

PLANNING BOARD	Agenda Item: 5
14 July 2020	Reference No: 19/3415/F

Applicant: Berkeley Homes (East Thames) Ltd (c/o of agent)
Agent: Barton Wilmore, 7 Soho Square, London, W1D 3QB

Site Address: Phase 3 (Blocks F and G only) and Phase 5 (Blocks C, E and J only), Kidbrooke Village, SE3 9YG	Ward: Eltham West Application Type: Full Planning Permission
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ADDENDUM

1. Corrections to main report

1.1 Corrections to the sections below are shown in bold italics.

1.2 Paragraph 3.5

1.2.1 The last sentence of this paragraph should read:

To the east is the ***single*** storey Holy Family Catholic Primary School.

1.3 Paragraph 5.1

1.3.1 The first sentence of this paragraph should read:

The application is seeking to secure planning permission for revisions to Phase 3, Blocks F & G only and Phase 5, Blocks C, E and ***J*** only.

1.4 Paragraph 6.4

1.4.1 In the section reporting the objection of the South Greenwich Forum, the following Officers' comments should be inserted:

- The height of the proposals is considered in Section 11 of the report.
- Affordable Housing is discussed in Section 14 of this report.
- The principle of the increased residential provision is considered in section 9 of the report and density is considered in section 10 of the report.
- The quality of the residential environment for future occupiers is dealt with in section 15 of this report.

1.5 Paragraph 11.7.6

1.5.1 The last sentence of this paragraph should read:

As such the overall visual relationship of these blocks to the existing surrounding blocks in Phases 4 and 5 ***remains acceptable***.

1.6 Paragraph 12.5.10

1.6.1 The Table in paragraph 12.5.10 should be substituted with the following version. Where specific figures have been corrected, these are shown in bold italics.

Address	VSC			NSL		
	Total No. of windows	Total No. of windows with a less than 20% change	Total No of windows with an identified breach	Total No. of rooms	Total No. of rooms with a less than 20% change	Total No of rooms with an identified breach
Holy Family primary School	16	16	0	6	5	1
Kimbell Place (Hyde Houses)	36	26	10	18	18	0
Phase 1 - Block A	83	46	37	53	35	18
Phase 4 – Block F	264	230	34	135	131	4
Phase 4 – Block G	195	195	0	82	82	0
Phase 4 – Block H	133	65	68	71	44	27
Phase 5 – Block D	158	95	63	102	90	12
Totals	885	673	212	467	405	62

1.7 Paragraph 12.5.26

The paragraph and accompanying table should read as follows:

The primary habitable rooms of the proposed units are the living / kitchen / dining rooms (l/k/d room), which have a higher threshold target for daylight, whereas bedrooms are considered secondary habitable rooms. **There are 29 windows that experience major breaches of VSC serving 28 living rooms.** The table below therefore analyses the **29** windows that serve l/k/d rooms that experience major breaches of VSC within the surrounding neighbouring properties.

Neighbouring Block	No.of Windows with +40% Breach	Multiple Windows Serving Room	Low Approved VSC Levels	Remaining Windows
Phase 1 - Block A	5	0	0	5
Phase 4 - Block F	1	0	1	0
Phase 4 - Block H	10	2	0	8
Phase 5 - Block D	13	7	6	0

Major Breach Analysis – VSC

1.8 Paragraph 12.5.27

1.8.1 Following on from the changes to paragraph 12.5.26 above, paragraph 12.5.27 should read as follows:

The table above identifies that out of the **29** windows across the neighbouring properties that have major breaches identified, **10** are within rooms that are served by multiple windows, and a further 7 windows were consented with a VSC of lower than 10, therefore the reduction of daylight will be very minimal to the occupants. The remaining **12** windows are located underneath private balconies, which restrict daylight availability.

1.9 Paragraph 12.7.8

1.9.1 The last sentence of this paragraph should read:

On the basis no general change to heights ***on the eastern side*** of Phase 5 Block C are proposed officers consider there ***are no*** additional impacts to consider on residential amenity from this part of the development proposed.

1.10 Paragraph 27.1

The following additional obligation is proposed under the heading 'Other Obligations':

- enter into a monitoring agreement with the Local Authority to monitor the effectiveness of the renewable energy technologies proposed for the development.

2. Amendments to Conditions in Appendix 2

- 2.1 It is proposed to amend the wording of some of the conditions to refer to 'the relevant part' of the development where details are not required to be submitted prior to the commencement of the entire scheme. This would apply to the following conditions: 12, 13, 14a and b, 22, 26b, 27b, 28, 29, 30, 39, 40, 43a, 44, 45, 49, 57, 58a and 58c, 64 and 65.
- 2.2 The words 'submitted to and approved in writing by' to be inserted into the following conditions: 15g, 19, 25, 45, 63b, 65 and 90.
- 2.3 The following further changes are proposed to the conditions. Deleted text is struck through and additional text is in bold italics. The reasons for the conditions remain unchanged and are not repeated here.

