

41-49 AND 49-59 BATTERSEA PARK ROAD

DRAFT STATEMENT OF COMMON GROUND BETWEEN WATKIN JONES GROUP AND LONDON BOROUGH OF WANDSWORTH COUNCIL

**LPA REFERENCE – 2022/1835
MARCH 2025**



CONTENTS

1.0	INTRODUCTION.....	3
2.0	DESCRIPTION OF THE SITE AND THE SURROUNDING AREA.....	8
3.0	APPLICABLE NATIONAL, REGIONAL & LOCAL POLICY.....	11
4.0	AREAS OF COMMON GROUND	14
5.0	AREAS OF UNCOMMON GROUND	21
6.0	CONDITIONS AND PLANNING OBLIGATIONS	22
7.0	SIGNATURES.....	23

TABLES

TABLE 1.1	LIST OF APPLICATION DOCUMENTATION
TABLE 1.2	DRAWINGS SUPERSEDED THROUGH SUBMISSION OF SCHEME AMENDMENT
TABLE 2.1	PLANNING HISTORY OF THE SITE
TABLE 3.1	RELEVANT ADOPTED DEVELOPMENT PLAN POLICY
TABLE 4.1	STATUTORY CONSULTEE RESPONSES

APPENDICES

APPENDIX 1.0	SITE LOCATION PLAN
APPENDIX 2.0	LIST OF PLANNING CONDITIONS

1.0 INTRODUCTION

- 1.1 This draft Statement of Common Ground (hereafter “the Statement” or “SoCG”) has been prepared jointly by Montagu Evans on behalf of Watkin Jones (“the Applicant” / “the Appellant”) and London Borough of Wandsworth (“the LPA”) in relation to an appeal (“the Appeal”) against the failure of London Borough of Wandsworth (“LBW” / “the Council”) to determine planning application reference 2022/1835 (“the Application”) for the following development (“the Development” / “the Proposed Development” / “the Scheme” / “the Proposals”):

Demolition of the existing building and construction of three new buildings (between 12 and 22 storeys in height), together comprising 55 residential units (Use Class C3) and Student Accommodation comprising 762 student bedrooms (Sui Generis) along with 495sqm (GIA) flexible Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F) floorspace with associated works including hard and soft landscaping, car parking, new vehicular access/servicing, and other ancillary works (the ‘Appeal Development’).

- 1.2 LBW and Watkin Jones are together described in this SoCG as the “Parties.” This SoCG describes the matters which are agreed as common ground and identifies matters that remain in dispute between the Parties. LBW and the Appellant intend to agree as many issues as possible prior to the commencement of the inquiry on 29 April 2025.
- 1.3 The Appeal relates to 41-49 Battersea Park Road (Booker Cash & Carry) and 49-59 Battersea Park Road (the former BMW Car Service Garage) SW8 5AL (“the Site”). The Site boundary is illustrated on the site location plan drawing ref: 2278-GHA-ZZ-ZZ-DR-A-05001_P02 (**Appendix 1.0**).
- 1.4 The Application was validated by LDW on 26th May 2022 under Reference 2022/1835.

FORMAT AND PURPOSE OF THE STATEMENT OF COMMON GROUND

- 1.5 This SoCG has been prepared in accordance with The Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000, The Town and Country Planning (Inquiries Procedure) (England) Rules 2000, The Planning Inspectorate Procedural Guide: Planning Appeals – England (last updated September 2024); and the Government publication titled “Statement of Common/Uncommon Ground for Hearing and Inquiries” (last updated November 2024). It sets out those matters which have been agreed to date between the Parties having regard to negotiations both during pre-application discussions and determination of the Application.
- 1.6 **Section 7.0** of this SoCG comprises the agreed planning conditions and agreed planning obligation heads of terms.
- 1.7 A legal agreement between the Appellant and LBW is being prepared and a draft version is provided in **Appendix 2.0**. This has been the subject of various iterations between both parties during the period of August 2024 to March 2025. It is anticipated that an agreed version will be presented to the Planning Inspectorate ahead of the commencement of the Inquiry.

THE APPLICATION

PRE-APPLICATION ADVICE

- 1.8 Initial pre-application discussions took place between December 2020 and March 2022. This included five formal pre-application meetings with local planning authority officers (“Officers”) at the Council which covered a full range of considerations as well as various design workshops.
- 1.9 Further to this, two pre-application meetings with the Greater London Authority (“GLA”) were held in March 2021 and February 2022.
- 1.10 Following the original submission of this scheme in April 2022, various responses were received from LBW officers, statutory consultees, councillors, and other stakeholders, and therefore resulted in the need for principal amendments to the Application. The revised scheme was submitted in April 2024 and was informed by extensive consultation and discussions with officers at LBW through various Design Workshops; through two additional formal Design Review Panel sessions; and through a design and energy meeting with the GLA.

- 1.11 As part of this second tranche of pre-application engagement, eight design workshops were held with LBW from August 2022 to March 2023, alongside two meetings with the Design Review Panel in June 2022 and February 2023. A meeting was also held with the GLA in March 2023.

PUBLIC ENGAGEMENT

- 1.12 Early engagement was held with the Queenstown Ward Councillors and the Battersea Society, and subsequent liaison with St Modwen as stakeholders in the New Covent Garden Market, Peabody as the developers of New Mansion Square to the south of the Site, the Battersea Power Station Development Company, and DTZ Investors who were acting on behalf of Bookers Wholesale. Wandsworth Chamber of Commerce were also approached.
- 1.13 A dedicated consultation website www.BatterseaParkRoad.co.uk was launched on 21st January 2022 for residents and businesses to learn more about the proposals, leave feedback and contact the project team.
- 1.14 Whilst a pre-application in-person event at the R.O.S.E. Community Clubroom on Ascalon Street was considered and a booking made, the COVID-pandemic at that time led the project team to proceed with an online-only consultation. However, to ensure no local residents were excluded, the hand-delivered invitation to local people allowed people without access to the internet the ability to get in touch with the project team directly by phone, and for people to request site visits and/or home visits. A letter inviting residents to the online consultation, alongside sharing the contact details of the team, was distributed 2,719 local homes and businesses on 21st January 2022.
- 1.15 During the pre-application phase, in-person meetings were held with Battersea Power Station and the Viridian Apartments Residents Management Board.
- 1.16 Ahead of the revised scheme submission in April 2024, and further to the Council's statutory consultation, the Applicant delivered a newsletter to residents of the neighbouring Viridian Apartments to provide them with an update on the Application submission since several residents from these apartments raised comments during pre-application community consultation events.
- 1.17 This was followed by an invite to over 2,700 local homes and businesses to attend a post submission Resident Update Event in January 2023 to provide a scheme update, allow local people to ask questions about the proposals, and to receive any further feedback to feed into the revised scheme design. In addition to this, a range of wider stakeholders were invited to a pre-meet ahead of the Resident Update Event to inform them of the scheme updates and to obtain any comments.

APPLICATION

- 1.18 The Application was submitted to the Council in April 2022, and since then has been subject to a number of amendments, with the final documents outlined below:

REF.	SUBMISSION DOCUMENT	AUTHOR	REVISION DATE
1.	Covering Letter	Montagu Evans	26 April 2024
2.	Application Form (including ownership certificates)	Montagu Evans	29 April 2024
3.	Site Location Plan	Glen Howells Architects	7 February 2024
4.	Application Drawing Schedule	Glen Howells Architects	4 December 2024
5.	Proposed Drawings	Glen Howells Architects	4 December 2024
6.	Design and Access Statement	Glen Howells Architects	16 February 2024
7.	Design and Access Statement Addendum	Glen Howells Architects	16 August 2024
8.	Landscaping Strategy	Planit I.E.	11 April 2024
9.	Planning Statement	Montagu Evans	April 2024
10.	Heritage, Townscape and Visual Impact Assessment	Montagu Evans	January 2024
11.	Statement of Community Involvement	Kanda	April 2022
12.	Statement of Community Involvement Addendum	Kanda	March 2024
13.	Draft Student Management Plan	Fresh	January 2024
14.	Student Accommodation Demand Report	Cushman & Wakefield	January 2024
15.	Socio-Economic Assessment	Montagu Evans	24 January 2024
16.	Noise and Vibration Assessment	PDA	29 January 2024
17.	Air Quality Assessment	Redmore Environmental	17 January 2024
18.	Preliminary Ecological Appraisal	Greengage	January 2024
19.	Biodiversity Net Gain Assessment	Greengage	January 2024
20.	Contaminated Land Assessment	Tier Environmental	27 March 2023
21.	Cultural Strategy	Future City	January 2024
22.	Fire Statement Forms	Atelier Ten	1 July 2024

23.	Flood Risk Assessment	Apex Consulting	January 2024
24.	Drainage Strategy	Apex Consulting	15 January 2024
25.	Utilities Statement	Atelier Ten	22 March 2023
26.	Health Impact Assessment	Montagu Evans	24 January 2024
27.	Archaeological Assessment	RPS	7 February 2024
28.	Energy Statement	Atelier Ten	12 November 2024
29.	Sustainability Statement, BREEAM & HQM Assessments	Atelier Ten	22 January 2024
30.	Whole Life Cycle Carbon Assessment Affordable Residential (Building 1)	ADW Developments	29 March 2023
31.	Whole Life Cycle Carbon Assessment Student Accommodation (Building 2 and 3)	ADW Developments	29 March 2023
32.	Overheating Assessment	Atelier Ten	12 November 2024
33.	Transport Assessment	SLR Consulting	11 January 2024
34.	Travel Plan	SLR Consulting	11 January 2024
35.	Delivery and Servicing Management Plan	SLR Consulting	11 January 2024
36.	Construction Logistics Plan	SLR Consulting	23 February 2024
37.	Arboricultural Survey	Arbtech	9 October 2021
38.	Arboricultural Impact Assessment	Arbtech	January 2024
39.	Arboricultural Method Statement	Arbtech	22 January 2024
40.	Tree Protection Plan	Arbtech	January 2024
41.	Operational Waste Management Strategy	Equilibria Group	23 January 2024
42.	Daylight, Sunlight and Overshadowing Assessment	Point 2 Surveyors	January 2024
43.	Supplementary Daylight and Sunlight Letter	Point 2 Surveyors	16 August 2024
44.	Wind Microclimate Assessment	GIA Surveyors	17 January 2024
45.	Circular Economy Statement	ADW Developments	1 August 2024
46.	Draft Construction Waste Management Plan	Watkin Jones	January 2024
47.	Car Parking Management Plan	SLR Consulting	16 January 2024
48.	CIL Additional Information Form	Montagu Evans	26 April 2024

Table 1.1 List of Submission Documentation.

POST SUBMISSION

- 1.19 Following the original submission of the Scheme in April 2022, various consultation responses were received from officers at LBW, the GLA, other statutory consultees, the public and local politicians. This led to extensive consultation and discussions with officers at LBW through various design workshops and two additional formal Design Review Panel sessions in June 2022 and February 2023. A meeting was also held with the GLA in March 2023.
- 1.20 The formal description of development remained as originally submitted.
- 1.21 The following Scheme amendments were incorporated through the submission of amended documentation and drawings:

26TH APRIL 2024 AMENDMENTS

- Reduction in height of Building 1 from 14 to 12 storeys, reduction in footprint, and reconfiguration of building to reduce privacy and overlooking concerns and improving daylight to neighbouring buildings;
- Introduction of second stair core into Buildings 1 & 2;
- Reduction in student bedrooms from 779 to 762;
- Reduction in residential dwellings from 81 to 55, including an increased Low-Cost rent offer with a Social Rent: Intermediate split of 49:51 compared to the originally submitted 48:52 split;
- Increase in community floorspace;
- Increased student internal amenity space;
- Changes to landscaping, play space and public realm;
- Increase in biodiversity net gain from 35.26% to 147.56%;
- Urban Greening Factor from 0.38 to 4, making the scheme now policy complaint;
- Amendments to Sleaford Street including a change from bay parking to parallel parking;
- Retention of all trees along Battersea Park Road and new planting along Sleaford Street and New Covent Garden Market Access Road;
- Redesign of façade to adapt to environmental conditions including improvements in fabric efficiency to increase carbon savings and reduce overheating; and
- Increase in 274 sqm of PV to further increase carbon savings.

The following updates to the scheme were made following comments made by the Occupational Therapist and ensured that the scheme met their requests:

18TH AUGUST 2024 AMENDMENTS**PLOT 1**

- Core arrangement reconfigured to incorporate additional space for 2B4P dwelling to the northwest;
- Wheelchair dwellings have been reconfigured; and
- Floor 11 Balconies changed from inset to projecting to provide additional internal area to create wheelchair compliant dwellings.

PLOTS 2 AND 3

- Adjustment of the number of wheelchair accessible and adaptable dwellings to rebalance distribution across Plots 2 and 3;
- Integrating bathrooms suitable for hoist systems and soft spots for connecting doors to adjacent carer's rooms; and
- For Plot 3 it is proposed that adaptable dwellings will be provided when needed by the conversion of 2 typical cluster bedrooms.

1.22 Amended documentation was submitted in support of the Scheme which included:

- Updated Covering Letter, prepared by Montagu Evans;
- Updated Drawings, prepared by Glen Howells Architects;
- Design and Access Statement Addendum, prepared by Glen Howells Architects; and
- Daylight and Sunlight Letter, prepared by Point 2 Surveyors.

1.23 Revised drawings were submitted to secure these amendments to the Scheme.

1.24 Some additional minor amendments were made in December 2024 to account for discrepancies on plans in relation to cycle parking provision.

1.25 The table below shows when amended application drawings were submitted during the course of the Application. A full list of final drawings (and documents) for approval are set out in **Appendix 4.0**.

