**Conditions recommended for APP/G5180/W/24/334022 (LPA Planning Application Ref.** **21/05585/FULL1)**

**2-4 Ringers Road and 5 Ethelbert Road, Bromley, BR1 1HT**

**WITHOUT PREJUDICE**

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| **Suggested Conditions** |  |
| 1. **Time limit of 3 years** | The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.  Reason: As required by Section 91 of the Town and Country Planning Act 1990. |
| 1. **Drawing numbers** | Unless specified elsewhere in this decision, or otherwise agreed in writing by the Local Planning Authority, the development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:  Drawings:  18.085.100.00 Site Location Plan  18.085.100.01 Existing Site Plan  18.085.100.02 Existing and Proposed Block Plan  18.085.100.03 R6 Proposed Site Plan (Lower Ground Floor)  18.085.100.04 R7 Proposed Site Plan (Ground Floor)  18.085.100.05 R6 Proposed Site Plan (Typical Floor)  18.085.110.00 Existing Basement Floor Plan  18.085.110.01 Existing Ground Floor Plan  18.085.110.02 Existing First Floor Plan  18.085.110.03 Existing Second Floor Plan  18.085.110.20 Existing Street Elevations  18.085.200.00 R7 Block A - Proposed Lower Ground Floor Plan  18.085.200.01 R9 Block A - Proposed Ground Floor Plan  18.085.200.02 R6 Block A - Proposed 1st Floor Plan  18.085.200.03 R6 Block A - Proposed 2nd-3rd Floor Plan  18.085.200.04 R4 Block A - Proposed 4th-6th Floor Plan  18.085.200.05 R4 Block A - Proposed 7th-9th Floor Plan  18.085.200.06 R4 Block A - Proposed 10th-11th Floor Plan  18.085.200.07 R4 Block A - Proposed 12th Floor Plan  18.085.200.08 R4 Block A - Proposed 13th Floor Plan  18.085.200.09 R4 Block A - Proposed Roof Plan  18.085.200.20 R6 Block A - Proposed Elevation AA  18.085.200.21 R5 Block A - Proposed Elevation BB  18.085.200.22 R6 Block A - Proposed Elevation CC  18.085.200.23 R5 Block A - Proposed Elevation DD  18.085.210.00 R8 Block B - Proposed Lower Ground Floor Plan  18.085.210.01 R7 Block B - Proposed Ground Floor Plan  18.085.210.02 R5 Block B - Proposed 1st Floor Plan  18.085.210.03 R6 Block B - Proposed 2nd-4rd Floor Plan  18.085.210.04 R6 Block B - Proposed 5th-9th Floor Plan  18.085.210.05 R6 Block B - Proposed 10th Floor Plan  18.085.210.06 R6 Block B - Proposed 11th Floor Plan  18.085.210.07 R5 Block B - Proposed Roof Plan  18.085.210.20 R6 Block B - Proposed Elevation AA  18.085.210.21 R7 Block B - Proposed Elevation BB  18.085.210.22 R7 Block B - Proposed Elevation CC  18.085.210.23 R6 Block B - Proposed Elevation DD  18.085.220.00 R1 Proposed Section A-A'  18.085.220.01 R1 Proposed Section B-B'  18.085.220.02 R1 Proposed Section C-C'  18.085.500.00 Proposed Material Palette  Documents:  Air Quality Assessment by Lustre (Ref. 3606\GM\11\_2020\AQ), September 2021  Arboricultural Report by Chartwell Tree Consultants Ltd, 11th November 2020  Archaeological Desk Based Assessment by RPS Group (Ref. JAC28755 V.01), 16th October 2023  Bat Survey by Tyler Grange (Ref. 13577\_R02\_ZD\_CW), 5th August 2021  Biodiversity Net Gain Report by Tyler Grange (Ref. 13577\_R03\_GE\_CW), 28th January 2022  Circular Economy Statement by XCO2 Ref. 9.604 Rev.03), 21st April 2023  Daylight, Sunlight and Overshadowing Report by XCO2 (Ref. 9.604 Rev.1.0), 19th October 2021  Design and Access Statement by Hollaway Studio Architects, 4th August 2021  Design and Access Statement Addendum by Hollaway Studio Architects (Ref. 18.085), 3rd May 2023  Delivery and Servicing Plan by Evoke (Ref. R-20-0049-03C ), 5th May 2023  Ecological Appraisal and Preliminary Bat Roost Assessment by Tyler Grange (Ref. 13577\_R01 Rev.E), 20th August 2021  Email from PA Housing dated 27th November 2023  Energy Statement by XCO2 (Ref. 9.604 Rev.8.0), 20th April 2023  Fire Statement by Orion Fire (Ref. OF-000438-DRC-01-A), 15th October 2021  Framework Residential Travel Plan by Evoke (Ref. R-20-0049-02D), 5th May 2023  Noise Assessment – prepared by Lustre Consulting (Ref. 3606\_AC\_2.0 Rev.2.0), 12th December 2022  Outline Construction Logistics Plan by Evoke (Ref. R-20-0049-04C), 5th May 2023  Phase 1 Desk Study by Lustre Consulting (Ref. 3606 - 201020 – MD), July 2021  Proposed Scheme Daylight Sunlight and Overshadowing by XCO2 (Ref. 9.604, Rev.04), 21st April 2023  Response to LLFA Comments by Water Environment (Ref. 20108-SWD-CO-01 C01), 27th November 2023  Revised Accommodation Schedule (Ref. 18.085), 24th November 2023  Sustainability Statement by XCO2 (Ref. 9.604 Rev.2.0) 11th August 2021  Townscape and Visual Impact Assessment by ETLA (Ref. 0332 R01 Rev.02), August 2021  Tall Buildings Study by ETLA (Ref. 0296 Rev.00), February 2021  Transport Assessment by Evoke (Ref. R-20-0049-01E), 5th May 2023  Updated Economic Benefits Summary by Boyer Planning  Updated Open Space and Play Space Impact Assessment by Jackson Pelling, March 2023  Urban Greening Factor Assessment ETLA Landscape Architects  Whole Lifecycle Carbon Assessment by XCO2 (Ref. 9.604), 21st April 2023  Wind and Microclimate Analysis Report by XCO2 (Ref. 9.604 Rev.04), 11th August 2021  Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority. |
