

**LONDON BOROUGH OF BROMLEY**

**TOWN PLANNING  
RENEWAL AND RECREATION DEPARTMENT**

**DELEGATED DECISION on 23rd May 2019**

**15/02452/CONDIT**    **Bromley Court Hotel**  
                                 **Coniston Road**  
**Robin Evans**        **Bromley**  
                                 **BR1 4JD**

**Description of Development**

Details of conditions submitted in relation to planning permission ref: 15/02452/FULL1

- Condition 4 - Landscaping
- Condition 5 - External materials
- Condition 6 - Slab and roof levels
- Condition 7 - Arboricultural method statement
- Condition 8 - Excavation
- Condition 9 - Arboricultural method statement and tree protection plan
- Condition 11 - Energy assessment
- Condition 12 - Surface water drainage system
- Condition 13 - Drainage
- Condition 14 - Construction method
- Condition 16 - Turning areas
- Condition 17 - Refuse
- Condition 18 - Light to access drive and parking areas
- Condition 19 - Construction management plan
- Condition 20 - Acoustic assessment
- Condition 21 - Secured by design
- Condition 25 - Bicycle parking

**Proposal**

The Applicant seeks approval of the following condition details pursuant to planning permission reference 15/02452/FULL1 granted on 23 October 2015:

- Condition 4 - Landscaping
- Condition 5 - External materials
- Condition 6 - Slab and roof levels
- Condition 7 - Arboricultural method statement
- Condition 8 - Excavation
- Condition 9 - Arboricultural method statement and tree protection plan
- Condition 11 - Energy assessment - outstanding
- Condition 12 - Surface water drainage system
- Condition 13 - Drainage
- Condition 14 - Green Roof construction method
- Condition 16 - Turning areas
- Condition 17 - Refuse
- Condition 18 - Light to access drive and parking areas
- Condition 19 - Construction Management Plan
- Condition 20 - Acoustic Assessment

Condition 21 - Secured by Design  
Condition 25 - Bicycle parking

Condition 22 - Ventilation system - since the initial submission of this Approval of Details Reserved by Condition application Condition 22 has been withdrawn and details are to be submitted at a later date.

Condition 4 - Landscaping which states:

In respect of the full planning permission hereby approved, a scheme for landscaping, which shall include details of all proposed hard surfacing, means of enclosure (including details of all openings and gates and their management), lighting columns, bollards and any other street furniture, and of planting (to include a schedule of the sizes and species of plants) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings, or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die are removed or become seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species to those originally planted.  
REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

In order to approve this condition the following information was submitted:

Arboricultural Implications Statement (AIS) and Arboricultural Method Statement (AMS),  
Hard surfacing: drawings numbered 100/118, 101/118, 161/118, 4000/P1 and 4110/P3,  
Means of enclosure: drawings numbered 100/118, 101/118, 170/118 and Secured by Design details,  
Planting: drawing numbered 101/118,  
Front boundary: drawings numbered 101/118, 170/118,  
Illuminated signage: document numbered PC4/E&PC18/Rev1,

The following Consultee responses have been provided for this condition:

Principal Tree Officer: The submitted landscaping details including drawing numbered 101/118 provides suitable landscaping proposals (including the green roof and tree planting) and planting specifications proportionate to the approved planning permission and are satisfactory to approve the condition.

For this reason the condition can be approved.

Condition 5 - External materials which states:

In respect of the full planning permission hereby approved, details of the materials to be used for the external surfaces of the building including details of the proposed external entrance canopies (including their appearance, materials, height, scale and exact locations) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.  
REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

In order to approve this condition the following information was submitted:

External materials: drawings numbered 120/118 and 170/118,  
Entrance canopies: drawings numbered 101/118 and 162/118,

The following Consultee responses have been provided for this condition:

N/A

The proposed materials would be of an attractive nature and high standard specification and this would complement the approved developments and would be in keeping with the existing building.

For this reason the condition can be approved.

