

Appeal Reference 3371729

Mount Clare Campus, Minstead Gardens, Roehampton Gate

LPA Ref. 2025/0074

DRAFT CONDITIONS

DRAFT CONDITIONS AGREED – WITHOUT PREJUDICE

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).

2. Approved Documents and Drawings

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

Received 10/01/2025:

Documents:

Cover Letter (NTA reference 1286, 10/01/2025) by NTA Planning LLP;
Design and Access Statement (November 2024) by KSR Architects & Interior Designers;
Air Quality Assessment (December 2024) by Aelos Air Quality Consulting;
Ecological Report (December 2024) by AAe Environmental Consultants
Tree Data Spreadsheet;
Planning and Heritage Statement (January 2025) by NTA Planning LLP;
Arboricultural Report (29/10/2024) by Crown Tree Consultancy;
Transport Statement (December 2024) by Mode Transport Planning;

Drawings:

23047-X1-101 (Existing Site Plan);
23047-X1-100 (Existing Site Location Plan);
23047-P1-100 (Proposed Site Plan);
23047-P1-102 rev. A (Proposed First Floor Site Plan);
23047-X1-120 (Block A Existing Ground Floor Plan);
23047-X1-121 (Block A Existing First Floor);
23047-P1-121 rev. A (Block A Proposed First Floor);
23047-X1-130 (Block B Existing Ground Floor);
23047-X1-131 (Block B Existing First Floor);
23047-P1-130 (Block B Proposed Ground Floor Plan);
23047-P1-131 rev. A (Block B Proposed First Floor);
23047-X1-140 (Block C Existing Ground Floor Plan);
23047-X1-141 (Block C Existing First Floor Plan);

23047-P1-140 (Block C Proposed Ground Floor Plan);
23047-P1-141 rev. A (Block C Proposed First Floor);
23047-X1-150 (Block D Existing Ground Floor Plan);
23047-X1-151 (Block D Existing First Floor Plan);
23047-P1-150 (Block D Proposed Ground Floor Plan);
23047-P1-151 rev. A (Block D Proposed First Floor);
23047-X1-160 (Block E Existing Ground Floor Plan);
23047-X1-161 (Block E Existing First Floor Plan);
23047-P1-160 (Block E Proposed Ground Floor Plan);
23047-P1-161 rev. A (Block E Proposed First Floor);
23047-P1-220 (Proposed Plans Ground Floor);
23047-P1-221 (Proposed Plans First Floor);
23047-P1-170 (Bungalow - Proposed Ground Floor Plan);
23047-X1-115 (Picasso House – Existing Basement Plan);
23047-X1-110 (Picasso House – Existing Ground Floor);
23047-X1-111 (Picasso House – Existing First Floor Plan);
23047-P1-111 (Picasso House – Proposed First Floor Plan);
CCL12056 rev. 1 (Tree Constraints Plan);
0101 (Landscape Plan)
Received 17/07/2025:
23047-P1-115 rev. A (Picasso House, Proposed Basement Plan);
23047-P1-110 rev. A (Picasso House, Proposed Ground Floor Plan);
23047-P8-100 (Accommodation Summary Schedule)

Reason: To ensure a satisfactory standard of development and to allow the local planning authority to review any potential changes to the scheme. For the avoidance of doubt this planning permission does not approve the lawful use of Mount Clare House or the Temple for temporary accommodation or any other use nor does it approve any works in relation to those two buildings.

15. Energy and Sustainability Strategy - Verification

- A) Prior to first occupation of any part of the development, 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, including provisions to monitor, verify and report on the energy performance of the development.
- B) Prior to occupation of each building, evidence 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 Strategy.

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.

16. BREEAM – refurbishment post-construction

Within three months of the occupation of Picasso House and Blocks A-E a BREEAM Refurbishment and Fit Out Final (Post-Construction) Certificate, issued by the BRE (or equivalent accredited body), shall be submitted to and approved in writing by the local planning authority to demonstrate that an Outstanding rating has been achieved. (Where it is proven that it is not technically feasible then Excellent rating will be accepted.) All the measures integrated shall be retained for as long as the development is in existence.

