontages.

5.7 The proposes materials are predominantly brick, with some zinc cladding to the church/ sports hall though not to the main elevation onto Parsloes Avenue which would be brick. An ‘art screen’ is proposed for the first floor Parsloes Avenue frontage. This would screen an external terrace to meeting rooms on the first floor and the intention is to commission an artist to design a screen that forms a piece of public art that could perhaps provide a narrative to the history and usage of the site.

5.8 In terms of height the predominant three storey scale of the proposed development is considered appropriate to its setting, mainly opposite two storey houses. The one four storey element is at the corner of Parsloes Avenue and Cornwallis Road forming a corner feature, and this is sited opposite a block of three storey flats within Cornwallis Road. The greater prominence of the proposed buildings will also help to make the use of the site more obvious and to make the centre more welcoming to the local community.
5.9 In relation to the Doctors’ Surgery that is single storey but with a height of say one storey plus a half, the proposed building would be adjacent to this boundary and would be three storeys in height. Whilst substantially taller the building would also be seen in the context of the three storey buildings within the neighbouring shopping parade on the opposite side of the surgery. It is possible that the surgery would be developed with a taller building in the future and the proposed development would not prejudice this potential. This relationship is therefore considered acceptable.

5.10 With regard to trees the arboricultural officer has no objections to the proposal and conditions are proposed that will secure the planting of replacement trees that will enhance the appearance of the development and contribute to bio-diversity.

5.11 The applicant has proposed the planting of a row of street trees within the pavement of Parsloes Avenue in front of the site. This is considered desirable as it would help to soften and enhance the street scene and compensate for the loss of existing trees within the site that have some visual presence on Parsloes Avenue. However, the feasibility of planting in this location requires further investigation due to the potential presence of underground services and this can be carried out in association with the highways agreement the subject of a proposed condition.

5.12 The proposed design is considered to be high quality and conditions, plus the reserved matters application in respect of Phase 2 will enable good design and the use of high quality materials to be secured.

Amenity

5.13 The key worker flats within Phase 1 are all dual aspect, with private external amenity space in the form of inset balconies, and meet London Plan standards in respect of floor space and internal layout. The Phase 1 flats are also designed to ‘Accessible and adaptable dwellings’ standards.

5.14 The indicative floor plans for Phase 2 are also designed to meet the London Plan standards, and the majority of flats would be dual aspect with no north facing single aspect flats. The requirement to achieve these standards would be secured by condition.

5.15 Additionally 3 units within Phase 2 (10%) are required to be constructed to ‘Wheelchair user dwellings’ standards in accordance with policy 3.8 of the London Plan, and this would be secured by a condition.

5.16 In respect of matters such as noise and air quality an acceptable environment for future occupiers would be secured through the imposition of relevant conditions as set out above.

5.17 With regard to neighbours the closest residential neighbours are the occupiers of the terraced houses and flats within Hobart and Cornwallis Roads which face towards the site, the front elevations of which are approximately 17m from the proposed buildings.
5.18 The Hobart Road and Cornwallis Road frontages of the proposed development, which would be set back from the road by approximately 2m, would be mainly three storeys in height with a flat roof, with a small four storey element at the south-west end of Cornwallis Road at its junction with Parsloes Avenue. These parts of the development are within the outline (Phase 2) part of the site but a proposed condition sets parameters for the maximum height and scale of the buildings.

5.19 The applicant has submitted a shadow diagram that demonstrates that the proposed development would not cause any significant overshadowing or loss of sunlight to adjacent dwellings.

5.20 It is considered that the proposed development, whilst both taller and closer to the neighbouring dwellings in comparison with the existing buildings on the site, would not be harmful to the residential amenity of neighbours in terms of its impact on daylight and outlook.

5.21 In some respects the outlook would be improved because the existing Hobart Road elevations provide a particularly blank and dead frontage to the street.

**Transport**

5.22 The site has a relatively low Public Transport Accessibility Level of 2 on a scale of 0 – 6b where 6b is excellent.

5.23 The purpose of the development is primarily to improve the facilities and services at the site. It is the intention that this would result in greater use of the centre but the floor space and capacity of the community uses would be similar to that existing at present. The transport impact of the community centre is therefore unlikely to change in any material manner.

5.24 The peak time for existing visitors to the site is generally when church services are taking place between 11am and 1pm on Sundays when up to 170 people are in attendance.

5.25 It is proposed that the community centre would have 23 car parking spaces, and an additional 29 car parking spaces would be provided to serve the 38 flats, resulting in a residential parking ratio of 0.76 parking spaces per unit. The existing centre has 19 parking spaces.