Condition 6 - Slab and roof levels which states:

In respect of the entire development hereby approved (Outline and Full), details of the proposed slab levels and finished roof levels of the buildings and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority for each element of the proposal before work commences on either element and the development shall be completed strictly in accordance with the approved levels.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

In order to approve this condition the following information was submitted:

Existing site levels, proposed slab levels and finished roof levels: drawings numbered 100/118, 101/118, 110/118 and 162/118,

The following Consultee responses have been provided for this condition:

N/A

The submitted existing slab levels, proposed slab levels and the finished roof levels would be appropriate to the site and its context in this part of Coniston Road and the wider locality and would not detract from the character and appearance of the site and its setting.

For this reason the condition can be approved.

Condition 7 - Arboricultural method statement which states:

In respect of the entire development hereby approved, no demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.

The statement shall include details of:

- o Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;

- o Type and siting of scaffolding (if required);
  - o Details of the method and timing of demolition, site clearance and building works
  - o Depth, extent and means of excavation of foundations and details of method of construction of new foundations
  - o Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
  - o Location of bonfire site (if required);
  - o Details of the location of underground services avoiding locating them within the protected zone
  - o Details of the method to be used for the removal of existing hard surfacing within the protected zone
  - o Details of the nature and installation of any new surfacing within the protected zone
  - o Methods proposed for the watering of the trees during the course of the project
- The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.
- REASON: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

In order to approve this condition the following information was submitted:

Arboricultural Implications Statement (AIS) and Arboricultural Method Statement (AMS) by Arbtech.

The following Consultee responses have been provided for this condition:

Principal Tree Officer: The updated Arboricultural Method Statement (AMS) is satisfactory.

For this reason the condition can be approved.

Condition 8 - Excavation which states:

In respect of the entire development hereby approved before the development is commenced, details of the materials, depth, extent and means of excavation required for the construction of the access/car parking shall be submitted to and approved in writing by the Local Planning Authority, and the excavations and the access/car parking shall be carried out in accordance with the approved details.

REASON: In order to comply with Policy NE7 of the Unitary Development Plan to ensure works are carried out according to good arboricultural practice, and in the interest of the health and visual amenity value of trees to be retained.

In order to approve this condition the following information was submitted:

Construction details - pavements and external works: drawing numbered 4110/P3,

The following Consultee responses have been provided for this condition:

Principal Tree Officer: The submitted information is sufficient to meet the requirements of Condition No. 8.

For this reason the condition can be approved.

Condition 9 - Arboricultural method statement and tree protection plan which states:

No development or demolition shall commence until an Arboricultural method statement and tree protection plan describing in detail construction methods relating to foundations and hardstanding is submitted to and approved in writing by the Local Planning Authority. The details shall include an appropriately scaled survey plan showing the positions of trees affected by the proposed development, construction details including cross sectional drawings describing the depth and width of footings where they fall within the root protection areas and means whereby the tree roots are to be protected in accordance with British Standard BS: 5837:2012.

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

In order to approve this condition the following information was submitted:

Arboricultural Implications Statement (AIS), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) by Arbtech.

The following Consultee responses have been provided for this condition:

Principal Tree Officer: The updated Arboricultural Implications Statement (AIS), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are satisfactory.

For this reason the condition can be approved.

Condition 11 - Energy assessment which states:

In respect of the entire development hereby approved, before any works on site are commenced, a site-wide energy assessment and strategy for reducing carbon emissions together with an assessment of air quality impact of the strategy shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings as approved. The strategy shall include measures to allow the development to achieve a reduction in carbon emissions of 35% above that required by the 2013 building regulations. The development should also achieve a reduction in carbon emissions of at least 20% from on-site renewable energy generation. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.

REASON: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to minimise the effect of the development on local air quality within an Air Quality Management Area to comply with Policies 5.2, 5.7 and 7.14 of the London Plan and paragraph 124 of the NPPF.