| 1. **Construction & Environmental Management Plan** | 1. Prior to commencement of any development hereby approved (including demolition) a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The CEMP shall be in accordance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2017 (available on the Bromley web site) and as a minimum shall cover:-    1. Dust mitigation, continuous monitoring (in accordance with the IAQM [Guidance on Monitoring in the Vicinity of Demolition and Construction Sites](https://iaqm.co.uk/text/guidance/guidance_monitoring_dust_2018.pdf)) and management measures;    2. The location and operation of plant and wheel washing facilities;    3. Measure to reduce demolition and construction noise including noise trigger levels & monitoring and a plan to show where the nearest noise sensitive premises are in relation to the site;    4. Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-       1. Rationalise travel and traffic routes to and from the site as well as within the site.       2. Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.       3. Measures to deal with safe pedestrian movement.       4. Full contact details of the site and project manager responsible for day-to-day management of the works.       5. Parking for operatives during construction period.       6. A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.    5. Hours of operation;    6. Details of construction vehicle parking and wait times associated with loading and unloading activities.    7. Details of a complaints procedure with a designated person on site responsible for complaint handling;    8. Details for the protection of the bus stand / stop along Ringers Road throughout the construction phase.    9. Other site specific Highways and Environmental Protection issues as requested on a case by case basis. 2. The development shall be undertaken in full accordance with the details approved under Parts a-g.   Reason: Required prior to commencement of development in order to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian, cyclist and vehicular safety and to minimise possible noise, disturbance and pollution to neighbouring properties, in accordance with Policies 30, 31, 32 and 119 of the Bromley Local Plan (2019) and Policies T4, T7 and SI 1 of the London Plan (2021). |
| 1. **Contaminated Land** | 1. No part of the development hereby permitted shall be commenced (including demolition of existing buildings and structures, except where prior written agreement with the Council for site investigation enabling works has been received) prior to a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:     (a) A preliminary risk assessment which has identified:  • all previous uses  • potential contaminants associated with those uses  • a conceptual model of the site indicating sources, pathways and receptors  • potentially unacceptable risks arising from contamination at the site.  (b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.  (c) The results of the site investigation and the detailed risk assessment referred to in ( a and b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.  (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.    Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.   1. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved. 2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved   Reason: Required prior to commencement of development in order to prevent harm to human health and pollution of the environment and to comply with Policy 118 of the Bromley Local Plan (2019). |
| **5. Drainage** | The development hereby permitted shall not commence until the detailed design of the measures in the approved ‘Response to LLFA Comments Report’ by Water Environment Limited (November 2023) have been submitted to, and approved by, the Local Planning Authority.  Reason: In order to comply with Policy SI 13 of the London Plan 2021 and Bromley Local Plan Policy 116, and to reduce the impact of flooding both to and from the proposed development and third parties. |