5.26 The proposed parking would be provided in courtyard and undercroft spaces behind the building frontages, and this ensures that parking will not have a negative impact on the street scene.

5.27 Access to the parking spaces would be from new site entrances within Cornwallis Road and Hobart Road, to be the subject of a highways agreement secured by a planning condition.

5.28 The Transport Statement includes a parking survey carried out at night within the adjacent streets in order to assess the degree of demand for on street parking in the vicinity. This confirms that within Cornwallis Road for example, 62% of potential on street parking spaces were occupied at the time of the survey, with somewhat lower figures for adjacent streets.
5.29 These conclusions would suggest that there is some spare capacity on the adjacent roads in the event of some additional on street parking demand resulting from the proposed development.

5.30 With regard to the transport officer’s comment about inconsiderate parking, this is an existing situation and the proposed development would not necessarily exacerbate the problem.

5.31 The 0.76 residential parking ratio is considered acceptable in this location and would result in 9 of the residential units not having access to an off street parking space. This level of parking provision is in accordance with London Plan policy which sets a maximum parking standard of 1 space per unit. The transport officer has no objections.

5.32 76 cycle parking spaces are proposed which exceeds the requirements of the London Plan.

Environmental Sustainability

5.33 The site has little bio-diversity value. Conditions are proposed to protect any nesting birds during vegetation clearance and the bio-diversity of the site will be enhanced through the provision of bird and bat boxes and living green roofs.

5.34 Phase 1 of the proposed development has been designed with features to reduce energy consumption including natural ventilation, solar shading, and a high standard of insulation. The dwellings will be fitted with a heat recovery system and photovoltaic solar panels will be installed on the roofs. Phase 1 is designed to achieve a 36.6% carbon emissions reduction over the minimum requirements of the Building Regulations exceeding the London Plan requirement of 35%.

5.35 This energy strategy will be secured by condition and a further condition will secure a London Plan compliant energy strategy in respect of Phase 2 of the development.

5.36 A BREEAM (Building Research Establishment Environmental Assessment Method) report has been submitted in respect of the proposed church and community centre buildings stating that the scheme is designed to achieve a BREEAM ‘Very Good’ rating. This meets the requirements of policy BR1 of the Borough Wide Development Policies Development Plan Document and is therefore acceptable.

5.37 In respect of drainage a condition is proposed that secures a drainage strategy that must seek to minimise surface water drainage from the site. This will help to reduce flood risk and the proposed green living roofs will contribute to this objective.
Background Papers

- Planning Application File: [http://paplan.lbbd.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OE7TPEBLMEY00](http://paplan.lbbd.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OE7TPEBLMEY00)

- Local Plan Policy

  Policy CM1 General Principles for Development
  Policy CR1 Climate Change and Environmental Management
  Policy CR4 Flood Management
  Policy CC1 Family Housing
  Policy CC2 Social Infrastructure to Meet Community Needs
  Policy CC3 Achieving Community Benefits through Developer Contributions
  Policy CP2 Protecting and Promoting our Historic Environment
  Policy CP3 High Quality Built Environment
  Policy BR1 Environmental Building Standards
  Policy BR2 Energy and On-Site Renewables
  Policy BR3 Greening the Urban Environment
  Policy BR4 Water Resource Management
  Policy BR5 Contaminated Land
  Policy BR9 Parking
  Policy BR10 Sustainable Transport
  Policy BR11 Walking and Cycling
  Policy BR13 Noise Mitigation
  Policy BR14 Air Quality
  Policy BC1 Delivering Affordable Housing
  Policy BC2 Accessible and Adaptable Housing
  Policy BC7 Crime Prevention
  Policy BC8 Mixed Use Development
  Policy BP2 Conservation Areas and Listed Buildings
  Policy BP8 Protecting Residential Amenity
  Policy BP10 Housing Density
  Policy BP11 Urban Design

- London Plan Policy

  Policy 3.3 Increasing housing supply
  Policy 3.4 Optimising housing potential
  Policy 3.5 Quality and design of housing developments
  Policy 3.8 Housing choice
  Policy 3.9 Mixed and balanced communities
  Policy 3.11 Affordable housing targets
  Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
  Policy 3.13 Affordable Housing Thresholds
  Policy 5.1 Climate change mitigation
  Policy 5.2 Minimising carbon dioxide emissions
  Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.11 Green roofs and development site environs
Policy 5.13 Sustainable drainage
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.3 Designing out crime

• National Policy

National Planning Policy Framework
National Planning Practice Guidance