



**Town Planning**  
Civic Centre, Stockwell Close, Bromley BR1 3UH

Telephone: 020 8464 3333  
Direct Line: 020 8313 4956  
email: [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)

Fax: 020 8461 7725  
Internet: [www.bromley.gov.uk](http://www.bromley.gov.uk)  
DX5727 Bromley

London Borough of Lewisham

Application No : / DC/20/03263/ADJ  
Date : 30th September 2020

**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**NO OBJECTIONS TO CONSULTATION FROM ADJOINING LOCAL AUTHORITY**

Take notice that the Council of the London Borough of Bromley, as an adjoining local planning authority in exercise of its powers under the above Act, has raised **NO OBJECTIONS** to the following development referred to in the documents received on 9th September 2020.

at : 26 Hillbrow Road Bromley BR1 4JL Lewisham Council

Proposal: The construction of a single storey rear extension and additional storey at 26 Hillbrow Road BR1 in connection with the alteration and conversion to provide 2 three bedroom dwelling houses, together with raising the roof of the existing rear gable, alterations to the elevations and provision of bin & bike stores  
**CONSULTATION BY LONDON BOROUGH OF LEWISHAM**

Subject to the following conditions **and for the reasons set out below:-**

You are further informed that :

- 1 Road Condition Survey
  - (a) Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a survey of the condition of the road shall be submitted to and agreed in writing by the Local Planning Authority.
  - (b) Any damage caused to the surface of the road during the construction phase of the development shall be reinstated to a standard at least commensurate with its condition prior to the commencement of the development (as evidenced in details submitted to satisfy part (a)) prior to first occupation of the development hereby approved.  
Reason: Required prior to commencement of development to satisfy the Local Planning Authority that adequate protection of the road can be secured in the interest of pedestrian and vehicular safety and to comply with Policy 32 of the Bromley Local Plan 2019.
- 2 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).

Reason: Required prior to commencement of development to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian and vehicular safety and the amenities of the area and in the interest of the amenities of the adjacent properties and to comply with Policies 30, 31, 32 and 119 of the Bromley Local Plan 2019.

### 3 Parking

Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the details as set out in this planning permission and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: To avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety, and to comply with Policy 30 of the Bromley Local Plan 2019.

### 4 Driveway gradient

The gradient on private drives should be kept below 12.5% (1 in 8) in general, but 10% (1 in 10); "roll-over" should be provided to prevent vehicles grounding on the entry or exit.

Reason: In the interest of pedestrian and vehicular safety and to comply with Policy 30 of the Bromley Local Plan 2019.

### 5 Refuse Storage Details

- (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.

Reason: In order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects and to comply with Policy 37 of the Bromley Local Plan 2019.

### 6 Cycle parking Details Required

- (a) Prior to construction of any above ground works details of arrangements for bicycle parking (including covered storage facilities where appropriate) shall be submitted to and approved in writing by the Local Planning Authority.

(b) Before any part of the development hereby permitted is first occupied the arrangements approved under part (a) shall be completed and permanently retained thereafter.  
Reason: In order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport and to comply with Policy 6.9 of the London Plan 2016.

7 Lighting Details for Parking Area

(a) 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 prior to the commencement of above ground works.

(b) The approved scheme shall be self-certified to accord with BS 5489-1:2003.

(c) The lighting scheme as shall be implemented in full accordance with details submitted under Part (a) before the development is first occupied and the lighting shall be permanently retained thereafter.

Reason: In the interest of visual amenity and the safety of occupiers of and visitors to the development and to comply with Policies 30 and 37 of the Bromley Plan 2019.

8 Highway Surface Water Drainage

(a) Surface water from private land shall not discharge on to the highway.

(b) Prior to the commencement of above ground works details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority.

(c) Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the details approved under Part (b) and shall be retained permanently thereafter.

Reason: To ensure satisfactory implementation of the surface water drainage proposals can be secured before additional pressure is placed on existing arrangements and to accord with Policy 5.13 of the London Plan 2016 and Policies 115, 116 and 117 of the Bromley Local Plan 2019.

9 Crossover construction

You should contact the Environmental Services Department at the Civic Centre (02083134621) with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

10 Highway furniture/apparatus

Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the Applicant.

Signed:



**Assistant Director (Planning)**

On behalf of the London Borough of Bromley Council