DRAWING NAME	DRAWING NO.	REVISION	REVISION DATE
Site Location Plan	2278-GHA-ZZ-ZZ-DR-A-05001	P02	26 April 2024
Existing Site Plan	2278-GHA-ZZ-ZZ-DR-A-05010	P02	26 April 2024
Proposed Site Plan	2278-GHA-ZZ-ZZ-DR-A-05011	P02	26 April 2024
Site Context Sections - Existing (Sheet 1 of 2)	2278-GHA-ZZ-ZZ-DR-A-05025	P02	26 April 2024
Site Context Sections - Existing (Sheet 2 of 2)	2278-GHA-ZZ-ZZ-DR-A-05026	P02	26 April 2024
Site Context Sections - Proposed (Sheet 1 of 2)	2278-GHA-ZZ-ZZ-DR-A-05400	P02	26 April 2024
Site Context Sections - Proposed (Sheet 2 of 2)	2278-GHA-ZZ-ZZ-DR-A-05401	P02	26 April 2024
Plot 01 - Section A-A	2278-GHA-01-ZZ-DR-A-05560	P01	26 April 2024
Plot 02 - Section A-A	2278-GHA-02-ZZ-DR-A-05660	P01	26 April 2024
Plot 03 -Section A-A & B-B	2278-GHA-03-ZZ-DR-A-05760	P01	26 April 2024
L00 GA Ground Floor Plan	2278-GHA-ZZ-00-DR-A-05100	P03	4 December 2024
L00 Mezzanine GA Floor Plan	2278-GHA-ZZ-M1-DR-A-05100M	P02	18 August 2024
L01 GA Floor Plan	2278-GHA-ZZ-01-DR-A-05101	P03	18 August 2024
L02-L03 GA Floor Plan	2278-GHA-ZZ-02-DR-A-05102	P03	18 August 2024
L04 GA Floor Plan	2278-GHA-ZZ-04-DR-A-05104	P02	18 August 2024
L05-L06 GA Floor Plan	2278-GHA-ZZ-05-DR-A-05105	P02	18 August 2024
L07 GA Floor Plan	2278-GHA-ZZ-07-DR-A-05107	P03	18 August 2024
L08-L10 GA Floor Plan	2278-GHA-ZZ-08-DR-A-05108	P03	18 August 2024
L11 GA Floor Plan	2278-GHA-ZZ-11-DR-A-05111	P02	18 August 2024
L12 GA Floor Plan	2278-GHA-ZZ-12-DR-A-05112	P02	18 August 2024
L13-L16 GA Floor Plan	2278-GHA-ZZ-13-DR-A-05113	P03	18 August 2024
L17-L18 GA Floor Plan	2278-GHA-ZZ-17-DR-A-05117	P03	18 August 2024
L19-L21 GA Floor Plan	2278-GHA-ZZ-19-DR-A-05119	P03	18 August 2024
RL GA Roof Plan	2278-GHA-ZZ-RL-DR-A-05122	P03	18 August 2024
Plot 01 - L00 Ground Floor Plan	2278-GHA-01-00-DR-A-05500	P03	4 December 2024
Plot 01 - M1 Mezzanine Floor Plan	2278-GHA-01-M1-DR-A-05500M	P03	18 August 2024
Plot 01 - L01 Floor Plan	2278-GHA-01-01-DR-A-05501	P03	18 August 2024
Plot 01 - L02 Floor Plan	2278-GHA-01-02-DR-A-05502	P03	18 August 2024
Plot 01 - L03 Floor Plan	2278-GHA-01-03-DR-A-05503	P03	18 August 2024
Plot 01 - L04 Floor Plan	2278-GHA-01-04-DR-A-05504	P02	18 August 2024
Plot 01 - L05-L10 Floor Plan	2278-GHA-01-05-DR-A-05505	P02	18 August 2024
Plot 01 - L11 Floor Plan	2278-GHA-01-11-DR-A-05511	P02	18 August 2024
Plot 01 - RL Roof Plan	2278-GHA-01-RL-DR-A-05512	P02	18 August 2024

Plot 02 - L00 Ground Floor Plan	2278-GHA-02-00-DR-A-05600	P03	4 December 2024
Plot 02 - L01 Floor Plan	2278-GHA-02-01-DR-A-05601	P03	18 August 2024
Plot 02 - L02-L03 Floor Plan	2278-GHA-02-02-DR-A-05602	P02	18 August 2024
Plot 02 - L04-L06 Floor Plan	2278-GHA-02-04-DR-A-05604	P01	18 August 2024
Plot 02 - L07 Floor Plan	2278-GHA-02-07-DR-A-05607	P02	26 April 2024
Plot 02 - L08-L13 Floor Plan	2278-GHA-02-08-DR-A-05608	P03	18 August 2024
Plot 02 - L14-L15 Floor Plan	2278-GHA-02-14-DR-A-05614	P01	18 August 2024
Plot 02 - L16 Floor Plan	2278-GHA-02-16-DR-A-05616	P02	18 August 2024
Plot 02 - RL Roof Plan	2278-GHA-02-RL-DR-A-05617	P02	26 April 2024
Plot 03 - L00 Ground Floor Plan	2278-GHA-03-00-DR-A-05700	P03	4 December 2024
Plot 03 - L01 First Floor Plan	2278-GHA-03-01-DR-A-05701	P03	18 August 2024
Plot 03 - L02-L06 Floor Plan	2278-GHA-03-02-DR-A-05702	P03	18 August 2024
Plot 03 - L07 Floor Plan	2278-GHA-03-07-DR-A-05707	P02	26 April 2024
Plot 03 - L08-L17 Floor Plan	2278-GHA-03-08-DR-A-05708	P03	18 August 2024
Plot 03 - L18 Floor Plan	2278-GHA-03-18-DR-A-05718	P01	18 August 2024
Plot 03 - L19-L21 Floor Plan	2278-GHA-03-19-DR-A-05719	P02	26 April 2024
Plot 03 - RL Roof Plan	2278-GHA-03-RL-DR-A-05722	P02	26 April 2024
Plot 01 - North East & North West Elevations (Sheet 1 of 2)	2278-GHA-01-ZZ-DR-A-05550	P03	18 August 2024
Plot 01 - South East & South West Elevations (Sheet 2 of 2)	2278-GHA-01-ZZ-DR-A-05551	P03	18 August 2024
Plot 02 - North East & North West Elevations (Sheet 1 of 2)	2278-GHA-02-ZZ-DR-A-05650	P02	26 April 2024
Plot 02 - South East & South West Elevations (Sheet 2 of 2)	2278-GHA-02-ZZ-DR-A-05651	P02	26 April 2024
Plot 03 - North East & North West Elevations (Sheet 1 of 3)	2278-GHA-03-ZZ-DR-A-05750	P02	26 April 2024
Plot 03 - South East & South West Elevations (Sheet 2 of 3)	2278-GHA-03-ZZ-DR-A-05751	P02	26 April 2024
Plot 03 - North West & South East Internal Elevations (Sheet 3 of 3)	2278-GHA-03-ZZ-DR-A-05752	P01	26 April 2024
Plot 01 - Bay Study (Sheet 1 of 2)	2278-GHA-01-ZZ-DR-A-21100	P02	26 April 2024
Plot 01 - Bay Study (Sheet 2 of 2)	2278-GHA-01-ZZ-DR-A-21101	P03	18 August 2024
Plot 02 - Bay Study (Sheet 1 of 3)	2278-GHA-02-ZZ-DR-A-21105	P03	4 December 2024
Plot 02 - Bay Study (Sheet 2 of 3)	2278-GHA-02-ZZ-DR-A-21106	P03	4 December 2024
Plot 02 - Bay Study (Sheet 3 of 3)	2278-GHA-02-ZZ-DR-A-21107	P03	4 December 2024
Plot 03 - Bay Study (Sheet 1 of 4)	2278-GHA-03-ZZ-DR-A-21110	P03	4 December 2024
Plot 03 - Bay Study (Sheet 2 of 4)	2278-GHA-03-ZZ-DR-A-21111	P03	4 December 2024
Plot 03 - Bay Study (Sheet 3 of 4)	2278-GHA-03-ZZ-DR-A-21112	P03	4 December 2024
Plot 03 - Bay Study (Sheet 4 of 4)	2278-GHA-03-ZZ-DR-A-21113	P02	4 December 2024
Plot 01 - Proposed Accessible Apartment Layouts - 1B2P	2278-GHA-01-XX-DR-A-70550	P02	18 August 2024
Plot 01 - Proposed Accessible Apartment Layouts - 2B4P	2278-GHA-01-XX-DR-A-70551	P02	18 August 2024
Plot 01 - Proposed Accessible Apartment Layouts - 3B5P	2278-GHA-01-XX-DR-A-70552	P02	18 August 2024

Table 1.2 Drawings superseded through submission of scheme amendments.

- 1.26 It is agreed that where drawings have been superseded through the submission of the April 2024 and August 2024 amendments, it is the replacement plans that comprise the Application and therefore the Scheme to be considered at the Appeal.
- 1.27 Planning conditions and a draft s106 Agreement were the subject of discussion between parties during the period August and December 2024. The planning application was not determined by LBW.

2.0 DESCRIPTION OF THE SITE AND THE SURROUNDING AREA

2.1 The following description of the Appeal Site and the surrounding area is agreed by LBW and the Appellant.

THE APPEAL SITE

2.2 The northern part of the Site fronting Battersea Park Road contains Booker Cash & Carry which was a retail warehouse club totalling 3,209 sqm (GIA) (sui generis), and is now vacant. The warehouse is a large, corrugated orange metal building on a brick base which provides a double height space. The building has no historical or particular architectural value. The southern part of the Site adjacent to the railway line was previously occupied by a BMW service centre (Class B2) which totalled 1,224 sqm (GIA), however, this has since been demolished. The Site is accessed by the New Covent Garden Market access road, which is located to the east of the Site.

2.3 The Site is located in Flood Zone 3 (albeit benefitting from flood defences). The risk of surface water flooding is low.

2.4 None of the buildings located on the Site are listed and the Site is not located in a Conservation Area.

2.5 The Site is calculated to have a PTAL rating of 5 (see Transport Assessment for methodology). The Site is located opposite the new Battersea Power Underground Station which provides regular Northern Line Services to Edgware and High Barnet. In addition, the Site is opposite Battersea Power Bus Station which provides the following services:

- 156 – Vauxhall Bus Station to Wimbledon Bus Station (daily);
- 344 – Clapham Junction Station to Liverpool Street Station (daily); and
- 436 – Moleworth Street to Battersea Park Station (daily).

2.6 In addition to the above, there is a Cycle Hire Docking Station located approximately 95m west of the Site.

2.7 The Site can therefore be considered to be highly sustainable on the basis that it constitutes previously developed and now vacant land within walking distance of various public transport modes.

THE SURROUNDING AREA

2.8 The Site is bound by Battersea Park Road to the north, beyond which lies Battersea Power Station Underground Station, Battersea Power Station and various sites that are undergoing development (discussed further below). To the east, the Site is bound by an unnamed road serving the New Covent Garden Market which lies beyond. To the south, the Site is bound by a railway line, beyond which lies a mixture of industrial units associated with New Covent Garden Market. To the west, the Site is bound immediately by Sleaford Street, beyond which lies a mixture of existing residential development fronting Battersea Park Road and construction ongoing adjacent to the railway.

2.9 The Site lies in an area that is currently undergoing extensive redevelopment and therefore, the Site is surrounded by numerous developments either under construction or subject to planning approval. Accordingly, the Site is within an evolving context with the surrounding schemes shaping the proposals put forward as part of this application. This evolving context is discussed in detail below.

NEW COVENT GARDEN ENTRANCE SITE

2.10 To the east of the Site is part of the New Covent Garden Market site which benefits from a hybrid planning permission granted under planning reference 2014/2810.

2.11 The eastern boundary of the Site sits opposite the development plot known as the Entrance Site. This site is currently the temporary home for the relocated flower market, but also benefits from outline planning permission for residential led mixed use development. The outline approval proposes at its tallest point an 18 storey (double ground floor) building of 65.5m AOD with adjacent buildings of varying height from 6 to 13 storeys. The scheme also includes a permitted pedestrian crossing that links the scheme to the Application Site.

- 2.12 At the time of writing, an application for reserved matters has yet to come forward on the Entrance Site and we understand that vacant possession is not due until 2026.

BATTERSEA POWER STATION PHASE 4

- 2.13 The Battersea Power Station (BPS) development occupies all the land to the north of Battersea Park Road. Immediately across Battersea Park Road and to the north of the Site is Phase 4.

VIRIDIAN APARTMENTS

- 2.14 Viridian Apartments is a 4-9 storey block of flats located west of the Site, at 75 Battersea Park Road between Sleaford Street and Thessaly Road. It was built in 2009 on the former site of the John Milton School. It consists of 240 flats (60 affordable units) designed around courtyard, a podium deck and a basement car park.

NEW MANSION SQUARE (BATTERSEA POWER STATION PHASE 4A)

- 2.15 This site is located to the south and west of the Site and its eastern boundary forms a direct link to the application site.
- 2.16 The Site was granted planning permission (ref 2015/3555). The scheme included demolition of all existing buildings, new buildings to a maximum height of 18 storeys (59m AOD) and provides 374 new homes. The scheme also includes 1,100 sqm of business incubator space aimed at 'local entrepreneurs', a 1,580 sqm public health centre and 5,600 sqm of new public realm. Vehicle and cycle parking will be in a basement and two new substations will also be provided.
- 2.17 The development has now been completed and is occupied.

SOUTHERN BOUNDARY

- 2.18 To the south of the Site is a railway line and beyond is a multi-storey car park and the wider New Covent Garden Market Site. The nearest residential properties to the south of the railway are located 200m to the southwest along Wadhurst Road, Thessaly Road and Patmore Street.
- 2.19 A planned cycle link is proposed adjacent to the railway line and to the south of the Site. The Proposed Development contributes to this by safeguarding an area of land for it to come forward. This is secured in the Section 106 agreement.

PLANNING HISTORY

- 2.20 The Site has been subject to several planning applications. The applications relevant to the Site and this proposal are listed in **Table 2.1** below.

REF NO.	DESCRIPTION	DECISION
2003/2257	Alterations to external elevations of existing building including recladding and construction of a single storey extension.	Approved 31/10/2003
2004/1231	Continued use of site for the purposes of vehicle servicing, MoT testing, car valleting and parking including offices and reception area.	Approved 27/05/2004
2014/2158	Construction of temporary structures, comprising two marquee structures with PVC coverings erected against the existing building to provide additional workshop space and a portakabin building located on the car park opposite to provide a customer reception and administration facilities.	Approved 24/07/2014
2015/5273	EIA Screening Opinion for demolition of existing buildings on site, and construction of a residential-led mixed-use development consisting of buildings ranging from 5 to 18 storeys, providing approximately 350 residential units and commercial floor space at ground floor level, with associated landscaping and public realm. The anticipated maximum GEA for the overall development is 34,000 sqm.	EIA not required 19/09/2015
2015/6813	Demolition of all existing buildings and construction of new buildings of between 5 storeys and 18 storeys, containing 307 residential units, business (Class B1) floorspace and flexible retail/restaurant and cafe/business floorspace (Class A1-A5 and B1), CHP basement, vehicle and cycle parking, plant and associated works, landscaping and a new access onto Sleaford street.	Approved 28/03/2019 and implemented.
2022/1062	EIA Screening in accordance with requirements of Reg. 6(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the redevelopment of the site for mixed-use including accommodation for up to 750 students (sui generis), 80 residential units (Class C3), 550sqm of commercial floorspace (Class E) and	EIA not required 31/03/2022

	associated internal amenity/cultural space, service areas, car and cycle parking, together with external landscaping and public realm.	
2022/0719	Lawful implementation of planning permission ref. 2015/6813 at Booker Cash & Carry and BMW Car Service Garage site, 41-49 and 49-59 Battersea Park Road through the carrying out of a material operation under Section 56(4) of the Town and Country Planning Act 1990 (as amended), namely any work of demolition of the former BMW service centre building before the 28th March 2022.	CLEUD Issued 22/08/2023

Table 2.1 Planning History of the Site.

