


**LONDON BOROUGH OF BARKING & DAGENHAM**
**PLANNING COMMITTEE**
**10<sup>th</sup> August 2020**
**Application for Planning Permission**

<b>Case Officer:</b>	Kathryn McAllister	<b>Valid Date:</b>	05 May 2020
<b>Applicant:</b>	Mr Colin Bannon	<b>Expiry Date:</b>	30 June 2020
<b>Application Number:</b>	20/01033/FUL	<b>Ward:</b>	Abbey
<b>Address:</b>	<b>Curfew Tower, Barking IG11 8ET</b>		

The purpose of this report is to set out the Officer recommendations to Planning Committee regarding an application for planning permission relating to the proposal below at Curfew Tower:

**Proposal:**

Curfew Tower Public Realm and Landscaping Improvement: The proposed landscaping works will provide an attractive open space for residents and visitors. It will provide a platform to educate people of all ages about Barking's rich history. In addition, the works are likely to provide a welcomed aesthetic upgrade to the quieter end of East Street and entice shoppers, visitors and local residents to explore the area and understand the history in more detail.

**Officer Recommendations:**

Planning Committee is asked to resolve to:

1. agree the reasons for approval as set out in this report; and
2. delegate authority to the London Borough of Barking & Dagenham's Head of Planning and Assurance to grant planning permission based on the Conditions & Informative listed in Appendix 5 and summarised below.

**Conditions Summary:**
Mandatory conditions

- Time
- Approved Drawings & Documents

Prior to all works/commencement Conditions

- Lighting
- Drainage
- Security

Prior to above ground works Conditions

- Street Furniture

**OFFICER REPORT**

<b>Planning Constraints:</b>
Abbey and Parking Conservation Area Scheduled Ancient Monument Grade II* listed building

<b>Site, Situation and relevant background information:</b>
The application site is located within the Abbey and Barking Conservation Area and is in the setting of a Scheduled Listed Monument (Barking Abbey) and a Grade II* listed building (Curfew Tower). This application seeks permission for landscape and public realm improvements to the land between Curfew Tower and the highway which runs parallel to Abbey Green.

<b>Key issues:</b>
<ul style="list-style-type: none"> <li>• Principle of the proposed development</li> <li>• Design and Heritage Assessment</li> <li>• Impacts to neighbouring amenity</li> </ul>

**Planning Assessment:**

<b>1. Principle of the development:</b>	
<i>Existing use(s) of the site</i>	Public Realm
<i>Proposed use(s) of the site</i>	Improved Public Realm

- 1.1 The National Planning Policy Framework (NPPF) identifies the need to achieve healthy, inclusive, and safe places which promote social interaction, are safe, accessible and enable and support healthy lifestyles, especially where they address identified local health and wellbeing needs. As such proposals which seek to improve the public realm should ensure they promote and enhance the health and safety of all sections of the community.
- 1.2 Policy 7.5 of the London Plan and policy D8 of the Draft London Plan seeks to ensure London's public spaces are of high-quality design, easy to understand and maintain, relate to local context and are safe, accessible, and inclusive. In addition, policies 7.18 and 7.19 of the London Plan and policies G1 and G4 of the Draft London Plan protects the loss of open space and supports the creation of new spaces to ensure satisfactory local provision. This is to ensure development takes a proactive approach to the protection, enhancement, creation, promotion, and management of biodiversity.
- 1.3 This is further supported by policy BR3 of the Borough Wide DPD and policy CM3 of the Core Strategy DPD seeks to ensure important areas of public space are identified and protected from development, in addition development should create nature conservation enhancements to help 'green the urban environment' and preserve and enhance it were possible. Policies SP5, DM18, DM19, DM20 and DM22 of the Draft Local Plan further reinforce this.
- 1.4 This application seeks permission for public realm and landscape improvements to the land in front of Curfew Tower. The key principles as noted by the applicant are “setting, legibility and place, interpretation and accessibility” with the aim to create a new public realm which is safe, accessible, functional and usable whilst simultaneously celebrating the historic Curfew Tower. Officers believe this will enhance the quality of public space because it seeks to redevelop an existing underused public space to create a more inclusive and safe location for resident and visitors to the Borough to use. As such, the principle of development is considered acceptable because it contributes to enhancing the quality and access to public realm and the health and wellbeing of visitors in accordance with the development policies.

