<table>
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<tr>
<th>Barking and Dagenham Council Development Control Board</th>
<th>Date: 19 March 2018</th>
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<tbody>
<tr>
<td><strong>Application No:</strong></td>
<td>17/01011/OUT</td>
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<tr>
<td><strong>Ward:</strong></td>
<td>Valence</td>
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<tr>
<td><strong>Reason for Referral to DCB as set out in Part 2, Chapter 9 of the Council Constitution:</strong></td>
<td>The application is recommended for approval with five or more objections from local residents and relates to new dwellings without off street parking in an area which is not within a Controlled Parking Zone.</td>
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<td><strong>Address:</strong></td>
<td>Spectrum Building, 22 Freshwater Road Dagenham RM8 1EH</td>
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<td><strong>Development:</strong></td>
<td>Application for outline planning permission: Erection of eight storey side/rear extension to Spectrum Building to provide 16 flats (4 two bedroom and 12 one bedroom).</td>
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<td><strong>Applicant:</strong></td>
<td>Chadwell Properties LLP</td>
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<td><strong>Contact Officer:</strong></td>
<td>Simon Bullock</td>
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<td><strong>Title:</strong></td>
<td>Principal Development Management Officer</td>
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**Summary:**

This is an outline planning application relating to a proposed 8 storey side/rear extension to the Spectrum Building, a 7 storey former office block that was converted to 60 flats. The proposed extension would provide an additional 16 flats (4 two bedroom and 12 one bedroom).

The extension would oversail the access to the existing car park and part of the parking area and would have a two storey equivalent ‘drive through’ undercroft.

The extension would be one storey higher than the existing block but does not exceed the total height of the existing building in that the top floor would be of equivalent height to the top of the existing lift shaft. The siting and scale of the development is considered acceptable in relation to the existing building and its context.

The scheme would secure 6 units of intermediate affordable housing through a Section 106 agreement, which would also secure a local labour and business agreement and a carbon off-set payment. The provision of the 6 units results in the scheme providing 36% affordable housing on a habitable room basis. This exceeds 35% and can therefore be accepted without a viability appraisal at this stage, in accordance with the draft London Plan, and the London Plan Affordable Housing and Viability Supplementary Planning Guidance.

It is considered that the design and siting of the proposed extension will not harm the amenities of neighbours or existing residents of the block, and the units have been designed with sufficient space to achieve the London Plan floor space and external amenity space standards ensuring a good standard of accommodation for future
occupiers.

It is proposed that the parking demand arising from the development would be met through surplus parking available within the existing car park serving the development. The applicant has provided details of the number of parking spaces available within the existing development and this exceeds the predicted demand for parking resulting from the proposed additional units. The proposal is therefore considered acceptable in this respect.

The energy strategy incorporates the provision of roof top photovoltaic panels and the carbon off-set contribution that will in combination ensure compliance with London Plan policy.

Details of the appearance (including external materials), layout and landscaping will be the subject of a reserved matters application thereby enabling a good quality design to be secured.

**Recommendation:**

That the Development Control Board grant planning permission subject to a Section 106 agreement to secure a minimum of 6 units of intermediate affordable housing, plus a contribution towards off-site provision of affordable housing (in lieu of the provision of social rented units onsite) the amount to be determined in accordance with a development viability review, and in the event that evidence is provided to demonstrate that the agreed intermediate affordable units cannot be provided on site an in lieu contribution towards off-site provision of affordable housing, the sum to be determined by a development viability review, and in the event that substantial implementation does not occur within 2 years of the permission, a full development viability review must be submitted to secure additional affordable housing in the event of an uplift in scheme viability; a carbon off-set payment based upon the equation (£60 per tonne of residual carbon x 30 years = carbon offsetting contribution) and a local labour and business agreement and the following conditions:

1. Approval of the details of the appearance, layout, and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority, and the development shall not be carried out except in accordance with the details so approved.

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

2. 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 S.51 of the Planning and Compulsory Purchase Act 2004).

3. The development permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by S.51 of the Planning and Compulsory Purchase Act 2004).
4. The siting, scale and massing of the hereby approved extension shall not materially depart from the indicative drawings submitted as listed below:


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 existing residents and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

5. No deliveries, external running of plant and equipment or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays and 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, unless otherwise agreed in writing by the Local Planning Authority.

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.

6. 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, and in accordance with the guidance contained within “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014; including but not limited to, the non-road mobile machinery (NRMM) requirements.

