

JC178_A

Covering Letter

This application seeks the Approval of details reserved by a condition (discharge) of the following planning conditions:

Planning Permission Application Number 23/1386/F

Condition 4

Condition 7

Condition 14

This application is a resubmittal of application 24/0513/SD.

The only reason for refusal was that Greater London Archaeology Advisory Service (GLAAS) requested some additional information from the Heritage Consultant to be included in the WSI - Written Scheme of Investigation. Please refer to appendix A.

This information has now been provided in an amended WSI, a draft of which has been approved by GLAAS.

I respectfully request that if the case officer requires any documents amended or requires any further information they should simply ask before going to the trouble of refusing the application and writing up a report.

Yours sincerely,

Joseph Chelms

Director

JCD

Apr 26, 2024

Appendix A - Previous Officers Report for Application No: 24/0513/SD.

Development Management Delegated Report

Directorate of Regeneration,
Enterprise & Skills
The Woolwich Centre, 5th Floor
35 Wellington Street
London, SE18 6HQ



Case Ref No:	24/0513/SD
Application Type:	Submission of Details 8 Weeks
Location:	95A ELTHAM HIGH STREET, ELTHAM, SE9 1TD
Ward:	ELTHAM TOWN & AVERY HILL
Proposal:	Submission of details pursuant to Conditions 4 (Material Details), 7 (Construction Method Statement) & 14 (Written Scheme of Investigation) of planning permission 23/1386/F dated 01/11/2023.

Recommendation	Refuse		
Expiry Date	15/04/2024	EOT	

Case Officer	Brendan Meade	Date:	15 April 2024
Report Agreed By		Date:	
Authorising Officer's Signature		Date:	

Listed Building:	2	Flood Zone	N/A
Conservation Area:	N/A		
CIL Liable	No	LDD	NO

Site Notice	N/A				
Press Notice	N/A				
Objections	0	Support	0	Comment s	1

Proposal Description:

Submission of details pursuant to Conditions 4 (Materials), 5 (Noise), 6 (Car-Free), 8 (Cycle Parking), 9 (Refuse & Recycling), 10 (Privacy Louvres) and 12 (Landscape Management Plan) of planning permission 21/0822/F dated 02/08/2021.

Relevant Planning History:

Original Permission

App Number:	23/1386/F	Status	Granted 01/11/2023
Address:	95A Eltham High Street, Eltham, SE9 1TD		
Description:	Internal and external refurbishment of Grade 11 Listed 95A Eltham High Street to re-provide four (4) improved residential units and construction of three (3) two-storey residential units comprising of 1 x 3 bedroom and 2 x 2 bedroom dwellings with associated landscaping, refuse storage and cycle parking.		

Related History:

App Number:	23/1387/L	Decision:	Granted – 01/11/2023
Address:	95A Eltham High Street, Eltham, SE9 1TD		
Description:	Internal and external refurbishment of Grade 11 Listed 95A Eltham High Street to re-provide four (4) improved residential units		

Condition 4 – Materials

a) Prior to any above ground works, full specification details of the materials to be used in the proposed development, including photo specification, colour specification, colour code references (where applicable) and material finish details for all of the approved works shall be submitted to, and approved in writing by, the local authority. A sample panel of the proposed brickwork for the buildings shall also be submitted to, and approved in writing by, the local authority prior to any above ground works.

b) The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

Reason 4

To ensure that the high design quality demonstrated in the plans and submission is delivered so that local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policies D3, D4 and HC1 of the London Plan (2021), Policies DH1, DH3, DH(i), Policy H5 of the Royal Greenwich

Local Plan: Core Strategy with Detailed Policies (July 2014) and the RBG Urban Design Guide (2023).

Details submitted:	Full Material Specification and Cover Letter.
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Officer Assessment:	<p>The proposed materials are considered acceptable and would be consistent with those used within the surrounding area. The site has limited visibility from the public realm and as a result no objection is raised to the zinc cladding or the lighter colour brick to be used.</p> <p>The mews development is a good degree of separation from the Grade 11 Listed building and whilst the mews will undoubtedly form part of its setting given the separation between the two elements the more contemporary materiality used for the mews development would not harm the setting nor would it detract from the existing adjacent Grade II Listed building. The site is not within a conservation area and therefore there are no other heritage considerations.</p> <p>Overall, the submitted details are consistent with the proposed materials submitted as part of the original application. As such, condition 4 of application 21/0822/F can be discharged.</p>
Officer Recommendation:	Discharge

Condition 7 – Construction Method Statement	
<p>a) Prior to the commencement of the development, a Construction Method Statement detailing how the Grade 11 Listed former stables building will be protected during the construction process shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>b) The development shall be carried out in accordance the approved Construction Method Statement.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with policies HC1 of the London Plan (2021), policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF (2023).</p>	
Details submitted:	Construction Method Statement
TFL:	No comment received.
Highways:	No comment received.

Environmental Health:	No comment received.
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Officer Assessment: It should be noted that the original submission contained a construction logistics plan that was deemed acceptable by the Councils Highways department and condition 8 of application 23/1386/F states that the development shall be built in accordance with the details outlined within the submitted document.

phase. The Construction Method Statement required for condition 7 relates to the protection of the Grade 11 Listed Stables building during the construction

stables building. The Former Stables building sits to the south of the site of the development of the mews element of the proposed development. Any moving of materials and construction apparatus would need to pass a small narrow section of path between the north-eastern corner of the stables and the site boundary and as a result this condition was considered necessary to prevent harm to the

sub-contractors. The suggested method of protection includes the installation of a 2.4m in height close boarded fence between the heritage asset and the narrow access to the rear of the site. The foundations of the fencing will be hand dug and will sit a minimum of 400mm from the stables building.

non-conformance. Other details include informing all site operatives and the site manager of the provisions within the submitted Method Statement as well as any A continuous inspection process of the protection measures will be carried out by the Site Manager. A checklist for these inspections is included with the site safety records. These inspections will include all contractors working on site and a report of all actions required will be given to the contractor's foremen with instructions to rectify

In conclusion, officers are satisfied that the measured outlined above will prevent any harmful impacts to the Grade 11 building during the construction phase.

It is therefore considered that the details are sufficient for condition 7 of application 23/1386/F can be recommended for discharge.

Officer Recommendation:	Discharge
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Condition 14 – Written Scheme of investigation

No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI which shall include the statement of significance and research objectives, and:

- a. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- b. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with policies HC1 of the London Plan (2021), policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF (2023).

Details submitted:	Written Scheme of Investigation
GLAAS:	Having considered the submitted document as a submission of detail in response to condition 14, WSI for building 95A dated January 2024 by Heritage Information Ltd, I conclude that it does not represent an appropriate response upon which the recording and reporting is to occur. It is recommended that the developer appointed practice consider the Historic England WSI guidance before submitting a replacement document, https://historicengland.org.uk/images-books/publications/glaas-standards-for-archaeological-work/
Officer Assessment:	In line with the comments received by GLAAS, it is considered that the details are insufficient for condition 7 of application 23/1386/F to be discharged, and has failed to comply with policies HC1 of the London Plan (2021), policies DH3 and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF (2023).
Officer Recommendation:	Refuse Discharge

Conclusions:

The submitted details are not considered sufficient to discharge condition 14 of application 23/1386/F.