| **6. Piling Risk Assessment and Piling Method Statement** | (i) Piling or any other foundation designs using penetrative methods shall only take place with the express written consent of the Local Planning Authority. Such written consent will be given where it has been demonstrated through the submission of an intrusive ground investigation and Hydrogeological Risk Assessment that the use of such foundation design (including any necessary mitigation measures) will not result in an increase in flood risk from groundwater elsewhere.  (ii) No piling shall take place until a Piling Risk Assessment (PRA) and a Piling Method Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Thames Water. The risk assessment must investigate whether water environment source-pathway-receptor linkages exist.   * 1. The Piling Risk Assessment shall demonstrate that the chosen piling method does not result in deformation of the ground that may lead to an increase in the risk of near-surface pollutants migrating to underlying aquifers.   2. The Piling Method Statement shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water and the Environment Agency.   (iii) Any piling must be undertaken in accordance with the terms of the approved piling method statement and the approved piling risk assessment.  Reason: Required prior to commencement of development because the proposed works will be in close proximity to underground sewerage and water utility infrastructure and in order to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, in accordance with paragraph 174 of the NPPF (2021). |
| **7. Tree Protection Measures** | (i) Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.  Specific issues to be dealt with in the TPP and AMS:  a) Location and installation of services/ utilities/ drainage.  b) Methods of demolition within the root protection area ( RPA as defined in BS 5837: 2012) of the retained trees.  c) Details of construction within the RPA or that may impact on the retained trees.  d) A full specification for the installation of boundary treatment works.  e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.  f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.  g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.  h) A specification for scaffolding and ground protection within tree protection zones.  i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.  j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires  k) Boundary treatments within the RPA  l) Methodology and detailed assessment of root pruning  m) Arboricultural supervision and inspection by a suitably qualified tree specialist  n) Reporting of inspection and supervision  o) Methods to improve the rooting environment for retained and proposed trees and landscaping  p) Veteran and ancient tree protection and management  (ii) The development thereafter shall be implemented in strict accordance with the approved details.  Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Polices 37, 73 and 74 of the Bromley Local Plan (2019). |
| **8. Bat Survey** | Prior to the commencement of the development hereby permitted (including demolition and all preparatory work), a repeat bat emergence survey shall be undertaken by a qualified ecologist in the bat survey season (May to August, inclusive) for the existing Building B1 (5 Ethelbert Road) identified within the Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment (PBRA) undertaken by Tyler Grange Limited Group on the 30th October 2020 as having a low suitability to support roosting bats. The results of the survey and the appropriate mitigation strategy (if required) shall be submitted and approved by the Local Planning Authority, in consultation with Natural England. The development shall be implemented in accordance with the approved strategy.  Reason: In order to improve existing and create new habitats to enhance biodiversity and provide for its on-going management in accordance with Policy G6 of the London Plan, Policies 70, 71, 72 and 73 of the Bromley Local Plan and Paragraph 180(d) of the National Planning Policy Framework. |
| **9. Circular Economy Statement** | Prior to commencement of any development hereby approved (including demolition) a final detailed Circular Economy Statement (CES) in line with the GLA’s Circular Economy Statement Guidance shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with the CES so approved.  Reason: Required prior to the commencement of development in the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policy SI 7 of the London Plan (2021). |
| **10. Acoustic Assessment** | (i.) An Acoustic Assessment and an Acoustic Design Statement shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of the development (including demolition). A scheme of mitigation, as necessary in light of the results of the assessment, [covering façade, glazing and ventilation specifications] shall achieve levels not exceeding 30dB LAeq (night) and 45dB LAmax (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided. External amenity areas shall be designed to meet the requirements of BS8233:2014 and where necessary the evaluation of human exposure to vibration within the building shall not exceed the Vibration dose values criteria ‘Low probability of adverse comment’ as defined BS6472.  ii) The approved acoustic specifications and design shall be implemented prior to the occupation of any of the residential units and shall be maintained in full working order for the lifetime of the development. |