In order to approve this condition the following information was submitted:

Proposed Fourth Floor Plan (approved) numbered 104/113, Proposed section drawing numbered 110/118 and Proposed elevation drawing numbered 120/118,

The following Consultee responses have been provided for this condition:

Planning Policy: The application details assess the potential renewable energy options and the updated report (April 2019) specifies the use of the use of solar photo voltaic (PV) panels and Combined Heat and Power (CHP) electricity generating boilers which together are stated to provide at least a 35% reduction in carbon emissions. This would comply with the targeted 35% reduction in carbon emissions. Furthermore it is considered to be an appropriate type of technology given the demand for hot water and electricity within a hotel and associated leisure facility.

The design and location of the technology; whilst shown on the most up-to-date drawings submitted in this conditions application, were similarly shown on the drawings that have already been approved in the Full application and therefore the design has already been approved.

For this reason the condition can be approved.

Condition No. 12 - Surface water drainage which states:

In respect of the entire development hereby approved details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policies 5.12 and 5.13 of the London Plan.

In order to approve this condition the following information was submitted:

Proposed Drainage Layout: drawing numbered 4000/P1,

The following Consultee responses have been provided for this condition:

Bromley Council Drainage Engineer: The submitted information including "Proposed Drainage Layout" Plan DRW No. 123053/4000 Rev P1 dated July 2018 to incorporate 7x5x08m deep attenuation tank and permeable paving to restrict surface water run-off to 2l/s is acceptable. The details pursuant to Condition No. 12 can be recommended for approval.

For this reason the condition can be approved.

Condition No. 13 - Drainage which states:

In respect of the entire development hereby approved no development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and drainage works shall be carried out in accordance with the approved details prior to first use of any dwelling. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles of

sustainable drainage systems set out in Annex F of PPS25, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system scheme (SUDS) is to be implemented, the submitted details shall:

- (i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- (ii) specify the responsibilities of each party for the implementation of the SUDS scheme, together with a timetable for that implementation;
- (iii) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime; and
- (iv) provide details of the type of material to be used for the surfacing of the car parking area (no loose materials shall be used).

The scheme shall be implemented, maintained and managed in accordance with the approved details

REASON: To ensure satisfactory means of surface water drainage and to accord with Policies 5.12 and 5.13 of the London Plan.

In order to approve this condition the following information was submitted:

Proposed Drainage Layout: drawing numbered 4000/P1,

The following Consultee responses have been provided for this condition:

Bromley Council Drainage Engineer: The submitted information including "Proposed Drainage Layout" Plan DRW No. 123053/4000 Rev P1 dated July 2018 to incorporate 7x5x08m deep attenuation tank and permeable paving to restrict surface water run-off to 2l/s is acceptable. The details pursuant to Condition No. 13 can be recommended for approval.

For this reason the condition can be approved.

Condition No. 14 - Construction method which states:

Details of construction method, layout, species and a maintenance regime relating to the green roofs shall be submitted to and approved in writing by the Local Planning Authority before works are commenced on the development hereby permitted. The approved details shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter. Details should include:

- Fully detailed plans (to scale showing and stating the area of the roof. This should include any contoured information depicting the extensive substrate build up and details of how the roof has been designed to accommodate any plant, management arrangements, and any proposed photovoltaic panels and fixings.
- A scaled section through the actual roof (i.e. not a generic section of a living roof) showing the details of the extensive substrate base and living roof components.
- Details of the proposed plug planting and seed composition and planting methodology
- A statement outlining a management strategy detailing how the living roof would be maintained and monitored for a period of at least 5 years post installation

REASON: To support sustainable urban drainage, enhance biodiversity; improve appearance of the development and to accord with policy 5.11 of the London Plan.

In order to approve this condition the following information was submitted:

Construction method, layout, species and maintenance regime for green roof: drawings numbered 100/118, 101/118 and 161/118,  
Detailed plans: drawings numbered: 101/118 and 161/118,  
Roof section: drawings numbered 100/118, 101/118 and 161/118,  
Green roof planting methodology, plug planting, seed composition and management strategy: Green roof general maintenance information,

The following Consultee responses have been provided for this condition:

N/A

According to the submitted report the proposed Green Roof would provide a suitable green roof for the development, supporting the sustainable drainage, enhancement of biodiversity and it would improve the appearance of the development; helping the building to blend into the landscaped garden and this would be satisfactory.