Reason: To achieve appropriate sustainability standards in accordance with Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

21. Delivery and Servicing

Notwithstanding the details shown on the approved drawings and documents, a Delivery and Servicing Management Plan shall be submitted to and approved in writing by the local planning authority prior to occupation of the development. The submitted details must include (but is not limited to) the following:

- The frequency of deliveries to the site;
- The frequency of other servicing vehicles such as refuse collections;
- The dimensions of delivery and servicing vehicles;
- The proposed loading and delivery locations;
- A strategy to manage vehicles servicing the site;
- The hours/days of deliveries for vehicles and the precautions and measure to be taken to mitigate noise impacts and
- 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, London Plan policy T7 and Local Plan policies LP50 and LP51.

22. Car Parking Management Plan

Prior to the occupation of any part of the development, a Car Parking Management Plan shall be submitted to and approved in writing by the local planning authority. The Car Parking Management Plan shall include

- Details of the car parking areas; and
- Details of the proposed security measures, allocation of and arrangements for the management of parking spaces including disabled parking bays.

The car parking shall be provided, retained and managed in accordance with this approved Car Parking Management Plan thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate arrangements are made for parking and that the development does not lead to the obstruction of adjacent streets, in accordance with London Plan policy T6 and Local Plan policies LP2 LP51 coupled with the requirements of the National Planning Policy Framework.

23. Travel Plan

Prior to first occupation of the temporary accommodation hereby approved, a Travel Plan shall be submitted to and approved by the local planning authority. The Travel Plan shall 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 approved Travel Plan shall then be adhered to at all times to the satisfaction of the local planning authority, with the results of monitoring and review reported to the local planning authority in accordance with the approved Travel Plan.

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.

24. Temporary Accommodation Management Plan

Prior to the first occupation of the temporary accommodation hereby permitted, an Accommodation Management Plan shall be submitted to and approved in writing by the local planning authority. The plan shall include details of how the temporary accommodation will be managed and maintained, including security measures, the installation of CCTV and door entry systems, maintenance of communal areas, fire safety, management team, associated staff duties and anti-social behaviour measures. The Accommodation Management Plan shall thereafter be implemented as approved.

Reason: To ensure a satisfactory management of the development in compliance with London Plan policies H16 and LP29, and Local Plan policies LP15, LP17, LP29 and LP31.

25. Fire Safety

Prior to occupation of each building within the hereby approved development site, 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 and maintained in accordance with the approved details.

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

27. Details of Lighting

Prior to the occupation of the development, details of any external illumination, including the lighting levels, the times of illumination, and the 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 any lighting being proposed in relation to existing biodiversity features and proposed biodiversity enhancements, including (but not limited to):

- Locations of external lighting fixtures;
- Details of the design and type of lighting to be used including the power source, the position of luminaries and any dim-down and turn-off times;
- 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
- 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.

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)).

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, London Plan policies D8, HC1 and G6, and Local Plan policies LP1, LP3, LP55.

28. Sound Proofing

Prior to commencement of the use hereby permitted, details of a scheme for the sound proofing and other acoustic design measures to reduce noise transfer between units and between residential rooms/units and communal areas in Picasso House shall be submitted to and approved in writing by the local planning authority prior installation. The details shall be implemented prior to the first occupation of any residential accommodation in Picasso House and shall be retained and maintained thereafter.

Reason: To safeguard amenity and prevent adverse noise impacts for occupants in accordance with London Plan policy D14 and Local Plan policies LP2 and LP14.

29. Signage and Wayfinding Strategy

Prior to the occupation of the development hereby approved, a Signage and Wayfinding Strategy, including details for visitor cycle parking signage and way-finding for each building, shall be submitted to and approved by the local planning authority. The Signage and Wayfinding Strategy shall be implemented in accordance with these approved details and maintained as such in perpetuity.

Reason: To ensure a high level of legibility and access across the site in accordance with London Plan policy D5 Local Plan policies PM7 and LP1.

30. Refuse and Recycling Storage

Prior to the first occupation of the development hereby approved, details of the location and layout of the waste and recycling storage provision, and the collection arrangements for the development shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and the waste and recycling storage shall thereafter be retained for waste and recycling facilities for 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.

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 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.

33. 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.

DRAFT CONDITIONS NOT AGREED

3. Details of Materials

Notwithstanding any details specified in the application documents hereby approved, prior to the commencement of development, details and samples of materials proposed to be used in the construction of the replacement single storey dwelling (referred to as 'the Lodge' or 'bungalow') and on all other external surfaces of the development and associated hard surfacing materials shall be submitted to and approved in writing by the local planning authority. 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, LP2 and LP3.

