

GREATER LONDON AUTHORITY

Good Growth

Nadine James
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ECA 8BE

GLA ref. GLA/2024/0285/S3
LB Wandsworth ref. 2022/5288
Date: 19 November 2024

Dear Nadine James,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Springfield Hospital Phase 2B, 61 Glenburnie Road, London, SW17 7DJ

GLA reference: GLA/2024/0285/S3

LB Wandsworth reference: 2022/5288

Applicant: BDW Trading Limited and STEP Springfield Village Limited

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED – 19 NOVEMBER 2024

The Deputy Mayor of London for Planning, Regeneration, and the Fire Service, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above- mentioned application (which expression shall include the drawings and other documents submitted therewith):

“Demolition of the existing healthcare buildings and construction of 4 apartment blocks ranging in height from 3 to 5 storeys along with nine 3 storey townhouses containing a total of 449 residential units, external amenity space, 48 car parking spaces, 817 cycle parking spaces, landscaping and public realm works, and new access routes”

At: Springfield Hospital Phase 2B, 61 Glenburnie Road, London, SW17 7DJ in the London Borough of Wandsworth

Subject to the following planning conditions and informatives:

Conditions

1. Expiration of planning permission

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

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

2. Approved drawings and documents

The development shall be carried out in accordance with the reports, specifications and drawings: [001000 P01; 1110 P02; 1111 P03; 1112 P02; 1113 P02; 1114 P02; 1115 P01; 1120 P03; 1121 P03; 1122 P01; 1123 P01; 1124 P01; 1125 P01; 1130 P02; 1131 P02; 1132 P02; 1133 P02; 1134 P02; 1135 P02; 1136 P01; 1140 P02; 1141 P02; 1142 P02; 1143 P02; 1144 P02; 1145 P01; 1146 P01; 1150 P01; 1151 P01; 1152 P01; 1153 P01; 2310 P02; 2311 P01; 2320 P02; 2321 P01; 2330 P02; 2331 P02; 2332 P02; 2340 P01; 2341 P01; 2350 P02; 2361 P01; 2362 P02; 3210 P01; 3220 P01; 2330 P01; 5100 P03; 5101 P04; 5102 P04; 5103 P02; 5104 P02; 5105 P02; 5106 P01; 5107 P01; 5108 P02; 5109 P03; 5300 P01; 5301 P01; 5302 P02; 5303 P01; 5304 P02; 10101 P01; 10102 P01; 10103 P01; 10104 P02; 91101 P02; 91102 P02; H8719-BOS-SW-ZZDR-L-90110 P01; H8719-BOS-SW-ZZDR-L-90111 P01; H8719-BOS-SW-ZZDR-L-90112 P02; H8719-BOS-SW-ZZDR-L-90113 P02; H8719-BOS-SW-ZZDR-L-90114 P01; H8719-BOS-SW-ZZDR-L-90115 P01, H8719-BOS-SW-ZZDR-L-90116 P01, H8719-BOS-SW-ZZDR-L-90117 P01, 33936- RG-L- 01-08 Rev A]

Planning Statement Rev B, Environmental Statement, Transport Assessment, Outline Travel Plan Rev B, Car Parking Management Plan, Delivery and Servicing Plan, Energy Statement Rev 4, Overheating Statement Rev 3, Sustainability Statement Rev 2, Whole Life Cycle Carbon Statement Rev 2, Fire Statement Rev B, Construction Management Plan Rev 1, Outline Construction Logistics Plan, Utilities Assessment Rev 2, Arboricultural Impact Assessment Rev 1.3, External Lighting Assessment Rev 02, Daylight, Sunlight and Overshadowing Assessments, Preliminary Ecological Appraisal, Bat Survey Report, Reptile Survey, Biodiversity Net Gain (BNG) Assessment, Health Impact Assessment, Site Waste Management Plan, Flood Risk Assessment Rev 4, Drainage Statement Rev 4, Archaeology Assessment Rev 5, Cultural Action Plan, Wind Microclimate Assessment, Design and Access Statement and Addendums, Transport Response Note Rev 1.2

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

3. Details of site levels

Prior to commencement of each phase of development (excluding demolition) full details of existing and proposed site levels within that phase shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development relates satisfactorily to its surroundings, and in accordance with Policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework. It is necessary for the condition to be discharged prior to the commencement of works to ensure the ground levels across the development are compatible with adjoining sites before the site is cleared.

