

**LONDON BOROUGH OF BROMLEY**  
**TOWN PLANNING**  
**RENEWAL AND RECREATION DEPARTMENT**

**DELEGATED DECISION on**

**19/03134/CONDIT**    **10 Highland Road**  
                                         **Bromley**  
**Stephanie**                    **BR1 4AD**  
**Gardiner**

**Description of Development**

Discharge of conditions in relation to planning application ref 19/03134/FULL1:  
Cond 4 - Tree Survey Report  
Cond 5 - Details of Slab Levels  
Cond 6 - Construction and Environmental Management Plan  
Cond 7 - Details of Ownership of Access  
Cond 9 - Details for Storage of Refuse  
Cond 10 - Details of Materials  
Cond 13 - Details of No Resident's Parking

**Proposal**

Planning permission was granted under ref: 19/03134/FULL1 for the 'Demolition of existing garages to the rear of 10 Highland Road and the erection of a single two storey 3-bedroom house.'

This application is for the discharge of the following conditions:

Condition 4 Tree Survey Report  
Condition 5 Details of Slab Levels  
Condition 6 Construction and Environmental Management Plan  
Condition 7 Details of Ownership of Access  
Condition 9 Details for Storage of Refuse  
Condition 10 Details of Materials  
Condition 13 Details of No Resident's Parking

Condition 4 Tree Survey

(i) Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

In order to discharge this condition the following information was submitted:-

- o Tree Survey Report - Tree Craft (TCL-LQP-HR AIA 2019)

The following Consultee comments have been received:

Tree Officer - The proposed removal of the trees identified as T1 and T3 in the Treecraft report issued 20.12.19 is not necessary to implement the permission under

19/03134/FULL1. Since they are protected by TPO and their removal is not recommended on arboricultural grounds, they should be retained. The condition should not be discharged until a scheme for the protection of retained trees including T1 and T3 is submitted.

The details are not acceptable to discharge the condition.

#### Condition 5 - Slab Levels

Prior to commencement of development (excluding demolition) details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the approved levels.

In order to discharge this condition the following information was submitted:-

- o Drawing 18104/WD/04.

The details are acceptable to discharge the condition.

#### Condition 6 Construction and Environmental Management Plan

No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:

(a) Dust mitigation and management measures.

(b) The location and operation of plant and wheel washing facilities

(c) Measure to reduce demolition and construction noise

(d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-

(i) Rationalise travel and traffic routes to and from the site as well as within the site.

(ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.

(iii) Measures to deal with safe pedestrian movement.

(iv) Full contact details of the site and project manager responsible for day-to-day management of the works

(v) Parking for operatives during construction period

(vi) A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.

(e) Hours of operation

(f) Other site specific Highways and Environmental Protection issues as requested on a case by case basis

(g) The development shall be undertaken in full accordance with the details approved under Parts a-f

In order to discharge this condition the following information was submitted:-

- o Construction and Environmental Management Plan

The following Consultee comments have been received:

Highways: Satisfied with the information. The condition can be discharged.

The details are acceptable to discharge the condition.

#### Condition 7 - Details of ownership and access

Prior to commencement of the development hereby approved (including demolition and all preparatory work), details of access to the site (including legal documentation relating to the ownership of the access) shall be submitted to and approved in writing to the Local Planning Authority and shall be permanently retained thereafter.

Reason: Required prior to commencement of development to ensure that lawful and satisfactory access to the site can be undertaken and maintained and in order to comply with Policies 37 and 32 of the Bromley Local Plan (2019).

In order to discharge this condition the following information was submitted:-

- o Title Deeds
- o Document Schedule (Response to conditions)

The following Consultee comments have been received:

Highways: Satisfied with the information. The condition can be discharged.

The details are acceptable to discharge the condition

#### Condition 9 - Storage of refuse

(a) 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 prior to construction of any above ground works

(b) The arrangements as approved under part (a) shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

In order to discharge this condition the following information was submitted:-

- o Drawing 18104/WD/06

The details are acceptable to discharge the condition

#### Condition 10 - Materials

(a) Prior to commencement of above ground works, details (including samples) of the materials to be used for the external surfaces of the building which shall include roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate shall be submitted to and approved in writing by the Local Planning Authority.

(b) The development shall be carried out in accordance with the approved details.

In order to discharge this condition the following information was submitted:-

- o Material Specification Sheet
- o Drawing 18104/WD/06

The details are acceptable to discharge the condition

#### Condition 13 - Car Parking Permits

(Before the development hereby permitted is occupied arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

In order to discharge this condition the following information was submitted:-

- o Agreement in writing for approval of Condition 13. Signed by W.J. Birch Properties Ltd.

The following Consultee comments have been received:

Highways: Satisfied with the information. The condition can be discharged.

The details are acceptable to discharge the condition

### **Decision**

Decision for Planning Conditions

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