| **11. Slab Levels** | Prior to commencement of development (excluding demolition, piling and enabling works) details of the proposed slab levels and ridge heights of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the approved levels.  Reason: Required prior to commencement in order to ensure that a satisfactory form of development can be undertaken on the site in the interest of visual amenity in accordance with Policy 37 of the Bromley Local Plan (2019). |
| **12. Lighting** | 1. Prior to commencement of development (excluding demolition, piling and enabling works) a scheme showing the distribution of light on and around the site, as well as full details of the external lighting (including the appearance, siting, luminance levels, light spillage and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) shall be submitted to and approved in writing by the Local Planning Authority.    1. The lighting scheme shall adhere to the recommendations in the Ecological Appraisal and Preliminary Bat Roost Assessment by Tyler Grange (August 2021), and in accordance with relevant best practice guidance to reduce potential impacts on bats.    2. The lighting scheme shall meet the guidance from the Institute of Lighting Professionals 'The reduction of obtrusive light' Guidance Note 01/21 and will not exceed 2 lux at any habitable window, meeting the illuminated limits on surrounding premises for an E3 zone unless otherwise agreed in writing by the Local Planning Authority. Guidance is available free, online: <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>. 2. After written approval has been granted under Part (i.), the scheme of lighting shall be installed in full accordance with the approved details prior to first occupation and permanently maintained thereafter in an efficient working manner; and within 3 months of occupation a verification report shall be submitted to the Local Planning Authority for written approval. The Report should include photographs and measurements where necessary and shall be produced by a suitably qualified person to confirm that lighting has been installed in accordance with the approved scheme. 3. No further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority.     Reason: Required prior to commencement of development in order to ensure that adequate lighting including provision for cabling can be achieved and in the interest of amenity, public safety and ecology and to comply with Policies 37, 72, 78, 79 and 122 of the Bromley Local Plan (2019). |
| **13 Connection to District heating network** | 20. Prior to commencement of development (excluding demolition, piling and enabling works) details (including drawings) demonstrating how the site is to be future-proofed for connection to a district heating network shall be submitted to and approved in writing by the Local Planning Authority.  The details should demonstrate a feasible route for piping from the site boundary to plant room (including routing through buildings) and future access arrangements for its installation and maintenance; the location and layout of plant and space for heat exchangers, and any other equipment to allow a future connection; and how the heating system is designed to be compatible with a district heat network to allow connection in future.  The development shall be carried out in accordance with the approved details and the pipework routes identified shall be safeguarded at all times.  Reason: In order to achieve compliance with the Mayor of London's zero-carbon targets and to comply with policies SI 2 and SI 3 of The London Plan and policy 124 of the Bromley Local Plan. |
| **14. External Materials** | Prior to commencement of above-ground works a detailed schedule, annotated drawings and physical samples of all external materials and finishes including brickwork, windows, doors, rainwater goods, copings and balconies, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance only with the approved details.  Reason: In order that the Local Planning Authority may be satisfied as to the external appearance of the proposal and to accord with Policy 37 of the Bromley Local Plan (2019). |
| **15. Privacy Screens** | a) Full details of a scheme of the privacy screening, including in relation to their location, materials, height, opacity and design in relation to balustrades, shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.  (b) The approved screens shall be implemented prior to residential occupation of the building and retained in perpetuity thereafter.  Reason: In the interests of visual and residential amenity and to comply with Policy 37 of the Bromley Local Plan. |