Reason: In order to minimise nuisance to neighbouring occupiers during construction and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

7. No development shall commence until a scheme showing the provisions to be made for external lighting, 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 lighting scheme shall be designed to comply with The Institution of Lighting Professionals/ Association of Chief Police Officers publication, “Lighting Against Crime a Guide for Crime Reduction Professionals” and shall satisfy the criteria of Table 2, Environmental Zone E3, and shall also be designed in accordance with “Bats and Lighting in the UK” (http://www.bats.org.uk/pages/bats–andlighting.html). The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved lighting and crime prevention 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, to avoid light pollution in the interests of residential amenity and habitat protection and in accordance with policies BR3, BC7 and BP11 of the Borough Wide Development Policies Development Plan Document.

8. The development shall not be occupied until bird nesting and bat roosting boxes have
been installed on the building (preferably incorporated into the structure) 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 "Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build" (Published by RIBA, March 2010) or similar advice from the RSPB and the Bat Conservation Trust.

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.

9. Before occupation all of the dwellings shall as a minimum comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition), and at least two of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(3) Category 3: Wheelchair user dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the London Plan.

10. Details of refuse and cycle storage enclosures to serve the occupiers of the development shall be submitted to and approved by the Local Planning Authority prior to any above ground development. Prior to the occupation of the development the approved enclosures shall be provided and thereafter permanently maintained.

Reason: To provide satisfactory refuse and cycle storage provision in the interests of the appearance of the site and locality and in the interests of promoting cycling as a sustainable and non-polluting mode of transport in accordance with policies BR11, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

11. The development shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- A design that is compliant with the national Non-Statutory Technical Standards for Sustainable Drainage Systems (SuDS), National Planning Policy Framework and Ministerial Statement on SuDS.
- Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+climate change % allowance for climate change storm events), during all stages of the development (pre, post and during), with discharge rates being restricted as close to greenfield runoff rates as is reasonably practical.
- Details of management and maintenance regimes and responsibilities.
- Long and cross sections of each SuDS Element.
- A finalised drainage layout plan that details pipe levels, diameters and asset locations.

Reason: The details are required prior to commencement to ensure that the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off site and in accordance with policy 5.13 of the London Plan.
12. Before occupation the proposed dwellings shall comply with the water efficiency optional requirement in paragraphs 2.8 to 2.12 of the Building Regulations Approved Document G. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: In order to conserve water and to reduce the demand on the mains drainage system and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document and policy 5.15 of the London Plan.

13. Prior to any above ground development an energy strategy shall be submitted to and approved by the Local Planning Authority. The strategy shall be designed to achieve as a minimum a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013) through building design and onsite renewable energy measures. The development shall be carried out in accordance with the approved strategy which shall thereafter be maintained. (The residual carbon emissions will be subject to a carbon offset payment secured through the S.106 agreement).

Reason: To minimise the carbon emissions arising from the development and in accordance with Policy 5.2 of the London Plan.

14. Prior to the occupation of the development a parking management strategy shall be submitted to and approved by the Local Planning Authority that shall include details of the allocation of parking bays and the provision of accessible parking bays to serve the two wheelchair accessible flats. The development shall be carried out in accordance with the approved strategy which shall thereafter be maintained.

Reason: In order to ensure adequate parking capacity for the approved development and in order to ensure and promote easier access for disabled persons to the development in accordance with policies BR9 and BP11 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

15. Occupiers of the approved extension shall be entitled to utilise the existing communal roof terrace and communal ground level amenity space that serves the existing flat block.

Reason: In the interest of the residential amenity of occupiers of the development and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

16. The reserved matters application relating to the appearance and layout of the development must be accompanied with a fire statement produced by an independent third party suitably qualified assessor which shall detail the buildings construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with Policy CP3 of the Core Strategy.
17. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i. the parking of vehicles of site operatives and visitors;
ii. details of access to the site;
iii. loading and unloading and the storage of plant and materials used in constructing the development;
iv. the erection and maintenance of security hoardings including decorative displays;
v. details of measures to protect the amenities of residents of the existing flat block during construction, including measures to minimise any impact on the use of the east entrance, and east stair and lift core of the building;
vi. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
vii. details of a nominated developer/resident liaison representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer’s representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Reason: The construction method statement is required prior to commencement of development 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.

1. **Introduction and Description of Development**

1.1 The application relates to the Spectrum Building, a 7 storey former office block (originally 5 storeys), that was converted to flats the scheme for which included a 2 storey extension to the roof.