For this reason the condition can be approved.

Condition No. 16 - Turning areas which states:

In respect of the entire development hereby approved before commencement of the development hereby permitted details of (a) turning area(s) within the site shall be submitted to and approved in writing by the Local Planning Authority. The turning area(s) shall be provided before any part of the development is first occupied and shall be permanently retained thereafter.

REASON: In order to comply with Policies T3 and T18 of the Unitary Development Plan and to enable vehicles to enter and leave the site in a forward direction, in the interest of pedestrian and vehicular safety.

In order to approve this condition the following information was submitted:

Proposed site plan (showing vehicle tracking): drawing numbered 998/117

The following Consultee responses have been provided for this condition:

LBB Highway Officer: The submitted documents are satisfactory. No further comments/objection.

For this reason the condition can be approved.

Condition No. 17 - Storage of refuse and recyclable materials which states:

In respect of the entire development hereby approved, details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority for each element of the proposal hereby permitted is commenced and the approved arrangements shall be completed before any relevant part of the development hereby permitted is first occupied, and permanently retained thereafter.



REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

In order to approve this condition the following information was submitted:

Illustration and notes: drawings numbered 101/118 and 162/118 and document numbered PC17(Rev1).

The following Consultee responses have been provided for this condition:

N/A

The submitted details set out the number and capacity of the bins to be provided in the refuse storage corral area and this would be acceptable. The storage area appears to be in the position of the existing storage area in a logical location adjacent to the kitchens and this would be away from neighbouring residential properties within and outside the site. It is envisaged that the site is likely to be served by a private refuse collection service however nonetheless the site would appear to be capable of receiving the Council's refuse collection vehicle (RCV).

For this reason the condition can be approved.

Condition No. 18 - Light to access drive and parking areas which states:

In respect of the entire development hereby approved, details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.

REASON: In order to comply with Policy T3 and Appendix II of the Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

In order to approve this condition the following information was submitted:

External lighting drawings numbered REF; PB659 PC4/E & PC18 (Rev1), SP/BCH/IL001, and SP/BCH/IL002, along with further supporting information/clarification from the Applicant.

The following Consultee responses have been provided for this condition:

LBB Environmental Health Officer: The submitted documents are satisfactory. No further comments/objection.

For this reason the condition can be approved.

Condition No. 19 - Construction Management Plan which states:

In respect of the entire development hereby approved, prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted

to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

REASON: In order to comply with Policy T5, T6, T7, T15 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

In order to approve this condition the following information was submitted:

Construction Management Plan: document numbered MP/SP/009/Rev7 including Appendices A, B and C,

The following Consultee responses have been provided for this condition:

LBB Highway Officer: The submitted documents are satisfactory. No further comments/objection.

LBB Environmental Health Officer: The application details consist of the drawing showing the sequence of operations and accompanying chart. The condition wording and submitted conditions details mainly relate to highway matters/issues. From an Environmental Health perspective a CMP should primarily respond to the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2017 and address the hours of operation of the construction site. As such the developer should be made aware of the need to carry out the construction and operate the construction site in accordance with the Code of Practice. Nonetheless the submitted details set out the hours of operation of the construction site, which accord with those set out in the Code of Practice and this would be acceptable, however the developer should be made aware that any deviation from the stated hours would require formal consent from the Council prior to them being undertaken and with at least 28 days' notice.

For these reasons and subject to appropriate informatives the condition can be approved.

Informatives:

1. The developer is advised that the development should be carried out in accordance with the Council's adopted Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2017.
2. The developer is advised that the development should be carried out in accordance with the submitted Construction Management Plan; including the hours of operation of the construction site, hereby approved.