- 2.21 As noted in **Table 2.1**, the Site benefits from an implemented planning permission (“the Extant Permission”) for mixed use development. The Extant Permission granted planning permission for a mixed-use development consisting of buildings ranging from five to 18 storeys and is a material consideration in the determination of the Appeal.

3.0 APPLICABLE NATIONAL, REGIONAL & LOCAL POLICY

- 3.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that in making any determination under the Planning Acts, regard is to be had to the development plan and that the determination must be made in accordance with that plan unless material considerations indicate otherwise.
- 3.2 The statutory Development Plan for this assessment is as follows:
- The London Plan (March 2021); and
 - Wandsworth Local Plan 2023-2038 (July 2023).
- 3.3 LBW and the Appellant agree that the following development plan policies are most relevant to the determination of the Appeal.

DEVELOPMENT PLAN DOCUMENT	POLICY REFERENCE
London Plan (2021)	Policy D3: Optimising site capacity through the design-led approach
	Policy D5: Inclusive Design
	Policy D6: High quality and standards
	Policy D7: Accessible Housing
	Policy D8: Public Realm
	Policy D9: Tall Buildings
	Policy D12: Fire Safety
	Policy D14: Noise
	Policy E1: Offices
	Policy E7: Industrial intensification, co-location and substitution
	Policy E9: Retail, Markets and Hot Food Takeaways
	Policy GG1: Building Strong and Inclusive Communities
	Policy GG2: Making the Best Use of Land
	Policy GG3: Creating a Healthy City
	Policy G5: Urban greening
	Policy G6: Biodiversity and Access to Nature
	Policy G7: Trees and Woodlands
	Policy H1: Increasing Housing Supply
	Policy H4: Delivering Affordable Housing
	Policy H5: Threshold Approach to Applications
	Policy H6: Affordable Housing Tenure
	Policy H10: Housing Size Mix
	Policy H15: Purpose Built Student Accommodation
	Policy HC1: Heritage, Conservation and Growth
	Policy I13: Sustainable Drainage
	Policy S1: Improving Air Quality
	Policy SI2: Minimising Greenhouse Gas Emissions
	Policy SI7: Reducing Waste and Supporting the Circular Economy
	Policy T2: Healthy Streets
	Policy T5: Cycling
	Policy T6: Residential Parking
Wandsworth Local Plan (2023)	Site Allocation ref. NE2
	Policy PM3: Nine Elms
	Policy LP1: The Design-Led Approach
	Policy LP2: General Development Principles
	Policy LP3: Historic Environment
	Policy LP4: Tall and Mid-Rise Buildings
	Policy LP10: Responding to the Climate Crisis
	Policy LP12: Water and Flooding
	Policy LP13: Circular Economy, Recycling and Waste Management
	Policy LP14: Air Quality, Pollution and Managing Impacts of Development
	Policy LP17: Social and Community Infrastructure
	Policy LP19: Play Space
	Policy LP20: New Open Space
	Policy LP23: Affordable Housing
	Policy LP24: Housing Mix
	Policy LP27: Housing Standards
	Policy LP28: Purpose Built Student Accommodation
	Policy LP49: Sustainable Transport
	Policy LP50: Transport and Development
	Policy LP51: Parking, Servicing and Car Free Development
	Policy LP55: Biodiversity
	Policy LP56: Tree Management and Landscaping
	Policy LP57: Urban Greening Factor
	Policy SDS1: Spatial Development Strategy 2023-2038

Table 3.1 Relevant Adopted Development Plan Policy.

- 3.4 The Site is located in the Battersea Parkside district of the Vauxhall Nine Elms Battersea (VNEB) Opportunity Area (OA), as identified in the London Plan and the VNEB OA Planning Framework (OAPF) (March 2012). The Council's adopted Local Plan (2023) allocates sites where development is anticipated and where the Council has particular objectives and proposals. The Site subject to this Application is allocated (Allocation Ref: NE2) for a *"mixed use development including residential and commercial uses"*.
- 3.5 The Site also falls within the Central Activities Zone (CAZ), a Tall Buildings Zone and an Archaeological Priority Area. The Site is located on Flood Zone 3, albeit benefitting from flood defences.

NATIONAL PLANNING POLICY

- 3.6 The National Planning Policy Framework ("NPPF") (December 2024) is a significant material consideration in the determination of the appeal.
- 3.7 Paragraph 11 of the NPPF requires that decisions should apply a presumption in favour of sustainable development. For decision-taking this means *"approving development proposals that accord with an up-to-date development plan without delay."*
- 3.8 In addition to Paragraph 11 identified above, other particular Chapters and Paragraphs of relevance to this appeal are:
- Chapter 5 – Delivering a sufficient supply of homes and particularly Paragraph 61, 63 and 71;
 - Chapter 9 – Promoting sustainable transport and particularly Paragraph 115 and 117;
 - Chapter 11 – Making effective use of land and particularly Paragraph 125; and
 - Chapter 12 – Achieving well-designed places and particularly Paragraph 130 and Paragraph 135.
- 3.9 Under the 2024 NPPF, LBW's local housing need under the standard methodology has increased from 3,315 dwellings per year to 4,383 dwellings per year.

NATIONAL PLANNING PRACTICE GUIDANCE

- 3.10 In March 2014, the Government published the National Planning Practice Guidance ("NPPG") which is a material consideration in relation to planning applications. The NPPG replaces several previous circulars and guidance to provide a simplified single source of guidance at the national level.

SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

- 3.11 The following supplementary planning guidance documents adopted by the GLA and LBW are also a material consideration in respect of appeal:
- The Mayor's Purpose-Built Student Accommodation LPG (November 2024)
 - The Mayor's Characterisation and Growth Strategy LPG (June 2023);
 - The Mayor's Housing Design Standards LPG (June 2023);
 - The Mayor's Optimising Site Capacity: A Design-led Approach LPG (June 2023);
 - The Mayor's Characterisation and Growth Study LPG (June 2023);
 - The Mayor's Air Quality Neutral (AQN) LPG (February 2023);
 - The Mayor's Urban Greening Factor Guidance LPG (February 2023);
 - The Mayor's Sustainable Transport, Walking and Cycling Guidance LPG (December 2022);
 - The Mayor's Energy Assessment Guidance (June 2022);
 - The Mayor's Circular Economy Statements LPG (March 2022);
 - The Mayor's Whole Life-Cycle Carbon LPG (March 2022);
 - The Mayor's 'Be Seen' Energy Monitoring Guidance LPG (September 2021);
 - The Mayor's Affordable Housing and Viability SPG (August 2017);
 - The Mayor's Housing SPG (March 2016);
 - The Mayor's The Control of Dust and Emissions during Construction and Demolition SPG (July 2014);
 - The Mayor's Accessible London: Achieving an Inclusive Environment SPG (October 2014);
 - The Mayor's Sustainable Design and Construction SPG (April 2014);

- The Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG (September 2012);
- The Mayor's Planning for Equality and Diversity in London (October 2007);
- LBW Planning Obligations SPD (October 2020);
- LBW Housing SPD (November 2016);
- LBW Historic Environment SPD (November 2016);
- LBW Refuse and Recyclables SPD (February 2014); and
- LBW Local Views SPD (February 2014).

3.12 The following supplementary planning guidance documents are also a material consideration in respect of appeal:

- BRE – Site Layout Planning for Daylight and Sunlight (June 2022); and
- National Design Guide (January 2021).

EMERGING GUIDANCE

3.13 There is also draft Mayoral guidance documents which are of relevance, but as these are not adopted, full weight should not be attributed to them yet:

- The Mayor's Fire Safety SPD (February 2022);
- The Mayor's Affordable Housing LPG (May 2023); and
- The Mayor's Development Viability LPG (May 2023).

DRAFT LOCAL PLAN

3.14 LBW has commenced a Partial Review of the Local Plan and consulted on a Regulation 19 version of the Plan.

4.0 AREAS OF COMMON GROUND

THE SITE

4.1 The following matters are agreed between the Parties with respect to the Site and surroundings:

- The Site is located within the local authority area of London Borough of Wandsworth;
- The principle of introducing a mixed-use development including residential and commercial uses on the Site is supported by Site Allocation Ref. NE2, alongside the Site's location within the Vauxhall Nine Elms Battersea (VNEB) Opportunity Area (OA and Central Activities Zone (CAZ);
- The Site is not within a Conservation Area nor do the Site's boundaries directly abut the boundaries of a Conservation Area. The closest Conservation Area is approximately 400m to the east (Battersea Park Conservation Area), however, would not be impacted by the proposed development;
- There are no listed buildings or other heritage assets on the Site. The Site is located approximately 250m south-east of Battersea Power Station (Grade II*), approximately 640m east of Battersea Park (Grade II*); however, they would not be impacted by the proposed development;
- There are no Tree Preservation Orders on the Site or the trees which are situated along the external boundaries of the Site;
- There are no Public Rights of Way on the Site;
- The Site sits within a Tall Building Zone;
- The Site is within an Archaeological Priority Area; and
- The Site is located within Flood Zone 3 and an area at "very low" risk of surface water flooding.

PRE-APPLICATION

4.2 The Proposal has been subject to extensive pre-application advice and the Appellant engaged with a number of stakeholders over a period of time between December 2020 and March 2022.

4.3 The responses were received from Statutory Consultees are summarised out in **Table 4.1** below.

CONSULTEE	RESPONSE
Specialist Housing Occupational Therapist	Provided comments. Response issued. Position agreed. No objection.
Thames Water	Requested conditions. Now agreed. No objection.
Environment Agency	No objection subject to conditions. Now agreed. No objection.
Historic England	Request for conditions. Now agreed. No objection.
Airport Safeguarding	No objection.
Environmental Protection Officer (Contamination)	No objection.
Network Rail	Request communication with Asset Protection Team although No objection.
LBW Waste Strategy Team	Provided comments. Response issued. No objection.
LBW Biodiversity Officer	No objection subject to conditions and S106 contributions and request for clarifications. Response issued. No objection.
GLA Energy	Provided comments. Response issued and updated Energy and Overheating Assessments. Awaiting correspondence from GLA.
GLA Water	Provided comments. Response issued. No objection.
GLA Circular Economy /	GLA awaiting information from Applicant.
Whole Life Carbon	No objection.
GLA Fire	Provided comments. Response issued. No objection.
Fire Compliance Management Surveys	Provided comments. Response issued. No objection.
LBW Waste Strategy Team	Provided comments. Response issued. No objection.
MET Police	Provided comments and request for conditions. Response issued. No objection.
Historic England	No comment.
TfL – London Underground Infrastructure Protection	No comment.
Monitoring and Evaluation Officer	Request for financial contribution. No objection.
Waste Strategy Manager	Provided comments. Response issued. No objection.
LBW Highways	Request for conditions. No objection.
Health Safety Officer	Provided comments. Response issued. No objection.
Counter Terrorism Advisor	Provided recommendations and guidance. No objection.
London Fire Brigade	Provided recommendations and guidance. No objection.

Table 4.1 Statutory Consultee Responses.

MATTERS OF COMMON GROUND

4.4 This section sets out the matters that are not in dispute between the appellant and the LPA.

FORMAT OF PLANNING APPLICATION AND SUPPORTING MATERIAL

- 4.5 It is agreed that the format of the planning application forms, plans and the supporting documents fulfilled the requirements of the various regulations and validation checklists, applicable at the time of submission.
- 4.6 It is agreed that the LPA agreed to register the application as a full planning permission.

ENVIRONMENTAL IMPACT ASSESSMENT

- 4.7 It is agreed that the Appeal Proposal does not represent EIA Development for the purposes of the EIA Regulations.
- 4.8 It is agreed that an Environmental Statement was not required to support the Application nor is one required for this Appeal.

PRINCIPLE OF DEVELOPMENT / SITE ALLOCATION

- 4.9 The principle of comprehensive mixed-use redevelopment within the VNEB OA is established in adopted policy, including the Site's specific site allocation. Moreover, the existing remaining building on the Site is of no particular architectural or historic interest and the principle of the Site's redevelopment has been accepted under the Extant Permission granted in March 2019.
- 4.10 As such, it is agreed that the principle of a redevelopment of the Site is acceptable.

REUSE OF BROWNFIELD LAND

- 4.11 It is agreed that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.

PBSA CONTRIBUTION TO HOUSING NEED

- 4.12 In accordance with Paragraph 4.1.9 of the London Plan and Paragraph 025 (Ref ID: 68-034-20190722) of the PPG, it is agreed that 2.5 PBSA bedrooms contributes the equivalent of one single dwelling towards meeting housing needs and that PBSA studios are counted on a one for one basis.

PRINCIPLE OF RESIDENTIAL DEVELOPMENT (CLASS C3)

- 4.13 It is agreed that the principle of residential uses (Class C3) is acceptable on the Site.

AFFORDABLE HOUSING

- 4.14 The delivery of 55 affordable dwellings is supported based on a 50:50 tenure split of Social Rent: Intermediate in accordance with Policy LP23 (Affordable Housing) of the Local Plan.

AFFORDABLE HOUSING THRESHOLD AND FAST-TRACK

- 4.15 The Site currently comprises two land parcels; one part occupied by Bookers as a retail warehouse club (Sui Generis) and one part which contains land that was formally occupied by BMW service centre (Class B2). As only part of the Site is considered industrial, it is reasonable to adopt a blended approach to calculating what the affordable housing threshold target is. This is similar to the approach taken when part of a Site is public land and when part of it is in private ownership as set out in the "Threshold Approach to Affordable Housing on Public Land" Practice Note (July 2018).
- 4.16 Applying the respective site areas against the respective policy targets, the blended affordable policy target across the Site would amount to 39.55% in order to qualify for the fast-track approach.

- 4.17 As both the proposed Class C3 residential and PBSA land use policies require the delivery of affordable housing, it is agreed that the affordable composition of the Scheme to reach the fast-track target of 39.47% can be achieved by a combination of C3 affordable housing and affordable student homes.
- 4.18 Combined, the C3 residential housing and the PBSA as a whole would deliver 369 habitable rooms. 171 of these habitable rooms are attributed to the 55 Class C3 affordable homes and represents 18.33% of the habitable rooms across the Site. Therefore, in order to achieve the fast-track threshold of 39.47%, 198 student rooms will be delivered as affordable too.
- 4.19 As such, alongside the 55 x Class C3 affordable homes (171 habitable rooms), 198 student rooms will be affordable. This leads to a total percentage of 39.55% of affordable homes across the scheme as a whole based on a habitable room calculation.
- 4.20 This approach ensures that the Proposed Development is compliant with the 'fast-track route' set by Policy H5 and means that no viability assessment is required to support the Application.