4. Construction management plan

No development, including any demolition, shall take place in any phase of development until a construction management plan has been submitted to and approved in writing by the local planning authority for that phase. The construction management plan shall include details (but not be limited to) the routing of construction vehicles, time of vehicle arrival and departure, any proposed temporary traffic and pedestrian management measures during the course of construction, and measures to reduce and mitigate noise, dust and air quality during demolition and construction in accordance with The Control of Dust and Emissions during Construction and Demolition SPG 2014. The development shall be undertaken in accordance with the approved construction management plan for that phase.

Reason: In the interests of traffic, general amenity of the area and neighbour amenity in accordance with LP50 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework. It is necessary for the condition to be discharged prior to

the commencement of any works on site to ensure the whole construction phase is in accordance with an approved plan.

5. Environmental management plan

No development shall commence within each phase of development until a Environmental Management Plan (EMP) has been submitted to and been approved in writing by the local planning authority for that phase. The EMP shall include measures to mitigate the construction effects as part of a coordinated and collaborative approach with surrounding developments, and shall include the following details (although not limited to):

- Whilst works should take place outside of the nesting season (February – September inclusive), if there are emergency works during this period, then a site walk over at least 48 hours prior to works commencing is required by a named CIEEM accredited ecologist with experience of working in London to check for any nesting birds. In the event that a nest is found, an appropriate exclusion zone should be implemented around it until the young have fully fledged (Wildlife and Countryside Act 1981 (as amended)).
- Details of Precautionary Method of Work with regards to bats including (but not limited to) having a bat box installed onsite in case any bats are found during construction, having a suitably qualified ecologist present for the inspection of suitable bat roosting features prior to the building demolition, the soft felling of tree TN1 and the soft stripping of B1 and the building identified by the resident as a potential bat roost;
- Details of measures to be taken to ensure that the adjacent Streatham Cemetery SINC will not be impacted negatively by the works (including, but not limited to lighting, dust, litter, noise etc.);
- Details of deadwood habitat;
- Details of bat and reptile toolbox talks to be given to all workers onsite;
- Whilst lighting should be avoided, if lighting is necessary, details of a construction lighting plan outlining how lighting will be prevented from negatively impacting any protected and priority species during construction, in particular commuting bats. This construction lighting plan should follow the best practice industry guidance outlined in the Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) Guidance Note (2023);
- Details of measures to prevent mammal, amphibian or reptile entrapment or harm on site, including in excavations and construction and waste materials left on site;
- Details of measures to sensitively clear vegetation on site to prevent any harm to wildlife;
- An Invasive Non-Native Species plan detailing the measures to be taken to manage any INNS (including species on the London Invasive Species Initiative (LISI) list) discovered onsite during the works in line with best practice for London, including details of the appropriate waste disposal for arising materials and measures to prevent recurrence.
- The development shall not be undertaken otherwise than in accordance with the approved EMP.

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

6. Non-Road Mobile Machinery

The use of non-road mobile machinery of net power between 37kW and 560kW used in the construction of the development shall meet at least Stage IIIA of the EU Directive 97/68/EC and its amendments. This will apply to both variable and constant speed engines for both NOx and PM. Prior to commencement of development, any non-road mobile machinery of net power

between 37kW and 560kW to be utilised in the construction of the development shall be registered on the website <https://nrmm.london/>

Reason: To help monitor the use of such equipment across London in accordance with the Policy SI 1 of the London Plan. It is necessary for the condition to require plant to be registered prior to works starting to ensure all plant is included in the registration.

7. PM10 Monitoring

Prior to commencement of development, details shall be submitted to and approved by the Local Planning Authority, before the development is commenced, for the siting, implementation and reporting of automatic PM10 monitors. Monitoring must include trigger levels and agreed actions where exceedances occur. The reports must be forwarded to the Environmental Health advisor to Wandsworth Council. The development shall not be undertaken otherwise than in accordance with the approved details.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with Policy SI1 of the London Plan.

8. Piling Method Statement

No piling shall take place in each phase until a piling method statement for that phase (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure and protocol for vibration monitoring, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. (The applicant is advised to contact Thames Water Developer Services to discuss the details of the piling method statement prior to its submission).

9. Contaminated land desk top investigation

The development shall be carried out in accordance with the submitted preliminary risk assessment by RMA Environmental Limited. A site investigation shall be conducted prior to commencement of each phase of development to consider the potential for contaminated land and shall be submitted to and approved in writing by the local planning authority.

