

**Agenda Item: 6.2**

**This is a Major Application for which the 13 week period expires on 18/03/2008.**

07/04972/P      18/12/2007      Fairfield

Application for full planning permission

Agent: LRK Associates Ltd 3-4 John Princes Street London W1G OJL	Applicant: Stimpson Willis C/O Agents
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Location: 76-78 Park Lane and land adj, 33 Edridge Road, Croydon

Description: Demolition of existing buildings; erection of 1 seven storey (plus basement) building fronting Park Lane with basement parking comprising 15 two bedroom and 10 one bedroom flats and 1 three storey building fronting Edridge Road comprising 3 three bedroom and 1 one bedroom flats ; formation of vehicular access and provision of associated parking

Drawing No(s): 321B, 322C, 323C, 324C, 325B, 326B, 327B, 328B, 330A, 331, 332A, 333C, 334C, 335A, 336B

**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. Prior to the commencement of the development and notwithstanding any indications on the approved plans as to these matters the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
  - (1) boundary walls and fences or other means of enclosing the site
  - (2) security lighting to underground car park
  - (3) cycle storage areas for 29 cycles
  - (4) screen wall/fences within the site including those to private patio areas
  - (5) noise mitigation measures including ventilation systems and carbon filters
  - (6) solid balcony parapets and acoustical treatment to the underside of balcony soffits on Park Lane
  - (7) privacy screens to roof terraces in flat C (building B) and flats 11, 14, 20, 23, 24 and 25 (building A)

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

2. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 1 shall be provided before any part of the development is occupied and shall be retained for so long as the development remains in existence.

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)

3. 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 shall be retained for so long as the development remains in existence:-

- (1) refuse facilities
- (2) parking area
- (3) vehicular access
- (4) communal amenity space

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

4. Prior to commencement of development details of visibility splays measuring 1.5m x1.5m behind the back of the footway to the south side of the vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The splay shall be provided with no obstruction above 0.6 metres in height before the access is brought into use and shall be retained for so long as the development remains in existence.

Reason: In the interests of highway and pedestrian safety in accordance with Policy T11 of the Replacement Unitary Development Plan (the Croydon Plan)

5. No works on site shall commence until samples and a schedule of external facing materials have been submitted to and approved by the Local Planning Authority in writing and this condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall only be implemented in accordance with such approvals.  
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)

6. 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)

7. 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 for 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 detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

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)

8. No development shall take place until the applicant has provided to the Local Planning Authority for approval a design stage report, verified by a Code for Sustainable Homes assessor, confirming that the design will achieve Code for Sustainable Homes Level 4. The approved scheme shall then be provided in accordance with these details. Prior to the first occupation of the development, the developer will provide a report and certification, confirming that Code for Sustainable Homes Level 4 has been achieved in construction.

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

9. 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)

10. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting and proposals for the frontage with Park Lane 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)

11. The windows on the southern flank elevation of Block A and those not shown as high level on the northern flank elevation of Block A shall be obscure glazed and fixed shut and shall be permanently retained as such.

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

12. 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:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD10, UD13, UD14, UD15, UD16, SP4, UC11, R012, EP2, EP3, EP4, EP16, SP14, T2, T3, T4, T8, T11, SP18, S, SP19, SP20, SP22, H2, H13, H14, SP28

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 relationship of the development to trees to be retained
  - (h) the safety of pedestrians and motorists on the adjacent highway
  - (i) the safety and security of buildings and the spaces around them
  - (j) accessibility to buildings
  - (k) the housing and employment policies of the development plan
  - (l) sustainability issues
  - (m) the recreational open space policies of the development plan
- and having regard to all other matters raised.

Informative(s) :-

- 1 That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 2 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](http://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](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)

- 3 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.
- 4 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.

