

Date: 22 December 2023

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London Borough of Bromley
Development Management
Civic Centre
Stockwell Close
BR1 3UH

Dear Sir/Madam,

APPLICATION TO FULLY DISCHARGE CONDITIONS 7, 8, 10, 12 14, 15, and 16 OF PLANNING PERMISSION DC/21/05812/FULL1 AT CAPEL MANOR COLLEGE, MOTTINGHAM LANE, SE12 9AW.

On behalf of our client, Capel Manor College, please find enclosed an application to fully discharge conditions 7, 8, 10, 12, 14, 15 and 16 attached to planning permission DC/21/05812/FULL1, which has been submitted via the Planning Portal under reference PP-12697167. The full planning permission was granted subject to 29 conditions on 19 May 2023 for the following:

“Partial redevelopment of site including the demolition of seven existing buildings; erection of two new College buildings; landscaping and associated works.”

Scope of Application Submission

Please find enclosed the following documents in support of the application:

- Application Form;
- Covering Letter;
- Other drawings and documents as listed below; and
- Application fee of £209.

This application seeks to discharge Condition numbers 7, 8, 10, 12, 14, 15, 16 which are ‘prior to the commencement of above-ground works’ conditions. A separate submission will be made in due course in respect of Condition 13 (Planting Details).

Condition 7

Condition 7 of planning permission reference DC/21/05812/FULL1 relates to the submission of details of how the development is designed to allow a future connection to a district heating network. Condition 7 states:

“Prior to the commencement of above-ground works, details of how the development is designed to allow future connection to a district heating network should one become available, shall be submitted to and approved in writing by the local planning authority. This must include a drawing or drawings confirming that there is a space allowance within utility corridors for district heating pipework linking buildings. The development shall thereafter be completed in accordance with the approved details.”

The following documents have been submitted to fully discharge Condition 7:

- Existing Site Electrical Schematic (E.01_A);
- Proposed Site Electrical Schematic (E.02_A);
- Existing Site Plan Electrical Services (E.03_A);
- Proposed Site Plan Electrical Services (E.04_A);

Our ref: MB/JE/25173

- Site Plan: Existing – Site Services Topographical Survey Natural Gas & Mains Cold Water Services Layout (M.01_B);
- Site Plan: Proposed / Overlay – MCWS & Gas Services Diversions & New Connections (M.02_B);
- UK Power Networks (Operations) Limited – Quote (8500275397 / QID 3500174358); and
- UK Power Networks (Operations) Limited – Proposed Site Plan (TQ4173SW).

The documents submitted to discharge Condition 7 detail how the development is designed in respect of a future heating connection. It was decided that an electric system would be proposed as opposed to a 'wet' heating system in order to maximise the sustainability output of the scheme, thereby resulting in a lower carbon footprint.

Paragraph 9.4.4 of London Plan (2021) Policy SI 4 (Managing Heat Risk) relevantly states: "*Future district heating networks are expected to be supplied with heat from waste heat sources such as building cooling systems.*" This indicates that future district heating networks are not limited to solely consisting of 'wet' heating systems and as such, the electric system proposed is deemed to be compliant with Condition 7.

Once approved, the development shall be completed in accordance with the details submitted to fully discharge Condition 7.

Condition 8

Condition 8 of planning permission reference DC/21/05812/FULL1 relates to crime mitigation and prevention. Condition 8 states:

"(i) The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and development. No above ground construction shall take place until details of such measures have been submitted to and approved in writing by the Local Planning Authority.

(ii) The approved measures shall be implemented before the development is occupied and the security measures to be implemented in accordance with this condition shall achieve the Secured by Design accreditation awarded by the Metropolitan Police."

The following document has been submitted to fully discharge Condition 8:

- Crime Mitigation and Prevention Report (P491_A).

The Crime Mitigation and Prevention Report provides a detailed explanation of how each component of the proposed development is designed to minimise, mitigate and prevent the risk of crime across the site.

In accordance with Part (ii) of Condition 8, the approved measures shall be implemented before the development is occupied. The security measures will be implemented in accordance with Condition 8 and will achieve the Secured by Design accreditation awarded by the Metropolitan Police.

