

Agenda Item: 6.5

This is a Major Application for which the 13 week period expires on 08/05/2007.

07/00346/P

06/02/2007

Croham

Application for full planning permission

Agent:

Horace Architects
27 Brewhouse Lane
Putney
London
SW15

Applicant:

Metropolitan Housing Trust
With Chattlewell Developments
MHT House
Crescent Lane London
SW4 9RS

Location: Former Redsan Works, 14 - 40 Sanderstead Road, South Croydon, CR2
OPA

Description: Demolition of existing buildings; erection of three storey building comprising 34 two bedroom and 4 one bedroom flats and commercial use for purposes within Class A1 (retail), A2 (financial and professional), B1 (business) or D1 (non-residential institution); erection of 3 three-storey five bedroom houses and 1 four bedroom two-storey house with roof accommodation; formation of vehicular access and provision of 34 car parking spaces and communal amenity space.

Drawing No(s): 01; 02; PL30G; PL31C; PL32D; PL35A; PL36C; PL37B; PL38B; PL39A; PL40B; PL41A; PL42A; PL50; PL60; PL70A; PL71A.

Recommendation: **Grant Permission, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

Subject to the following condition(s) and reason(s):-

1. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and those in Section A shall also be retained for so long as the development remains in existence.

Section A

- (1) car and cycle parking arrangements
- (2) obscure glazed screen to flats at rear of 42-50 Sanderstead Road

Section B

- (3) refuse/recycling collection facilities
- (4) boundary walls and fences

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following details, and shall be provided before any part of the development is occupied:-

PC050707

- (1) security lighting to parking areas
 - (2) finished floor levels of the building(s) in relation to existing and proposed site levels
 - (3) public art feature to north facing elevation of southernmost building
 - (4) green screen panels to Sanderstead Road
- Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. Unless otherwise previously agreed in writing by the Local Planning Authority in writing, the matters approved and listed in (1), (2) & (4) of condition 2 shall be retained for so long as the development remains in existence

Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. Plans of the new street including levels, gradients, surface water drainage and construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the foundation of the carriageway shall be constructed in accordance with the approved details prior to the commencement of other building operations unless otherwise agreed in writing by the Local Planning Authority; no part of the development shall be occupied until the approved details have been fully implemented

Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. Prior to the commencement of the development, a hard and soft landscaping scheme shall be submitted to and approved by the Local Planning Authority; the approved planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. No window shall be formed in the north-western elevation of the semi-detached house at or above first floor level other than as specified in the application

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. Before the development is begun an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties..

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. No development including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

10. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes 2006 report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

11. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior

to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

12. Should the use of the ground floor commercial element in the northern building be used for purposes within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) then this shall not include the following uses:-

(a) as a public hall or exhibition hall

(b) for public worship or religious instruction or as a church hall

Reason: To protect the amenities of adjoining occupiers

13. Before the commercial part of the development is occupied, a Green Travel Plan shall be submitted for approval to the Local Planning Authority, with the aim of reducing the need for cars for staff, and how this might be implemented. The development hereby approved shall be implemented in accordance with the measures set out in the Travel Plan.

Reason: To comply with Policies SP14 and T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

14. The development shall be begun within three years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-3, UD6-8, UD12-16, SP4, UC11-13, SP7, RO12, SP9-11, SP13, EP1-4, EP6, EP13, EP16, SP14, T2, T4, T8, T11, SP15, EM1, EM4, SP17-22, H2-4, H9, H13-14, SP23, SH1-2, SP27, CS1, CS3-4.