## 2. Design and Heritage Assessment:

- 2.1 Paragraphs 127 and 128 of the NPPF (2019) outline that planning policies and decisions should aim to ensure that developments function well and add to the overall quality of an area not just for the short-term, but over the lifetime of the development. Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 2.2 London Plan (2016) Policy 7.1 stated that the design of new developments and the spaces they create should help reinforce the character of the area. Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. It is advised that the development should be of the highest architectural quality and comprise details and materials that complement the local architectural character. These policies are supported by policy D4 of the draft London Plan which discusses the need for good design to be thoroughly scrutinised at application stage, including elements relating to layout, scale, density, land-uses, materials, detailing and landscaping. Furthermore Policy 7.2 of the London Plan and policy D5 of the draft London Plan notes developments should be designed inclusively so that all members of the community regardless of age, gender, disability, socio-economic status etc. can use them with ease, safety and dignity.
- 2.3 Policy CP3 of the Core Strategy DPD seeks to ensure new development achieve a high-quality standard in relation to design and layout. Likewise, it notes that special attention should be paid to ensure developments are designed inclusively so that they are legible, usable, and permeable for all those who use it. Furthermore, BP11 of the Borough Wide DPD seeks to ensure development protects and enhances the character and amenity of the area. This is echoed in policy SP4 and DM11 of the Draft Local Plan.
- 2.4 The application site is located in the setting of a Grade II\* listed building, schedules ancient monument and Abbey and Barking Conservation Area an area which is rich in history and heritage, as such, special attention has to be paid to ensure the design of the proposed development protects and enhances the historic environment. The following heritage policies therefore apply to the site.
- 2.5 Chapter 16 of the NPPF states that heritage assets are an irreplaceable resource and should be covered in a manner appropriate to their significance so they can be enjoyed by existing and future generations. As such proposals should set out a positive strategy in keeping with the conservation and enjoyment of historic environments. Policies 7.8 and 7.9 of the London Plan seek to ensure that these heritage assets are identified and play a positive role in place shaping. This is further supported by policy HC1 of the draft London Plan.
- 2.6 Abbey and Barking Town Conservation area and adjacent historic buildings form part of the rich local history of the area as such it is referenced in policy CP2 of the Core Strategy as forming an important symbol of the past. This policy seeks to respect the local context and reinforce local distinctiveness. Likewise, policy BP2 of the Borough Wide DPD also references this heritage value and is concerned with preserving heritage areas of their instinctive and historically important feature and ensuring developments do not detract from the heritage area's significance. This is further supported by policy DM14 of the Draft Local Plan.
- 2.7 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1991 (as amended) places a general duty on the Council with respect to listed buildings in exercising its planning functions. In considering whether to grant listed building consent for development which affects a listed building or its setting, the Local Planning Authority (LPA) shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Likewise, Section 72 of this act has special regard to conservation areas and places a duty on the council to ensure the character and appearance of the area is protected and enhanced. Moreover, development which will affect a Scheduled Ancient Monument or its setting must under Part 1, 3(1) of the Ancient Monuments and Archaeological Areas Act 1979

seek approval from the Secretary of State prior to the execution of any class or description specified in the act.

- 2.8 As noted in the policies above there is a clear motive to ensuring the design of development is inclusive and in keeping with the character and identity of the local area, as such considerable importance and weight will be given to the desirability to preserve the building and its setting of heritage assets. A design and historic assessment will be carried out as below:

<i>Does the proposed development respect and accord to the established local character?</i>	<b>YES</b>
<i>Is the proposed development acceptable within the street scene or when viewed from public vantage points?</i>	<b>YES</b>
<i>Is the proposed development acceptable and policy compliant?</i>	<b>YES</b>

- 2.9 The design and access statement describe the application site as being "located between the Grade II\* listed Curfew Tower and the public highway which borders the large open green space known as Abbey Green". This area forms part of the Abbey and Barking Town Centre Conservation Area and home to Barking Abbey a Scheduled Listed Monument.

- 2.10 As stated by Historic England Barking Abbey was a "Benedictine Abbey built to sustain a community of religious women. Nunneries were established by most of the major religious orders of the time... It is known from documentary sources that at least 153 nunneries existed in England, of which the precise location of only around 100 sites are known... Despite damage and disturbance in the past the remains of the Benedictine Abbey at Barking survive well". As such the site has been designated a Scheduled Ancient Monument as it holds "considerable historic interest as one of the most powerful and influential nunneries during the medieval period". Regarding, Curfew Tower Historic England notes this is a "15th Century gate with upper chapel, known as the Fire Bell Gate... although it excluded from the scheduling and is a Grade II\* listed building".