| **16. Hard and Soft Landscaping and Urban Greening** | 1. Prior to the construction of above-ground works, a full Landscaping Plan, to include both hard and soft landscaping of all parts of the site not covered by buildings, shall be submitted to and approved in writing by the Local Planning Authority. The Landscaping Plan shall include:    1. A scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted which shall include use of native and wild plant species of home grown stock (where possible) and no invasive species;    2. location, type and materials to be used for hard landscaping including specifications, where applicable for:       1. permeable paving       2. tree pit design       3. underground modular systems       4. Sustainable urban drainage integration       5. use within tree Root Protection Areas (RPAs);    3. A schedule detailing sizes and numbers/densities of all proposed trees/plants;    4. Specifications for operations associated with plant establishment and maintenance that are compliant with best practice;    5. Full details of retained and proposed boundary treatments;    6. Details of the children play space provision including specification of play equipment, maintenance responsibility and management of the communal courtyard.    7. The Landscaping Plan shall set out the timings for carrying out and completing the landscaping works and the play space and shall demonstrate that, following completion of the development, the site will achieve a minimum Urban Greening Factor Score of 0.4. 2. There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. 3. Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall also be replaced like for like, unless further specific permission has been given by the Local Planning Authority.   Reason: In order to provide a high quality, attractive setting for the development, in the interests of the residential and visual amenities of the area and to enhance urban greening in accordance with Policies 37, 73 and 77 of the Bromley Local Plan (2019) and Policies G5 and S4 of the London Plan (2021). |
| **17. Secured by Design** | 1. Prior to construction of above ground-works details of such measures to minimise the risk of crime and to meet the specific needs of the application site and development shall be submitted to and approved in writing by the Local Planning Authority. 2. The approved measures shall be implemented before the development is occupied and the security measures to be implemented in compliance with this condition shall achieve the Secured by Design accreditation awarded by the Metropolitan Police.   Reason: In the interest of security and crime prevention and to accord with Policies 4 and 37 of the Bromley Local Plan (2019). |
| **18. Biodiversity Enhancements** | (i.) Prior to commencement of any above ground works, a Biodiversity Enhancement Management Plan (BEMP) to include a programme of biodiversity enhancements to achieve a biodiversity net gain of 424.9% as set out in the Biodiversity Net Gain Report by Tyler Grange (January 2022) and the Ecological Appraisal and Preliminary Bat Roost Assessment by Tyler Grange (August 2021) shall be submitted to and approved in writing by the Local Planning Authority. The programme of biodiversity enhancements shall include the following details of provision of targeted new habitat and nesting opportunities to maximise biodiversity net gains, along with a long-term management plan covering a minimum 30-year period:   * provision of invertebrate habitat features such as bee posts/bricks, woodpiles and standing deadwood, stag beetle logs, insect bug hotels and rope coils; * installation of bird boxes (including 12 integral swift nest bricks); * provision of bat sensitive lighting (e.g. low bollard lighting where possible, use of hoods and cowls on lamps and use of low-pressure sodium or, where glass glazing is preferred, use of high-pressure sodium instead of metal halide lamps); * installation of bat boxes; * provision of a green roof with a variety of substrates and habitat types; * removal of invasive species; and * removal of vegetation outside of the nesting bird season.   (ii.) The approved details shall be implemented during construction works and shall be permanently maintained as such thereafter. On site biodiversity gains shall be secured for delivery within 12 months of the commencement of development (or before substantial completion where this is not possible).  Reason: In order to improve existing and create new habitats to enhance biodiversity and provide for its on-going management in accordance with Policies 70, 72 and 73 of the Bromley Local Plan (2019) and Policy G6 of the London Plan (2021). |
