

To: **Uplift Developments Limited**  
**c/o Mr Mark Batchelor**  
**4TY Planning Limited**  
**Second Floor**  
**Brocas House**  
**102A High Street**  
**Eton**  
**Windsor**  
**SL4 6AF**

**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 :  
**25/00147/FULM**

**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 :

176 Slade Green Road  
Erith  
Kent  
DA8 2JF

For Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Drawings) for planning permission Ref: 23/01307/FULM for the demolition of existing buildings and construction of four storey building providing 44 residential units and lower ground parking accessed via Bridge Road, to make the following amendments: removal of basement car park, addition of rooftop plant within acoustic enclosure, and changes to landscaping

Referred to in the application for permission for development received on 24th January 2025.

**SUBJECT TO THE CONDITIONS** as attached.

**Date of Decision: 15th August 2025**



**Matthew Norwell**  
**Director of Place**

## CONDITIONS AND REASONS

That the Committee resolve to GRANT planning permission subject to following Deed of Variation of signed s106 under 23/01307/FULM:

- a. Carbon Offset contribution of £14,295, replacing the previously secured contribution of £6,112.
- b. Any other planning obligation(s) considered necessary by the Head of Development Management

That the Head of Development Management is delegated authority to negotiate the legal agreement summarised above. If by 3 months from the date of the Planning Committee resolution the legal agreement has not been completed, the Head of Development Management is delegated authority to refuse planning permission (where he considers it expedient to do so).

- 1 The development hereby permitted shall be begun not later than three (3) years beginning with the date on which the permission was granted which is 19 April 2024.

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) to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall only be carried out in accordance with the following approved plans and documents:

Plans:

3254-ACA-XX-00-DR-A-1802 revP1: Existing ground floor plan, nos. 176-178  
3254-ACA-XX-01-DR-A-1803 revP1: Existing first floor plan, nos. 176-178  
3254-ACA-XX-00-DR-A-1804 revP1: Existing main building ground floor plan  
3254-ACA-XX-00-DR-A-1805 revP1: Existing pop-in centre ground floor plan  
S22/8855/02: Existing street elevation  
S22/8855/03: Existing street elevation  
S22/8855/04: Existing street elevation  
3254-ACA-XX-OU-DR-A-1076 revP1: Flat type 03 before adaptation  
3254-ACA-XX-ZZ-DR-A-1077 revP1: Flat type 17 before adaptation  
06-1114-301 rev P03: General arrangement (landscaping)  
3254-ACA-XX-XX-DR-A-2101 revP2: East elevation- proposed  
3254-ACA-XX-OU-DR-A-1051 revP2: Flat type 01  
3254-ACA-XX-OU-DR-A-1052 revP2: Flat type 02  
3254-ACA-XX-OU-DR-A-1052 revP1: Flat type 02  
3254-ACA-XX-OU-DR-A-1053 revP1: Flat type 03  
3254-ACA-XX-ZZ-DR-A-1054 revP1: Flat type 04  
3254-ACA-XX-ZZ-DR-A-1055 revP1: Flat type 05  
3254-ACA-XX-OU-DR-A-1056 revP1: Flat type 06  
3254-ACA-XX-OU-DR-A-1057 revP1: Flat type 07  
3254-ACA-XX-OU-DR-A-1058 revP1: Flat type 08  
3254-ACA-XX-ZZ-DR-A-1059 revP1: Flat type 09  
3254-ACA-XX-ZZ-DR-A-1060 revP1: Flat type 10