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

10. Contaminated land method statement

No development shall occur until a remediation method statement, described to make the site suitable for, intended use by removing unacceptable risks to sensitive receptors, and shall be submitted to and approved in writing by the local planning authority.

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

11. Contaminated land - verification

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

Reason: To ensure that 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 Policy LP14 of the Local Plan coupled with the requirements of the National Planning Policy Framework

12. Tree protection measures

Prior to the commencement of each phase of the development Tree Protection measures in line with the submitted Arboricultural Impact Assessment, prepared by Tree Works Environmental Practice and in line with BS5837:2012 shall be installed and no works or materials/plant storage shall be undertaken within the protected area. The protection measures shall be retained until completion of the phase of development to which they relate.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, in accordance with Policy LP56 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

13. Full Fibre Connectivity Infrastructure

Prior to commencement of each phase of the development (excluding demolition), detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy SI 6 of the London Plan.

14. Details of materials prior to above ground works

Prior to commencement of above ground works (excluding demolition) within each phase of development details and samples of materials proposed to be used on all external surfaces of the development within that phase shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials and thereafter so retained.

Reason: In order to assess the suitability of the proposed materials, in the interests of the appearance of the locality, in accordance with Policy LP1 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

15. Design of wheelchair units

Prior to commencement of above ground works of any phase of development detailed plans of the design and layout of the social rented wheelchair M4 (category 3) housing within that phase of development shall be submitted to and approved in writing by the local planning authority in consultation with the Council's Specialist Occupational Therapist (or job title that supersedes). The development shall be carried out in accordance with the approved details. The applicants are encouraged to engage with the Council's Special Occupational Therapist prior to submission of the relevant details.

Reason: In order to ensure the delivery of appropriate inclusive accommodation in accordance with Policy LP27 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

16. Building services plant

Details of the location, specification and predicted noise levels of any building services plant shall be submitted to and approved in writing by the local planning authority before installation. A noise control scheme for any building services plant that will form part of the development shall form part of the submitted details and shall demonstrate that the following noise design requirements can be complied with and shall thereafter be retained: The cumulative measured or calculated rating level of noise emitted from the building services plant, shall be 5dB(A) below the existing background noise level, at all times that the mechanical system or equipment operates. The measured or calculated noise levels shall be determined at 1 metre from the window of the nearest noise sensitive premises in accordance with the latest British Standard 4142. An alternative position for assessment/measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved. The development shall not be undertaken otherwise than in accordance with the approved submitted and approved details.

Reason: In the interests of amenity in accordance with Policy LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

17. Landscaping scheme details

Prior to commencement of the above ground works in each phase of development a landscaping scheme, to include landscaping and 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 (but not be limited to) hard landscaping works including proposed finished levels and contours; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; soft landscaping including the species and height of trees and root volumes, shrubs, hedges, and species associated with any biodiverse roofs, with priority given to native and wildlife friendly species, including night scented species; minor artefacts and structures (e.g. furniture equipment, refuse or other storage units, ecologically sensitive lighting (in accordance with the Bat Conservation Trust and ILP 2023 Guidance); proposed and existing 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 first occupation of the development, or in accordance with a program agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance, provide tree planting and biodiversity improvements, in accordance with Policies LP1, LP55 and LP56 of the Local Plan and Policies G5 and G6 of the London Plan.

18. Details of play equipment

Prior to its installation full details of play equipment to be provided within each phase of the development, including details of its location, form and materials, together with details of measures to prevent play areas having a negative impact on nearby biodiversity features, and a proposed maintenance programme for the equipment, shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the approved details prior to occupation of each phase of development in which it is proposed to be located and shall be maintained as such thereafter.

Reason: To ensure the provision of appropriate play equipment in accordance with Policy LP19 of the Local Plan, coupled with the requirements of the National Planning Policy Framework.

19. Details of street furniture

Prior to commencement of above ground works within each phase of development details of street furniture [including but not limited to seating, bollards, bins and other minor artefacts] shall be submitted to and approved in writing by the local planning authority. The approved street furniture and lighting shall be carried out in accordance with the approved details and completed prior to occupation of the phase of development, and retained thereafter.

Reason: To ensure a suitable quality of development, to preserve residential amenities of the locality and protect the biodiversity of the area in accordance with Policies LP1, LP2, LP14 and LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

20. Retained tree and replacement

In this condition 'retained tree' means an existing tree or hedge, which is to be retained in accordance with the approved drawings. Paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development hereby approved.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved drawings and specifications, without the prior written approval of the local planning authority. Any pruning shall be carried out in accordance with British Standard 3998:2010 Tree work and in accordance with any approved arboricultural method statement.