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| **19. Commercial Refuse Storage Provision** | 1. Prior to construction of any above ground works, details of arrangements for storage and management of commercial refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority. 2. The arrangements as approved under part (i.) shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.   Reason: In order to provide adequate refuse storage facilities in a location which is acceptable from the operational, residential and visual amenity aspects, and to comply with Policy 37 of the Bromley Local Plan (2019). |
| **20. Cycle Parking** | 1. Notwithstanding any details of cycle parking shown on the approved plans, further details of the convenient, secure, lockable cycle storage provision for all customers and staff to the development hereby approved, which shall be designed in accordance with the London Cycling Design Standards (LCDS), shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL prior to construction of any above ground works. 2. The approved provision shall be made available for use before any part of the development hereby permitted is first occupied, and permanently retained and maintained thereafter.   Reason: In order to ensure adequate cycling facilities can be provided and maintained and comply with the London Plan Policy T5 and Policies 31 and 33 of Bromley Local Plan. |
| **21. Installation of Electric Vehicle Charging Points** | Prior to first occupation of the M4(3) units, the two Blue Badge car parking spaces shall be provided with active Electric Vehicle Charging (EVC) and retained in perpetuity. Details of the proposed location of the EVC facilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works.  Reason: In order to manage and prevent further deterioration of existing low-quality air across London and to comply with Policies T6.1 and SI 1 of the London Plan (2021). |
| **22. Delivery and Servicing Plan** | a) Prior to the commencement of use of the commercial floorspace hereby permitted, a Delivery and Servicing Plan for the commercial and associated operations shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The approved servicing and delivery management plan shall then become fully operational before that part of the permitted development becomes operational and shall be permanently retained thereafter.  b) Prior to the first occupation of the residential floorspace hereby permitted, details of the servicing and delivery management plan for the residential use and associated operations shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The Plan shall include, but not be limited to, the impact of home deliveries for the residential development (i.e. deliveries of online food and other shopping and take-away food). The approved servicing and delivery management plan shall then become fully operational before that part of the permitted development is first occupied and shall be permanently retained thereafter.  Reason: In the interest of the amenities of the future occupants of the development and the adjacent properties and to comply with Policies 31, 37 and 119 of the Bromley Local Plan (2019) and Policies T4 and T7 of the London Plan (2021). |
| **23. Travel Plan** | 1. Prior to first occupation of the residential development, a comprehensive Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include as a minimum:  * Measures to promote and encourage the use of alternative modes of transport to the car; * A timetable for the implementation of the proposed measures and details of the mechanisms for implementation and for annual monitoring and updating.  1. The Travel Plan shall be implemented in accordance with the agreed timescale and details.     Reason: In order to ensure appropriate management of transport implications of the development and to accord with Policy 31 of the Bromley Local Plan (2019) and Policy T4 of the London Plan (2021). |
| **24. Energy measures** | (i.) Unless otherwise agreed in writing by the Local Planning Authority, the measures set out in the approved Energy Statement by XCO2 (Ref. 9.604 Rev.8.0) dated 20th April 2023 shall be incorporated into the final design of the development.  (ii) Prior to the installation of air source heat pumps (ASHPs) and Photovoltaic panels (PVs), details of their siting, scale and appearance shall have first been submitted to and approved in writing by the Local Planning Authority. The applicant/developer must also demonstrate that the provision of PV panels has been maximised.  (iii)The approved measures in parts (i) and (ii) shall be retained in operational working order for the lifetime of the development.  Reason: In order to achieve compliance with the Mayor of London's zero-carbon targets and to comply with Policy 124 of the Bromley Local Plan (2019) and Policies SI 2, SI 3 and SI 4 of The London Plan (2021). |