3254-ACA-XX-ZZ-DR-A-1061 revP1: Flat type 11  
3254-ACA-XX-ZZ-DR-A-1062 revP2: Flat type 12  
3254-ACA-XX-ZZ-DR-A-1063 revP2: Flat type 13  
3254-ACA-XX-ZZ-DR-A-1064 revP1: Flat type 14  
3254-ACA-XX-ZZ-DR-A-1065 revP1: Flat type 15  
3254-ACA-XX-ZZ-DR-A-1066 revP1: Flat type 16  
3254-ACA-XX-ZZ-DR-A-1067 revP1: Flat type 17  
3254-ACA-XX-ZZ-DR-A-1068 revP1: Flat type 18  
3254-ACA-XX-ZZ-DR-A-1069 revP1: Flat type 19  
3254-ACA-XX-02-DR-A-1078 revP1: Flat type 19 before adaptation  
3254-ACA-XX-03-DR-A-1070 revP1: Flat type 20  
3254-ACA-XX-03-DR-A-1071 revP1: Flat type 21  
3254-ACA-XX-03-DR-A-1072 revP1: Flat type 22  
3254-ACA-XX-03-DR-A-1073 revP1: Flat type 23  
3254-ACA-XX-03-DR-A-1074 revP1: Flat type 24  
3254-ACA-XX-ZZ-DR-A-1075 revP1: Flat type 25  
3254-ACA-XX-XX-DR-A-2102 revP2: Proposed north elevation  
3254-ACA-XX-XX-DR-A-3003 revP2: Long section, north-south  
3254-ACA-XX-XX-DR-A-3001 revP2: Short section, east-west  
3254-ACA-XX-XX-DR-A-2103 revP2: Proposed south elevation  
3254-ACA-XX-XX-DR-A-2104 revP2: Proposed west elevation  
3254-ACA-XX-OL-DR-A-1801 revP1: Site location plan  
3254-ACA-XX-OL-DR-A-1202 revP2: Lower ground floor-general arrangement  
3254-ACA-XX-OU-DR-A-1203 revP2: Upper ground floor-general arrangement  
3254-ACA-XX-01-DR-A-1204 revP2: First floor plan- general arrangement  
3254-ACA-XX-02-DR-A-1205 revP2: Second floor plan- general arrangement  
3254-ACA-XX-03-DR-A-1206 revP2: Third floor plan- general arrangement  
3254-ACA-XX-04-DR-A-1207 revP2: Roof plan- general arrangement  
3254-ACA-XX-01-DR-A-1112 revP3: First floor plan: detailed layout  
3254-ACA-XX-02-DR-A-1113 revP3: Second floor plan: detailed layout  
3254-ACA-XX-03-DR-A-1114 revP3: Third floor plan: detailed layout  
3254-ACA-XX-OL-DR-A-1109 revP1: Ground floor plan- General arrangement  
3254-ACA-XX-OL-DR-A-1110 revP3: Lower ground floor plan- detailed layout  
3254-ACA-XX-04-DR-A-1115 revP3: Roof plan: detailed layout  
3254-ACA-XX-OU-DR-A-1111 revP3: Upper ground floor plan- detailed layout  
SK07: Proposed highway improvements  
3254-ACA-XX-XX-DR-A—7001 revP1: Detail 01  
3254-ACA-XX-XX-DR-A—7002 revP1: Detail 02 S22/8855/01: Topographical survey  
BR/TSP/2130-01: Tree survey plan  
BR/TPP/2130-02: Tree protection plan  
Stopping up order land drawing

#### Documents:

Arboricultural report: Sylvanarb, Dec 2024  
Outline Construction Logistics Plan: Yes Engineering Group Ltd., May 2023.  
Biodiversity net gain covering letter: Greenlink ecology Ltd.: Jan 2025  
Design and Access Statement: aca studios, May 2023  
Design and Access Statement: aca studios, Jan 2025  
Drainage strategy: Lustre consulting, May 2023  
Sustainability & energy statement: bluesky unlimited, Jan 2025  
Urban greening factor calculation: enplan (undated)  
Delivery & servicing plan: Yes Engineering, May 2023  
Fire statement: BB7, Jan 2024  
Flood risk assessment: Lustre consulting, Dec 2024  
Phase 1 Desk Study: Lustre, Dec 2024  
GLA carbon reporting spreadsheet

Noise assessment: Lustre consulting, March 2023  
Thermal modelling / overheating report: Queensberry design Ltd., May 2023.  
Biodiversity net gain calculation  
Secure by design review: Alan Camp Architects, November 2022  
Schedule of areas