The development is considered to be satisfactory in relation to the following:-

- . (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) the archaeology policies of the development plan
- (l) sustainability issues
- (m) the recreational open space policies of the development plan
- (n) the urban design policies of the development plan
- (o) the environmental protection policies of the development plan
- (p) the transport policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

- 1 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
- 2 The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.
- 3 Your attention is drawn to the requirements of the Party Wall Etc Act 1996 in relation to work close to or on a neighbours building or boundary
- 4 The applicant's attention is drawn to the following technical documents relevant to the assessment of human health risks arising from contaminants in soil (obtainable from the Environment Agency R&D Dissemination Centre, c/o WRc, Frankland Road, Blagrove, Swindon, Wilts SN5 8YF. (Tel 01793 865000; Fax 01793 865001); they can also be ordered on line via www.webookshop.com/ea/rdreport.nsf):-
 - (1) CLEA (Contaminated Land Exposure Assessment) Contaminated Land Reports (CLR's) 7 - 10,
 - (2) the "CLEA 2002" software, available for downloading from http://www.environment-agency.gov.uk/subjects/landquality/113813/274663/281779/?version=1&lang=_e and
 - (3) the Soil Guideline Values for individual substances (SGV)
- 5 That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

Ward: Croham
Lead Officer: Head of Planning Control

PLANNING COMMITTEE
5 July 2007

APPLICATION NO. 07/346/P: FORMER REDSAN WORKS, 14-40 SANDERSTEAD ROAD, SOUTH CROYDON

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the demolition of the existing buildings; the erection of a three storey building comprising 34 two-bedroom and 4 one-bedroom flats and commercial use for Use Classes A1 (retail), B1 (business) or D1 (non-residential institution); the erection of 3 three-storey five-bedroom houses and 1 two-storey four-bedroom house with roof accommodation; formation of vehicular access and provision of 34 car parking spaces and communal amenity space.

2. RECOMMENDATIONS

- 2.1 Grant planning permission subject to the conditions, reasons and informatives set out in the Agenda and the completion of a Section 106 Agreement to secure affordable housing on the site and contributions towards sustainable

transport (£30,600) open space provision (£25,900) health (£60,054) and local libraries (£680).

3. BACKGROUND

(a) Site and Surrounding Area

- 3.1 The application site is vacant, formerly known as Redsan Works, and has an area of 0.47ha. It is within the Brighton Road, South Croydon Local Centre, but outside any designated frontages. It is occupied by two storey buildings with pitched slate covered roofs, some of which front Sanderstead Road. Along the frontage with Sanderstead Road is a two-storey building used by Croydon Hearing Resource Centre which would be demolished. There are other two-storey turn of the century terraced houses along Sanderstead Road, and along Purley Road to the south. No. 15A Purley Road is a single storey building with a ridged roof used as an office.
- 3.2 To the west, along Brighton Road, are Shopping Area uses contained within two/three-storey buildings. These comprise commercial uses on the ground floor with residential accommodation above. To the north are a garage/ car sales site and the Red Deer public house. The surrounding area is mainly residential in character.

(b) Planning History

- 3.3 03/3085/P- this was an outline application for 2 three-storey, 1 two/three storey and 1 two-storey buildings comprising shops, offices, and 31 two-bedroom and 11 one-bedroom flats and 32 parking spaces. It was withdrawn in November 2003.
- 3.4 04/427/P - In September 2004, outline planning permission was granted for demolition of the existing buildings; erection of 2 two-three storey buildings comprising uses within classes A1 (retail) or A2 (financial and professional services) or B1 (business) or D1 (non residential institution) on ground floor fronting Sanderstead Road and 26 two-bedroom and 20 one-bedroom flats on the upper floors; formation of access road and provision of associated parking. The floor space was given as 3033sq.m of which 223sq.m would be for the commercial element. The permission is still extant.

(c) Proposal

- 3.5 This full application for 42 residential units and commercial uses follows the basic form and footprint of the buildings shown on the above outline permission, but also provides for an enlarged commercial area and a broader range of residential units, to include 50% affordable housing. The applicant is proposing a larger number of family units within the scheme, with a mix of 1 and 2 bedroom flats and four/five bedroom houses. No. 12 Sanderstead Road, which formed part of the outline consent, is to be retained and refurbished to provide additional family accommodation, but does not form part of this application. The floor space of the new buildings is given as 4383sq.m; of which 278sq.m would be for commercial accommodation on the ground floor fronting Sanderstead Road. The flats would be within a floor area range of 53sqm-97sqm, and the houses within a range of 123sqm-165sqm.