Condition 10

Condition 10 of planning permission reference DC/21/05812/FULL1 relates to the requirement for a Circular Economy Statement. Condition 10 states:

"Prior to commencement of above-ground works, an updated Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority which shall include detailed design (with reference to GLA Stage 2 Memo response dated 31/01/2022) and comprise:

- *Further detailed information on Bill of Materials. The Bill of Materials should list the quantities for each of the materials within the layers of the building.*

Our ref: MB/JE/25173

- *Further demonstration of measures to reduce demolition, excavation and operational waste. Operational waste should be reported in tonnes per annum.*
- *Submission of the Site Waste / Resource Management Plan and Municipal / Operational Waste Management Plan in line with GLA guidance requirements.”*

The following document has been submitted to fully discharge Condition 10:

- Circular Economy Statement V4 (21 December 2022).

The submitted Circular Economy Statement is submitted to fully discharge Condition 10. The Statement provides further detailed information on the Bill of Materials; the measures to reduce demolition, excavation and operational waste; and, a Site Waste / Resource Management Plan and Municipal / Operational Waste Management Plan in line with GLA guidance requirements.

Condition 12

Condition 12 of planning permission reference DC/21/05812/FULL1 relates to details of materials to be used for external building surfaces. Condition 12 states:

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

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

The following document has been submitted to fully discharge Condition 12:

- External Material Details (P491_0).

The submitted External Material Details document provides details of the materials to be used for the external surfaces of the buildings which includes roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, and rainwater goods.

In accordance with Part (ii) of Condition 12, the development shall be carried in accordance with the approved details.

Condition 14

Condition 14 of planning permission reference DC/21/05812/FULL1 relates to the requirement for an ecological management plan. Condition 14 states:

“Prior to the commencement of above-ground works, a long-term management plan for the ecological mitigation and enhancements shown on drawing ref: ECO01385/1 shall be submitted to and approved in writing by the Local Planning Authority. The enhancements shall be implemented prior to first use of the buildings, and monitored and managed in accordance with the approved plan.”

The following document has been submitted to fully discharge Condition 14:

- Ecological Management Plan V1 (20 December 2023).

The submitted Ecological Management Plan comprises a long-term management plan for the ecological mitigation and enhancements shown within the Ecological Mitigation and Enhancement drawing (ref: ECO01385/1) as approved under permission DC/21/05812/FULL1.

The Ecological Management Plan submitted in support of this application details the biodiversity aims and objectives for the habitats at the site during the operation of the College. It sets out the proposed management actions and specifications which are designed to achieve these objectives. The Plan also outlines targets which will assess the outcomes of the habitat creation and inform ongoing management.

The enhancements shall be implemented prior to first use of the buildings, and monitored and managed in accordance with the Plan once approved.

Condition 15

Condition 15 of planning permission reference DC/21/05812/FULL1 relates to the requirement for a lighting scheme. Condition 15 states:

“(a) Prior to the commencement of above-ground works details of a scheme to light the development, including the access drive and car parking area, hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

(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.”

The following document has been submitted to fully discharge Condition 15:

- Capel Manor Lighting Strategy (BL10856).

The submitted Lighting Strategy details the lighting to be retained and lighting to be proposed as part of the development. This will ensure that the access drive and car parking area is sufficiently well lit.

Once approved, the Strategy shall be self-certified to accord with BS 5489 – 1:2003 and it shall be implemented in full accordance with the details submitted under Part (a) of Condition 15 prior to first occupation. Thereafter, the lighting shall be permanently retained.

Condition 16

Condition 16 of planning permission reference DC/21/05812/FULL1 relates to cycle parking arrangements. Condition 16 states:

“(a) Prior to the commencement of above-ground works details of arrangements for bicycle parking (including covered storage facilities where appropriate), in line with the requirements of the London Cycle Design Standards, shall be submitted to and approved in writing by the Local Planning Authority.

(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.”

The following documents have been submitted to fully discharge Condition 16:

- Landscape Level 0 General Arrangement (CMC-PRP-ZZ-00-DR-L-2500_B); and
- Cycle Parking Arrangements Supporting Statement.

The documents submitted to discharge Condition 16 comprise details of arrangements for bicycle parking (including covered storage facilities where appropriate), in line with the requirements of the London Cycle Design Standards.

Our ref: MB/JE/25173

Once approved, these arrangements shall be completed before any part of the development is first occupied and permanently retained thereafter.

Conclusion

We trust that you have all the information you require to register and validate this application. It is contended that the information provided above and in the referenced documents is sufficient to enable the discharge of the conditions referenced, and we would therefore appreciate prompt confirmation to this effect.

If you have any related queries on the application submission, please do not hesitate to contact either Mark Buxton or myself. We look forward to your formal acknowledgement of the application.

Yours faithfully,
for RPS Consulting Services Ltd

James Ellis
Assistant Planner