HOUSING MIX

- 4.21 It is agreed that the C3 element of the proposal would provide an appropriate mix of dwelling types, sizes and tenures.

PRINCIPLE OF COMMERCIAL FLOORSPACE AND COMMUNITY FLOORSPACE

- 4.22 It is agreed that the quantum of commercial and community floorspace is acceptable.
- 4.23 It is agreed that Unit 2 will be let at a peppercorn rent.

SOCIO-ECONOMIC BENEFITS OF PROPOSED DEVELOPMENT

- 4.24 It is agreed that the Development would deliver approximately 280 full time construction jobs and approximately 7-10 apprenticeships.
- 4.25 Once operational, it is agreed that the Development would create up to approximately 31 FTE jobs.
- 4.26 Once operational, it is agreed that occupiers of the Development would spend money locally and support local businesses.

TALL BUILDINGS

- 4.27 It is agreed that the principle of tall buildings is acceptable in this location and compliance is achieved with Policy D9 (Tall Buildings) of the London Plan, Policy LP4 (Tall and Mid-Rise Building (Strategic Policy)) of the Local Plan and Site Allocation NE2 in so far as they relate to a tall building being suitable at the appeal site.

DENSITY

- 4.28 It is agreed that the density of the Development is acceptable in this location.

DESIGN

- 4.29 It is agreed that the Development is of a high-quality appearance, incorporating sustainable methods of design and construction, and reflects design policies as set out in Policy LP1 (The Design-led Approach) of the Local Plan and the Site Allocation.

HERITAGE AND TOWNSCAPE

- 4.30 It is agreed that the Development would improve the local townscape, reinforce local identity and contribute positively towards the regeneration aspirations envisaged by the Vauxhall Nine Elms Battersea (VNEB) Opportunity Area.

- 4.31 The Development also represents a demonstrable improvement to the existing appearance and function of the townscape. Likewise, the Proposals would have no impact upon the setting or significance of heritage assets nearby.

HOUSING QUALITY

- 4.32 It is agreed that all of the C3 residential dwellings meet the minimum floorspace London Plan policy standards.
- 4.33 It is agreed that there are no single aspect north facing Class C3 residential dwellings, and those units that are single aspect have been located to maximise westerly views, with 80% of apartments being dual aspect.
- 4.34 It is agreed that the Development as a whole would retain appropriate levels of daylight and sunlight.
- 4.35 It is agreed that the student rooms have been designed to include through corridors designed to provide natural cross ventilation and daylight, as well as 1,434 sqm internal and 665 sqm external communal amenity space for use by students.

ACCESSIBILITY

- 4.36 It is agreed that Plot 1 which comprises the affordable residential homes will provide 11% (no. 6) M4(3) wheelchair user homes.
- 4.37 It is agreed that Plot 2 will provide 5% of rooms as wheelchair accessible in line with BS8300 2018 (including 1% as hoisted units), and 5% as wheelchair adaptable from the outset, equating to 10% of student rooms as wheelchair user rooms overall in this block.
- 4.38 It is agreed that Plot 3 will provide 5% wheelchair accessible studio bedrooms, and that the required 5% adaptable units can be provided based on need through the conversion of two cluster units into a single accessible unit through the installation of a new accessible bathroom. The units equate to 5% accessible (including 1% hoisted units) and 5% potential adaptable units.

DAYLIGHT AND SUNLIGHT

- 4.39 It is agreed that the daylight and sunlight impact of the Development on surrounding built development are acceptable.

PUBLIC REALM AND LANDSCAPING

- 4.40 It is agreed that the development will deliver 4,442 sqm of public realm which will include, hard and soft landscaping, play space, and planting.

AMENITY SPACE

- 4.41 It is agreed that the C3 residential dwellings will be served by 379 sqm private amenity space. It is agreed that the private amenity space demonstrates a shortfall of 251 sqm against policy guidance; however, this provision is acceptable on the basis of the quantum of communal amenity space within the proposed public realm which could be used by residents in addition to the residential balconies that are oversized against the London Plan standards. Furthermore, that there is also access to other areas of open space within a maximum of 800 metres of the Site including the Power Station Park, the River Thames, the Linear Park and Battersea Park that provide alternative external amenity.
- 4.42 It is agreed that the student accommodation will provide 1,434 sqm internal and 665 sqm external private communal amenity space, split across Plots 2 and 3.

PLAY SPACE

- 4.43 It is agreed that using the GLA Play Space Calculator, there is a total requirement of 470 sqm of play space. For ages 0-4 and 5-11, 327 sqm is required to comply with policy standards. The Development includes 356 sqm of play space for a variety of ages from 0 to 11 years old, exceeding policy standards for these age groups.

- 4.44 It is agreed that 12+ provision is to be provided off site, and is to be secured via a S106 Agreement contribution of £56,250 to account for the 125 sqm shortfall.

TRANSPORT

- 4.45 It is agreed that the Development would not have an adverse impact on the highways or public transport network surrounding the Development.
- 4.46 It is agreed that the Development is car-free, with the exception of 5 blue badge spaces, meeting the 3% policy requirement. This includes 1x space for the student bedrooms, 1x space for the commercial units and 3x spaces for the C3 residential dwellings.
- 4.47 It is agreed that the Development provides policy compliant long and short stay cycle parking for the student bedrooms, commercial units and C3 residential dwellings.

ENERGY AND SUSTAINABILITY

- 4.48 It is agreed that Development has been assessed against the 2021 Part L baseline and exceeds the domestic target of 50%, achieving 73%. Against the non-domestic target, the Development exceeds the 35% target, achieving 36%.
- 4.49 It is agreed that to achieve the London Plan zero carbon target, a carbon off set of 1,896 Tonnes of CO₂ is required, which equates to a carbon off set payment of £159,127, which has been agreed as a S106 financial contribution.
- 4.50 It is agreed that the Development achieves a BREEAM outstanding rating for the student accommodation, retail units, office and community spaces against the BREEAM New Construction 2018 scheme.
- 4.51 It is agreed that for the C3 residential dwellings, Home Quality Mark (HQM) One Pre-Assessment has been completed voluntarily by the Applicant, which demonstrates that a HQM ONE 4- star rating is achievable with an overall targeted score of 50% (48% required for 4 stars).
- 4.52 It is agreed that all residential spaces on all plots comply with the TM59 overheating assessment under the mandatory DSY1 2020 London Heathrow weather file without the use of mechanical cooling.
- 4.53 It is agreed that the Development that is both energy efficient and highly sustainable.

CIRCULAR ECONOMY

- 4.54 It is agreed that the Development will be policy compliant by diverting 95% of non-hazardous demolition waste from landfill, with retention onsite where possible and reuse; diverting 95% of non-hazardous excavation waste from landfill, with retention onsite where possible; and 95% of construction (new build) waste from landfill with an emphasis on reuse and high value recycling where possible.
- 4.55 It is agreed that a proportion of materials with a reused or recycled content to be at least 20%, that other materials are to be responsibly sourced as per the Sustainable Procurement Policy; and that the Development will maximise the recycling of operational waste from the student accommodation and commercial spaces.

WHOLE LIFE CARBON

- 4.56 It is agreed that whole life carbon has been considered for both the residential and student aspects of the scheme and that the Development is in accordance with policy, with appropriate action having been taken to reduce life-cycle carbon emissions.

HEALTH IMPACT

- 4.57 It is agreed that the health impacts identified through the production of a rapid Health Impact Assessment are mostly positive, and the Development is expected to make a positive impact on public health within the local area, and therefore accords with policy.

AIR QUALITY

- 4.58 It is agreed that during the construction phase of the Development, dust control measures are to be implemented to ensure that any potential air quality impacts from dust generated by demolition, earthworks, construction and track out activities are predicted to be not significant.
- 4.59 It is agreed that during the operational phase of the Development, the air quality impacts from elevated pollution levels on future occupations are predicted to be not significant and suitable for the proposed end-use.
- 4.60 It is agreed that the Development is air quality neutral and accords with policy in relation to air quality.

NOISE AND VIBRATION

- 4.61 It is agreed that the Development can achieve the noise level criteria through noise mitigation.
- 4.62 It is agreed that the measured and predicted vibration levels are below the 'Low probability of adverse comment' criterion of BS 6472 for both day and night-time periods and as such, BS 6472 would suggest that for levels below the ranges, adverse impact is not expected. This demonstrates that the vibration levels for the Development are compliant with policy.

ARBORICULTURE

- 4.63 It is agreed that the Development retains the existing 6 trees on site, which run alongside Battersea Park Road, alongside the planting of 73 new trees, with 13 of these on the upper terraces.

BIODIVERSITY

- 4.64 It is agreed that the Development possesses low potential for nesting birds, and negligible potential for all other notable and / or protected species.
- 4.65 It is agreed that the Development achieves a net gain of 147.56% as a result of proposed enhancement measures, exceeding policy requirements. The enhancement measures proposed include green roofs, ecological piles, new trees, wildlife friendly planting, vertical greening, insect hotels, and bird bat and bee boxes/bricks.

URBAN GREENING

- 4.66 It is agreed that the Development achieves an Urban Greening Factor score of 0.4, meeting policy requirements through maximised urban greening across the Site and off-site contributions, such as the installation of the New Covent Market Access Road trees.

FLOOD RISK AND DRAINAGE

- 4.67 It is agreed that the Site lies within Flood Zone 3. It has been concluded that the flooding risk would be minimal, would not increase flood risk elsewhere and is compliant with the requirements of the NPPF.
- 4.68 It is agreed that the means of collection and discharge of the foul and surface water from the Development is acceptable through the use of SuDS attenuation techniques where possible including permeable paving, green roofs and tree pits.
- 4.69 It is agreed that the Development may be occupied safely and adequately drained while reducing flood risk overall.

ARCHAEOLOGY

- 4.70 It is agreed that no work will be required in relation to archaeology and that the Development accords with policy.

CONTAMINATION

- 4.71 It is agreed that the Development would be acceptable in contamination terms subject to suitable investigation works during construction.

FIRE SAFETY

- 4.72 It is agreed that the Development incorporates two stair cores in response to the proposed Building Regulations changes, using guidance in the draft BS9991 to reflect anticipated changes to guidance in relation to stair cores, evacuation lifts and smoke control in tall buildings.
- 4.73 It is agreed that the Fire Strategy for the Development is acceptable.

CIL

- 4.74 It is agreed that the Development would be CIL liable.
- 4.75 All land uses would be chargeable under the Mayoral CIL Charging Schedule at a rate of £80 per sqm.
- 4.76 Under the LBW CIL Charging Schedule, Class C3 residential uses would attract a rate of £250 per sqm although Social Housing Relief would be eligible given that the Class C3 residential use in the case of the Development is wholly affordable. A charge of £100 per sqm metre applies to office and retail floorspace.

BENEFITS OF THE SCHEME

- 4.77 it is agreed between the Parties that the Scheme will deliver the following planning benefits:
- The making use of suitable allocated brownfield land for new homes in accordance with a site allocation;
 - The delivery of 55 affordable homes;
 - A new public realm providing 4,442 sqm of high-quality public realm for use by new residents and the existing community, including the provision of play space in excess of policy standards for ages 0-11 age range;
 - A BNG uplift of 147% and the replanting of 73 new trees (with no existing loss);
 - Economic benefits including the creation of 280 full time construction jobs, including 7-10 apprenticeships and the creation of up to 31 jobs once the Development is operational, as well as local business spending by new residents;
 - The provision of ground floor commercial and community uses on the ground floor of the Development providing local amenities to future and neighbouring residents, creation of jobs and active frontage;
 - The provision of an affordable commercial and community use on the ground floor of Plot 1 that will be available at a peppercorn rent; and
 - A demonstrable improvement to the existing appearance of the Site and function of the local townscape and no impact upon the setting or significance of heritage assets nearby.

5.0 AREAS OF UNCOMMON GROUND

5.1 The following matters are not agreed between the main parties, further details of which will be presented in evidence:

- Whether the proposed mix of uses is the most appropriate at the appeal site, in the context of identified need for 'traditional' housing vs student housing, and the absence of a Nomination Agreement for the development with a Higher Education Provider (HEP), having regard to Policy H15 (PBSA) of the London Plan and Policy LP28 (PBSA) of the Local Plan.
- Whether the impacts of the appeal scheme on living conditions at neighbouring properties would be acceptable. having regard to Part D of Policy H6 (Housing quality and standards) of the London Plan and Part B Criteria 2,3 and 4 of Policy LP2 (General Development Principles (Strategic Policy)) of the Local Plan. Such neighbouring properties are as follows and are set out in more detail in the topic-based Statement of Common Ground:
 - Simper Mansions (Block A3 of New Mansion Square)
 - The amenity space of New Mansion Square
 - The two podium deck amenity spaces forming part of the New Covent Garden Market development (the "Entrance Site" development zone).
- The weight to be attached to the benefits associated with the Proposed Development in the planning balance.
- The weight that should be attached to the following are benefits of the Proposed Development:
 - The delivery of 502 homes
 - The delivery of 762 student bedrooms
- The weight that should be attached to the extant planning permission at the site when considering the matters in dispute between the parties in the case of this appeal.
- The weight that should be attached to the Regulation 19 Local Plan Partial Review.

6.0 CONDITIONS AND PLANNING OBLIGATIONS

PLANNING CONDITIONS

- 6.1 Subject to the appeal being allowed, the Parties have agreed the planning conditions set out in **Appendix 3.0**. It is both Parties' view that these conditions meet the requirements of Paragraph 55 of the NPPF.
- 6.2 In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, all pre-commencement conditions have been agreed.

PLANNING OBLIGATIONS

- 6.3 The agreed planning obligations between the Parties will be incorporated into a Section 106 Agreement which it is envisaged will be agreed prior to the start of the Inquiry. In the event that any obligations are not agreed, evidence will be provided by the main parties on those matters.

7.0 SIGNATURES

- 7.1 This Statement of Common Ground has been prepared by Montagu Evans, the Appellant's Planning Agent.

Authorised Signatory:



Name and Position: Sam Stackhouse, Partner

Date: 20.03.2025

- 7.2 The contents of this Statement of Common Ground have been agreed by London Borough of Wandsworth in its capacity as local planning authority.

Authorised Signatory:



Name and Position: Mark Hunter, Head of Strategic Development

Date: 20.03.2025

Appendix 2.0 – Schedule of Agreed Planning Conditions.

