

**Development Management**

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m/r 17/02770/FUL  
y/r

Tel 020 3045 5782  
date 7th June 2018

*The person dealing with this matter is* Gareth Clegg

North Cray Residents Association

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACTS**

139 North Cray Road Sidcup Kent  
Demolition of all existing buildings and erection of 3 x 3 bed and 3 x 2 bed detached dwellings with associated parking and amenity space.

I refer to your correspondence on the above application and write to inform you that your observations in respect of the proposal were considered in reaching the decision detailed below.

**Decision:** Permission Granted with Conditions

**Conditions/Reasons for Refusal:**

- 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) 121 Rev A, 122 Rev A, 123 Rev A, 124 Rev A, 221 Rev A, 222 Rev A, 223 Rev A, 224 Rev A, 225 Rev A, 230 Rev B and any approval granted subsequently pursuant to this permission.

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

- 3 No development approved by this permission (other than demolition of the existing buildings to ground level) shall be commenced prior to a contaminated land assessment and associated remedial strategy together with a timetable of works, being submitted to the Local Planning Authority for approval.
  - a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site's uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site (ref 1).

- b) The site investigation including relevant soil gas surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with Quality Assured sampling and analysis methodology (ref 2).
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance (ref 3). If during any works contamination is encountered which has not previously been identified then the additional contamination should be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for approval.
- e) Upon completion of the works this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Ref 1: Contaminated Land Research Report nos. 2, 3 and 4 DoE

Ref 2: Contaminated Land Research Report no. 1 DoE

Ref 3: CIRIA Vols 1-12 Contaminated Land Series CIRIA "Building on Derelict Land"

**Reason:** To prevent harm to human health and pollution of the environment. These details need to be submitted before construction starts as remedial works may be required before the dwellinghouses can be erected.

- 4 Prior to commencement of the development, a scheme for a Sustainable Urban Drainage System shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of:
  - a. How reduction in surface water runoff to the greenfield runoff rate shall be achieved;
  - b. Installation petrol/oil interceptors as necessary;
  - c. Distribution of foul water flows into the surrounding sewer network as necessary;
  - d. Installation of rainfall attenuation units for capturing and reusing water;
  - e. 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;
  - f. Include a timetable for its implementation; and,
  - g. Provide a management and maintenance plan for the lifetime of the development.

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

**Reason:** To ensure that the proposed development is satisfactorily drained. These details are fundamental to the construction of the development and therefore need to be agreed at an early stage.

- 5 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 shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

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

- 6 Prior to commencement of the construction of the dwellings hereby permitted, all the existing buildings on the site and the resulting demolition materials together with any other material related to the commercial use of the site shall be completely removed from the site.

**Reason:** In order to minimise the impact on the openness of the Metropolitan Green Belt.

- 7 No development approved by this permission (other than demolition of the existing buildings to ground level) shall be commenced until the design and specification of the access road to the development from the existing highway has been submitted to and approved in writing by the Local Planning Authority. The access road shall be constructed in accordance with the approved details prior to first occupation of the development.

**Reason:** To ensure a satisfactory standard of development and in the interests of highway safety.

- 8 No development approved by this permission (other than demolition of the existing buildings to ground level) shall be commenced until the details of the layout, surfacing and drainage of the vehicle parking areas has been submitted to and approved in writing by the Local Planning Authority. The vehicle parking areas shall be constructed in accordance with the approved details prior to first occupation of the development.

**Reason:** To ensure a satisfactory standard of development and in the interests of highway safety.

- 9 Prior to the occupation of the development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority.

The hard landscaping works shall be carried out prior to occupation in accordance with the approved details. The soft landscaping works shall be carried out prior to occupation or in the first seeding season following practical completion in accordance with the approved details.

Any trees or shrubs that within 5 years after planting are removed, die or become seriously damaged or defective shall be replaced as soon as is reasonably practicable with other species, size and number as originally approved.

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

10 Prior to occupation of the development, details of the screen walls, fences, boundary gates and other means of enclosures shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the details and shall thereafter be maintained.

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

11 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 before any part of the development hereby permitted is occupied. The approved arrangements shall be completed in accordance with the approved plans before any part of the development is first occupied, and permanently maintained thereafter.

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

12 The existing tree / landscaping belt along the northern edge of the site shall be maintained at all times and replanted / reinforced in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority before any part of the development hereby permitted is occupied.

**Reason:** In order to minimise the impact on the openness of the Metropolitan Green Belt.

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 or by Class A of Part 2 of Schedule 2 of the 2015 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

**Reason:** In order to minimise the impact on the openness of the Metropolitan Green Belt.

14 The accesses 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.

15 The accesses to the site shall be provided with those parts of 2.4m x 82m vehicular visibility splay which can be accommodated within the site to the north 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.

- 16 The dwellings shall comply with Building Regulations Optional Requirement Approved Document M4 (2) Category 2: Accessible and adaptable dwellings (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:** 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 Policy H2 of the Council's Borough Wide Primary Policies Development Plan Document.

- 17 The dwellings 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.

### **INFORMATIVES** :-

- 1 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](mailto: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..

- 2 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 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.

- 3 The applicant is advised to contact Thames Water regarding any new sewer connections, sewer capacities, the new water supply and water meter. They can be contacted on 0800 009 3921.

Yours faithfully

*R. Lancaster*

Head of Development Management