- 3.6 The new access road into the site would be located 27m to the north of 42 Sanderstead Road, and just to the south of the junction with Rolleston Road. Two new buildings would front Sanderstead Road with a bridging element over the vehicular access. The northernmost buildings would comprise part retail/office/non-residential institution uses (within Classes A1, A2, B1 or D1) on the ground floor with plant and refuse stores. Above would be 9 two-bedroom flats above contained within a three-storey building. Residents would have access to a communal balcony/terrace at first floor level. Further to the north-west, there would be a pair of 2-3 storey semi-detached 4 and 5 bedroom houses with private gardens having depths of 11-12m.
- 3.7 The southernmost building would be separated by the new access road into the site and comprise residential accommodation within a three-storey building fronting Sanderstead Road, extending to west and south of the site. There would be 4 one-bedroom and 25 two-bedroom flats, including a wheelchair accessible flat on the ground floor. The ground floor flats would have access to a sitting-out area. At the end of this building would be a pair of semi-detached 5 bedroom houses which would have private gardens with depths of between 14-22m.
- 3.8 The scheme shows 34 parking spaces sited along the southern and western boundaries, and to the rear of the three-storey buildings fronting Sanderstead Road. The access road would have a traffic calming feature at the bellmouth leading to a turning area for refuse/service vehicles. A pedestrian link is shown to the site from Brighton Road, but this would be locked for service use only. There would be 4 disabled person's parking spaces provided, together with 44 covered cycle parking spaces in enclosures adjacent to the eastern boundary. Additional refuse enclosures are shown in between the parking along the western boundary.
- 3.9 The communal courtyard, amenity and parking areas are shown to be fully accessible with hard and soft landscaping. The existing high brick boundary walls which define the site's eastern, western and southern boundaries would be reduced to a height of approximately 2.5m and some parts of this wall would have new openings with decorative railings.
- 3.10 The application has been amended during its consideration to show a set back of the second floor accommodation and changes to the treatment of the elevations facing Sanderstead Road. In addition, a public art feature is shown on the flank wall facing the front entrance road and additional screening shown to the rear first floor balcony. Changes have also been made to reduce the size of the second floor windows in the rear of the southernmost building facing onto Sanderstead Road and omit balconies. The size and orientation of the windows of the pair of semi-detached houses in the north-west part of the site have also been amended to limit overlooking concerns, as well as the removal of balconies to these units.
- 3.11 The application has been further amended to show the second floor of the building facing the rear of properties at 42-50 Sanderstead Road set back by 1.6m and the roof slope lowered. In addition, a 1.5m high obscure glazed screen and parapet wall is shown along the rear of the new building to reduce any overlooking concerns. The rear staircase windows are shown glazed in obscure glass.

4. PLANNING POLICIES

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- 4.1 The relevant policies of the Croydon Replacement UDP (the Croydon Plan) are SP1-3, UD1-3, UD6-8, UD12-16, SP4, UC11-13, SP7, RO12, SP9-11, SP13, EP1-4, EP6, EP13, EP16, SP14, T2, T4, T8, T11, SP15, EM1, EM4, SP17-22, H2-4, H9, H13-14, SP23, SH1-2, SP27, CS1, CS3-4.
- 4.2 Planning Guidance Note 1 – Planning Obligations- is also relevant.

5. CONSULTATIONS

- 5.1 The application has been advertised in the local press as a “major” application under the provisions of the Town & Country Planning (General Development Procedure) Order 1995.
- 5.2 The application was the subject of a separate consultation process by the applicant’s agent and an initial pre-application public meeting was held on 21 November 2006. The views of residents were reported to be generally favourable to the proposals.
- 5.3 One hundred occupiers of adjoining and nearby property have been notified of the application. Two replies have been received objecting to the scheme on the grounds that there would be loss of privacy and security from the lowering of existing boundary wall to properties in Sanderstead Road and Purley Road.
- 5.4 A petition signed by 7 residents in Purley Road has been received concerned about a loss of privacy and security from the reduction of a rear boundary wall; extensive noise pollution and possible damage to existing rear gardens. The petition was presented to the structural engineer acting for the owner and contains their questions and replies from the developer’s agent.
- 5.5 English Heritage has commented on the desk based assessment submitted and considers that no archaeological fieldwork is necessary before any grant of permission, but that the archaeological position should be reserved by attaching an appropriate condition.
- 5.6 The Metropolitan Police Service (Crime Prevention Design Advisor) has commented that “Secured by Design” principles be applied to the scheme; that good quality lighting is required, particularly to the undercroft; and a clear definition of defensible space to be shown where doors open out onto public or communal areas.