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

- 3 A. No above-ground development may be commenced until a detailed schedule and specification, supplied via good-quality colour PDF and keyed to elevational drawings, of the materials and finishes to be used, has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- All the included varieties of brickwork (including bonding and mortar);
- Cladding;
- Windows and doors (including reveals and frames);
- Soffits;
- Balcony railings and privacy screens;
- Canopies;
- External guttering;
- Roofing edging material
- Details of all rooftop structures including flues, satellite dishes, plant, lift overruns, cleaning cradles;
- Noticeboards / signage
- Gates
- Plant enclosures

The development shall be carried out and retained in accordance with the approved details.

Reason: To ensure the satisfactory external appearance of the development.

- 4 Prior to first occupation of the development, full details of noise mitigation measures (acoustic glazing and acoustically attenuated ventilation and balcony screening) shall be submitted to and approved in writing by the Local Planning Authority. The scheme of mitigation measures shall achieve internal noise levels in accordance with the recommendations of BS8233:2014; 'Guidance on sound insulation and noise reduction in buildings' and be in accordance with the specifications recommended in the Noise Assessment, dated 30/03/23 produced by Lustre Consulting Limited Reference: "4410\_AC\_1.0". The scheme approved by the Local Planning Authority shall be fully implemented and be maintained at all times.

Reason: To protect future occupants of the development from excessive external noise and to ensure that internal noise levels achieve the BS: 8233 noise criteria.

- 5 Prior to commencement of the development (excluding demolition), a scheme for a Sustainable Drainage System in accordance with the Bexley sustainable Drainage Design and Evaluation Guide (2018) shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of:

- i. How reduction in surface water runoff to the greenfield runoff rate shall be achieved;
- ii. Calculations to demonstrate that the proposed system is fit for purpose, including correctly sized attenuation and surface water discharge rates;
- iii. Installation of petrol/oil interceptors as necessary;
- iv. Distribution of foul water flows into the surrounding sewer network as necessary;
- v. Installation of rainfall attenuation units for capturing and reusing water;
- vi. Information about the design storm period and intensity, the method employed to delay and control surface water discharged from the site and measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- vii. Include a timetable for its implementation; and
- viii. Provide a management and maintenance plan for the lifetime of the development.

B. The Scheme must demonstrate how the drainage hierarchy set out in London Plan Policy SI13 has been followed:

- 1st rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2nd rainwater infiltration to ground at or close to source
- 3rd rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4th rainwater discharge direct to a watercourse (unless not appropriate)
- 5th controlled rainwater discharge to a surface water sewer or drain
- 6th controlled rainwater discharge to a combined sewer.

C. The development shall only be carried out in accordance with the approved details.

Reason: To ensure that the site is sustainably drained. These details are required at an early stage to ensure the drainage measures are factored into the build process.

- 6 Prior to the commencement of development, a detailed Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:

- a. The location of notice boards on the site to include details of the site manager, including contact details (phone, facsimile, email, postal address) and 'out of hours' contact details;
- b. A strategy for the parking of vehicles of site operatives and visitors;
- c. A strategy for the loading and unloading of plant and materials;
- d. A strategy for the storage of plant and materials used in constructing the development;
- e. Details of days/hours of work and deliveries of construction materials;
- f. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
- g. Measures to be adopted to ensure that pedestrian access past the site on the public footpaths is safe and not (unduly) obstructed during construction works;
- h. Construction site lighting;
- i. Reasonable measures to be adopted, such as a restriction on the size of construction vehicles and machinery accessing the site, to minimise

any potential damage occurring to adjacent streets throughout the construction period;

j. Location of vehicle and construction machinery access during the period of site works including identification of any works necessary to the public highway necessary to provide a means of access during the construction and/or operation of the development;

k. Numbers and timing of truck movements throughout the day and the proposed routes broken down by size of trucks;

l. Vehicle holding areas;

m. Construction traffic routes;

n. Means of minimising noise and vibration (including any piling), and compliance with BS5228;

o. Procedures including wheel washing for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;

p. A Dust Management Plan, including details of mitigation measures for dust and emissions during demolition and construction along with a monitoring regime for the same 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); and,

q. A Demolition and Construction Site Waste Management Plan which includes details of managing demolition and construction waste having regard to the site waste hierarchy (prevention, reuse, recycling, recovery, safe disposal).

r. Location of workers' conveniences (e.g. toilets, showers); and,

s. Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

The development hereby permitted shall only be carried out in accordance with the approved details.