| **25. Post Construction Monitoring Report for Whole Life-Cycle Carbon** | 1. Prior to the occupation of the development the post-construction tab of the GLA’s Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA’s Whole Life-Cycle Carbon Assessment Guidance. The post-construction assessment should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk), along with any supporting evidence as per the guidance. 2. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.   Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings and in accordance with Policy SI 2 of the London Plan. |
| **26. Post Construction Monitoring Report for Circular Economy** | 1. Prior to the occupation of any phase/building, a post-construction monitoring report should be completed in line with the GLA’s Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk), along with any supporting evidence as per the guidance. 2. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.   Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials and in accordance with Policy SI 7 of the London Plan. |
| **27. London Plan ‘Be seen’ Energy Monitoring** | In order to demonstrate compliance with the ‘be seen’ post-construction monitoring requirement of Policy SI 2 of the London Plan, the legal Owner shall at all times and in all respects comply with the energy monitoring requirements set out in points a, b and c below. In the case of non-compliance the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.     1. Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new legal owner, if applicable), the legal Owner is required to provide updated accurate and verified estimates of the ‘be seen’ energy performance indicators for each reportable unit of the development, as per the methodology outlined in Chapter 4 ‘As-built stage’ of the GLA ‘Be seen’ energy monitoring guidance. All data and supporting evidence should be uploaded to the GLA’s monitoring portal. The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 ‘In-use stage’ of the GLA ‘Be seen’ energy monitoring guidance document.      1. Upon completion of the first year of occupation or following the end of the defects liability period (such period of time following practical completion of a Building in which a contractor may remedy defects as may be included in the building contract for the relevant Building) (whichever is the later) and for at least the following four years after that date, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 ‘In-use stage’ of the GLA ‘Be seen’ energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA’s monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 ‘In-use stage’ of the GLA ‘Be Seen’ energy monitoring guidance document for at least five years.      1. In the event that the ‘In-use stage’ evidence submitted under Clause b) above shows that the ‘As-built stage’ performance estimates derived from Clause a) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the ‘Be Seen’ in-use stage reporting webform. An action plan comprising measures identified in Clause b) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable. 2. For the purposes of the above “Reportable Unit” means a Reportable Unit (Energy Centre), Reportable Unit (Residential) or Reportable Unit (Non-Residential);    1. “Reportable Unit (Energy Centre)” means either a connection to a third-party District Heating Network, a self-contained Energy Centre serving multiple residential/non-residential properties (within the Site) or a self-contained energy system serving multiple residential properties (within a Block or Building);    2. “Reportable Unit (Residential)” means an individual Block or Building of five or more flats or a group of five or more houses;    3. “Reportable Unit (Non-Residential)” means a Building with a single occupier/tenant (including block of flats' communal areas) or a Building with multiple tenants.     Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the ‘be seen’ post-construction monitoring requirement of Policy SI 2 of the London Plan (2021). |
| **28. Water Efficiency measures** | 1. The dwellings shall comply with Building Regulations Optional Requirement in Part G2 - Water efficiency - of Approved Document G (2015 edition, as updated) of not more than 110 litres per person per day. 2. Notice of compliance with (i) shall be provided to the local authority within a month of the completion of work or, if earlier, within a month of the date on which in accordance with regulation 17 of the Building (Approved Inspectors etc.) Regulations 2010 the initial notice ceases to be in force.   Reason: In order to minimise the use of mains water and to comply with Policy SI 5 of the London Plan (2021). |