- 2.11 This application seeks permission for public realm and landscape improvements to the 800sqm of land which sits in front of Curfew Tower and the highway. As stated in the design and access statement the proposals seek to use the principles of setting, legibility and place, interpretation, and accessibility to create an "interesting, safe and calming location to relax". The proposal will link Curfew Tower with the western end of East Street by removing the existing clutter and creating a new more attractive public space. This will create a new continuous viewpoint from East Street up to Curfew Tower. The central walkway will run from the base of Curfew Tower right up to the highway. This will be 29 metres long and 3.38 metres wide. As shown on the landscape design a bronze model and plinth of the Abbey and other selected buildings will be located within this walkway. This will be 0.97 metres high and 0.97 metres deep and. The materials used will include reused Yorkstone and granite setts. The area directly adjacent to the north and south of the central walkway benches will be provided for visitors to rest and relax. This area will be 18.3 metres wide and 3.48 metres deep on the northern side and 15.01 metres wide and 3.41 metres deep on the southern side. The material used in this part will include Marshalls Scoutmoor Yorkstone Setts. To the east and west of this section new granite paving will be introduced to match the existing paving which leads into this area. This will link the application site to the car park to the north and Abbey Green to the south. Lastly, the areas directly behind the location of the proposed benches will a green buffer which separates this seating area from the vehicular car park/ road directly adjacent to the site. Consultation with the urban design officer has highlighted how the proposed development successfully enhances the "prominence of Curfew Tower using simple geometry and rationalisation of elements to create an inviting space and a clear legible pedestrian route". Officers are in agreement with this as they consider the proposed development to compliment the surrounding area and significantly enhance the setting of the Grade II\* listed building and Scheduled Ancient Monument as this public space will be improved making it more attractive and usable. Similarly, it will reconnect these sites with East Street as it creates a continuous view which will connect Curfew Tower to the road.

- 2.12 As shown on google maps there are currently trees blocking this linearity. The proposal seeks to remove these which is welcomed as a positive improvement to the legibility between Curfew Tower and East Street. It was noted on the design and access statement the Arboricultural officer had concerns that the proposal would result in the removal of healthy trees. Nonetheless, in addition to the improved legibility this will allow new semi-mature native species will be planted in the green buffers to replace those which have been removed, as such on balance the proposal is considered to have an acceptable impact on biodiversity of the site. Therefore, officers consider the use of soft landscaping acceptable at this location as it will improve the setting of the public space and provide a degree of separation between the new public space and the existing car park adjacent and opens up the space making it more inviting and attractive for visitors to sit and enjoy.
- 2.13 Regarding hard landscaping, due to the nature of the site being of historical importance it would be expected that materials, lighting and street furniture used respect and reflect the existing character to prevent the redevelopment altering the appearance and setting of Curfew Tower. As noted on the design and access statement the materials used will include yorkstone and granite, Likewise, drawing FOC0544-03-102 shows the kerbs layout to be primarily finished with granite. These materials can already be found at the application site and the proposal seeks to reuse the existing stone where possible. In addition, three types of lighting will be introduced: these include up lighting for the base of Curfew Tower, graze floor lighting for the central walkway and a duo lighting CCTV column which will sit on the existing pavement. Consultation with the urban design officer notes that the use of materials at this location is considered acceptable as it reflects the existing materials on site and contributes to providing a 'heritage feel' to the site. Nonetheless, the park development officer felt the use of a combination of new and old materials would give the development a modern look which would not be in keeping with the paving treatment in front of the nearby church and school. Officers have taken these points into consideration and believe that the use of York stone and granite to be acceptable here, nonetheless, whilst the proposed paving treatments may be finished differently, they will weather and age in the same way, as such officers do not consider the use of materiality to detract from the appearance and character of Curfew Tower.
- 2.14 The Landscape Design Report notes the proposed street furniture to be FalcoLinea Seat wooded benches with an under skirt, bollards to match retained bollard specification, Marshalls Gee Litter Bins and bronze model plinth and abbey. Whilst the proposed use of street furniture at this location is welcomed concerns have been raised by the park development officer that the proposed furniture does not provide the site with a 'heritage feel'. Similarly, the access officer note that the proposed furniture must be contrasting in colour and the plinth accessible via braille or raised wording. Officers agree with the above consultees and note that the design and character of the proposed street furniture is important to ensure that the development does not detract from the historic character of the area. As such a condition will be placed on this scheme requiring details of street furniture to be submitted to the council prior to implementation to ensure the development does not detract from the character of the local area.
- 2.15 In regard to lighting, Officers consider the introduction of new lighting to significantly benefit the site as it will improve the safety of the site and make it more attractive in the dark positively contributing to the setting of the heritage sites. Nevertheless, limited details regarding lighting design were submitted with the proposal. Concerns raised by the street lighting officer note that there is a risk that the proposed development could be underlit or over lit. This would significantly impact the character and setting of the historical monument. Additionally, the design out crime officer held concerns over how they will encourage natural surveillance and activity. Therefore, a condition will be placed on the application which will require the applicant to submit a lighting design scheme to the local planning authority prior to work commencing.
- 2.16 Finally, as noted on the governments flood risk map the application site has a medium risk of surface water and very low risk of flooding from rivers and seas. This means the application site is at medium risk of flash flooding. The applicant did not provide details of their water strategy at the time of submission, however, more recent details of a proposed drainage scheme they wish to install beneath the granite and yorkstone was provided by email on 25.06.2020. The drainage officer agreed to the proposal subject to there not being any sub-surface utilities. The applicant confirmed there would be, as such a drainage condition will be placed on the scheme to ensure the development provides an adequate drainage strategy.