1.2 The site lies opposite Nicholls and Clarke, a builders’ merchant/DIY warehouse, to the east is the two storey office building and car park of a warehousing site with the main warehouse being further to the south, directly to the south is a single storey industrial building accommodating an electrical services company (AJS Electrical), and to the west are terraced houses fronting Lymington Road that back onto an access road that lies between the site boundary and the rear gardens of these houses.

1.3 The ground floor of the building accommodates a gym and a nursery.

1.4 The proposal is to erect an 8 storey side and rear extension to the east end of the building, that would comprise a 2 storey equivalent ‘drive through’ undercroft (in order to maintain access to the existing car park) with 6 floors of residential accommodation above.

1.5 The proposal is submitted in outline with the details of the scale and access to be determined at this stage, and the details of the appearance, landscaping and layout being reserved matters. These latter details would therefore need to be the subject of a future reserved matters planning application.
2. **Background**

2.1 Planning permission for the building was granted under ref. 08/00470/FUL for a two storey roof extension to the former office and its conversion to 60 flats with Class B1 business space on the ground floor.

2.2 A number of consents have been granted subsequently to agree minor amendments to the approved design, and to allow the ground floor to be utilised as a gym and a nursery.

3. **Consultations**

**Adjoining occupiers**

3.1 Consultation letters were sent to 98 neighbouring residential and commercial occupiers (including all occupiers of the existing block of flats), a press notice was published, and a site notice displayed.

3.2 In response six objection letters were received, four from residents of the existing flat block, one from the occupier of 120 Lymington Road, and one from Countrywide Electrical Distributors (CED) at 44-48 Freshwater Road, the adjacent warehouse site to east. The objections are on the following grounds:

- Concern that construction work would cause nuisance to existing flat occupiers, and other neighbouring residents and the nursery
- The existing block management company provides a poor service
- The block residents’ association has raised concerns regarding fire safety with the management company that have not yet been addressed
- Existing flats have poor standard of construction, adding additional flats would exacerbate the problems
- Occupiers of the flats adjacent to the proposed side/rear extension would suffer a loss of privacy and sunlight
- CED state no objections in principle but that the windows on the eastern flank of the proposed extension should be removed as this could prejudice the development potential of the adjoining land
- Loss of privacy to 120 Lymington Road
- Some residents of the existing flat block park in Lymington Road reducing on street parking availability for Lymington Road residents with parking permits, proposed extension will worsen the situation

**Access Officer**

3.3 No objections.

**Designing Out Crime Officer**

3.4 Recommends the imposition of a condition related to details of crime prevention measures.

**Employment and Skills**
3.5 Requests that a Local Labour and Business Agreement is secured as a Section 106 planning obligation.

**Environmental Health**

3.6 The proposed extension will bring residential accommodation closer to the existing commercial industrial uses and so to some extent increase the potential for noise complaint. However, there is no record of any complaint from the existing residents of the Spectrum Building regarding noise associated with business operations currently taking place at commercial/industrial units in the locality. On balance, it is considered that the risk of unacceptable noise disturbance is not sufficient to lead to an objection to the application.

3.7 The imposition of conditions in order to minimise disturbance to neighbouring residents during the construction phase, and in relation to the design of the external lighting is requested.

**Lead Local Flood Authority**

3.8 Requests the imposition of a condition to secure a sustainable drainage scheme.

**London Fire and Emergency Planning Authority**

3.9 No objections.

**Transport Development Management**

3.10 The Transport Officer requested additional information regarding the availability of car parking spaces within the existing car park. The proposal does not provide any additional parking on the basis that the existing car park has sufficient capacity to serve the needs of the proposed extension.

3.11 The applicant has confirmed that the Spectrum Building has 42 car parking spaces allocated for residents. There are currently 14 of these 42 that are not in use, they are available for rent by existing residents, but have not been taken up. The applicant’s transport statement estimates (based upon census data) that the proposed additional 16 flats would generate up to 11 cars as a worst case scenario. Therefore the case is presented that there is sufficient car parking available onsite to accommodate the needs of the additional flats.

3.12 In response to this additional information the Transport Officer has raised no objections.

**Waste and Recycling Policy Manager**

No objections.
4. Local Finance Considerations

4.1 The proposed development is liable for the Community Infrastructure Levy (CIL) but the amount of the charge will depend on the 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. Based upon the indicative drawings submitted this would result in a Borough CIL charge of £10,375 and a Mayoral CIL charge of £23,726.