Reason: In order to ensure that the construction of the development is undertaken in a manner which minimises its' effect on the local environment. These details are required prior to commencement as they relate to the construction works.

- 7 Prior to the commencement of above ground works, details of the proposed electric vehicle charging points (EVCPs), including details of how they will be managed, managed shall be submitted to and approved in writing by the Local Planning Authority. The approved EVCPs, consisting of 35% active and 65% passive charging points, shall be installed prior to occupation and shall be maintained in accordance with the approved details thereafter.

Reason: In the interests of encouraging sustainable modes of transport.

- 8 No development shall commence until a stopping up order has been made in relation to the highway land indicated on the drawing 'Stopping Up Order Land', and the Council has approved any physical works required as part of the extinguishment of the highway rights to the same.

Reason: To ensure the site is unencumbered by highway rights. The stopping up order is required before commencement as it concerns highway rights.

- 9 Prior to the commencement of any works a scheme detailing the construction, layout, lighting, surfacing and drainage of the vehicle parking areas and the access thereto shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any unit the parking areas shall be provided in accordance with the approved details and shall be permanently maintained thereafter.

Reason: In the interest of highway safety and to ensure that adequate and satisfactory provision is made for the parking of vehicles within the site.

- 10 .A. Notwithstanding condition 2 of this permission, before first occupation of any part of the development hereby approved, a scheme for soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include:

- I. A planting plan;
- II. A written specifications (including cultivation and other operations associated with trees, plants and grass);
- III. A Schedule of plants and trees, setting out the species, sizes, numbers/densities and soil volume and soil type/quality;
- IV. A programme setting out how the plan will be put into practice including measures for protecting plants and trees for the operational phase of the development;
- V. Detailed pit construction and planting methodology for all planting;
- VI. All Plants should adhere to Government biosecurity recommendations -as outlined in the Arboriculture Association's 'Biosecurity guidance: notes2' - or Government approved/ adopted documentation, which supersedes this; and,
- VII. If an engineered solution (e.g. soil cells or structured soils) for planting is required, the detailed specification and mythology for the system to be used.

The new planting shall be carried out in the first planting and/or seeding season following the first occupation of the buildings or the practical completion of the development, whichever is the sooner. The new planting shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development.

C. Any trees, plants or shrubs, which, within a period of five years from the practical completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species to those originally planted.

D. The approved landscaping scheme shall be maintained in accordance with the approved maintenance plan in perpetuity.

Reason: In the interest of the visual amenities of the locality and the amenity of future occupiers of the development.

- 11 A. Notwithstanding condition 2 of this permission, before occupation of any part of the development hereby approved, a scheme for hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include:

- I. Finished levels, materials, any signage, furniture/sitting areas and a maintenance plan to demonstrate how the hard landscaping features will be repaired/replaced (as appropriate) over time;
- II. Specific detail of the facilities (including play equipment), landscaping, layout and design of the communal amenity/play space areas; and,
- III. All details of any fencing, gates, walls or other means of enclosure within the development.

The hard landscaping scheme shall be installed prior to first occupation of the development hereby approved and shall be maintained thereafter in accordance with the maintenance plan hereby approved.

Reason: In the interest of the visual amenities of the locality and the amenity of future occupiers of the development.

- 12 Prior to occupation, evidence that the Gold Secure by Design Award has been achieved shall be provided in writing to the Local Planning Authority.