CONDITIONS:

1 Time constraint

The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions and to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to meet the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

2 Approved plans and documents

The development shall be carried out in accordance with the reports, specifications and drawings detailed:

Documents:

Received 26/05/2022

- Design and Access Statement, prepared by Howells Architects, dated 29 April 2022
- Full Planning Application Form prepared by Montagu Evans, dated 24 April 2022
- Statement of Community Involvement, prepared by Kanda, dated April 2022
- Tree Survey, prepared by Arbtech, dated 9 October 2021

Received 26/04/2024

- A Preliminary Ground Investigation Report For 41-49 Battersea Park Road, Nine Elms (Issue 1.3), prepared by Tier Environmental, dated 27 March 2023
- Air Quality Assessment prepared by Redmore Environmental, dated 17 January 2024
- Application Covering Letter, prepared by Montagu Evans, dated 26 April 2024
- Arboricultural Impact Assessment (Arbtech AIA 03, Rev C), prepared by Arbtech, dated January 2024
- Arboricultural Method Statement, prepared by Arbtech, dated 22 January 2024
- Archaeological Desk Based Assessment (Final), prepared by RPS Group, dated 7 February 2024
- Biodiversity Net Gain Assessment, prepared by Greengage, dated January 2024
- Car Parking Management Plan (Rev 04), prepared by SLR Consulting, dated 16 January 2024
- CIL Additional Information Form, prepared by Montagu Evans, dated 26 April 2024
- Construction Logistics Plan (Rev 04), prepared by SLR Consulting, dated 23 February 2024

- Construction Waste Management Plan (draft), prepared by Watkin Jones Group, dated January 2024
- Cultural Strategy, prepared by Future City, dated January 2024
- Daylight, Sunlight and Overshadowing Assessment prepared by Point 2 Surveyors, dated January 2024
- Delivery and Servicing Management Plan (Rev 04), prepared by SLR Consulting, dated 11 January 2024
- Design and Access Statement Addendum prepared by Glenn Howells Architects, dated 16 February 2024
- Draft Student Management Plan, prepared by Fresh, dated January 2024
- Drainage Strategy (Rev 007), prepared by Apex Consulting Engineers, dated 15 January 2024
- Environmental Noise & Vibration Assessment, prepared by PDA Acoustic Consultants, dated 29 January 2024
- Flood Risk Assessment prepared (Rev 003), by Apex Consulting Engineers, dated January 2024
- Heritage, Townscape and Visual Impact Assessment Part 1-3, prepared by Montagu Evans, dated January 2024
- Landscape Strategy Part 1-8, prepared by Planit I.E., dated 11 April 2024
- Operational Waste Management Strategy (Version C03), prepared by Equilibria Group, dated 23 January 2024
- Preliminary Ecological Appraisal, prepared by Greengage, dated January 2024
- Purpose-built Student Accommodation Demand Report, prepared by Cushman & Wakefield, dated January 2024
- Socio-Economic Statement, prepared by Montagu Evans, dated 24 January 2024
- Statement of Community Involvement Addendum, prepared by Kanda, dated March 2024
- Sustainability Statement, BREEAM and HQM Pre-Assessments (S2F), prepared by Atelier Ten, dated 22 January 2024
- Transport Assessment (Rev 05), prepared by SLR Consulting, dated 11 January 2024
- Travel Plan (Rev 05), prepared by SLR Consulting, dated 11 January 2024
- Tree Protection Plan (Arbtech TPP 03, Rev C), prepared by Arbtech, dated January 2024
- Utilities Statement (Rev S2D), prepared by Atelier Ten, dated 22 March 2023
- Whole Life Cycle Carbon Assessment and Reporting: Affordable Residential (Block 1) (Rev v1.01), prepared by ADW Developments, dated 29 March 2023
- Whole Life Cycle Carbon Assessment and Reporting: Student Accommodation (Block 2-3) (Rev v.1.01), prepared by ADW Developments, dated 29 March 2023
- Wind Microclimate Assessment prepared by GIA Chartered Surveyors, dated 17 January 2024

Received 10/05/2024

- Planning Statement prepared by Montagu Evans, dated April 2024

Received 02/07/2024

- Fire Statement Form Block A, prepared by Atelier Ten, dated 1 July 2024
- Fire Statement Form Block BC, prepared by Atelier Ten, dated 1 July 2024
- Fire Statement Form Block DEF, prepared by Atelier Ten, dated 1 July 2024
- Fire Statement Form LPG Block A, prepared by Atelier Ten, dated 1 July 2024

- Fire Statement Form LPG Block BC, prepared by Atelier Ten, dated 1 July 2024
- Fire Statement Form LPG Block DEF, prepared by Atelier Ten, dated 1 July 2024

Received 17/07/2024

- Pre-Demolition BREEAM Audit Report prepared by ADW Developments, dated 17 July 2024

Received 07/08/2024

- Health Impact Assessment, prepared by Montagu Evans, dated 6 August 2024

Received 09/08/2024

- Circular Economy Statement, prepared by ADW Developments, dated 1 August 2024;
- Windows Location Building A1.2 – Tweed Mansions (P2874/W/01 Rev. 15);
- Windows Location Building A1.3 – Foots Row Mansions (P2874/W/02 Rev. 15);
- Windows Location Building A1.4 – Billington Mansions (P2874/W/03 Rev. 15);
- Windows Location Building A1.5 – Arden Mansions (P2874/W/04 Rev. 15);
- Windows Location Building A2 – Matkin Mansions (P2874/W/05 Rev. 15);
- Windows Location Building A3 – Simpler Mansions (P2874/W/06 Rev. 15);
- Windows Location – 142-192 Thessaly Road (P2874/W/07 Rev. 15);
- Windows Location – Viridian Apartments, 75 Battersea Park Road (P2874/W/08 Rev. 15); and
- Windows Location – Viridian Apartments, 75 Battersea Park Road (P2874/W/09 Rev. 15).

Received 18/11/24

- Design and Access Statement Addendum prepared by Glen Howells Architects, dated 16 August 2024
- Energy Statement, prepared by Atelier Ten, dated 12 November 2024
- Overheating Assessment, prepared by Atelier Ten, dated 12 November 2024

Drawings:

- Existing Site Plan (2278-GHA-ZZ-ZZ-DR-A-05010_P02)
- General Arrangement Plan (3082-PLA-XX-XX-DR-L00-0001_P01)
- Ground Floor Furniture Plan (Sheet 01 of 02) (3082-PLA-XX-XX-DR-L00-3000_S1_P01)
- Ground Floor Furniture Plan Sheet 02 of 02 (3082-PLA-XX-XX-DR-L00-3001_P01)
- Ground Floor General Arrangement Plan (Sheet 01 of 02) (3082-PLA-XX-XX-DR-L00-0002_P01)
- Ground Floor General Arrangement Plan Sheet 02 of 02 (5892091-08. 3082-PLA-XX-XX-DR-L00-0003_P01)
- Ground Floor Hardworks Plan Sheet 01 of 02 (3082-PLA-XX-XX-DR-L00-1001_P01)

- Ground Floor Hardworks Plan Sheet 02 of 02 (3082-PLA-XX-XX-DR-L00-1002_P01)
- Ground Floor Softworks Planting Plan Sheet 01 of 02 (3082-PLA-XX-XX-DR-L00-2001_P01)
- Ground Floor Softworks Planting Plan Sheet 02 of 02 (3082-PLA-XX-XX-DR-L00-2002_P01)
- Ground Floor Tree Planting Plan Sheet 01 of 02 (3082-PLA-XX-XX-DR-L00-2003_P01)
- Ground Floor Tree Planting Plan Sheet 02 of 02 (3082-PLA-XX-XX-DR-L00-2004_P01)
- L00 GA Ground Floor Plan (2278-GHA-ZZ-00-DR-A-05100_P03)
- L00 Mezzanine GA Floor Plan (2278-GHA-ZZ-M1-DR-A-05100M_P02)
- L01 GA Floor Plan (2278-GHA-ZZ-01-DR-A-05101_P03)
- L02-L03 GA Floor Plan (2278-GHA-ZZ-02-DR-A-05102_P03)
- L04 GA Floor Plan (2278-GHA-ZZ-04-DR-A-05104_P02)
- L05-L06 GA Floor Plan (2278-GHA-ZZ-05-DR-A-05105_P02)
- L07 GA Floor Plan (2278-GHA-ZZ-07-DR-A-05107_P03)
- L08-L10 GA Floor Plan (2278-GHA-ZZ-08-DR-A-05108_P03)
- L11 GA Floor Plan (2278-GHA-ZZ-11-DR-A-05111_P02)
- L12 GA Floor Plan (2278-GHA-ZZ-12-DR-A-05112_P02)
- L13-L16 GA Floor Plan (2278-GHA-ZZ-13-DR-A-05113_P03)
- L17-L18 GA Floor Plan (2278-GHA-ZZ-17-DR-A-05117_P03)
- L19-L21 GA Floor Plan (2278-GHA-ZZ-19-DR-A-05119_P03)
- Planting Schedules (3082-PLA-XX-XX-DR-L00-2000_P01)
- Plot 01 - L00 Ground Floor Plan (2278-GHA-01-00-DR-A-05500_P03)
- Plot 01 - Section A-A (2278-GHA-01-ZZ-DR-A-05560_P01)
- Plot 01 -Bay Study (Sheet 2 of 2) (2278-GHA-01-ZZ-DR-A-21101_P03)
- Plot 01 -L01 Floor Plan (2278-GHA-01-01-DR-A-05501_P03)
- Plot 01 -L02 Floor Plan (2278-GHA-01-02-DR-A-05502_P03)
- Plot 01 -L03 Floor Plan (2278-GHA-01-03-DR-A-05503_P03)
- Plot 01 -L04 Floor Plan (2278-GHA-01-04-DR-A-05504_P02)
- Plot 01 -L05-L10 Floor Plan (2278-GHA-01-05-DR-A-05505_P02)
- Plot 01 -L11 Floor Plan (2278-GHA-01-11-DR-A-05511_P02)
- Plot 01 -M1 Mezzanine Floor Plan (2278-GHA-01-M1-DR-A-05500M_P03)
- Plot 01 North East & North West Elevations (Sheet 1 of 2) (2278-GHA-01-ZZ-DR-A-05550_P03)
- Plot 01 -Proposed Accessible Apartment Layouts -1B2P (2278-GHA-01-XX-DR-A-70550_P02)
- Plot 01 -Proposed Accessible Apartment Layouts -2B4P (2278-GHA-01-XX-DR-A-70551_P02)
- Plot 01 -Proposed Accessible Apartment Layouts -3B5P (2278-GHA-01-XX-DR-A-70552_P02)
- Plot 01 -RL Roof Plan (2278-GHA-01-15-DR-A-05512_P02)
- Plot 01 -South East & South West Elevations (Sheet 2 of 2) (2278-GHA-01-ZZ-DR-A-05551_P03)
- Plot 02 - Bay study (sheet 1 of 3) (2278-GHA-02-ZZ-DR-A-21105_P03)
- Plot 02 - Bay study (sheet 2 of 3) (2278-GHA-02-ZZ-DR-A-21106_P03)
- Plot 02 - Bay study (sheet 3 of 3) (2278-GHA-02-ZZ-DR-A-21107_P03)

- Plot 02 - L00 Ground Flood Plan (2278-GHA-02-00-DR-A-05600_P03)
- Plot 02 - L07 Floor Plan (2278-GHA-02-07-DR-A-05607_P02)
- Plot 02 - L16 Floor Plan (2278-GHA-02-16-DR-A-05616_P02)
- Plot 02 - North East & North West Elevations (Sheet 1 of 2) (2278-GHA-02-ZZ-DR-A-05650_P02)
- Plot 02 - Section A-A (2278-GHA-02-ZZ-DR-A-05660_P01)
- Plot 02 - South East & South West Elevations (Sheet 2 of 2) (2278-GHA-02-ZZ-DR-A-05651_P02)
- Plot 02 -L01 Floor Plan (2278-GHA-02-01-DR-A-05601_P03)
- Plot 02 -L02-L03 Floor Plan (2278-GHA-02-02-DR-A-05602_P02)
- Plot 02 -L04-L06 Floor Plan (2278-GHA-02-04-DR-A-05604_P01)
- Plot 02 -L08-L13 Floor Plan (2278-GHA-02-08-DR-A-05608_P03)
- Plot 02 -L14-L15 Floor Plan (2278-GHA-02-14-DR-A-05614_P01)
- Plot 03 - Bay study (sheet 1 of 4) (2278-GHA-03-ZZ-DR-A-21110_P03)
- Plot 03 - Bay study (sheet 2 of 4) (2278-GHA-03-ZZ-DR-A-2111_P03)
- Plot 03 - Bay study (sheet 3 of 4) (2278-GHA-03-ZZ-DR-A-21112_P03)
- Plot03 - Bay study (sheet 4 of 4) (2278-GHA-03-ZZ-DR-A-21113_P02)
- Plot 03 - L00 Ground Flood Plan (2278-GHA-03-00-DR-A-05700_P03)
- Plot 03 - L07 Floor Plan (2278-GHA-03-07-DR-A-05707_P02)
- Plot 03 - L19-L21 Floor Plan (2278-GHA-03-19-DR-A-05719_P02)
- Plot 03 – North East & North West Elevations (Sheet 1 of 3) (2278-GHA-03-ZZ-DR-A-05750_P02)
- Plot 03 – North West & South East Internal Elevations (Sheet 3 of 3) (2278-GHA-03-ZZ-DR-A-05752_P01)
- Plot 03 - RL Floor Plan (2278-GHA-03-22-DR-A-05722_P02)
- Plot 03 - Section A-A & B-B (2278-GHA-03-ZZ-DR-A-05760_P01)
- Plot 03 - South East & South West Elevations (Sheet 2 of 3) (2278-GHA-03-ZZ-DR-A-05751_P02)
- Plot 03 -L01 Floor Plan (2278-GHA-03-01-DR-A-05701_P03)
- Plot 03 -L02 -L06 Floor Plan (GHA-03-02-DR-A-05702_P03)
- Plot 03 -L08-L17 Floor Plan (2278-GHA-03-08-DR-A-05708_P03)
- Plot 03 -L18 Floor Plan (2278-GHA-03-18-DR-A-05718_P01)
- Proposed Site Plan (2278-GHA-ZZ-ZZ-DR-A-05011_P02)
- RL GA Roof Plan (2278-GHA-ZZ-RL-DR-A-05122_P03)
- Roof Terrace General Arrangement Plan Sheet 01 of 02 (3082-PLA-XX-XX-DR-ZZ-0001_P01)
- Roof Terrace General Arrangement Plan Sheet 02 of 02 (3082-PLA-XX-XX-DR-ZZ-0002_P01)
- Roof Terrace General Arrangement Plan Level 01 (3082-PLA-XX-XX-DR-L01-0001_P01)
- Roof Terrace General Arrangement Plan Level 07 (3082-PLA-XX-XX-DR-L07-0001_P01)
- Roof Terrace General Planting Plan Level 01+ 07 (3082-PLA-XX-XX-DR-ZZ-2001_P01)
- Roof Terrace Tree Planting Plan Level 01+ 07 (3082-PLA-XX-XX-DR-ZZ-2002_P01)
- Section 38 + Section 247 plan (216199/PD04 Rev G)
- Section 38 + Section 247 plan Site Plan Background (216199/PD05 Rev G)
- Site Context Sections - Existing (Sheet 1 of 2) (2278-GHA-ZZ-ZZ-DR-A-05025_P02)

- Site Context Sections - Existing (Sheet 2 of 2) (2278-GHA-ZZ-ZZ-DR-A-05026_P02)
- Site Context Sections - Proposed (Sheet 1 of 2) (2278-GHA-ZZ-ZZ-DR-A-05400_P02)
- Site Context Sections - Proposed (Sheet 2 of 2) (2278-GHA-ZZ-ZZ-DR-A-05401_P02)
- Site Location Plan (2278-GHA-ZZ-ZZ-DR-A-05001_P02)
- Site Sections Sheet 1 of 3 (5892113-08. 3082-PLA-XX-XX-DR-L00-4000_P01)
- Site Sections Sheet 2 of 3 (5892114-08. 3082-PLA-XX-XX-DR-L00-4001_P01)
- Site Sections Sheet 3 of 3 (5892116-08. 3082-PLA-XX-XX-DR-L00-4002_P01)

Reason: To ensure a satisfactory standard of development and to allow the local planning authority to review any potential changes to the scheme.

