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Date: 11 July 2018
Property Ref: LE/214/A/TP
Our Ref: DC/18/107607

Dear Mr Brogan,

DEMOLITION – PRIOR APPROVAL

Schedule 2, Part 11 Town and Country Planning (General Permitted Development) Order 2015

The London Borough of Lewisham has considered the proposal as to whether the prior approval of the authority will be required for the method of demolition and any proposed restoration of the site, in accordance with Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015

This Council determines that such prior approval **IS NOT REQUIRED** for the proposed development specified in the schedule below.

The Council has considered the method of demolition is **ACCEPTABLE** in accordance with the details submitted.

TAKE NOTICE that the proposed development shall be carried out in accordance with the details submitted with the application.

SCHEDULE

Date Received: 13 June 2018

Application No: **DC/18/107607**

Plan Nos: Method Statement; Statement of Notice; Traffic Management Plan; Environmental Monitoring Plan; Site Location Plan; Proposed Scope of Proposed Works; Gasholder No. 7 COIL Report; Gasholder No. 8 COIL Report; Ecology Report; Historic Building Recording Report; Remediation Statement; Environmental Monitoring Plan; Peregrine Falcon Survey; Quantitative Risk Assessment

Development: Prior notification of the demolition of the two existing gasholders and ancillary buildings at Bell Green SE26.

C O N D I T I O N S

- (1) The development described above shall have commenced within a period of five years from the date on which approval was given.

- (2) No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority 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 site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and

 - b) The programme for post-investigation assessment and subsequent analysis, publication & 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: The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

- (3) Prior to the commencement of works approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to, and approved in writing by, the Local Planning Authority:
 - a) a preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.

 - b) a site investigation scheme, based on (a), to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;

 - c) the results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

 - d) a verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason:

For the protection of controlled waters, in line with the National Planning Policy

Framework (NPPF) (Paragraphs 109 and 121).

- (4) Following completion of remediation works, and prior to any further development at the site, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason:

To ensure any issues related to contamination are addressed, in accordance with the National Planning Policy Framework (NPPF).

I N F O R M A T I V E S

- A. The applicant is advised to ensure that any demolition works and vegetation clearance is timed to avoid the nesting bird season between October and February inclusive, or completed following confirmation that no nests are present
- B. The applicant's attention is drawn to the Council's Good Practice Guide: *Control of pollution and noise from demolition and construction sites*. It can be accessed via the following link:
- <http://www.lewisham.gov.uk/myservices/environment/pollution-information-for-developers-and-businesses/documents/goodpracticeguide.pdf>
- C. Attention is also drawn to Condition B.2 part viii) of Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 which requires that the development shall be carried out in accordance with the details submitted with the application. The development shall be undertaken in strict compliance with the documents and details submitted and in particular the requirement for further details to be agreed prior to the commencement of development.

Yours sincerely



Vivian Evans
Head of Planning