

Time Limit Expires: 10 May 2018
Application No: DC/18/106331
Delegated / Committee

Fast / Normal:
Ward: Bell
Fee Paid: £0.00

Location: LAND AND BUILDINGS, BECKENHAM PLACE PARK,
BECKENHAM, BR3

Application Dated: 15 March 2018

Agent (if any): Mr Kirk BDP

Applicant: Mrs A Taylor London borough of Lewisham

Proposal: Details submitted in compliance with Condition 3(a) and (b) (archaeology) and Condition 4 (construction management plan) of application reference number DC/16/099042 (as amended by DC/17/105082) dated 20/10/2017 for "The proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alteration and extension of the Gardener's Cottage for volunteer use; alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting".

Plan Nos: 'Construction Management Plan for Beckenham Place Park', prepared by Ash Contracting Ltd, received 4 May 2018;
'Written Scheme of Investigation for Archaeological Mitigation', dated July 2019, prepared by Pre-Construct Archaeology Ltd, received July 2019;

Background Papers: (1) LE/250/D/TP
(2) Development Management Local Plan (adopted November 2014) and Core Strategy (adopted June 2011)

DMLP/CI Information: PTAL 1b
Area of Archaeological Priority
Green Chain Area
Metropolitan Open Land
Site of Nature Conservation Importance
Beckenham Place Park
HB Grade 2

Earliest Decision: 05/04/2018

Consultations and Replies

Historic England

Neighbours & Local Amenity Societies etc.

Conservation Officer
Highways
Environmental Health

OBSERVATIONS

Present Application

Details submitted in compliance with Condition 3(a) and (b) (archaeology) and Condition 4 (construction management plan) of application reference number DC/16/099042 (as amended by DC/17/105082) dated 20/10/2017 for "The proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alteration and extension of the Gardener's Cottage for volunteer use; alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting".

Discharge of the following conditions is sought:

Condition 3 (a) and (b) – Archaeology.

Condition (4) – Construction Management Plan. It is noted that two applications have been lodged in respect of condition 4 – this is due to the project being split into two parts and governed by two different contractors, thus the need for two construction management plans.

Submitted Information

Approval of Details application form;

'Construction Management Plan for Beckenham Place Park', prepared by Ash Contracting Ltd, received 4 May 2018.

'Written Scheme of Investigation for Archaeological Mitigation', dated July 2019, prepared by Pre-Construct Archaeology Ltd, received July 2019;

Consultation:

Historic England, and Council's Conservation, Environmental Health and Highways Officers

and officers are incorporated into the assessment below, where comments have been received.

Planning Considerations:

Condition 3 – Archaeology:

a) No development other than demolition to existing ground level shall take place until a programme of archaeological evaluation site work in accordance with a Written Scheme of Investigation, which has first been submitted to and approved in writing by the local planning authority, has been implemented.

b) Dependent upon the results presented under Part (a), no development other than demolition to existing ground level shall take place until a programme of archaeological mitigation site work in accordance with a Written Scheme of Investigation, which has first been submitted to and approved in writing by the local planning authority, has been implemented.

c) The site investigation and post-investigation assessment pursuant to Part (b) shall be submitted to and approved in writing by the local planning authority prior to occupation of the development.

Reason: To comply with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (July 2016).

Condition 4 – Construction Management Plan

No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

- (a) Dust mitigation measures.
- (b) The location and operation of plant and wheel washing facilities
- (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- (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.
 - (ii) Provide full details of the number, route and time of construction vehicle trips to and within the site with the intention and aim of reducing the impact of construction related activity. Construction must be completed in a manner that ensures compliance with the Protection of Badgers Act 1992.
 - (iii) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise,

Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

Assessment:

Historic England's Archaeology Advisor has reviewed the Written Scheme of Investigation for Archaeological Mitigation and has confirmed that condition 3(a) and (b) can be discharged on the basis of the WSI being revised as received July 2019. Council's Conservation Officer deferred to Historic England regarding the submitted details, however agreed all historic building material including those found during initial excavations be managed by the WSI which was the reason for it having to be revised.

Council's Environmental Health (Noise) Officer has reviewed the submitted information. The officer has advised that the noise mitigation measures within the submitted CMP are satisfactory. No objections have been raised regarding dust, vibration and silt management.

Council's Highways Officer has not commented to raise any objections to the details regarding management of construction traffic and safety with respect to risks of construction traffic through the park as proposed by the details. Site visits have confirmed clear barriers and separation measures between construction traffic routes and pedestrian/recreational areas within the park have been utilised to ensure the safety of pedestrians. The majority of vehicular movements are to be within the park itself, therefore minimising congestion and disruption to surrounding highways.

For the above reasons, the submitted details in relation to archaeology and construction management are sufficient to be approved and conditions 3(a) and (b) and 4 discharged.

Conclusion:

The details submitted are sufficient to be approved with respect to satisfying condition 3(a) and 4. As such, the details can be approved and conditions 3(a) and (b) and 4 of DC/16/099042 (as modified by DC/18/105082) can be discharged.

Recommendation: APPROVE the submitted details and DISCHARGE conditions 3(a) and (b) and 4 of DC/16/099042 as modified by DC/18/105082.

Conditions

Informatives

- A. Please be advised that the information submitted for this application, namely the reports titled:

'Construction Management Plan for Beckenham Place Park', prepared by Ash Contracting Ltd, received 4 May 2018.

'Written Scheme of Investigation for Archaeological Mitigation', dated July 2019, prepared by Pre-Construct Archaeology Ltd, received July 2019;

have been assessed only in relation to the conditions as referred to on this application and do not provide acceptance or otherwise pertaining to any other outstanding conditions or subsequent applications.

- B. Please be advised that details pursuant to the following conditions of DC/18/105082 (successor to DC/16/099042) remain to be approved or submitted for approval:

Condition 3(c) - Archaeology
Condition 5(a) - (c) - Contamination. Condition 5(b) in relation to specific instances of discovered condition has been discharged pursuant to DC/18/107764 and DC/19/110865.
Condition 6 - Materials
Condition 7 - Cycle parking
Condition 8 - Hard landscaping
Condition 9 - Tree protection plan
Condition 10 - Soft landscaping
Condition 11 - Boundary treatments
Condition 12 - Bird and bat boxes
Condition 13 - Ventilation plant details
Condition 14 - Lighting
Condition 15 - Deliveries and servicing plan
Condition 16 - Travel plan
Condition 18 - Highways works
Condition 19 - Wayfinding strategy
Condition 20(b) - Electric vehicle charging points
Condition 21 - Drainage
Condition 22 (if applicable) - Impact driving/land stability
Condition 23 - Landscape and ecological management plan
Condition 25 - Parking management plan
Condition 26 - Refuse details
Condition 28 - Cycle management plan

- C. Works dates should be communicated by the archaeological practice engaged by the applicant to Historic England, who will conduct monitoring visits on behalf of London Borough of Lewisham. The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication, to be addressed by way of an application to discharge condition 3(c).