Condition No. 20 - Acoustic Assessment which states:

In respect of the entire development hereby approved (Outline and Full), prior to commencement of each element of the development an acoustic assessment for that element shall be submitted to the Local Planning Authority to detail the impact of changes to fixed plant on the local ambient noise environment. The results of the assessment together with any necessary mitigations to achieve a plant rating noise level of 5dB below typical existing background LA90 shall be submitted to the Local Planning Authority for approval. Once approved the plant and mitigations shall be

installed fully in accordance with the approved scheme and permanently maintained thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the area.

In order to approve this condition the following information was submitted:

Plant Noise Assessment: document numbered 17/0458/R1,

The following Consultee responses have been provided for this condition:

LBB Environmental Health Officer: The specific plant to be installed is not yet known. However according to the submitted acoustic assessment details the plant the plant noise levels would be acceptable during day time and night time. Providing that the development is carried out/continues in accordance with the submitted acoustic assessment there would be no objection and the developer could be reminded of this.

For these reasons and subject to appropriate informatives the condition can be approved.

Informative:

3. The developer is advised that the development should be carried out in accordance with the submitted Acoustic Assessment (including stated decibel levels of plant and equipment) hereby approved.

Condition No. 21 - Secured by Design which states:

In respect of the entire development hereby approved, the development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted, and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall seek to achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

Reason: In the interest of security and crime prevention and to accord with Policy BE1 of the Unitary Development Plan.

In order to approve this condition the following information was submitted:

Secured by Design details including: minutes of the meeting between the Applicant and the Metropolitan Police Designing Out Crime Officer; to be read in conjunction with the site plan drawing PD659-101 rev 118, the Applicant's application form for the SBD award, drawing numbered 101/118,

Together the submitted details comprise the "measures to minimise the risk of crime" as required by the condition. Within the overall package of "measures to minimise the risk of crime" the applicant has agreed to continue to discuss with the Metropolitan Police the detailed measures throughout each phase of the construction. Nonetheless there is sufficient detail from the information that has been provided to understand the overall "measures to minimise the risk of crime" covering the entire development and throughout the entire course of the construction throughout all the phases. The continuing discussion/consultation with the Police would be of a more detailed nature.

As such it is recommended that the submitted details for this condition can be approved. Notwithstanding this, it is noted that the Metropolitan Police would not be able to award the SBD accreditation until such time as all the relevant requirements have been fulfilled and that the planning condition would not be fully discharged until then.

The following Consultee responses have been provided for this condition:

Metropolitan Police Designing Out Crime Officer: The Applicant has confirmed the overall package of "measures to minimise the risk of crime" in respect of the entire development over the entire course of the construction and their Secure By Design (SBD) application form demonstrates their intention to obtain the SBD award. It is noted that the applicant has agreed to continue to discuss with the Police the more detailed nature of the measures as each phase of the construction progresses and this is also acceptable. The submitted details comprising the "measures to minimise the risk of crime" are therefore sufficient to enable the condition to be approved. However the Applicant should be aware that the Police would not be able to award the SBD accreditation until such time as all the relevant requirements have been fulfilled and that the planning condition would not be fully discharged until then.

For this reason the condition can be approved.

Condition No. 25 - Bicycle parking which states:

In respect of the entire development hereby approved, before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

REASON: In order to comply with Policy T7, Appendix II.7 of the Unitary Development Plan and Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

In order to approve this condition the following information was submitted:

Cycle parking details including: drawings numbered 101/118, 162/118 and Secured by Design details including minutes of the meeting between the Applicant and the Metropolitan Police Designing Out Crime Officer; to be read in conjunction with the site plan drawing PD659-101 rev 118, the Applicant's application form for the SBD award, drawing numbered 101/118,

The following Consultee responses have been provided for this condition:

LBB Highway Officer: The submitted documents are satisfactory. No further comments/objection.

For this reason the condition can be approved.

Recommendation:

APPROVAL OF CONDITIONS

## **Decision**

Approved

**For conditions or grounds of refusal please refer to the Decision Notice**