

To: **Mr And Mrs B Rankin And Rotty Investments Ltd**
c/o Mr Robert Shreeve
Robert Shreeve Associates Ltd
Stable Office
Furnace Farm
Furnace Lane
Lamberhurst TN3 8LE

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

**GRANT OF PERMISSION TO DEVELOP
LAND SUBJECT TO CONDITIONS**

Reference Code :
17/01246/FUL

TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at :

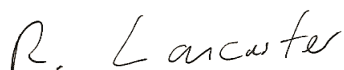
Land Adj
98 Milton Road
Belvedere
Kent

For Erection of a part two/part three storey building comprising 7 x 2 bedroom flats with the provision of 7 car parking spaces, 2 bicycle spaces per dwelling, private and communal amenity space provision and refuse/recycling facilities.

Referred to in the application for permission for development received on 31st May 2017.

SUBJECT TO THE CONDITIONS as attached.

Date of Decision: 16th November 2017



Head of Development Management

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES ATTACHED

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be begun within 3 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 by the Planning and Compulsory Purchase Act 2004) .

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, being Drawing No(s) RS16.21.SP01,BP02, PL03A and PL04A and any approval granted subsequently pursuant to this permission.

Reason: To prevent any unacceptable deviation from the approved plans.

- 3 Before the commencement of the development details of facilities for electric vehicle charging points, in accordance with London Plan Standards, shall be submitted to and approved in writing by the Local Planning Authority and once approved shall be fully implemented in accordance with those details before the development hereby permitted is first brought into use.

Reason: In the interests of minimising the environmental impact of the scheme

- 4 Before development is commenced a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for the external walls and roofs of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity.

- 5 No development shall take place until such time that access to the site from Milton Road is secured to the satisfaction of the Local Planning Authority. Such details shall be submitted to and approved in writing by the Local Planning Authority and shall include:
- legal rights of access (both vehicular and pedestrian);
 - The layout, design, drainage and specification including surfacing materials, landscaping and retaining structures for the access road;
 - The design and specification of the proposed safety barrier at the entrance to the site.

The development shall not be occupied until the access and safety barrier have been constructed in accordance with the approved details. It shall be maintained thereafter in good condition.

Reason: In the interests of highway safety.

- 6 Prior to the commencement of the development a demolition/construction methodology to cover the following points shall be submitted to and approved in writing by the Local Planning Authority.

- I. Proposed demolition and construction methods and techniques (including the avoidance of burning on site and vehicle movements);
- II. Proposed days/hours of work;
- III. Means of minimising dust and similar emissions, in accordance with Air Quality: Best Practice Guidance - The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (published by the Greater London Authority, July 2014); Proposed means of minimising the noise and vibration (including any piling), and compliance with BS 5228;
- IV. Proposed construction site lighting;
- V. Contact arrangements for the public (i.e. 'out of hours' telephone numbers for named contacts);
- VI. Details of the proposed arrangements for the parking of cars and continued access to their properties during the resurfacing works on the access road; and,
- VII. Details of a safety barrier separating construction vehicles from pedestrians along the full length of the eastern edge access road to the site and across the adjacent stairs.

The agreed construction methodology shall be implemented during the implementation of the development works hereby approved.

Reason: To protect residential amenity during the demolition and construction stages of the development.

- 7 Details of the proposed building foundation design informed by a slope stability report shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is first commenced. The works shall be carried out in full accordance with the approved details, prior to occupation of any dwelling.

Reason: In the interests of public safety.

- 8 Before the development hereby approved is first commenced details of the required measures to conform with the Secured by Design Accreditation scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to occupation of any dwelling and maintained as such at all times.

Reason: To ensure that a safe and secure development is provided.

- 9 Before any of the development hereby permitted is first occupied a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the development is occupied, and shall thereafter be maintained for five years to the satisfaction of the Local Planning Authority. Trees and shrubs which die during this period shall be replaced.

Reason: In the interests of the amenities of the locality.

- 10 Before the development hereby permitted is first occupied details of all fences and walls to the site boundary shall be submitted to and approved by the Local Planning Authority. These details as approved shall be undertaken before the development hereby approved is first occupied and maintained as such at all times.

Reason: In the interests of the visual amenities of the area.