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to Policy LP56 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

21. Ecological Enhancement and Management Plan

Notwithstanding the details shown on the approved plans and set out in the supporting information, Landscape and Ecological Enhancement and Management Plans shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works in each phase of development. The Plan shall include details of all measures to provide biodiversity gain, in accordance with the principles outlined in the submitted Biodiversity Net Gain Report, including but not limited to:

- Details of wildlife friendly planting;
- Details of all biodiverse roofs (including the Biosolar roofs) including details of extensive substrate base, features to be included within the substrate e.g. rope coils, sand, gravel, etc., and details of any seeding/plug plant choice (in accordance with The Gro Green Roof Code 2021);
- Details of species, soil and management of the semi-natural grassland;
- Details of the planted detention basin and rain gardens;
- orientation, target species and location for all bird and bat boxes to be installed in the trees and all swift and bat boxes/ bricks to be integrated with the new buildings;
- Details of deadwood habitat;
- A wildlife connectivity plan detailing the movement of different species across the site;
- A bat sensitive post-construction lighting plan to ensure that any lighting will be of a specification that minimises its impacts on bats, onsite habitats and the adjacent Streatham Cemetery SINC in accordance with the BCT and ILP 2023 Guidance Note (including having a colour temperature of $\leq 2700\text{k}$).
- Details on the management to be implemented post-construction shall also be submitted, which shall include management responsibilities and maintenance schedules for all hard and soft landscaped areas as well as the above-mentioned measures to provide biodiversity gain.

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

Reason: To enhance the ecological interest of the site and to ensure that the ecological features are provided and maintained in a satisfactory manner in accordance with Council Policy LP55 of the Local Plan and London Plan Policy G6

22. Urban Greening

The proposed development must achieve an urban greening score of at least 0.4. If the proposed development deviates from the urban greening layout detailed in the approved submission, then prior to first occupation of the development an updated urban greening table and plan shall be submitted to and approved in writing by the local planning authority. The urban greening shall be provided in accordance with the approved details prior to the occupation of the development.

Reason: To ensure adequate urban greening, in accordance with Policy G5 of the London Plan.

23. External Lighting

Details of any external lighting proposed within each phase of the development, both during construction phase and all subsequent permanent external lighting, shall be submitted to and approved by the local planning authority before its installation, including but not limited to: locations, type of lighting, lux levels, along with pseudo colour rendering and clear geo-referenced lux contour plans and details of measures to control light spill, including prevention from falling onto any biodiversity enhancements such as biodiversity roofs and bat and bird boxes/bricks. This lighting plan must follow best practice industry guidance produced by the Bat Conservation Trust and Institute of Lighting Professionals. The lighting shall be installed and maintained in accordance with the approved details.

Reason: In the interests of ecological functionality and the amenities of existing residents and future occupiers of the development, in accordance with Policies LP2 and LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

24. In accordance with flood risk assessment and Drainage Strategy

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment by RMA Environmental ref. RMA-C2397 and the approved Drainage Statement by Simpson TWS ref. P22-655 issue 4. The mitigation measures shall be retained as such.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and third parties in accordance with Policy LP12 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

25. SuDs Management Plan

Prior to the occupation of any phase of the development, a public realm, landscape and SuDs management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include annual maintenance of the garden, any green roofs and SuDS and shall be implemented as approved and permanently maintained as such.

Reason: To ensure that landscape, public realm and SuDs features are maintained and in the interest of local amenity, security, drainage and biodiversity in accordance with Policies LP1; LP2; LP12 and LP56 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

26. Carbon reductions

The development shall be built in accordance with the submitted Energy Strategy by Briary Energy dated 25/07/2024, demonstrating how the development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a minimum 67% reduction in CO2 emissions above 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 or the National Calculation Method) shall be submitted to the local planning authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved Energy Strategy. 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 Policy SI2 of the London Plan and Policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

27. Measures to control overheating

Within 3 months of commencement of above ground works in each phase of development, full details of the mechanical ventilation or other measures required to avoid overheating shall be submitted to and approved by the local planning authority. The development shall be constructed in accordance with the approved details and retained as such.

Reason: To protect the occupiers of the building and in the interests of sustainability in accordance with Policy LP2 and LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

28. Water use (majors)

The development will achieve a maximum water use of 110 litres per person per day per home (including an allowance of five litres or less per person per day for external water consumption) in line with the Water Efficiency Calculator for new dwellings from the Department of Communities and Local Government. Prior to first occupation of each phase of the development evidence (schedule of fittings and manufactures literature) shall be submitted to and approved in writing by the local planning authority to show that the development has been constructed in accordance with the specified internal water use calculations.