| **29. Commercial Use**  **PDR Class MA restriction** | 1. The approved Class E floorspace shall be used for Commercial, Business and/or Service uses only and for no other purpose and there shall be no change of use whether allowed by the Town and Country Planning (Use Classes) Order 1987 (as amended), the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order amending, revoking and re-enacting these Orders.   (ii) Prior to any use of the Class E floorspace commencing on the site details of the type of use, hours of operation and delivery times shall be submitted to and approved in writing by the Local Planning Authority.    (iii) The use hereby approved shall not commence until written approval has been granted under Part (ii) of this condition. The development shall be carried out in accordance with the approved details.  Reason: In order to ensure that satisfactory arrangements can be secured in the interest of protecting residential amenity for the future occupiers and to comply with Policies 37 and 98 of the Bromley Local Plan. |
| **30. Kitchen Extract** | (i) Should the commercial unit (number C.00.02 as listed on the Schedule of Accommodation) operate within Use Class E(b) and include provision of a kitchen for the preparation of hot food for sale, then prior to commencement of that use, a scheme showing the specification and performance of the kitchen extract system shall be submitted to and approved in writing by the Local Planning Authority.  The scheme shall include measures to alleviate noise, vibration, fumes, and odours, incorporating carbon filters, silencer(s) and anti-vibration mountings and shall show the arrangements for replacing the air extracted.  (ii) The kitchen extract system shall be installed in full accordance with the details approved under Part (i); and on completion a verification report shall be submitted to the Local Planning Authority for written approval.  The Report should include photographs and measurements where necessary and shall be produced by a suitably qualified person to confirm that extract system has been installed in accordance with the approved scheme.  (iii) The use hereby approved shall not commence until written approval has been granted under Part (ii) of this condition. Thereafter the approved scheme shall be permanently maintained in an efficient working manner and no changes to the installed system shall be made without the prior approval in writing by the Local Planning Authority.  Reason: In order to ensure that satisfactory arrangements can be secured in the interest of protecting residential amenity for the future occupiers and to comply with Policies 37 and 98 of the Bromley Local Plan. |
| **31. Compliance with Air Quality Mitigation** | Unless otherwise agreed in writing by the Local Planning Authority, there shall be full compliance with all mitigation measures detailed in the Air Quality Assessment (AQA) by Lustre Consulting (September 2021). The mitigation and management measures shall be introduced and shall remain in place permanently thereafter, as long as the use continues.  Reason: In order to manage and prevent further deterioration of existing low quality air across London and to comply with Policy SI 1 of the London Plan (2021). |
| **32. Compliance with Fire Statement** | The development shall be carried out in full accordance with the Fire Statement by Orion Fire (15th October 2021), unless otherwise agreed in writing by the Local Planning Authority.  Reason: In order to achieve the highest standards of fire safety, to ensure the safety of all building users and to comply with Policy D12 of the London Plan (2021). |
| **33. Compliance with M4(2) and M4(3) Building Regulations requirements** | 1. The development shall be built in accordance with the criteria set out in Building Regulations Optional Requirement M4(3)(2)(a) 'wheelchair user dwellings' for all units identified in the application as wheelchair (WCH) units for market sale or shared ownership and M4(3)(2)(b) for any units identified as wheelchair (WCH) units for social rent and shall be permanently retained as such thereafter, unless otherwise agreed in writing by the Local Planning authority. At least ten per cent of the residential units hereby permitted shall be constructed to comply with Part M4(3) of the Building Regulations. Any communal areas and accesses serving the M4(3) compliant Wheelchair User Dwellings should also comply with Part M4(3). 2. All communal areas and accesses hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.   Reason: In order to ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants and to comply with Policy 4 of the Bromley Local Plan (2019) and Policy D7 of the London Plan (2021). |
| **34. NRMM** | unless otherwise agreed in writing by the Local Planning Authority, 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 GLA’s 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: In order to manage and prevent further deterioration of existing low-quality air across London and to comply with Policy SI 1 of the London Plan (2021). |