3 Phasing

Prior to commencement of development, a plan showing the full demolition and construction phasing for the development must be submitted and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved phasing plans unless otherwise approved in writing by the Local Planning Authority

Reason: To ensure that the development is consistent with the principles of good planning in accordance with the requirements of the NPPF and Local Plan policies LP1 and LP2.

4 Contaminated Land

No development shall occur until:

- a preliminary risk-assessment has been submitted to and approved in writing by the local planning authority.
- a site-investigation shall be conducted to consider the potential for contaminated-land and shall be submitted to and approved in writing by the local planning authority.
- a remediation method statement, described to make the site suitable for, intended use by removing unacceptable risks to sensitive receptors, shall be submitted to and approved in writing by the local planning authority.

Prior to first occupation:

The remediation shall be completed and a verification report, produced on completion of the remediation, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to paragraph 187 of the NPPF and Local Plan policy LP14.

5 Contamination verification

Within 3 months of occupation of each phase of the development, a verification report demonstrating the completion of the works set out in the approved remediation statement 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 completed to demonstrate that the site remediation criteria for the approved uses have been met.

Reason: To ensure that remedial measures have been undertaken and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use to accord with Local Plan policies LP2 and LP14 coupled with the requirements of the NPPF.

6 Contaminated Land (EA)

No development shall take place until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following:

- a. a preliminary risk assessment which has identified:
 - i. all previous uses;
 - ii. potential contaminants associated with those uses;
 - iii. a conceptual model of the site indicating sources, pathways and receptors; and
 - iv. 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 (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.

The development shall thereafter be carried out in accordance with these approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the NPPF and Local Plan policy LP14.

7 Verification report (EA)

Prior to any part of the permitted development being occupied a verification report demonstrating the 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.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 187 of the NPPF and Local Plan policy LP14.

8 Contamination not previously identified (EA)

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 and obtained written approval from the local planning authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the local planning authority.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 187 of the NPPF and Local Plan policy LP14.

9 Piling risk assessment (EA)

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with these approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 187 of the NPPF and Local Plan policy LP14.

10 SuDS (EA)

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph of the NPPF and Local Plan policy LP14.

11 Sustainable drainage

Prior to the commencement of development on each phase (excluding demolition and site clearance), details of the sustainable drainage features, including blue roofs, rain garden and other attenuation features, shall be submitted to and approved in writing by the local planning authority. The submitted details shall:

- a. provide information about the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b. include a timetable for its implementation; and
- c. provide a management and maintenance plan for the lifetime of the development including any other arrangements to secure the operation of the scheme throughout the lifetime of the development.

The sustainable drainage features shall be implemented in accordance with the approved details and thereafter be maintained for the lifetime of the development, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development is in accordance with London Plan policy SI12 and SI13 and Local Plan policy LP12.

12 Flood risk assessment

The development hereby approved shall be built in accordance with the substituted Flood Risk Assessment dated January 2024 (including the implementation of the mitigation measures) and the Substituted Drainage Strategy dated January 2024 both produced by Apex Consulting Engineers and approved by the local planning authority. The mitigation measures shall be fully implemented prior to occupation of each building and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may be agreed, in writing, by the Local Planning Authority.

Reason: To ensure that the development is in accordance with the Flood and Water Management Act 2010, London Plan policy SI12 and Local Plan policy LP12.

13 Flood Warning and Evacuation Plan (GLA)

Prior to the first occupation of any part of the development hereby consented, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Flood Warning and Evacuation Plan shall:

- a. State how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services;
- b. State how occupants will be made aware the plan itself;
- c. Provide details of how occupants should respond in the event that they

receive a flood warning, or become aware of a flood

- d. Details of how occupants should respond in the event that they

receive a flood warning, or become aware of a flood

- e. State the measures that will be implemented to provide appropriate

refuge, as well as safe and efficient evacuation for occupiers, in a flood

event;

- (f) Provide details of any flood mitigation and resilience measures designed into the

scheme post-permission additional to those secured at planning application

approval stage.

The approved Flood Warning and Evacuation Plan shall be implemented prior to the first occupation of the buildings hereby approved and shall be carried out in accordance with the approved details and remain in place for the lifetime of the development.

Reason: To ensure that a strategy is in place that will reduce the risk to occupiers in the event of a flood, given that part of the site is at risk of surface water flooding, in accordance with the requirements of the NPPF and Local Plan policy LP12.

14 Flood safety

Notwithstanding the details provided within the Flood Risk Assessment dated January 2024 and the Substituted Drainage Strategy dated January 2024 both produced by Apex Consulting Engineers, a detailed Flood Warning and Evacuation Plan (FWEP) shall be submitted to and approved in writing by the local planning authority prior to the occupation of each phase of the development. The FWEP shall include:

- a. A commitment and methodology to ensure that building occupiers sign up and respond to Environment Agency flood warnings, including details of Flood Alert/Warning levels, flood alert notices and a site-specific escalation plan.
- b. A detailed evacuation procedure (including post-evacuation actions) and relevant maps to highlight evacuation routes. Details of temporary refuge sites should be included and also displayed on a map.
- c. Key contact details for emergency services and other relevant organisations who may be involved in the emergency management of the site if a flooding event were to occur.
- d. A commitment from the owner to ensure that the plan is reviewed every year and kept up to date.

The development shall be carried out in accordance with the approved FWEP and these measures shall be retained in perpetuity for the lifetime of the development unless alternative details are approved by the local planning authority.

Reason: To ensure that the development is in accordance with the Flood and Water Management Act 2010, London Plan policy SI12 and Local Plan policy LP12.

15 Water network capacity

Prior to the occupation of the development, details shall be submitted and confirmed in writing by the local planning authority in consultation with Thames Water that either:

- a. all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- b. a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no or low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

16 Thames Water (waste-water upgrade / development infrastructure plan)

The development hereby approved shall not be occupied beyond a peak discharge of 6.8 l/s until confirmation has been provided to the Local Planning Authority and Thames Water that either:

- a. All combined wastewater network upgrades required to accommodate the additional flows from the development have been completed; or
- b. A development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied.

Where a development and infrastructure phasing plan is agreed, no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

17 Thames Water (surface water network upgrades / development infrastructure plan)

The development hereby approved shall not be occupied until confirmation has been provided that either:-

- a. All surface water network upgrades required to accommodate the additional flows from the development have been completed; or
- b. A development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents.

18 Thames Water (Piling)

No piling shall take place until a piling method statement (detailing 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 water 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. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

19 Thames Water (All water network upgrades / development and infrastructure phasing plan)

The development hereby approved shall not be occupied until confirmation has been provided that either:-

- a. All water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- b. A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

20 Thames Water (construction within 5m of the water main)

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

21 Thames Water (Source Protection Strategy)

No development (excluding demolition and site clearance) shall take place until a Source Protection Strategy detailing, how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction has been submitted to and approved by the local planning authority in consultation with the water undertaker. The development shall be constructed in line with the recommendations of the strategy.

Reason: To ensure that the water resource is not detrimentally affected by the development.

22 Archaeology

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- a. Where appropriate, details of a programme for delivering related positive public benefits
- b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In order to safeguard the archaeological interest of this site, in accordance with NPPF paragraph 206 and Local Plan policy LP3.

23 Digital connectivity infrastructure strategy

No development shall take place until (except for demolition and site clearance), detailed plans demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with the requirements of the NPPF, London Plan policy SI 6 and Local Plan policy LP22 Utilities.

24 PM10 Monitoring Condition

During each four construction sub-phases of the proposed development (demolition, earthworks, construction, and trackout), PM10 continuous monitoring shall be carried out on site. Parameters to be monitored, duration, locations and monitoring techniques must be approved in writing by Wandsworth Council prior to commencement of monitoring.

Reason: To manage and prevent further deterioration of existing low-quality air across London and to ensure safe and suitable access to the development and the surrounding road network in accordance with the NPPF, London Plan policy SI1 and Local Plan policy LP14.

25 Details of site levels

Full details of existing and proposed site levels shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced (excluding demolition and site clearance). The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development relates satisfactorily to its surroundings, and in accordance with Local Plan policies LP1 and LP2.

26 Demolition, construction environmental management plan

Prior to the commencement of any development, including demolition, a detailed Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority. The DCEMP shall be written in accordance with the Control of Dust and Emissions during Construction and Demolition SPG 2014 and shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration, dust and other air emissions resulting from the site preparation, demolition, and groundwork and construction phases of the development. It shall include a Dust Management Plan (DMP), based on an Air Quality and Dust Risk Assessment and a Construction Logistics Plan (CLP), shall be submitted to and approved, in writing, by the local planning authority. The DMP and the CLP will need to detail the measures to reduce the impacts during the construction phase and include the following:

- a. A description of the types of vehicle to be used;
- b. An estimate of how many vehicle trips the construction will generate per working day
- c. Time of vehicle arrival and departure
- d. Details of traffic management proposals to keep all road users safe throughout the construction period
- e. Construction traffic routing through the area and the development site and an enforcement system for breach of its provisions
- f. Vehicle tracking which show how the largest vehicle needing access during demolition and construction can gain safe access and egress from the site without having an impact on other road users or access to adjoining premises
- g. Details of wheel washing facilities to be provided
- h. Confirmation that employees will be able to travel to the site by sustainable modes
- i. Piling or other penetrative methods of foundation design in relation to risks to underlying groundwater
- j. Measures to monitor, control and mitigate dust and air quality impacts
- k. Measure to protect controlled waters
- l. Measures to deal with unexpected contamination on site
- m. Details of security of the construction site in relation to adjacent sites
- n. A construction waste and material management, transportation and disposal strategy
- o. The construction delivery booking and construction vehicle holding arrangements
- p. The construction phasing and agreed routes and timings and

- q. A travel plan for staff/personnel involved in construction

The development shall not be implemented other than in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To manage and prevent further deterioration of existing low-quality air across London and to ensure safe and suitable access to the development and the surrounding road network in accordance with the NPPF, London Plan policy SI1 and Local Plan policy LP14.

27 Construction Environment Management Biodiversity Plan

Prior to the commencement of development, a Construction Environment Management Biodiversity Plan shall be submitted to and be approved in writing by the local planning authority. The CEMBP shall include measures to mitigate the construction effects as part of a coordinated and collaborative approach with surrounding developments and shall include, but not be limited to, the following details:

- a. If any works are to take place during the nesting season (February-September) a site walk over is required to be carried out at least 48 hours prior to commencement by a named CIEEM accredited ecologist with experience working in London, to assess for evidence of use of the site (including all buildings, any construction materials onsite and any trees) by any nesting birds. In the event that a nest is found, an appropriate exclusion zone should be implemented around it until the young have fully fledged (Wildlife and Countryside Act 1981 (as amended)). The law protects all wild bird species, their eggs and nests.
- b. Details of measures to be taken to ensure that retained and adjacent habitats, will not be used for storage or impacted negatively by the works (including, but not limited to vehicle movement, lighting, dust, litter, noise etc.);
- c. A construction lighting plan outlining how lighting will be prevented from negatively impacting any protected and priority species during construction, in particular commuting bats, as well as the nearby railway lines. This construction lighting plan should follow best practice industry guidance outlined in the Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) Guidance Note (2018).
- d. Details of measures to prevent mammal, amphibian or reptile entrapment or harm on site, including in excavations and construction and waste materials left on site
- e. An Invasive Non-Native Species (INNS) plan detailing the measures to be taken to manage any INNS discovered onsite (including species on the London Invasive Species Initiative (LISI) list), including but not limited to buddleia (*Buddleja davidii*), in line with best practice for London, including details of the appropriate waste disposal for arising materials and measures to prevent recurrence.

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

Reason: To ensure construction works and traffic impacts are minimised, to protect amenities of neighbouring occupiers and biodiversity and to mitigate the impacts of development on protected species, in accordance with Local Plan policy LP55 and London Plan policy G6. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be implemented prior to construction works commencing.

28 Hard and soft landscaping

Notwithstanding the details shown on the approved drawings and documents, prior to commencement of above ground works of each phase, a hard and soft landscaping scheme, to include landscaping and treatment of parts of the site not covered by

buildings (including external roof terraces) shall be submitted to and approved in writing by the local planning authority. These details shall include:

- a. Vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials;
- c. Soft landscaping including the species and height of tree planting and root volumes, shrubs, hedges, and any species included as part of the biodiverse roofs and rain gardens, with priority given to native and wildlife friendly species, including night scented species;
- d. A detailed specification (with annotated dimensions) of play equipment and associated safety features;
- e. Minor artefacts and structures including furniture, equipment, refuse and other storage units, wayfinding, signage and ecology sensitive lighting in accordance with the Bat Conservation Trust and ILP 2023 Guidance).
- f. Boundary treatments including gates and bollards controlling vehicular access, and
- g. Existing/proposed functional services above and below ground (e.g. drainage power; communications cables, pipelines, indicating lines, manholes, supports).