- 2.17 Overall, officers consider the proposal to be welcomed at this location as it will improve the appearance and setting of the Scheduled Ancient Monument, Grade II\* Listed Building and Abbey and Barking Town Centre Conservations Area. The proposal will positively enhance the character of the local area by drawing out the history of the site whilst simultaneously respecting the existing character and design. Therefore, the design of the proposal is considered to have an acceptable impact on heritage assets of the site and the conservation area as such it accords with section. 66 and section 72. of the Planning (Listed Buildings and Conservation Areas) Act 1991 (as amended); Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the development policies.
- 2.18 The Inspector of Monuments at Historic England was contacted in regard to this application and confirmed that the Secretary of State for Digital, Culture, Media and Sport was agreeable to the works and Scheduled Monument Consent has been granted for the proposal in line with section 2 of the Ancient Monuments and Archaeological Areas Act 1979 (as amended).

### **3.0 Impacts to neighbouring amenity:**

- 3.1 The NPPF, The London Plan Policies 7.1, 7.4, 7.6, and 7.15, draft London Plan Policies GG1, GG3 and D14, all have relevance to the importance of quality development which addressing neighbouring amenity and avoiding unacceptable impacts.
- 3.2 Policy BP8 of the Borough Wide DPD seeks to protect residential amenity, by ensuring new developments including conversions, do not expose existing and proposed occupiers to unacceptable levels of pollution that may arise. This includes noise, smoke, fumes, refuse and/ or lighting during construction and occupation. This is supported by policies SP4, DM11 and DM25 of the Draft Local Plan.
- 3.3 The proposal will involve improvements to the public realm around Curfew Tower, as such, works will only include ground works and will not involve the construction of any new buildings, as such Officers consider the proposal to have acceptable impact on neighbouring amenity in accordance with the development policies.

### **Conclusions:**

The proposed development will positively enhance the quality of public space whilst simultaneously improving the appearance and legibility of Curfew Tower without detracting from the historical significance of the site.

## Appendix 1:

<b>Development Plan Context:</b> The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:	
<i>National Planning Policy Framework (NPPF) (MHCLG, Feb 2019)</i>	
The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)	Policy 7.5 Public Realm  Policy 7.18 Protecting Open Space and Addressing Deficiency  Policy 7.19 Biodiversity and Access to Nature  Policy 7.1 Lifetime Neighbourhoods  Policy 7.4 Local Character  Policy 7.6 Architecture  Policy 7.2 An Inclusive Environment  Policy 7.8 Heritage Assets and Archaeology  Policy 7.9 Heritage-led Regeneration  Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.	
Draft London Plan - Intend to Publish version December 2019	Policy G1 Green Infrastructure  Policy G4 Open Space  Policy D4 Delivering Good Space  Policy D5 Inclusive Design  Policy HC1 Heritage Conservation and Growth  Policy GG3 Creating a Healthy City  Policy GG1 Building Strong and Inclusive Communities  Policy D14 Noise
Local Development Framework (LDF) Core Strategy (July 2010)	Policy CM3 Green Belt and Public Open Spaces