Reason: In the interest of sustainable development and to accord with Policies LP1, LP2, LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to commencement of development to ensure the water saving measures are incorporated into the construction.

29. Circular Economy Post Completion Report

Prior to first occupation of the development, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The report should be submitted to and approved by the LPA in writing.

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

30. Whole Life Carbon Assessment

Prior to the occupation of the development, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the local planning authority in writing.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy SI2 of the London Plan.

31. Waste storage provision

Prior to the commencement of above ground works (excluding demolition) of any phase of development, final details of the siting, design and materials of refuse and recycling storage to serve the phase of development shall be submitted to and approved in writing by the local planning authority. The refuse storage facilities shall be provided in accordance with the approved details prior to occupation of each phase of development, and shall be retained thereafter.

Reason: In the interests of amenity and hygiene, in accordance with Policy LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework

32. Delivery and servicing plan

Prior to first occupation of any phase of development, details of a delivery and servicing plan, including hours of operation shall be submitted to and approved by the local planning authority. The development shall be occupied and operated in accordance with the approved delivery and servicing plan.

Reason: To ensure that adequate arrangements are made for deliveries and servicing to the site and to ensure that the plan is sensitive to the amenity of local residents in accordance with Council Policies LP50 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

33. Cycle parking details

Prior to commencement of above ground works (excluding demolition) in each phase of development details of the location, number and design of secure and covered cycle parking for that phase shall be submitted to and approved in writing by the local planning authority. The cycle parking shall be provided in accordance with the approved details prior to the occupation of the development and be retained for cycle parking purposes for the users of the development and for no other purpose. No less than a total of 817 long stay cycle parking spaces and 32 short stay visitor cycle parking spaces shall be provided within the completed development.

Reason: To ensure adequate provision is made for cycle parking in accordance with Policies LP2, LP37, LP51, PM2, PM3, PM4, PM6, PM7, PM8 and PM9 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

34. Parking to be provided and retained

Prior to occupation of any part of the development the parking areas shown on the approved drawings for that phase of development shall be provided and shall be retained for parking purposes for the users of the development and for no other purpose.

Reason: To ensure adequate arrangements are made for off-street parking in accordance with Policies LP2 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

35. Electric Vehicle Charging Point

All car parking spaces provided within the development shall include active electric vehicle charging points. Active charging measures should be fully wired and connections ready for use prior to occupation of each phase of development within which the car parking spaces are located.

Reason: To ensure adequate provision is made for electric vehicle charging in accordance with Policies LP14, LP49 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

36. Car park management plan

The development shall only be carried out and operate in full accordance with the submitted Car Parking Management Plan by Ardent ref. 2202830-05 dated December 2022. The mitigation and enforcement measures shall be retained as such.

Reason: To ensure adequate arrangements are made for the control of off-street parking in accordance with Policies LP2 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

37. Vehicular restriction measures

Prior to commencement of occupation of any part of the development details of physical measures to prevent vehicles (other than emergency service vehicles) from being able to use the John Hunter Avenue pedestrian/cycle access link and the central pedestrian/cycle promenade shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented in full prior to commencement of use of these pedestrian/cycle routes.

Reason: To ensure adequate arrangements are in place to prevent mis-use of the pedestrian/cycle route, in accordance with Policies LP50 and LP51 of the Local Plan, coupled with the requirements of the National Planning Policy Framework.

38. Fire Statement

The development permitted by this planning permission shall only be carried out in accordance with the approved Fire Statement by MSC reference FFL7596/R1. The mitigation measures shall be retained as such.

Reason: To ensure that adequate arrangements are made for fire safety in accordance with Policy D12 of the London Plan coupled with the requirements of the National Planning Policy Framework.

39. No extensions or alterations without permission

Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, amending or re-enacting that Order) no alterations, extensions, additions or enlargements shall at any future time be erected or constructed to the dwellings hereby approved without the prior permission of the local planning authority.

Reason: In order to control future development, in accordance with Policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

40. No telecommunications equipment

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

Reason: To protect the appearance of the building, and accord with Policies LP1, LP2 and LP22 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

41. Wayfinding

Details of a waymarking strategy, including full details of any structures or fixtures for the purposes of waymarking to be erected within the site shall be submitted to and approved by the local planning authority. The approved waymarking strategy shall be installed prior to occupation of each phase of the development.