The landscaping scheme shall be carried out in accordance with the approved details and completed prior to the occupation of the development, or in accordance with any other scheme agreed in writing by the Local Planning Authority.

All planting must be completed within the next planting season after first occupation. Any trees or shrubs planted (including any such replacements) which die within five years from the date of planting shall be replaced in the next planting season with others of similar size, species and maturity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance, provide tree planting and biodiversity improvements, in accordance with the requirements of the NPPF, London Plan policies G5 and G6 and Local Plan policies LP1 and LP55.

29 Tree Protection and Pre-Commencement Site Visit

No development shall take place within each phase until the tree protection measures as detailed in the Arboricultural Method Statement produced by Arbtech dated 22 January 2024 have been installed and these shall be retained as approved throughout the duration of works required to implement the approved development. The applicant shall arrange a pre-commencement meeting with the Local Planning Authority and the applicant's project arboriculturist to allow inspection of the protection measures once in situ. All arboricultural protection information and plans submitted as part of the application and listed in the approved drawings condition, shall be implemented and adhered to at all times during the construction process unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the existing trees in the interest of the amenity of the area in accordance with the requirements of the NPPF, London Plan policies G5 and G6 and Local Plan policies LP1 and LP55.

30 Landscape ecological enhancement management plan

Notwithstanding the details shown on the approved drawings and documents, prior to any above ground works, a Landscape and Ecological Enhancement Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of all measures to provide biodiversity gain onsite and offsite, including (but not limited to):

- a. Details of native and wildlife friendly planting, including mixed native species hedging and border and night scented species. The species list should indicate which species are native the wildlife value;
- b. Details of all biodiverse roofs (including any Biosolar roofs) including details of extensive substrate base, features to be included within the substrate (including logs, rope coils, sand, gravel) and details of any seeding/plug plant choice with an emphasis on wildlife friendly planting (in accordance with The Gro Green Roof Code 2021);
- c. Orientation, target species and location for at least twelve integrated swift bricks/boxes and at least six bat boxes to be integrated with the new buildings;
- d. A bat sensitive post-construction lighting plan, including lux spill diagrams, to ensure that any lighting will be of a specification that minimises its impacts on bats, onsite habitats and the adjacent Wimbledon Common and Putney Heath SINC in accordance with the BCT and ILP 2023 Guidance Note (including having a colour temperature of <2700k and no uplighters).
- e. Details on the management to be implemented post-construction shall also be submitted, which shall include management responsibilities and maintenance schedules for all hard and soft landscaped areas as well as the above-mentioned measures to provide biodiversity gain.

The Ecological Enhancement Management Plan shall also include a management plan to be implemented, which shall include long-term design objectives; management responsibilities and maintenance schedules for all hard and soft landscaped areas as well as the above-mentioned measures to provide biodiversity gain. The approved details shall be implemented prior to the first occupation of the development and maintained thereafter.

Reason: To ensure a satisfactory appearance, provide tree planting and biodiversity improvements, in accordance with the requirements of the NPPF, London Plan policies G5 and G6 and Local Plan policies LP1 and LP55.

31 Biodiversity net gain

Notwithstanding the details shown on the approved plans and set out in the supporting information, details of all Biodiversity Net Gain shall be submitted to and approved in writing by the local planning authority prior to above ground works. Details shall include:

- a. Completed Biodiversity Net Gain Plan
- b. Completed statutory metric with the Pre-development and post-development habitat values.

The development shall then be carried out in accordance with these approved details.

Reason: In the interest of ensuring there is no net loss of habitats, no harm to species populations and to ensure the provision of biodiversity gain in accordance with the requirements of the NPPF, London Plan policy G6 and Local Plan policy LP55.

32 Details of lighting

Prior to the commencement of the above ground works, details of the illumination of the building, including the lighting levels and times of illumination and position and design of methods of illumination, shall be submitted to and approved in writing by the local planning authority. This shall include details of the any lighting being proposed in relation to existing biodiversity features and proposed biodiversity enhancements, including (but not limited to):

- a. Locations of external lighting fixtures;
- b. details of the type of lighting to be used;
- c. colour coded lux levels plan (showing lux levels in relation to the biodiversity enhancements and the adjacent railway, railway arches and any green roofs); and
- d. details of how light spill will be prevented from falling onto any biodiversity enhancements such as planting, biodiverse roofs and bat and bird boxes/bricks. (This should include light spill from windows). Along with biodiversity enhancements onsite, light spill on the adjacent railway line and railway arches also needs to be avoided.

This lighting plan must follow best practice industry guidance produced by the Bat Conservation Trust and Institute of Lighting Professionals ('Bats and artificial lighting in the UK (Guidance note 08/18)' (2018) and 'Landscape and Urban Design for bats and biodiversity.' (2012)) See also Annex 3 of the Ecological Appraisal Report (page 30) for further guidance. Light levels around any biodiversity features must be less than 1 lux. The development shall be carried out in accordance with the approved details and retained/managed thereafter.

Reason: To ensure a satisfactory appearance, residential amenity, and to prevent harm to protected and priority species, and to provide biodiversity gain, in accordance with the requirements of the NPPF and Local Plan policy LP4.

33 Landscape works

The landscape works and planting (including all street furniture and other minor artefacts) shown on the approved drawings shall be carried out prior to the occupation of the development, or in accordance with a programme agreed in writing with the local planning authority submitted pursuant to this condition. Should any planting die or become diseased within 5 years, this shall be replaced with a similar species/size.

Reason: To ensure a satisfactory appearance and to provide biodiversity interest, in accordance with the requirements of the NPPF and Local Plan policies LP1, LP2, LP55 and LP56.

34 Landscape management

Notwithstanding the details shown on the approved plans and set out in the supporting information, a Landscape Maintenance and Management Plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works. The Plan shall include details of all measures to provide biodiversity gain, including but not limited to:

- a. Details of planting including species (including pollinator friendly plant species where appropriate);
- b. Details of the green wall including the type of system and species to be planted;

- c. Details of all biodiverse roofs (including any Biosolar roofs) including details of extensive substrate base, features to be included within the substrate e.g. rope coils, sand, gravel, etc., and details of any seeding/plug plant choice (in accordance with The Gro Green Roof Code 2021);
- d. Details on the management to be implemented post-construction shall also be submitted, which shall include management responsibilities and maintenance schedules for all hard and soft landscaped areas as well as the above-mentioned measures to provide biodiversity gain.

The approved details shall be implemented prior to first occupation of the development and maintained thereafter.

Reason: To protect the biodiversity of the area in accordance with the requirements of the NPPF and Local Plan policies LP1, LP2 and LP55.

35 Fire Safety Statement Compliance

The development hereby approved shall be built out in accordance with the approved Fire Safety Statement dated 1 July 2024 and produced by Scott Hall and approved by the local planning authority.

Reason: To minimise the risk to life and minimise building damage in the event of a fire, in accordance with the NPPF; and policies D11 and D12 of the London Plan 2021 and Local Plan policy LP27.

36 Fire Safety and Evacuation Strategy

Prior to occupation of each phase, a Fire Safety and Evacuation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with these approved details.

Reason: To minimise the risk to life and minimise building damage in the event of a fire, in accordance with the NPPF; and policies D11 and D12 of the London Plan 2021 and Local Plan policy LP27.

37 Secured by Design

The development hereby permitted shall achieve a minimum silver award of the Secure by Design for Homes (March 2019) and Commercial (2015 Guide Version 2) or any equivalent document superseding the guidance. A certificated Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided upon completion, confirming that the agreed standards have been met, unless otherwise agreed in writing by the local planning authority.

Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the NPPF.

37 External lighting and security surveillance equipment strategy

Prior to the occupation of each phase, an External Lighting and Security Surveillance Equipment Strategy shall be submitted to and approved in writing by the local planning authority. The Strategy shall provide details of all external lighting (including design, power and position of luminaries, and any dim-down and turn-off times); and the security surveillance equipment to be installed on the buildings and within all external areas at all levels of the building.

All the external lighting proposed by the External Lighting and Security Surveillance Equipment Strategy shall demonstrate compliance with the Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'. The development shall not be carried out other than in accordance with the approved Final External Lighting and Security Surveillance Equipment Strategy.

Reason: In order that the local planning authority may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with the requirements of the NPPF and Local Plan policy LP4.

38 Details of materials

Notwithstanding any material specified in the application documents hereby approved, prior to the commencement of above ground works of each phase, details and samples of materials (to include on-site 'mock-up panels' minimum size 2m x 2m) proposed to be used on all external surfaces of each building and the associated hard surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall include detailed drawings of key areas (including, but not limited to, entrances, typical window detail, bay studies and key interfaces at a scale of at least 1:20). The development shall be carried out in accordance with these approved details and be retained thereafter unless otherwise approved by the local planning authority.

Reason: In order to assess the suitability of the proposed materials in the interest of the appearance of the locality in accordance with the requirements of the NPPF and Local Plan policies LP1 and LP4.

39 Detailed Drawings (including sections)

Notwithstanding the details shown on the approved plans and set out in the supporting information, prior to the commencement of any above ground works (except for demolition works and site clearance) of each phase, detailed cross sectional drawings at a scale of 1:5 together with 1:50 scale contextual drawings of each building shall be submitted to and approved by the local planning authority of the following elements:

- a. Facades (reveals etc.) including:
 - i. All façade treatments;
 - ii. Junctions of exposed structural elements (columns, beams and floors);
 - iii. Head, cills and jambs of openings;
 - iv. Parapets and roof edges;
 - v. Rooftop balustrades;

- b. Entrances (including any access sashes, security gates, entrance portals and awnings);
- c. Typical windows;
- d. Plant screening/ enclosure; and
- e. Shopfront of the retail/service and the student accommodation foyer; and

The development shall then be carried out in accordance with these approved details.

Reason: In order that the Local Planning Authority may be satisfied that these

samples will make an acceptable contextual response in material terms, will achieve a high quality of design and detailing, and are consistent with the consented scheme, in accordance with the requirements of the NPPF and Local Plan policies LP1 and LP4.

40 Boundary Treatment

Details of proposed boundary treatment(s) including bollards controlling vehicular access shall be submitted to and approved by the Local Planning Authority prior to their installation on site. Such details to include the siting, height, appearance and material(s). The boundary treatment(s) shall be installed in accordance with the approved details prior to the occupation of each phase of the development and retained as such.

Reason: In order to ensure the suitability of the boundary treatment in the interest of the appearance of the locality in accordance with the requirements of the NPPF and Local Plan policies LP1 and LP4.

41 Details of bird friendly glazing

Prior to commencement of above ground works of each phase, details of any large transparent windows, glazed balustrades or parapets to be made bird friendly to reduce the chances of collisions through the use of products such as bird-friendly fritted glass, patterned glass, parachute chords, netting, etc. shall be submitted to and approved in writing by the local planning authority.

The development shall then be implemented, retained and maintained in accordance with these details unless otherwise approved in writing by the local planning authority.

Reason: To prevent harm to protected and priority species, and to provide biodiversity gain, in accordance with Local Plan policy LP4.

42 Wind mitigation

Prior to the first occupation of any part of the development hereby approved, details of the proposed wind mitigation screens to be installed on the level 7 terraces for buildings 1 and 2 shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details. All of the measures integrated shall be retained thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: To comply with the mitigation measures to achieve an acceptable wind climate within the public realm in accordance with Local Plan policy LP14.

43 Energy strategy

The development shall be built in accordance with the approved Energy Statement dated July 2024 dated produced by Atelier Ten and the Sustainability Statement and BREEAM & HQM Pre-assessments dated January 2024 produced by Atelier Ten. Prior to occupation of each phase of the development, further details shall be submitted to and approved by the local planning authority to demonstrate how the 'Be seen' policy requirements will be met by the development and to include provisions to monitor, verify and report on the energy performance of the development. Evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method) shall be submitted to and approved in writing by the local planning authority to demonstrate that the development has been carried out in accordance with the approved Energy and Sustainability Statement.

The installed measures shall be retained in accordance with the approved details unless otherwise agreed by the local planning authority.

Reason: To ensure the implementation of sustainable design, low carbon development and renewable energy in line with London Plan policy SI2 and Local Plan policy LP10.

44 Post construction circular economy monitoring report

Within 3 months of occupation, a post-construction circular economy monitoring report shall be completed in line with the GLA's Circular Economy Statement Guidance and shall be submitted to, and approved in writing by, the local planning authority (in consultation with the GLA).

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan policy SI7 and Local Plan policy LP13.

45 Whole life cycle carbon monitoring

Within three months of occupation, a post-construction whole life-cycle carbon monitoring report shall be submitted to, and approved in writing by, the local planning authority (in consultation with the GLA). The development shall then be maintained in accordance with these approved details.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan policy SI7 and Local Plan policy LP13.

46 Details of photovoltaic panels

Notwithstanding the details set out in the Energy Statement, prior to occupation of each relevant building, details of the location, layout and specification of the photovoltaic panels to be installed on the roof of the building shall be submitted to and approved in writing by the local planning authority.

The approved details shall then be installed prior to the occupation of the development.

Reason: To ensure the implementation of sustainable design, low carbon development and renewable energy in accordance with London Plan policy SI2, and Local Plan policy LP10.

47 BREEAM

To achieve appropriate sustainability standards, unless otherwise agreed in writing by the local planning authority:

- a. Within 9 months of commencement of the development, a BREEAM Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or an equivalent accredited body, shall be submitted to and approved in writing by the local planning authority demonstrating that an 'Outstanding' rating will be achieved for the PBSA development, unless otherwise agreed in writing by the Local Planning Authority.
- b. Within 9 months of first occupation of the development, a BREEAM Final (Post Construction) Certificate, issued by the BRE or an equivalent accredited body, shall be submitted to and approved in writing by the local planning authority demonstrating that an 'Outstanding' rating has been achieved for the development, unless otherwise agreed in writing by the Local Planning Authority.

All of the measures integrated shall be retained for as long as the development is in existence, unless otherwise agreed in writing by the local planning authority.

Reason: To achieve appropriate sustainability standards in accordance with Local Plan policy LP10.

48 BREEAM Commercial Space

Within 6 months of first occupation of any commercial space within each building, a refurbishment and fit-out certificate demonstrating that an 'Excellent' BREEAM Level has been achieved for all of the commercial uses or if it can be demonstrated that 'Excellent' rating is not technically feasible then a minimum 'Very Good' rating has been achieved through the Building Regulations or other legislation, shall be submitted to and approved in writing by the Local Planning Authority. All of the BREEAM measures introduced in the development shall be retained in the development thereafter.

Reason: To ensure the implementation of sustainable design, low carbon development and renewable energy in line with Local Plan policy LP10.