5. Equalities

5.1 The Equality Act 2010 requires the Council to advance equality of opportunity in the exercise of its functions.

5.2 In this respect the development will provide accommodation with layouts designed to the Building Regulations wheelchair accessible standard (2 units) with the remainder being designed to the accessible and adaptable standard. Given the lack of detailed floor plans due to the outline nature of the scheme this will be secured by condition.

6. Analysis

Principle of the development

6.1 The site is on land designated as Locally Significant Industrial Land within the Local Plan. However, as the site has already been granted planning permission for residential development, the extension of the building for residential purposes would cause no further loss of employment land. The proposed development is therefore considered acceptable in this respect.

6.2 The applicant has proposed that at least 5 one bedroom flats, and 1 two bedroom flat would be utilised to provide sub-market housing. This would provide 36% sub-market (affordable) housing and would be in accordance with the London Plan Affordable Housing and Viability SPG which states that where a minimum of 35% affordable housing is provided without public subsidy this can be accepted without the need for a development viability review to be undertaken subject to substantial implementation within 2 years. The proposed affordable housing is being provided without public subsidy.

6.3 The proposed tenure of the sub-market housing would be intermediate affordable housing, which could be either intermediate rent or shared ownership, and there would be a requirement within the S.106 agreement for these details to be submitted for approval.

6.4 The SPG policy requires that a mix of affordable tenures is provided on each site, including social rent units, and intermediate affordable housing. However, experience would suggest that it is not practical to expect provision of such a mix for a development of this relatively small scale due to the management costs that would be incurred.
6.5 The applicant has therefore agreed, in addition to providing the intermediate affordable units, to provide a Section 106 contribution towards off-site affordable housing provision in lieu of the lack of social rent units being provided on site.

6.6 The Section 106 agreement will also make provision, that if evidence is provided that a Registered Social Landlord is unable to take the sub-market housing units, then as an alternative a commuted sum may be paid to the Council to be utilised towards the provision of affordable housing elsewhere.

**Design**

6.7 The height of the extension, at 8 storeys, would be equivalent to the height of the existing lift shaft. The side extension would be set back from the building frontage by approximately 7m and would have a curved frontage. In plan form the extension would be a thick L shape wrapping around the side and rear of the existing stair and lift core. To the front elevation the extension would have a width of 6.8m and to the rear a width of 13.3m.

6.8 The proposed scale and height of the extension is considered acceptable, and appropriate to its context. The shape of the extension and its siting, including the set back from the frontage, would result in it forming a somewhat distinct element from the existing building. The floor levels within the extension would be marginally higher than in the existing building which may result in the window positions not fully aligning with the main block. However, given the distinctive shape and the siting of the extension it is considered that this would be acceptable and an appropriate design can be developed at the reserved matters stage that uses proportions and fenestration and materials to link the appearance of the extension with that of the existing building.

6.9 The east side elevation of the proposed extension would be approximately 5m from the side boundary of the site at the rear part, and approximately 2.5m from this boundary at its front part. This is the boundary with the CED site in respect of which the owner has raised the concern that windows on the east elevation of the extension would prejudice the development potential of the adjoining site.

6.10 The indicative drawings do not show window positions, but indicate potential outlook to the east for the part of the building 5m from the boundary, but not the closer 2.5m set back element.

6.11 It is considered that when the reserved matters application is submitted it would be appropriate to have regard to this relationship and the potential impact on the adjoining site. However, it is considered that some limited secondary window openings within this elevation to provide a dual aspect would be acceptable and need not prejudice the development potential of the adjacent site.

6.12 Some residents of the existing building have, as referred to above, complained about the quality of construction within the existing flat block and have raised concerns about fire safety within the existing block. The applicant has been alerted to these matters.
The proposed extension would utilise the existing stair and lift core at the east end of the building. Building Regulations approval would be required for the proposed development that would consider the construction details and ensure compliance with the Fire Regulations.

**Amenity**

The indicative floor plans demonstrate that the units would be sized to achieve the London Plan space standards, and the window positions indicated would enable each unit to be dual aspect. The drawings also show the potential balcony positions that are sized to meet the London Plan Housing Supplementary Planning Guidance standards. Detailed floor plans will be required to be submitted for approval at the reserved matter stage which will enable full compliance with the London Plan space standard to be secured.

Given the limited detail provided at this stage it will be necessary to impose conditions to ensure compliance with these standards.