	<p>Policy CP2 Protecting and Promoting our Historic Environment</p> <p>Policy CP3 High Quality Built Environment</p>
<p>Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)</p>	<p>Policy BR3 Greening the Urban Environment</p> <p>Policy BP11 Urban Design</p> <p>Policy BP2 Conservation Area and Listed Buildings</p> <p>Policy BP8 Residential Amenity</p>
<p>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</p>	
<p>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019)</p>	<p>Policy SP5 Enhancing our Natural Environment</p> <p>Policy DM18 Protecting and Improving Parks and Open Spaces</p> <p>Policy DM19 Urban Greening</p> <p>Policy DM20 Nature Conservation and Biodiversity</p> <p>Policy DM22 Trees</p> <p>Policy SP4 Delivering High Quality Design in the Borough</p> <p>Policy DM11 Responding to Place</p> <p>Policy DM14 Conserving and Enhancing Heritage Assets and Archaeology</p> <p>Policy DM25 Managing nuisance</p>



**Appendix 2:**

<b>Relevant Planning History:</b>			
<i>Application Number:</i>	N/A	<i>Status:</i>	N/A
<i>Description:</i>	N/A		

### Appendix 3:

The following consultations have been undertaken:

- LBBB Urban Design Officer
- LBBB Park Development
- LBBB Street Lighting
- Design Out Crime
- LBBB Lead Local Flood Authority
- LBBB Access Officers
- Historic England (Scheduled Monument)
- Historic England (Greater London Archaeological Advisory Service)

Summary of Consultation responses:		
Consultee and date received	Summary of Comments	Officer Comments
Design Out Crime- 16th June 2020	<p>The capacity of the proposed semi-public communal seating/ planters needs to be proportionate and grouped where possible in smaller hubs</p> <p>Wooded/landscaped aspect could become a vulnerability and may offer shelter for rough sleepers, beggars etc. if not designed well. This aspect must be as open as possible and supported with lighting to BS 5489, to aid natural surveillance and encourage activity.</p> <p>External furniture such as benches and planters should be of robust vandal and graffiti resistant design. Furniture should also be securely fixed</p> <p>Clear legible signage indicating the location and key aspects of the locality with such signage informing visitors that CCTV is active.</p> <p>A security condition is recommended</p>	<p>Issues relating to designing out crime are assessed in section 2.14 and 2.15 of this report.</p> <p>A security condition has been included.</p>
Historic England- Scheduled Monument Consent- 12.06.2020	No objections- Secretary of State is agreeable for the works to proceed subject to conditions. Scheduled Monument Consent is hereby granted under Section 2 of the 1979 Act for the works described in paragraph 1.	
Greater London Archaeological Advisory Service's- 16.06.2020	No comment raised.	
Parks Development Officer	Overall layout and idea are excellent there are concerns that the design will unduly change the character of the plan area	<p>This has been discussed in section 2.13, 2.14 and 2.15 of this report.</p> <p>A condition relating to lighting and street furniture will be placed on this scheme.</p>

	<p>making it distinct from the rest of Abbey Green.</p> <p>Some of the boundaries are essentially random</p> <p>Bulk of the area will be clad in new paving. There is limited reuse of some of the existing random sized York stone. Paving will stand out in contrast to the rest of the paved areas at the front of the church and school.</p> <p>Object to the proposed paving treatment. The use of granite and modern finished stone paving should be minimised and only used when necessary</p> <p>Bins should be 'heritage design'</p> <p>The proposed seat with a hidden skirt is not ideal as it provides an area for hidden rubbish</p> <p>No need for grazing floor lighting as this will affect wildlife, avoid another note of urbanised modernity and to avoid maintenance costs and effects. 'Heritage' pattern pillars like the ones already present in the churchyard would be suitable.</p> <p>Grass area by the carpark needs to be protected against vehicle intrusion</p>	
<p>Street Lighting- 16.06.2020</p>	<p>None of the chosen products has UMSUG codes so we cannot add it to our unmetered supply.</p> <p>Inground equipment is fine if it can be metered and wited however all equipment is subject to water damage and missing which is a big maintenance liability.</p> <p>There is no publication of the colour temperature selected for this project</p> <p>DQ Windsor colours are aluminium and not suitable for dual mounted CCTV attached.</p> <p>There is no lighting design</p>	<p>Applicant has been in discussion with the street lighting officers regarding the design proposal. They note they have come to an agreement; however, additional time will be required to write up a new scheme.</p> <p>A condition regarding lighting will be placed on the scheme.</p>