49 Provision of refuse and recycling storage

Prior to first occupation of each phase, details/layout of the waste and recycling storage provision and collection arrangements for the student accommodation shall be submitted to and approved in writing by the Local Planning Authority. The development shall

thereafter be implemented in accordance with these approved details and the waste and recycling storage shall be retained for waste and recycling facilities throughout the lifetime of the development.

Reason: To ensure adequate provision is made for waste storage in accordance with the requirements of the NPPF and Local Plan policies LP1 and LP2.

50 Electric vehicle charging point

Before the first occupation of any part of the development hereby approved, details of the installation (including location and type) of the one electric vehicle charging point to serve the on-street Blue Badge parking space shall be submitted to and approved in writing by the Local Planning Authority.

The approved electric vehicle charger point shall be installed prior to occupation of any part of the development and shall not be carried out other than in accordance with these approved details.

Reason: To encourage more sustainable travel, in accordance with the requirements of the NPPF and Local Plan policy LP51.

51 Car Parking Management Plan

Notwithstanding the details shown in the draft Car Parking Management Plan, prior to the occupation of each building, a Final Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Parking Management Plan shall include the following:

- a. Details of the car park layout;
- b. Details of the proposed allocation of and arrangements for the management of parking spaces including disabled parking bays;
- c. Details of the provision of Electric Vehicle Charging Point (EVCP);
- d. The provision of a cargo bike bay;
- e. Details of the Management of controlled entry; and
- f. (Details of the safety and security measures to be incorporated within the development to ensure the safety of the car parking areas.

The car parking shall be provided, retained and managed in accordance with the approved Final Car Parking Management Plan thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not lead to the obstruction of adjacent streets, in accordance with policies of the development plan in particular London Plan policy T6 and Local Plan policy LP51.

52 Cycle parking

Notwithstanding the details shown on the approved plans, details of the long and short stay cycle parking spaces shall be submitted to and approved in writing by the local planning authority prior to occupation of each phase of the development. At least 5% of the cycle parking spaces should be larger spaces able to accommodate larger and adapted cycles. All cycle parking should be designed in accordance with the guidance in Chapter 8 of the London Cycling Design Standards. The details hereby approved shall be provided prior to first occupation of the development and retained thereafter for use at all times and shall not be obstructed.

Reason: To ensure adequate provision is made for cycle parking in accordance with the requirements of the NPPF, policy T5 of the London Plan and Local Plan policy LP51

53 Travel plan

Notwithstanding the details in the substituted Travel Plan dated 11 January 2024 produced by SLR, detailed Travel Plans for the residential, commercial and student accommodation shall be submitted to and approved by the Council prior to the occupation each use within of the development. The Travel Plans should include targets for a reduction in car mode share and an increase in sustainable transport modes within the first 5 years and measures to achieve this and should be implemented in accordance with the approved documents which will include arrangements for monitoring and review. This shall demonstrate how employee trips can be made by sustainable modes of transport from year one of the operation of the travel plan. The transport modes shall include details of nearby riverbus services and related walking routes.

Reason: To encourage the use of alternative means of travel to the private car and encourage greater use of public transport, cycling and walking as an alternative, and to ensure that the development does not cause highway safety issues by increasing pressure on on-street parking. This is in accordance with the requirements of the NPPF and Local Plan policy LP51.

54 Highways works

Prior to above ground works, details of works and the ability of the applicant to control necessary (third party) land to construct the proposed inset loading bay and vehicular crossover egress on the New Covent Garden Market access road have been submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented and thereafter retained prior to first occupation of the site.

Reason: To ensure sufficient access and servicing of the site, as compliance with the requirements of the condition at a later time would result in acceptable harm contrary to the requirements of the NPPF and Local Plan policy LP51.

55 Delivery and servicing

Notwithstanding the detail shown on the approved drawings and documents, a Final Delivery and Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of each phase of the development. The submitted details must include (but not limited to) the following:

- a. The frequency of deliveries to the site;
- b. The frequency of other servicing vehicles such as refuse collections;
- c. The dimensions of delivery and servicing vehicles;
- d. The proposed loading and delivery locations;
- e. A strategy to manage vehicles servicing the site; and
- f. The hours/days of deliveries for vehicles and the precautions and measure to be taken to mitigate noise impacts.
- g. Provision to make use of electric vehicles or vehicles powered by biofuels.

The Delivery and Servicing Management Plan shall thereafter be implemented as approved and retained and maintained thereafter for the lifetime of the development, unless otherwise approved in writing by the local planning authority.

Reason: In the interests of providing safe and suitable access to the development and to the surrounding road network and to protect the amenity of existing and future occupiers in accordance with the requirements of the NPPF and Local Plan policy LP51.

56 Construction hours

No construction work shall take place on site except between the hours of 8am to 6pm Mondays to Friday and 8am to 4pm on Saturdays and not at all on Sundays and Public Holidays.

Reason: In order to safeguard the amenities of neighbouring residents and the amenities of the locality in accordance with Local Plan policies LP2 and LP14.

57 Noise Control

Prior to first occupation of each phase of the development hereby approved a noise control scheme for external building services plant that will form part of the development shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved.

The cumulative measured or calculated rating level of noise emitted from the building services plant, shall be 10dB(A) below the existing background noise level, at all times that the mechanical system etc. operates.

The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 metre from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142;

An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

The development shall then be implemented, retained and maintained in accordance with these details unless otherwise approved in writing by the local planning authority.

Reason: To mitigate impacts from potential noise and other nuisance generating activities or uses and to safeguard the amenities of the residential occupiers, in accordance with Local Plan policies LP2 and LP14.

58 Sound Attenuation

The building envelope of the development to which the application refers shall be constructed so as to provide sound attenuation against externally generated noise sources including road, rail, and aircraft, so as to achieve the internal ambient noise levels which do not exceed the guideline values contained in Table 4 of British Standard BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings.

The measured or calculated noise levels shall be determined in accordance with British Standard 8233:2014. Any works which form part of the scheme shall be completed in accordance with the approved details before each phase is occupied and shall thereafter be retained as approved. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise.

The development shall then be implemented, retained and maintained in accordance with these details unless otherwise approved in writing by the local planning authority

Reason: To mitigate impacts from existing noise and other nuisance generating activities or uses on the development and to safeguard the amenities of the occupiers, in accordance with Local Plan policies LP2 and LP14.

59 Sound Insulation

Prior to first occupation of each phase of the development, a scheme for the sound insulation of the separating floor/ceiling between the ground floor commercial units and the proposed residential units shall be submitted to and approved in writing by the local planning authority. The scheme will reduce the transmission of noise from the use of the commercial units at ground floor and the proposed residential units.

The development shall then be implemented, retained and maintained in accordance with these details unless otherwise approved in writing by the local planning authority.

Reason: To mitigate impacts from potential noise and other nuisance generating activities or uses and to safeguard the amenities of the residential occupiers, in accordance with Local Plan policies LP2 and LP14.

60 External ventilation equipment

Notwithstanding the details shown on the approved plans, detailed drawings and specifications of the proposed heating and mechanical ventilation system including any internal/external air conditioning units, or any other external plant and equipment, shall be submitted to and approved in writing by the local planning authority prior to installation. Any exhaust flues shall be located at least 10m horizontal distance away from any openable windows and air intakes to ensure that the internal air quality is protected.

The proposed plant shall be designed to ensure that noise emanating from it is at least 10dB below the background noise levels when measured from the nearest sensitive receptors.

The development shall be carried out in accordance with these approved drawings and specifications and retained and maintained thereafter.

Reason: In order to assess the suitability of the proposed air conditioning units and in the interest of local visual amenity and to safeguard the amenities of adjoining occupiers, in accordance with Local Plan policies LP2 and LP14.

61 Noise mitigation measures

Notwithstanding the details shown on the approved plans details of screening, sound proofing, and other acoustic design measures shall be submitted to and approved by the local planning authority prior to installation. The details shall thereafter be retained and maintained as approved.

Reason: To mitigate impacts from existing noise and other nuisance generating activities or uses on the development in accordance with Local Plan policies LP2 and LP14.

62 Restricted opening hours

The Class E and F premises which are implemented pursuant to this planning permission shall not be open to customers other than between 0700 and 2330 in respect of any individually defined unit pursuant to this condition.

Reason: In order to safeguard the amenities of neighbouring residents and the amenities of the locality in accordance with Local Plan policies LP2 and LP14.

63 Retention of Design Team

The existing Design Team (including the architects and landscape designers) shall be retained to assist in the detailed design of the external appearance of the project including the landscaping unless otherwise approved in writing by the Local Planning Authority.

Reason: To maintain the design quality of the development through to the completion of the development, in the interest of the visual amenity of the area, in accordance with London Plan policy D4.

64 Access to roof terrace

The communal roof terrace shall be available for all occupants of the building for the lifetime of the development. The use of the external roof terraces shall not be permitted after the hours of 10.00pm or before 7.00am Monday-Sunday unless otherwise approved in writing by the local planning authority.

Reason: To safeguard the amenities of the neighbourhood and local residents, in accordance with Local Plan policies LP2 and LP14.

65 Wheelchair user student accommodation

Prior to the commencement of any above ground works the applicant shall submit written confirmation from the appointed building control body that the standards in BS8300 2:2018 (Design of an Accessible and Inclusive Built Environment) would be met in respect of the student accommodation units listed below. These student bedrooms shall be constructed as 'wheelchair adaptable' in accordance with BS8300 2:2018 and shall be provided prior to occupation and retained thereafter unless otherwise agreed in writing with the Local Planning Authority. The 'wheelchair adaptable' units are to be provided in the following locations:

Plot 02

Level 01: 1no studio

Level 02: 1no studio

Level 03: 1no studio

Level 04: 1no studio

Level 05: 1no studio

Level 06: 1no studio

Level 07: n/a

Level 08: 1no studio

Level 09: 1no studio

Level 10: 1no studio

Level 11: 1no studio

Level 12: 1no studio

Level 13: 1no studio

Plot 03

Level 01: 2no cluster beds

Level 02: 3no cluster beds

Level 03: 3no cluster beds

Level 04: 3no cluster beds

Level 05: 3no cluster beds

Level 06: 3no cluster beds

Level 07: n/a

Level 08: 1no cluster bed

Level 09: 1no cluster bed

Level 10: 1no cluster bed

Level 11: 1no cluster bed

Level 12: 1no cluster bed

Level 13: 1no cluster bed

Level 14: 1no cluster bed

Level 15: 1no cluster bed

Level 16: 1no cluster bed

Level 17: 1no cluster bed

Reason: To ensure the development complies with the requirements of the NPPF, policy D7 of the London Plan and Local Plan policy LP28.

66 Wheelchair user residential accommodation

Prior to the commencement of any above ground works the applicant shall submit written confirmation from the appointed building control body that the standards in the Approved Document M of the Building Regulations 2015 (as amended) would be met in respect of the residential accommodation units listed below. The residential unit constructed as M4(3)(2)(a) 'wheelchair adaptable' shall be provided prior to occupation and retained thereafter unless otherwise agreed in writing with the Local Planning Authority. The 'wheelchair adaptable' units are to be provided in the following location:

Plot 01

Level 11: 2no 1B2P + 1no 2B4P

The residential units constructed as M4(3)(2)(b) 'wheelchair accessible' equivalent shall be provided prior to occupation and retained thereafter unless otherwise agreed in writing with the Local Planning Authority. The 'wheelchair adaptable' units are to be provided in the following locations:

Plot 01

Level 01: 1no 2B4P

Level 02: 1no 2B4P

Level 03: 1no 3B5P

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

Reason: In order to ensure the development complies with the NPPF, policy D7 of the London Plan and Local Plan policy LP31.

66 Community use agreement

Use of the community unit shall not commence until a Community Use Agreement has been submitted to and approved in writing by the Local Planning Authority. The submitted Community Use Agreement shall set out (but not be limited to) measures to ensure the provision of the following:

- a. Details of how internal and external spaces will be used by the community;
- b. Details of management arrangements (including a programme of activities, pricing policy, hours of opening, operation and a mechanism for review)

The development shall be managed and maintained in accordance with the approved details for the lifetime of the development unless otherwise approved in writing by the local planning authority.

Reason: To secure a well-managed community facility which will meet the needs of existing and new residents in accordance with London Plan policy S1 and Local Plan policy LP17.

67 Commercial uses and floorspace

The units labelled 'Unit 1' and 'Unit 3' on drawing 2278-GHA-ZZ-00-DR-A-05100 Rev.P02 (Ground Floor Plan) shall be used only for purposes within Use Class E with a total gross internal floorspace of 182 sqm and shall not be amalgamated. Those units labelled 'Unit 2' and 'Unit 4' on the same plan shall be used for purposes within Use Classes E and/or F, and for no other purpose

and the total gross internal floorspace of these flexible commercial/community units shall not exceed 284 sqm and shall not be amalgamated, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent a large commercial unit being provided and to limit internal alterations and ensure that larger units are not implemented without prior consideration by the Local Planning Authority in accordance with Local Plan policies LP42 and LP44.

Reason: To ensure the commercial space activates on this site are implemented as assessed in the application and to ensure a suitable mix of uses within the development and to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity and/or parking pressures do not commence without prior approval in accordance with Local Plan policies LP42 and LP44.

69 Commercial Forecourt/Outdoor Space

Prior to occupation of any commercial unit within each building, details of any outside forecourt/outdoor space associated with any of those units shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, hours of use, any boundary treatment (temporary or permanent). The outdoor spaces shall be implemented in accordance with the details approved prior to first occupation of the relevant commercial unit within each building.

Reason: In the interests of the appearance of the development, the amenity of neighbouring residential properties and to ensure there is no street clutter in accordance with the requirements as set out within Local Plan policy LP8 and to ensure there is no impact on pedestrian/cycle movement required by Local Plan policy LP50.

70 NRMM

All Non-Road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein.

Reason: To manage and prevent further deterioration of existing low-quality air across London in accordance with London Plan policy SI1 and Local Plan policy LP14.

71 Roof paraphernalia

No water tanks, plant, lift rooms or other permanent structures, satellite dishes, telecommunications masts or equipment or associated structures (unless otherwise shown on the approved plans) shall be erected upon the roof of the approved building unless otherwise agreed in writing with the local planning authority.

Reason: To control the appearance of the building and safeguard the appearance of the area, in accordance with the requirements of the NPPF and Local Plan policy LP2.

72 Satellite dishes (PD restriction)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, amending or re-enacting that Order) no satellite dishes, telecommunications masts, antennas or equipment or associated structures, shall be installed on the building hereby approved.

Reason: To protect the appearance of the building and accord with Local Plan policy LP2.