Condition 14

Hard and Soft Landscaping Details

- a. Prior to commencement of the relevant part of the development, a detailed Landscaping Strategy for all the hard and soft landscaping of any part of the site not occupied by buildings including details of
- Open space
 - Areas of paving
 - Car parking areas
 - Amenity areas
 - Pedestrian linkages
 - Playspace provision
 - Lighting
 - Bollards
 - Street furniture (including waste bins)
 - Cycle linkages
 - Wayfinding

- Permeability of all hard surfaces
- Materials
- Use of planting to provide privacy and defensible areas
- Details of the mitigation measures listed in section 5.12.40 of the Environmental Statement Addendum (ESA) (as amended) dated September 2019

shall be submitted and approved in writing by the local planning authority.

- All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development ***in accordance with the approved scheme.***
- All planting, seeding or turfing comprised in the landscaping scheme under part (a) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Condition 17

Tree Protection

Full details of the measures to preserve and protect any existing trees identified on drawings BKH-KID-HTA-L-DR-P3&5-9000 Rev B, BKH-KID-HTA-L-DR-P3&5-9001 Rev B, BKH-KID-HTA-L-DR-P3&5-9002 Rev B, BKH-KID-HTA-L-DR-P3&5-9003 Rev B, BKH-KID-HTA-L-DR-P3&5-9010 Rev B from any machinery or material during the course of the construction work shall be submitted to, and approved in writing by, the Local Planning Authority and ***fully*** implemented before work commences on site.

Condition 23

Nature Pavilion – internal and external layout

The Nature Pavilion shall be implemented in strict accordance with the details of the internal and external layout and appearance shown on drawings 2224-05-DR-050010 Rev P01, 2224-00-DR-050010 Rev P01, 2224-00-DR-050101 Rev P01, 2224-00-DR-050102 Rev P01, 2224-00-DR-050103 Rev P01, 2224-00-DR-050400 Rev P01, 2224-00-DR-050600 Rev P01, 2224-00-DR-050601 Rev P01, 2224-00-DR-050602 Rev P01 and 2224-00-DR-050603 Rev P01 hereby approved and thereafter shall be ~~complied with~~ ***retained thereafter for the lifetime of the development.***

Condition 24

Nature Pavilion – uses

- (a) The uses permitted within the Nature Pavilion shall be in strict accordance with those shown on drawings 2224-00-DR-050101 Rev P01, 2224-00-DR-050102 Rev P01, 2224-00-DR-050103 Rev P01 and as described in Supplementary Policy Note On The London Wildlife Trust Nature Pavilion dated 15.06.2020.
- (b) The coffee bar shall not be permitted to operate independently of the educational / community use.
- (c) For the avoidance of doubt, the following maximum areas (GIA) shall apply to each of the areas within the building:
- Hall – 55m²
 - Coffee Bar/kitchen/meeting room – 23 m²
 - Vestibule – 28 m²
 - LWT Office – 22 m²
 - WCs and Shower -13 m²
 - Boot room/Equipment Storage – 12 m²
- (d) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no extensions or alterations to the buildings **pavilion** hereby approved shall be carried out without the prior written permission of the local planning authority.
- (e) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the premises **pavilion** shall be used for the uses stated within the Supplementary Policy Note On The London Wildlife Trust Nature Pavilion dated 15.06.2020 hereby approved and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Condition 27

Wheelchair Adaptable Dwellings – M4(3)(2)(a)

- a. Prior to the commencement of the development, full details of the 97 wheelchair adaptable dwellings of the proposed development that comply with Building Regulations 2016 (as amended) requirement M4(3)(2)(a) 'wheelchair adaptable dwellings' shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

- b. The applicant shall not implement any part of the development hereby permitted until full details of these units have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.
- c. ***The development shall be carried out and retained for the lifetime of the development in accordance the approved details.***

Condition 39

Noise Pollution Mitigation

Prior to the commencement of above ground works for the relevant part of the development, full details of a scheme of acoustic window insulation and mechanical ventilation, as proposed in Chapter 9 of the Environmental Statement dated August 2014 and section 5.1.73 of the Environmental Statement Addendum dated September 2019, for the residential facades facing Kidbrooke Park Road and Block E2 to be installed to achieve standards set out in BS 8233:1999 (namely a minimum of 45dBL_{aeqT} for living rooms and 35dBL_{aeqT} for bedrooms) shall be submitted to, and approved in writing by, the Local Planning Authority. Other necessary mitigation measures shall include an air pollution information pack for each residential unit detailing the operation and necessity of the installed mechanical ventilation. All works forming part of the approved scheme ***shall be carried out as approved and*** shall be completed to the satisfaction of the Local Planning Authority before the relevant part of the development is occupied.

Condition 49

Refuse and Recycling

- a. Prior to the commencement of the above ground works for the relevant part of the development, full details of the refuse storage, recycling facilities and refuse collection arrangements shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include but are not limited to:
- Separate storage areas for bulk storage and bin storage;
 - Turning areas to allow the refuse trucks to move in forward motion when entering and exiting the road;
 - Bin store arrangements for front gardens of houses and ground floor units.
 - Provision of bin storage for each non-residential unit; including location of any communal collection points for each of the units; details of any enclosures to be provided for all of the external communal collection points; details of management arrangements for movement of refuse to any collection points;

- b The storage, **turning area** and recycling facilities shall in all respects be constructed in accordance with the approved details, before the relevant part of the development is first occupied and maintained for the lifetime of the development.