<p>Access Officers- 17.05.2020</p>	<p>Street furniture and seating must provide suitable contrast</p> <p>Bronze statue and associated plinth must provide suitable contrast</p> <p>If there is text on the plinth can it be raised and/or in braille</p> <p>Ensure uplighters are positioned at an angle so they are not pointing directly upwards towards users.</p>	<p>A condition relating to lighting and street furniture will be placed on the scheme to ensure that they contribute to providing an accessible development.</p>
<p>Urban Design Officer - 16.06.2020</p>	<p>The design principles of Setting, Legibility and Place, Interpretation and Accessibility are appropriate and supported</p> <p>Landscaping strategy is based on visual 'framing cone' to enhance the prominence of the Curfew Tower using a simple geometry and rationalisation of elements</p> <p>The creation of inviting gathering space- the balance of hard and soft landscaping elements appears well considered with planted areas forming a green buffer screening the central seating area from the vehicular routes.</p> <p>Removal and replanting of existing trees which directly impede views of the tower have been removed to improve the legibility of the space and visual connection with East Street.</p> <p>Materials used creates a subtle delineation between pedestrian/vehicular movement routes. It is important furniture/ lighting retain a heritage 'feel'</p> <p>The proposed development will significantly enhance the setting of an important heritage assets, the design responds sensitively to the site and the surrounding context.</p>	
<p>Drainage Officer- 03.07.2020</p>	<p>Permeable Surfaces could be utilised on the hard landscaping areas.</p>	<p>This is discussed in section 2.16 of this report.</p> <p>A condition relating to drainage will be placed on the scheme.</p>

**Appendix 4:**

<b>Neighbour Notification:</b>	
<b>Date of Neighbour Letters:</b>	26.05.2020
<b>Number of neighbouring properties consulted:</b>	5
<b>Number of responses:</b>	0

## Appendix 5:

### Conditions & Informatives:

#### **Conditions:**

##### 1. Statutory Time Limit - Planning Permission

The development hereby permitted shall be commenced before the expiration of THREE YEARS from the date of this permission.

*Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).*

##### 2. Development in accordance with Approved Plans

The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:

- FOC0544-03-001 Initial Landscape Works Dated 30-03-2020
- FOC0544-03-100 Landscape GA Dated 30-03-2020
- FOC0544-03-101 Landscape GA and Levels Dated 30-03-2020
- FOC0544-03-102 Kerbs Layout Dated 30-03-2020
- FOC0544-03-200 Landscape Sections Dated 30-03-2020
- FOC0544-03-300 Typical details Paving Details Dated 30-03-2020
- FOC0544-03-301 Typical details, Kerb types Dated 30-03-2020
- FOC0544-03-340 Tree Pit Detail Dated 30-03-2020
- LN027-PP-1A-002 Block Plan Dated April 2020
- LN027-PP-1A-00 Location Plan Dated April 2020
- FOC0544-03-600 Landscape Design Report Dated March 2020
- Design and Access Statement Dated April 2020

No other drawings or documents apply.

*Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s) to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.*

#### ***Prior to all works/commencement Conditions***

*Signed agreement must be received on these conditions prior to presentation to Committee*

##### 3. Lighting

No above ground development shall commence until a scheme showing the provisions to be made for external lighting has been submitted to and approved in writing by the Local Planning Authority. The lighting 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, page 25 of the guide, relating to Environmental Zone E2 Low district brightness areas-Rural, small village or relatively dark urban locations. The development shall not commence 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 the interests of security and safety, to avoid light pollution and safeguard neighbouring amenity and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document*

#### 4. Security

The proposed development shall achieve security standards (based on Secured by Design principles) to the satisfaction of the local authority & Metropolitan Police, details of which shall be provided to the Local Planning Authority for its written approval prior to the first use of the approved development. All security measures applied to the approved development shall be permanently retained thereafter.

*Reason: To ensure safe and secure development and reduce crime.*

#### 5. Drainage

No development shall commence until a Surface Water Drainage Scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

*Reason: The Drainage Scheme is required prior to commencement of development in order to reduce the risk of flooding and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document and policy 5.13 of the London Plan.*

#### **Prior to above ground works Conditions**

#### 6. Street Furniture

Prior to the completion of the development details of all street furniture to be used within the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved furniture.

*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.*