- 11 Notwithstanding the approved plans, details of arrangements for storage of refuse and recycling (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority and the approved arrangements shall be completed before any part of the development is first occupied, and permanently maintained thereafter.

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Reason: To secure a satisfactory overall integration of development.

- 12 Notwithstanding the approved plans, details of arrangements for cycle storage (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority and the approved arrangements shall be completed before any part of the development is first occupied, and permanently maintained thereafter.

Reason: To secure a satisfactory overall integration of development.

- 13 Details of balcony privacy screens shall be submitted to and approved in writing by the Local Planning Authority. The approved screens shall be installed prior to the first occupation of the units hereby approved.

Reason: In the interests of the amenities of neighbouring occupiers

- 14 The hall windows on the western elevation of the building hereby approved shall be glazed and maintained at all times with obscure glass.

Reason: To protect the amenities and privacy of the adjoining properties.

- 15 Details of the proposed oriel windows on the ground and first floor northern elevation shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before first occupation of the unit and maintained as such at all times.

Reason: In the interests of the amenities of the neighbouring occupier

- 16 All secondary kitchen/living/dining windows on the southern flank elevation of the building shall be high level having a cill height 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining properties.

- 17 No further windows or openings shall be formed in the northern or southern elevations of the building without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring properties.

- 18 The access to the site shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason: In the interests of highway safety.

- 19 The development hereby approved shall be undertaken in accordance with the VKHP Consulting's Surface Water Drainage Strategy report (Ref: PSB/ATB/276917).

Reason: In the interests of Sustainable drainage and to accord with London Plan Policy 5.13

- 20 All of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4 (2) Category 2: Accessible and adaptable dwellings (2015 edition).

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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 ensure that the development provides (or can be adapted to provide) satisfactory accommodation for people whose mobility is impaired, and to accord with London Plan Policy 3.8 'Housing choice'.

21 Before occupation of each dwelling, that dwelling shall comply with Building Regulations Optional Requirement Approved Document G2 - Water efficiency (2015 edition).

Before occupation 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 comply with London Plan Policy 5.15.

22 Prior to the first occupation of the development hereby approved, details of a scheme for external lighting (including a maintenance plan) shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed and operational prior to the first occupation of the development, and shall be maintained as such thereafter.

Reason: In the interests of safety.

INFORMATIVES :-

1 To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council's website. A pre-application advice service is also offered and encouraged. Whilst the applicant did not use this facility, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant. This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.

2 The applicant should be aware that this development is liable for both the Mayoral Community Infrastructure Levy and the London Borough of Bexley's Community Infrastructure Levy (CIL). Before the implementation of this planning permission someone will need to assume Liability for any CIL Charge for the development. Therefore the Council's CIL Administration Officer should be contacted at the earliest opportunity, to discuss what is required and to ensure that the correct process is followed. Contact in the first instance can be made by email to DevelopmentControl@bexley.gov.uk or by telephone to 020 3045 5912.

Please note: - any failure to follow the correct process can lead to surcharges being applied to any CIL Charge due and subsequent legal proceedings can be taken including the issuing of a CIL Stop Notice.

3 The implementation of this planning permission will require the naming of a new road or building, and or the assignment of a postal number(s). The Council, as the Local Street Naming and Numbering Authority, are responsible for approving new road names, assigning postal numbers and entering the information on the National Land & Property Gazetteer, a national database of address information. An application must be submitted to the Council at the earliest opportunity, to ensure that any new name(s) and/or number(s) are assigned before the development is occupied. A fee will be required for this service (see Bexley Council's web site

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for details or telephone 0203 045 5732).

Please note: - the use of an address without the sanction of the Council is unlawful and may be subject to legal proceedings.

4 Thames Water should be consulted regarding any new sewer connections, sewer capacities, new water supplies and new water meters.

5 In view of the nature of the development proposed, the applicants are strongly advised to discuss the fire precautions to be implemented as part of the development including the use of a sprinkler system and hard wired smoke alarms with the Council's Building Control Manager (Tel 020 3045 4341).

6 The applicant is advised to discuss the Design Manual Road and Bridge Works (DMRB) Agreement in Principle (AIP) approval procedures and any licensing requirements under section 167 of the Highways Act 1980, regarding the construction of the car park area retaining walls, with the Council's Structures and Highway Authority teams.

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