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**Ward: Fairfield**  
**Lead Officer: Head of Planning Control**

**PLANNING COMMITTEE**  
**19<sup>th</sup> March 2008**

**Application Number: 07/04972/P, 76-78 Park Lane and land adj. 33 Edridge Road**

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## **1.0 SUMMARY**

### **1.1 Full application for :**

- Demolition of existing buildings
- Erection of a seven storey building with basement fronting Park Lane and a three storey building fronting Edridge Road comprising a total of 29 residential units (15 x 2 bedroom units and 11 x 1 bedroom units and 3 x 3 bedroom units)
- New vehicular access from Edridge Road
- 21 on site basement parking spaces

## **2. RECOMMENDATION**

### **2.1 Grant permission subject to the conditions and reasons set out in the agenda, and the prior conclusion of a legal agreement to secure the following:**

- Financial Contributions:
    - £21,200 towards Sustainable Transport
    - £10,000 towards capacity enhancement to East Croydon Station
    - £ 5,000 towards education
    - £ 27,000 towards improved health services
    - £12,300 towards Recreational Open Space
    - £ 500 towards improved library stock
    - £11,685 towards Public Realm (Vision 2020) improvements
    - £2,100 towards the loss of revenue from the displacement of a public parking bay on Edridge Road
  - Affordable accommodation
  - Public art
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### 3. BACKGROUND

#### 3.1 Site Description :

The site:

- Is formed of two separate parcels of land between Park Lane and Edridge Road which comprise:
  - 76-78 Park Lane - Land on the western side of Park Lane fronting the road and currently occupied by 2 two storey (four storey at the rear) detached Victorian villas in use as offices with forecourt parking and vehicular access from Park Lane.
  - Adjacent to 33 Edridge Road - A vacant parcel of land on the eastern side of Edridge Road, immediately north of number 33 Edridge Road and south of the vehicular access leading to Skyline Court. The ground level of this part of the site is approximately 3 metres lower than the site fronting Park Lane.
- Measures 0.12 Hectares

#### 3.2 Surrounding Area

- To the north of the site, adjacent to numbers 76-78 Park Lane and fronting the street, is an 8 storey modern flatted development (Skyline Court).
- To the south of these properties, also fronting Park Lane is a 5 storey Edwardian building known as Park Lane Mansions. Beyond this is a modern five storey building known as Park Lane Flats.
- The eastern side of Edridge Road comprises terraces of two storey houses, with a 5 storey office building further north towards the Flyover.
- Opposite the site, on the western side of Edridge Road is Leon House, an 18 storey office building with parking areas that front immediately onto the road.

#### 3.3 Designations

- The site is located within Central Croydon
- Archaeological Priority Zone
- Park Lane is a London Distributor Road
- Area of High Density

#### 3.4 Relevant history

- 06/03755/P – Permission was refused in January 2007 for the ‘demolition of existing buildings; erection of 1 six storey building (plus basement) fronting Park Lane with basement parking comprising 17 two bedroom and 8 one bedroom flats, 1 three storey building fronting Edridge Road comprising 4 two bedroom units and 3 one bedroom units and one, 2 storey building fronting Edridge Road comprising 2 maisonettes, formation of vehicular access and provision of associated parking.’ Reasons for refusal related to:
  - Poor design, mass, roofscape and appearance of the building would

constitute an incongruous and discordant form of development, detrimental to the visual amenity of the streetscene of both Park Lane and Edridge Road

- Overlooking and loss of privacy and sense of enclosure to the detriment of the amenities of the adjoining occupiers.
  - The loss of a small family dwellinghouse
  - Inadequate information relating to renewable energy and Ecohomes requirements
  - Inadequate affordable housing provision
  - Failure to provide financial contributions towards recreational open space, sustainable transport, education places, health facilities and public realm improvements in Central Croydon.
  - Failure to provide public art
  - Failure to undertake the relevant fieldwork to determine if significant archaeological remains exist on the site.
  - Inadequate landscaping proposals to Park Lane
- The above application also included number 35 Edridge Road, a two storey mid terraced property which is in the applicant's ownership. This property does not form part of the current application site.
  - 05/1881/P – An application was submitted in September 2005 and subsequently withdrawn for the 'demolition of existing buildings; erection of 1 six/seven storey building fronting Park Lane with basement parking comprising 18 two bedroom and 14 one bedroom flats, 1 three storey building fronting Edridge Road comprising 4 two bedroom and 3 one bedroom flats and 1 two storey building fronting Edridge Road comprising 2 one bedroom maisonettes; formation of vehicular access and provision of associated parking.'
  - 04/1888/P – An application was withdrawn in September 2004 for the 'demolition of existing buildings; erection of an 8 storey building fronting Park Lane with basement parking comprising 39 flats and a four storey building fronting Edridge Road comprising 9 flats; formation of vehicular access onto Edridge Road.'