Note: Appellant considers that this should be relevant for external alterations to the 'Lodge' only. The LPA considers that the condition should include materials and details on any other form of external alteration, such as fenestration, external surfaces and finishes of the development as a whole.

The appellant advises that if condition is accepted, the trigger should only be applicable to the 'Lodge' and should not be prior to commencement of any development across the site.

4. Demolition and Construction Environmental Management Plan

Prior to the commencement of any development, 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 of any buildings, groundwork, refurbishment and construction phases of the development. The submission 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 CLP will need to detail the measures to reduce the impacts during the construction phase and include the following:

- A description of the types of vehicle to be used;
- An estimate of how many vehicle trips the construction will generate per working day;

- Time of vehicle arrival and departure;
- Details of traffic management proposals to keep all road users safe throughout the construction period;
- Construction traffic routing through the area and the development site and an enforcement system for breach of its provisions;
- 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;
- Details of wheel washing facilities to be provided;
- Confirmation that employees will be able to travel to the site by sustainable modes;
- Measures to monitor, control and mitigate dust and air quality impacts;
- Measure to protect controlled waters;
- Measures to deal with unexpected contamination on site;
- A construction waste and material management, transportation and disposal strategy;
- The construction delivery booking and construction vehicle holding arrangements;
- The construction phasing and agreed routes and timings; and,
- 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 policies LP2 and LP14.

Note: Condition to be reviewed once the structural report on the Lodge is reviewed.

5. Contaminated Land Desk Top Investigation

No development of the replacement Lodge/bungalow shall take place until a desktop study shall be submitted to and approved in writing by the local planning authority. The desktop study shall identify all previous site uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks arising from contamination at the site and any measures to be taken to prevent and or remedy contamination at the site, site investigation scheme (providing information for an assessment of the risk to all receptors that may be affected, including those off site), intrusive investigation and risk

assessment (assessing the degree and nature of any contamination on site and the risks posed by any contamination to human health, controlled waters and the wider environment). Any measures to be taken to prevent and/or remedy contamination at the

site set out in the approved document shall be undertaken in accordance with the approved details.

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 Council policy LP14 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated into the construction.

Note: Condition to be reviewed once the structural report on the 'Lodge' is reviewed.

6. Contaminated Land Method Statement

No development of the replacement Lodge/bungalow shall take place until a detailed method statement for the remediation works (to include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures) to make the site suitable for its intended use shall be submitted to and approved in writing by the local planning authority. There shall be no development unless and until any remediation works have been completed and a validation report to verify these works has been submitted to and approved in writing by the local planning authority. If, during development, further contamination not previously identified is found to be present at the site the local planning authority is to be informed immediately and no further development shall be carried out until a report indicating the nature of the contamination and how it is to be remediated is submitted to and agreed in writing by the local planning authority, and any required remediation shall be detailed and verified as an amendment to the remediation statement and carried out accordingly.

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 Council policy LP14 of the Local Plan, coupled with the requirements of the National Planning Policy Framework. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated into the excavation and construction.

Note: Condition to be reviewed once the structural report on the Lodge is reviewed.

7. Contaminated Land Remediation Scheme

No development of the replacement Lodge/bungalow shall take place until a detailed remediation scheme to bring the site to a condition suitable for the

intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment shall be prepared and submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The works included in the approved scheme shall be undertaken in strict accordance with the approval and completed prior to first occupation of the development.

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 Council policy LP14 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated into the excavation and construction.

Note: Condition to be reviewed once the structural report on the Lodge is reviewed.

8. Contaminated Land Verification Report

Prior to first occupation of the replacement Lodge/bungalow, a verification report demonstrating completion of the remediation works set out in the remediation statement approved pursuant to condition 7 and the effectiveness of the remediation shall be submitted to and approved by the local planning authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria for residential use 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 residential use to accord with Council policy LP14 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

Note: Condition to be reviewed once the structural report on the Lodge is reviewed.

9. Unexpected Contamination Reporting

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 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 Council policy LP14 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

Note: Condition to be reviewed once the structural report on the Lodge is reviewed.