6. CONSIDERATIONS

- 6.1 The principal issues to be considered are:-
- (1) the acceptability of this development within the context of housing and commercial policies in the UDP (the Croydon Plan)
 - (2) the need for affordable housing;
 - (3) the need for recreational open space/local open land;
 - (4) the effect of the development on the character of the area and the visual amenity of the street scene;
 - (5) the impact on the amenities and privacy of occupiers of adjoining property, and the amenities for future occupiers;
 - (6) the effect on parking, traffic and highway conditions in the locality.

Principle of residential and commercial development/density considerations

- 6.2 The principle of residential development on this former industrial site has been established by the grant of the previous outline planning permission. There is

no formal protection for the retention of the former use. Government guidance encourages mixed use developments, including residential, within town centres, to aid their revitalisation and regeneration. The mix of uses is considered acceptable in principle, and the location of commercial activity on the Sanderstead Road frontage would have the potential to reinforce the commercial character of the Centre.

- 6.3 The density for mixed housing schemes, as defined in the Unitary Development Plan, is between 160-300 habitable rooms to the hectare (hrh). The scheme would provide 137 habitable rooms at a density of 286 habitable rooms per hectare. This is within the density range in the Croydon Plan for mixed housing schemes. This calculation does not include the 278sq.m of non-residential floor area. However the consideration of this issue is also subject to the overriding requirements of other policies of the UDP, particularly in respect of character and design.

Affordable Housing

- 6.4 The applicant agreed to a 50% level of affordable housing for this site as part of the outline permission, and the same level is proposed now. The development would provide an improved mix of dwelling types compared to the earlier outline scheme, with 1, 2, 4 and 5 bedroom accommodation and the introduction of 4 houses to the site. The applicant is willing to enter into a Section 106 Agreement as part of this permission to secure 50% of the proposed units as affordable dwellings in line with the preferred tenure split set out in SPG6, that is, 35% social rented and 15% shared ownership.

Local Open Land

- 6.5 Policy RO12 of the Croydon Plan supports the provision of a commuted sum in lieu of on-site public open space on sites below 0.5ha or involving less than 30 units. The application site is just below 0.5ha and furthermore does not lie within an area Deficient in Local Parks (being within easy walking distance of South Croydon Recreation Ground). The applicant has agreed to commit the appropriate amount of £25,900, and this would form part of the legal agreement. The funds would be used to enhance facilities in South Croydon Recreation Ground, Haling Grove, and the Purley Way playing fields.
- 6.6 The other contributions offered for health and local libraries as set out in paragraph 2.1 of the report have been negotiated and are considered acceptable in the context of Planning Guidance Note 1.

Character/Street Scene

- 6.7 The erection of flats in this locality would not be out of keeping with the character of the area having regard to its mixed nature. The frontage development, containing ground floor commercial uses would be 2 storeys with roof accommodation and 3 storeys in height. This would be higher than the adjoining 2-storey dwellings; however the proposal would follow the roof line of the former industrial buildings, and step in at each end at second floor level. A contemporary design approach has been used including mono-pitched green roofs, which would assist in minimising the overall scale of the development. There would be a mixed pallet of external materials showing render, timber cladding, stock facing bricks and weathered zinc. It is considered the frontage development would add vitality and interest to the area and would not significantly harm the visual amenity of the street scene. The design approach follows that shown on the outline permission.