Condition 54

Car Park Management Plan

- a The relevant part of the development shall not be occupied until a car park management plan (including details of disabled parking bays and further spaces that could be brought into such use) relating to that part of the development has been submitted to, and approved in writing by, the Local Planning Authority.
- b The car park management plan as approved shall be implemented prior to occupation **of that part** of the development and shall thereafter be retained and maintained in accordance with the details approved under (a).

Condition 55

Cycle and Motorcycle Parking

Prior to the commencement of the relevant part of the development, full details of facilities for parking of cycles and motorcycles for residents, visitors and the Nature Pavilion (including locker and changing facilities for the Nature Pavilion) **to the extent within that part of the development** ~~within the site~~ shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The cycle parking shall be designed in accordance with Transport for London's Cycling Design Standards or their successor. The cycle and motorcycle parking shall be implemented in accordance with the approved details prior to the occupation of **that part of** the development.

Condition 66

Ultra-Low gas boilers & CHP dry NOx emission

Any gas boilers accommodated in the onsite plant rooms of Blocks F and G of Phase 3 and Blocks C, E and J of Phase 5 to be provided as back/ top up to the site wide energy centre, should use Ultra-Low NOx boiler(s) with maximum NOx Emissions that are compliant with or better than the NOx (g/m²) benchmarks as set out at Appendices 5 and 7 of the Mayor's Sustainable Design and Construction SPG. **The boilers shall be installed and retained for the lifetime of the development.**

Condition 68

Energy and Carbon Performance

- A) Notwithstanding the Energy Statement V3 prepared by Hodkinson Consultancy (06 September 2019), Sustainability Statement V5 prepared by Hodkinson Consultancy (12 September 2019) and Dynamic Overheating Assessment V3 prepared by Hodkinson Consultancy (06 September 2019) all prepared for Phase 3 (Blocks F and G only) and Phase 5 (Blocks C, E and J only) of Kidbrooke Village, prior to the commencement of development, other than site preparation, remediation and / or the formation of accesses, a revised Energy Strategy shall be submitted to the Local Planning Authority for written approval.

The Energy Strategy shall outline the measures to be incorporated into the development to demonstrate compliance with the current zero carbon standard and minimum 35% CO₂ emission reduction target for residential and non-residential buildings, respectively, (regulated carbon dioxide emissions based on both SAP2012 and SAP10 carbon emission factors) above Building Regulations Part L 2013. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be identified and related recommendations should be demonstrated in the energy report.

The Energy Strategy should investigate energy efficiency measures to maximise energy and carbon savings prior to incorporation of renewable/low carbon technologies, aspire to meet the EE targets in line with the Draft New London Plan, identify measures to reduce energy uses not covered by Building Regulations (un-regulated) and be based on the connection of the approved residential buildings to the site wide district heating system served by the Kidbrooke site wide DHN EC comprising gas boilers, Combined Heat and Power (CHP) plant or other alternative low carbon source and renewable energy technology(ies).

- B) Within three-months of the practical completion of the development, the following information should be ~~provided~~ **submitted** to the Local Planning Authority for written approval:
- i. technical information and evidence that the renewable/low carbon technologies are installed in accordance with Part (A) and certified under the Microgeneration Certification Scheme (MSC) and, if appropriate, complies with the Enhanced Capital Allowances (ECS) product criteria.
 - ii Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the DER/ BER and TER, thermal bridging , from

the “as built stage” to confirm compliance with the carbon dioxide savings achieved through energy efficiency measures and the energy servicing strategy approved under Part (A).

When assessing the CO2 emissions savings provided by the Kidbrooke site wide DHN EC under the second stage of the Energy Hierarchy (Be Clean), the revised Energy Statement shall demonstrate and use the actual carbon intensity of the heat network for the heat delivered to each block by the energy centre.

- C) The approved development shall be carried out strictly in accordance with the details so approved, and the necessary equipment to allow connection of the approved development to the site wide district heating system served by Kidbrooke Village shall be installed and operational prior to the first occupation of the development.

Condition 91

Wind Microclimate

Notwithstanding the Wind Microclimate Assessment Chapter 5.11 (as amended) in the Environmental Statement Addendum (ESA) dated September 2019 hereby agreed, prior to the commencement of construction ~~and~~ **an** additional report containing the following information shall be submitted to and approved ***in writing*** by the Local Planning Authority:

1. An additional report of further modelling undertaken for areas identified as suitable for walking conditions to confirm that no further strong winds occur in these areas beyond that stated in the ESA ~~shall be submitted to and approved by the Local Planning Authority.~~;
2. A quantitative study of the Cumulative Schemes to ensure that no additional comfort safety concerns arise;
3. The results of testing of the mitigation measures listed in section 5.12.40 of the ESA to ensure that following their implementation no instances of strong winds will occur, and that all areas are suitable for their intended use.

The scheme shall thereafter be implemented in accordance with any further recommended mitigation in the approved details.

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