Reason: In the interests of the amenities of occupiers and users of the development, in

accordance with Policies LP1 and PL2 of the Local Plan, coupled with the requirements of the National Planning Policy Framework.

42. Free Drinking Water

Prior to the occupation of the development, plans and details shall be submitted to and approved in writing by the local planning authority demonstrating the provision and future management of free drinking water within the public realm. The plans and details shall show the reasonable endeavours to deliver free drinking water including the location and design of the proposed drinking water infrastructure, along with measures to ensure its future maintenance and management. The development shall be carried out in accordance with these plans and details, and drinking water made available to the public for free in accordance with the plans and details in perpetuity.

Reason: To ensure sustainable provision of free drinking water, to minimise plastic waste.

43. Water Network Infrastructure Capacity

Prior to occupation of any phase of the development details shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water confirming that either any necessary water network upgrades required to accommodate the additional demand to serve the development have been completed; or a development and infrastructure plan confirming that sufficient capacity is already available has been agreed with Thames Water to allow the development to be occupied.

Reason: The development may lead to low water pressure and network reinforcement works may be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the approved development. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

44. Details of proposed link between the site and the cemetery and of the proposed

Notwithstanding the approved drawings, documents and details, prior to the occupation of the Blocks A and B in the proposed development, details of the proposed pedestrian link between the site and Streatham Cemetery shall be submitted to and approved in writing by the local planning authority. The details submitted shall include suitably scaled plans of the relevant part of the cemetery and the site, together with details of the proposed railings and metal arch including suitably scaled elevations and details of all materials including hard landscape surfacing materials. If the proposals involve the removal of tombs or monuments, these shall be detailed with accompanying photographs. Details of the proposed shall be provided in the form of a short report with illustrations and a plan of the proposed installations. The approved link, railings, arch, hard landscaping and shall be carried out in accordance with the approved details and completed prior to occupation of Blocks A and B of the proposed development, and retained thereafter.

Reason: To ensure the heritage benefits of the scheme are secured, to protect the setting of the locally listed cemetery, to ensure a suitable quality of development, to preserve residential amenities of the locality in accordance with Policies LP1, LP2, LP3, LP14 and LP55 of the Local Plan, Policy HC1 of the London Plan coupled with the requirements of the National Planning Policy Framework.

45. Management and maintenance strategy for public realm

Prior to the occupation of the development, a detailed management and maintenance strategy for all areas of public realm shall be submitted to be approved in writing with the Local Planning Authority. Once agreed the management and maintenance strategy shall be implemented in strict accordance with the agreed details.

Reason: To achieve a high standard of public realm in accordance with Policy D8 of the

London Plan, and Policies LP1 & LP56 of the Local Plan.

46. Discharge rate

Prior to the commencement of development (excluding demolition), the applicant shall provide confirmation that there is no change, or an overall improvement, in the previously agreed wider scheme surface water discharge rate to the Thames Water Sewer network, as a result of the changes proposed in this phase of the development.

Should there be no increase in the discharge rate, or if the discharge rate represents an improvement, the development may proceed. In the event that the discharge rate is found to increase, the applicant shall submit a revised Drainage Strategy for approval by the local planning authority to ensure compliance with the agreed rate.

No works shall commence until confirmation, or a revised strategy has been approved in writing by the local planning authority.

Reason: To ensure that landscape, public realm and SuDs features are maintained and in the interest of local amenity, security, drainage and biodiversity in accordance with Policies LP1; LP2; LP12 and LP56 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

47. Phasing Condition

The development hereby permitted shall be carried out in accordance with a phasing programme, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any part of the development. The development shall be carried out in accordance with the approved phasing programme unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of proper planning and ensuring conditions are enforceable.

Informative

Community Infrastructure Levy (CIL): From the information available, it appears that the development permitted is subject to a Community Infrastructure Levy charge in accordance with the Community Infrastructure Levy Regulations 2010 (as amended). Any assessment of CIL liability by Wandsworth Council has been based on the information provided and is not intended to provide a binding estimate of the actual CIL liability likely to be incurred. General information on the Community Infrastructure Levy, including the forms that should be submitted to the Council can be found on the Council's website.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor, acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report and update report GLA/2024/0285/S3. The Deputy Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

A handwritten signature in blue ink that reads "John Finlayson". The signature is written in a cursive style with a long horizontal stroke extending to the right.

John Finlayson
Head of Development Management

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.