- 6.8 Likewise, the three-storey southern part of the development within the site would follow the basic footprint established by the outline permission and provide garden spaces and communal amenity areas abutting the southern and eastern boundaries. The siting of this building in relation to adjoining site boundaries would be acceptable and provide satisfactory amenity space for the future occupiers of the flats and houses. The houses in the northern part of the site would also be of an acceptable form and provide adequate amenity space for their future occupiers. The first floor terrace above the commercial units has been set back 9-10m from the boundary with no. 12 Sanderstead Road. In addition, the balcony screen shown to the rear of the northernmost building would provide future occupiers of the adjacent houses with an acceptable level of privacy.
- 6.9 The landscaping of the communal garden behind the southern part of the development would be sensitively integrated with the surrounding properties and would be designed to provide an attractive and functional space for future residents. There would be seating and a water sculpture provided within this space. Details of the hard and soft planting for the communal and parking areas would be the subject of a condition, should permission be granted.

Effect on amenities and privacy of adjoining occupiers and the amenities for future occupiers

- 6.10 The east facing elevation of the southernmost three-storey building would be 21-23m from the rear two-storey elevations of the houses fronting Sanderstead Road. There would be some impact from visual intrusion from the building and some marginal reduction in the privacy currently enjoyed by these existing residents. However, given the amendments made outlined in paragraph 3.11 of this report, and the fact that the principle of the development has been established on a similar footprint, it is considered that there would be no sound and clear cut reasons to refuse permission on grounds of loss of amenity and privacy for these adjoining occupiers.
- 6.11 The scheme also has introduced a pair of two/three-storey semi-detached houses in the north-western part of the site. There would be the flank wall of this building facing the rear of properties in Brighton Road, with no windows above first floor level. There would be a distance of 15m to the two-storey element and 17m to the three-storey part and it is considered that there would be no significant harm caused to the amenity of these adjoining occupiers from visual intrusion.
- 6.12 The scheme would provide adequate private rear gardens for the four houses on the site and satisfactory sitting-out space for future occupiers of the flats.

Transportation issues

- 6.13 The site is within an area with a PTAL accessibility rating of 3, which is considered to be moderately accessible to public transport links. The applicant has submitted a Transport Assessment, but no Travel Plan. This could be provided as part of the conditions of planning permission. It is concluded from the Assessment that in terms of traffic impact, the development would generate fewer car trips during the morning and evening peak periods than the existing use, and would therefore be acceptable. The level of parking would be lower than the maximum requirements set out in the Croydon Plan of 1 space per unit for flats. The proposed 34 spaces equates to 0.81 spaces per dwelling. This is two more than shown on the outline permission which equated to 0.68 spaces per dwelling. Given the proximity of the site to Purley Oaks and Sanderstead railway stations, and bus services along Brighton Road, this level of parking would be acceptable and in line with current Government policy.
- 6.14 The parking and highways layout is acceptable and the access road is in the optimum position in terms of highway safety. There would be sufficient manoeuvring space for service and refuse vehicles within the site. There are no other highway or traffic objections to the application. The applicant has agreed to contributions towards sustainable transport of £30,600, which would be secured as part of the Section 106 legal agreement.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would involve development of an existing brown field site within a Local Centre and would be acceptable. The applicant has provided an Eco-Homes pre-assessment report which indicates that that an “excellent” standard would be achieved. The renewable energy report is robust, providing a range of options for renewable technology, such as solar water heating for the houses and PV panels for the flats. There would be “living” roofs with sedum on the houses and rear blocks and a brown roof to the street facing blocks. There is also the option of installing a wood pellet heating system on the site, subject to economic impact and maintenance issues.

8. EQUALITIES CONSIDERATIONS

- 8.1 Level threshold access would be provided to the buildings and the development would be built to ‘lifetime home’ standards. Four of the parking spaces are shown for disabled persons which would be acceptable. One flat would be designed to full disabled and wheelchair standards. There are no other equality issues arising from this proposal.

Case Officer: John Lawson

Background Documents: 2 letters from adjoining/nearby occupiers
Petition from 7 local residents
2 letters from English Heritage
Letter from Metropolitan Police Service (Crime Prevention)

Contact Officer: Mr. P. Mills 0208 686 4433 (x65419)