10. Tree assessment and Protection Measures

No development shall take place until full arboricultural details have been submitted to and approved in writing by the local planning authority. These arboricultural details shall include details of:

- a) The existing trees and hedges to be retained in an Arboricultural Impact Assessment, in line with BS5837:2012, and shall include details of all current and proposed hard surfaces, walls, fences, structures, access features, and ground levels, and details of trees to be pruned.
- b) The measures taken to protect existing trees and hedges during demolition, construction, and delivery of materials and machinery, to include a Tree Protection Plan and protection measures in line with BS5837:2012, with details of: methods of demolition, driveway/roadway construction, consideration of utility/service runs, ground protection measures, tree protection fencing, positioning of site huts/storage areas, specialist foundation design and site supervision.

The tree protection measures and fencing shall be installed in accordance with the approved details prior to commencement of the development and thereafter retained, and the construction shall be carried out in accordance with the approved details until completion of the development.

Reason: To safeguard trees and hedges on the site in the interest of visual amenity and the character of the area, in accordance with the requirements of the NPPF, London Plan policy G1 and G7, and Local Plan policies LP1, LP54 and LP56.

Note: Parties disagree as Appellant considers that an arboricultural impact assessment should be assessed insofar the play equipment and cycle stands only. The LPA considers that protection measures should be assessed for the development as a whole, including during the implementation phase of the development (section b of the draft condition).

11. Ecological conservation management plan

No development shall take place until an ecological conservation management plan shall be submitted to the local planning authority for approval. The plan shall include details of measures to be taken to survey, preserve and protect wildlife and the ecological

environment, including any stag beetles. No development shall commence until such time as the ecological conservation management plan has been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved ecological conservation management plan.

Reason: To retain the ecological interest of the site in accordance with Council policy LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to the commencement of works to ensure existing biodiversity is protected and the landscaping measures are incorporated in the layout and construction of the development.

Note: The LPA considers that there is justification for this condition, by reason of the scale of the development as a major application and to manage biodiversity. The Appellant considers that this is not justified and that ecology matters are covered in the submitted ecological report.

12. Precautionary Bat Mitigation Plan

No development on the demolition of the Lodge/bungalow shall commence until a Precautionary Bat Mitigation Plan has been submitted to and been

approved in writing by the local planning authority. The Precautionary Bat Mitigation Plan shall include measures to mitigate the construction effects on bats and shall include the following details (although not limited to):

- A bat roost assessment of the buildings and any trees by a qualified CIEEM accredited ecologist with experience of working in London;
- A plan identifying any potential roost features that should be soft stripped or soft felled during construction;
- Details of how any potential roost features will be soft stripped/soft felled (including having an ecologist to oversee the work during construction);
- Details of a Bat Toolbox talk for all workers on site;
- If construction lighting is required, details of bat friendly construction lighting;
- Details of post-construction mitigation and enhancements to support bats.

Reason: To protect the existence of bats that may be located on the site in accordance with Council policy LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to the commencement of works to ensure the presence for potential bats and bat roosts is protected prior to the commencement of demolition.

Note: The LPA considers that there is justification for this condition, by reason of the scale of the development as a major application and to protect bats and their habitats, including identifying measures to mitigate any impact. The Appellant considers that the

reason is not justified and that ecology matters are covered in the submitted ecological report.

13. Hard and Soft Landscaping

Notwithstanding the details shown on the approved drawings and documents, prior to the commencement of the development hereby approved, a hard and soft landscaping scheme, to include landscaping and the treatment of parts of the site not covered by buildings shall be submitted to and approved in writing by the local planning authority. These details shall include:

- Vehicle and pedestrian access and circulation areas;
- Hard surfacing materials;
- 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;
- A detailed specification (with annotated dimensions) of play equipment and associated safety features (such as safety zones) and their precise location to ensure that there is no impact on the health and wellbeing of existing trees;
- Minor artefacts and structures including furniture, equipment, refuse and other storage units;
- Boundary treatments, including any gates and bollards controlling vehicular access; and
- 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 the 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.

Note – Condition in principle agreed but the trigger of the condition is not agreed.

14. Energy and Sustainability Strategy

Prior to commencement of development, an energy and sustainability strategy shall be submitted to and approved in writing by the local planning authority. The energy strategy

shall demonstrate how greenhouse gas emissions and energy demand will be reduced, following energy hierarchy set out in policy SI2 of the London Plan and achieving BREEAM Domestic Refurbishment ‘Outstanding’ standard (or demonstrate why this would not be technically feasible) for the existing buildings.

Reason: To mitigate the effects of climate change and ensure a reduction in greenhouse gas emissions during the lifetime of the development and minimising both annual and peak energy demand, in accordance with London Plan policy SI2 and Local Plan policy LP10.