### 3.5 Proposal

Full application for:

- Erection of two separate buildings comprising:
  - **Building A** – a part three - seven storey building plus basement, fronting Park Lane comprising 25 units (15 x 2 bedroom and 10 x 1 bedroom). The building would have a maximum height of 25 metres and a depth of 26.5 metres. Facing materials would include timber, render and brickwork with a metal seam roof.
  - **Building B** – a part two - three storey building fronting Edridge Road comprising 4 units (3 x 3 bedroom and 1 x 1 bedroom). The building would have a maximum height of 11 metres and a depth of 18 metres. Access to the basement car park would be provided via an undercroft at ground floor level. Materials would be identical to Building A.

- Units sizes would range from 42 – 93 sq.metres.
- Basement parking under Building A for 21 on-site spaces, 2 of which would be disabled.
- Cycle parking and refuse storage area in the basement
  - A landscaped deck area would be provided at upper ground level between buildings A and B providing 100 square metres of communal amenity space. 13 flats would have their own private amenity terraces.
  - 12 units are proposed as affordable (41 % of habitable rooms). Units in building B would be for social rented (3 x 3 bedrooms and 1 x 1 bedrooms) and 8 units in Building A (3 x 2 bedrooms & 5 x 1 bedrooms) would be intermediate (shared ownership/keyworker).
  - The applicant has agreed to the following contributions:
    - £21,200 towards Sustainable Transport
    - £10,000 towards capacity enhancement to East Croydon Station
    - £5,000 towards education
    - £27,000 towards improved health services
    - £12,300 towards Recreational Open Space
    - £500 towards improved library stock
    - £11,685 towards Public Realm (Vision 2020) improvements
    - £2,100 towards the displacement of public parking bays on Edridge Road

#### **4 PLANNING POLICIES:**

##### 4.1 Unitary Development Plan (The Croydon Plan) :

SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD10, UD13, UD14, UD15, UD16, SP4, UC11, R012, EP2, EP3, EP4, EP16, SP14, T2, T3, T4, T8, T11, SP18, SP19, SP20, SP22, H2, H13, H14, SP28

##### 4.2 Supplementary Planning Guidance

PGN 1 – Planning Obligations  
 SPG10 – Designing for Accessibility  
 SPG 6 – Affordable Housing  
 SPG11 – Vision 2020  
 SPG15 – Renewable energy

#### **5. CONSULTATIONS**

5.1 The application was advertised in the local press as a major application. 188 adjacent occupiers were notified. Two letters of objection have been received. Objections are on the grounds of:

- i. Loss of privacy (to bedrooms and living rooms) and light to residents of Skyline Court
- ii. Building too high
- iii. Road safety issues
- iv. Development would contribute to the continuing erosion of the character of Park Lane
- v. Family sized housing should be provided instead of smaller dwellings

- 5.2 English Heritage have indicated that sufficient information has been obtained to permit the outstanding archaeological concerns to be addressed by attaching a condition to any permission granted.