In addition, occupiers will have access to the existing roof garden and the ground floor amenity space and seating area to the rear of the building.

In relation to the impact of the extension on the occupiers of the existing flats, there are 5 existing flats with kitchen windows facing towards part of the proposed extension. The extension would result in a partial loss of outlook and some loss of morning sunlight to these kitchens. However, these kitchens have good natural lighting due to the size of the existing two windows relative to the depth of the room, and the outlook is already somewhat restricted by the adjacent lift shaft and the front part of the building. In these circumstances, and given that kitchens are treated as non-habitable rooms the proposed impact is considered acceptable.

In respect of the south facing rear flats, the end units are currently adjacent to the lift shaft that projects by 6m to the rear of the main rear elevation of the building. The proposed extension would increase the depth of this element of the building to 14m in total. This rear projection is adjacent to the bedrooms within these flats with the kitchen/living rooms being further away.

In order to assess the acceptability of this relationship the applicant submitted a sunlight and daylight assessment that follows the relevant Building Research Establishment guidelines. This demonstrates that the extension would have no material adverse effect (as defined by the guidelines) on the rooms within the adjacent flats in terms of both daylight and sunlight.

In relation to the privacy of residents of Lymington Road, the proposed extension is sited 69m away from the closest gardens of houses in Lymington Road. This substantial distance would ensure that privacy would not be affected.

**Transport**

The site has a moderate Public Transport Accessibility Level (PTAL) of between 3 and 4 on a scale of 0 to 6b where 6b is excellent. The west end of the building is within PTAL 4, and the east end is within PTAL 3. It is approximately 440m from Chadwell Heath station which will be served by Crossrail services in the future.
6.22 The applicant has confirmed that there are 14 existing unused car parking spaces within the site than can be utilised to serve the occupiers of the proposed extension. However, the spaces are available to rent by occupiers, and it is possible that the charges create a disincentive to their take up.

6.23 The Transport Statement estimates utilising local census data that up to 11 cars could be generated by the proposed development, but based upon the uptake of parking spaces by existing residents of the block the demand would be for only 8 car parking spaces.

6.24 On this basis the proposed car parking provision is considered acceptable.

6.25 A resident of Lymington Road has complained of residents of the existing building parking within Lymington Road. This road is within a residents’ Controlled Parking Zone and it is understood that only residents of that street may gain the required permits for parking during the controlled hours. Residents of the block will not therefore be entitled to permits though they would be able to park there outside the hours which it operates. It is considered that the lack of availability of permits to residents of the block provides sufficient protection for neighbouring residents. In respect of Freshwater Road itself it is mainly double yellow lined, which will tend to prevent inconsiderate parking on the street.

Environmental Sustainability

6.26 The proposed energy strategy utilises roof mounted photo-voltaic panels that are sized to provide a minimum 35% reduction in carbon emissions in comparison with a Building Regulations compliant scheme. Given that the level of detail submitted is limited a condition will be required to secure the submission and approval of a detailed energy strategy. In addition the applicant has agreed to a Section 106 contribution to provide a carbon off-set payment as mitigation for the residual carbon emissions. This is in accordance with the London Plan policy which seeks to achieve zero carbon emissions for new residential development.

6.27 A sustainable drainage scheme is required in accordance with London Plan policy as proposed by condition set out above.

Background Papers

- Planning Application File
- Local Plan Policy
  - Policy CM1 General Principles for Development
  - Policy CM2 Managing Housing Growth
  - Policy CE3 Safeguarding and Release of Employment Land
  - Policy CP3 High Quality Built Environment
  - Policy BR3 Greening the Urban Environment
  - Policy BR4 Water Resource Management
Policy BR9  Parking
Policy BR10  Sustainable Transport
Policy BR11  Walking and Cycling
Policy BR13  Noise Mitigation
Policy BC7  Crime Prevention
Policy BP8  Protecting Residential Amenity
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 3.11  Affordable housing targets
  - Policy 3.12  Negotiating affordable housing on individual private residential and mixed use schemes
  - Policy 3.13  Affordable Housing Thresholds
  - Policy 5.2  Minimising carbon dioxide emissions
  - Policy 5.7  Renewable energy
  - Policy 5.13  Sustainable drainage
  - Policy 6.9  Cycling
  - Policy 6.13  Parking
  - Policy 7.3  Designing out crime
  - Policy 7.6  Architecture

- **National Policy**

  National Planning Policy Framework
  National Planning Practice Guidance