Note: LPA considers that the development should achieve ‘outstanding’ and if it is proven that it is not technically feasible, then ‘excellent’ rating can be accepted. Appellant remains of the view that pre-assessment shows that outstanding is not achievable.

17. Carbon Reductions – new build

The development of the replacement Lodge/bungalow hereby approved shall achieve a minimum of a 35% reduction in CO2 emissions above the levels set in Building Regulations Part L 2021. Prior to first occupation of the development, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP) shall be submitted to and approved in writing by the local planning authority, to demonstrate that the development has achieved at least a 35% reduction in CO2 emissions above the levels set in Building Regulations Part L 2021. The installed measures shall be retained in accordance with the approved details unless otherwise agreed by the local planning authority.

Reason: In the interest of sustainable development and to accord with Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

Note: Condition to be reviewed once the structural report on the Lodge is reviewed.

18. Carbon reductions and BREEAM – new build

Within three months of the commencement of development of the replacement Lodge/bungalow, a BREEAM Interim (Design Stage) Assessment issued by the Building Research Establishment (BRE) or equivalent accredited body, shall be submitted to and approved in writing by the local planning authority to show that an Outstanding rating will be achieved for the building. (Where it is proven that it is not technically feasible then Excellent rating will be accepted.). The development shall be implemented in accordance with the approved rating.

Reason: To achieve appropriate sustainability standards in accordance with Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

Note: Condition to be reviewed once the structural report on the Lodge is reviewed.

19. BREEAM Completion – new build

Within three months of the occupation of the replacement Lodge/bungalow a BREEAM New Construction Final (Post-Construction) Certificate, issued by the BRE (or equivalent accredited body), shall be submitted to and approved in writing by the local planning authority to demonstrate that an Outstanding rating has been achieved. (Where it is proven that it is not technically feasible then Excellent rating will be accepted.) All the measures integrated shall be retained for as long as the development is in existence.

Reason: To achieve appropriate sustainability standards in accordance with Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

Note: Condition to be reviewed once the structural report on the Lodge is reviewed.

20. 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 commencement 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 approved shall be provided prior to the 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.

Note – Condition in principle agreed but the trigger of the condition is not agreed.

26. Accessible Temporary Accommodation

Prior to the first occupation of the temporary accommodation within the hereby approved development, 1:50 plans showing the detailed layout of rooms being

provided as wheelchair accessible units and floor plans showing the locations of these units and details of the automated entry and level access provision shall be submitted to and approved by the local planning authority. The development shall be built in accordance with the approved details and the units shall be implemented as approved and retained in the same condition thereafter.

Reason: To ensure the development complies with the requirements of the NPPF, London Plan policies D5 and D7, and Local Plan policy LP31.

Note: The LPA considers that the details should be assessed in the context of the whole development. The Appellant considers that this should only apply to Picasso House.

31. External Ventilation Equipment

Detailed drawings and specifications of any 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 the occupation of the relevant buildings (blocks (A-E), the Lodge/Bungalow and Picasso House) in which such equipment is to be installed..

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.

Any 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.

Reason: To protect the internal amenity of future occupants of the development and to *minimise the risk of noise in compliance with policy D4 of the London Plan (2021)*.

Note: Parties disagree, and the LPA considers that requirements should apply to external and internal equipment by reason of amenity. The appellant considers that these should only be applicable to external equipment. Trigger of condition also not agreed.

32. Ancillary Use

Temporary Accommodation for the Homeless or persons that would otherwise be homeless:

The temporary accommodation for 264 bedrooms within 210 units and ancillary communal facilities hereby permitted, shall be used for temporary accommodation purposes only and for no other purpose. The development shall provide no more than 264 bedspaces. For the avoidance of doubt, the buildings known as Mount Clare House and the Temple shall not be used for temporary accommodation.

Reason: To prevent the introduction of an independent residential or other use without prior consent by the local planning authority.

Note: The LPA considers that it is justified to restrict the number of temporary occupiers to ensure that there is no detrimental impact on the local area. The Appellant disagrees in the reasoning to add an occupation restriction.

34. 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.

Reason: To protect the appearance of the buildings in accordance with Local Plan policy LP2 and LP3.

Note: The LPA considers that it is justified to control the size, number and location of satellite dishes and antennas, due to heritage considerations. The Appellant considers that there is no reason to justify the control of this type of equipment.