## **6 CONSIDERATIONS**

### Use policies

- 6.1 There are no policies in the Croydon Plan to protect existing B1 (a) office uses within Croydon Metropolitan Centre, and therefore there is no objection to the principle of re-development of the site for residential purposes. The proposal would also develop a parcel of vacant land and residential development of the site would accord with government guidance to re-use previously developed urban land, in order to promote regeneration and minimise greenfield land being taken for development. The development would provide a density of 658 HRH. This would be within the recommended density range of 450-700 hectares for site's within the Metropolitan centre. The site is also located within an Area of High Density as identified with the Croydon Plan. These areas are considered suitable for higher density development given their high accessibility to services and public transport.
- 6.2 41% of the habitable rooms of the buildings (equating to 12 units) would be affordable with a total of 17% of habitable rooms for social rented purposes and 24% for intermediate. The overall level of affordable housing would meet the Council's required level of 40% of habitable rooms to be provided as affordable. Whilst the level of habitable rooms for social rented accommodation would fall below the requisite 25 % level, it is considered that given the nature of the units provided, these being 3 bedroom family sized units, the level of affordable accommodation would be appropriate.
- 6.3 The proposed financial contributions are sufficient to offset the implications of the development and are in accordance with PGN 1.

### Townscape issues

- 6.4 The building fronting Park Lane would be 7 storeys high, with the upper floor being set back 9 metres from the front elevation. In determining the previous application it was considered that the proposed 6 storey building would reflect the height and scale of the adjacent properties. Whilst the proposed building would have an additional floor, the upper storey would be set back 9 metres from the main front elevation and would consist of varying roof styles and heights to break up its appearance and visibly reduce its mass. The building would also be 2 metres lower than the adjacent property (Skyline Court). In respect of its relationship with number 80 Park Lane, the adjacent Edwardian property, although parts of the new building would be 6 metres higher, the main front elevation would match the height of the ridge of this property. Overall it is considered that the height and scale of the building would be appropriate within the streetscene.
- 6.5 The detailed design of the building is now considered satisfactory and the previous concerns in respect of the refused application have been overcome. The front elevation would provide adequate vertical emphasis and articulation to 'break up' the mass of the building using fenestration, balcony detailing and

variations in materials. The frontage onto Park Lane would also provide adequate soft landscaping to enhance the appearance of the building within the streetscene.

- 6.6 The rear of the above building would be visible from Edridge Road given the higher land levels on this part of the site. In determining the previous application it was considered that the building would result in a dominant and intrusive feature when viewed from Edridge Road. The depth of the building from the second floor upwards has now been significantly reduced providing a stepped appearance which visually reduces its mass. Improved fenestration patterns and variations of materials would provide adequate interest and the building would provide an acceptable visual impact when viewed from Edridge Road.
- 6.7 The proposed three storey property fronting Edridge Road would effectively appear as 2 separate elements; the element nearest to number 33 Edridge Road, would reflect the proportions, roof form and height of the adjacent terrace. The element adjacent to the northern side boundary would comprise an appropriate contemporary contrast to the traditional terrace with a monopitch roof and larger windows and balcony detailing. The fenestration and brick banding would continue around onto the flank elevation adding interest to this elevation which would be highly visible from the street. The depth of the building has also been reduced by 4 metres to 18 metres. Again the changes to the fenestration, detailing and design have overcome the concerns relating to the previous application and result in an appropriate addition to the streetscene.

#### Amenities of adjoining and nearby occupiers

- 6.8 The three storey building fronting Edridge Road has been reduced in depth and height from the previous proposal. This building would be adjacent to the end of terrace property (number 33 Edridge Road) which has a traditional two storey rear projection with windows relating to habitable rooms on this side elevation. The building would extend only marginally (0.8 metre) beyond the rear elevation of the two storey rear projection of the adjacent property. The flank elevation of the new building would be 6 metres away from the side elevation of the two storey element. The height of the part of the building closest to this building would be predominantly two storeys (7 metres) to match that of the adjacent property, rising to 3 storeys at 10.5 metres away from the side elevation. Given the increased separation distance, and reduced height and depth it is not considered that the building would have an unacceptable impact in respect of loss of outlook or visual intrusion to these adjacent occupiers in the garden or when viewed from the side windows. There are three windows relating to habitable rooms located on the side elevation facing this property. However one of these would be located at ground floor level and could be adequately screened by boundary treatment and the other two would be located on the three storey element that would be set 10.5 metres away and the windows on the adjacent property would not be viewed from this location. A private terrace is proposed above on the roof of the two storey element and adequate screening could be secured by way of a condition.
- 6.9 The rear of the building fronting Park Lane would be clearly visible from the rear of number 33 Edridge Road. Again, the depth of the building has been reduced from the second floor upwards to result in a distance of between 26 and 34 metres from the rear elevation of the property and between 14 and 22 metres from the rear boundary. It is considered that the separation distance and the improvements to the design of the rear elevation would provide an acceptable