Reason: In order to achieve the principles and objectives of Secured By Design to improve community safety and crime prevention.

- 13 Prior to first occupation of the development, details of arrangements for storage of refuse and recycling reflecting the collection system of the Borough of Bexley, shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be installed before the development is first occupied and shall be permanently maintained thereafter.

Reason: In order to provide correctly separated, labelled and adequate refuse storage facilities, to maximise recycling, and in the interests of the visual amenities of the area

- 14 Prior to first occupation of the development, evidence shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that at least 10% of the residential units have been built to Building Regulation requirement 'M4 (3) (a): Wheelchair user dwellings'.

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 with a wide range of needs.

- 15 Prior to the commencement of above-ground development, details of the green roofs designed for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The details shall include design, specification, installation, monitoring and maintenance plan.

The biodiverse intensive/extensive/brown roof(s) shall be:

- In accordance with the Green Roof Organisation Green Roof Code of best practice and buglife Creating a green roof best practice guide;
- biodiversity based extensive substrate base of varying depth up to 200mm in places to resist dry summers, with a depth above 80mm and an average depth of 130mm across the roof;
- laid out in accordance with plan 3254-ACA-XX-04-DR-A-1115 revP2: Roof plan;
- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum species coverage); and
- Incorporate biodiversity structures to provide additional habitat for invertebrates and other species.

The biodiverse green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiverse green roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.



Reason: In the interest of sustainable drainage and biodiversity.

- 16 The submitted Delivery and Servicing Plan shall be implemented from the first occupation of the development and shall be adhered to thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity and in the interests of highway safety.

- 17 Details of a scheme for the management of the parking areas shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development is first occupied and the parking areas shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by or on behalf of the Authority.

Reason: To ensure that adequate on-site car parking provision is provided at all times.

- 18 The cumulative noise rating levels from all fixed external plant shall be 5dB below the representative background level when measured at any nearby residential façade. Measurements shall be undertaken in accordance with the methodology specified in 'BS4142: 2014 +A1-2019: Methods for rating industrial and commercial sound'. Prior to the first operation of the plant/equipment, a detailed acoustic report prepared by a suitably qualified acoustician, demonstrating how the plant/machinery complies with this condition, shall be submitted to and approved in writing by the Local Planning Authority. All installed plant and acoustic attenuation measures shall be retained and maintained thereafter in accordance with the manufacturer's recommendations.

Reason: To protect the amenity of residential occupants

- 19 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLAs supplementary planning guidance Control of Dust and Emissions During Construction and Demolition dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: To comply with London Plan Policy SI 1 (Improving air quality) in the interests of maintaining local air quality. The Non-Road Mobile machinery must be registered prior to the commencement of development, as it is used in the demolition/construction process.

- 20 The site vehicular access and the access to the medical centre car park to the south shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays that 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.

- 21 The redundant vehicle crossovers in Slade Green Road shall be reinstated in accordance with details and/or a process submitted to and approved by the Local Planning Authority prior to the occupation of any unit.

Reason: In the interests of highway safety.

- 22 The arrangements for cycle storage indicated on the approved plans shall be provided before any part of the development is first occupied and shall be permanently maintained thereafter.

Reason: In order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car travel and ownership

### **PLEASE NOTE**

In dealing with this planning application, Bexley Council has worked with the applicant in a positive and proactive manner, in accordance with the requirements of paragraphs 186 & 187 of the National Planning Policy Framework, to seek solutions to problems where practicable. Detailed advice is available in the form of the Council's Development Plan as well as in the Mayor of London's and Bexley Council's Supplementary Planning Documents and Guidance. The Council also offers a full pre-application service that is available to all applicants to assist in formulating their proposals.

### **APPEALS**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or if granted subject to conditions, then you can appeal to the Secretary of State. More details of the time limits for appeals and how you go about appealing along with Purchase Notices can be found on the following websites:

<https://www.gov.uk/government/organisations/planning-inspectorate>

<https://www.planningportal.co.uk/info/200207/appeals>