impact in terms of visual intrusion and outlook from the rear garden and rear windows of this property. It is also considered that the distances would protect the privacy of these residents and would not give rise to unacceptable levels of overlooking.

- 6.10 It is not considered that the proposed building would be detrimental to the amenities of the occupiers in Skyline Court. It would be no higher and would be sited only 1 metre beyond the rear building line. The windows on the northern elevation are mostly high level and would not result in any loss of privacy to habitable rooms on the facing flank elevation of Skyline Court. Other windows could be obscure glazed which would be subject to a condition. Any overlooking that could potentially result from the private roof terraces could be ameliorated by the use of privacy screens. The relevant roof terraces and communal rooftop amenity space could be subject to a condition regarding screening.
- 6.11 In respect of the impact on the building to the south (Park Lane Mansions), it would be 11 metres beyond the rear building line of this property at ground and first floor levels, gradually reducing to 8 metres on the upper floors. The depth of the building closest to the southern boundary and the projection past the adjacent property has been significantly reduced from the second floor upwards. It is considered that the current scheme would not result in any material harm to the amenities of the adjacent occupiers in respect of loss of outlook, visual intrusion and loss of daylight/sunlight. There are some windows relating to habitable rooms located on the southern flank elevation which would directly overlook the car parking area of the adjacent site. Whilst there would currently be no loss of privacy, this would prejudice the future development of this site and it is considered that these windows should be obscure glazed.

#### Amenities of future occupiers

- 6.12 The size and layout of flats would provide an acceptable standard of accommodation in terms with adequate light, ventilation and outlook.
- 6.13 Residents would have access to adequate amenity space in the form of a communal amenity deck between the two buildings and private balconies to 12 of the flats.
- 6.14 The applicant has submitted a Noise Assessment as part of the application. Given the location of the site adjacent to Park Lane, a London Distributor Road, a condition would need to be attached to any permission requiring details of noise mitigation measures to be submitted.

#### Highways and parking

- 6.15 The site is located in an area with the highest PTAL rating (6b) and therefore has very high accessibility to public transport links. Although maximum parking standards require a maximum of 1 space per flat, it is considered that 72% of the maximum provision (21 spaces) would be appropriate in respect of the site's accessibility. The size and layout of the parking area would provide adequate room for turning and manoeuvring. Two disabled spaces would be provided which is considered adequate.
- 6.16 Adequate provision would be made for cycle parking spaces and refuse storage.

- 6.17 The access from Edridge Road to the basement parking area is considered acceptable in highway safety terms in respect of adequate width, visibility splays and vertical clearance under the building.

Archaeological remains

- 6.18 Due to the archaeological potential of the site the applicant has undertaken an initial phase of trial trench evaluations. English Heritage has assessed the findings and recommends that any permission be subject to a condition requiring the implementation of a programme of archaeological work.

**7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 Although a pre-assessment has not been submitted the applicant has indicated that the development would achieve Code for Sustainable Homes Level 4 Standard. They have also indicated that 10% of the carbon emissions for which the development is responsible would be off-set by on-site renewable energy production methods. Any permission granted would be subject to conditions to secure these requirements.

**8. EQUALITIES CONSIDERATIONS**

- 8.1 Two disabled parking spaces would be acceptable.
- 8.2 All units would be designed to lifetime homes standards and all units within the larger block would be wheelchair accessible.

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Case Officer:	Samantha Natt
Background Documents:	2 letters of objection 1 letter from English Heritage
Contact Officer:	Mr. P. Mills 020 8760 5419