



Planning Service
Laurence House
1 Catford Road
London SE6 4RU

Direct Line: 020 8314 7400

Email: Planning@lewisham.gov.uk

Date: 20 November 2018

Property Ref: LE/250/D/TP

Our Ref: DC/18/107764

Mr Kirk
16 BREWHOUSE YARD
CLERKENWELL
LONDON
EC1V 4LJ

Dear Mr Mehron Kirk,

**APPROVAL OF DETAILS RESERVED BY CONDITION
Town and Country Planning Act 1990 (as amended)**

Notice is hereby given that the London Borough of Lewisham, in pursuance of its powers as local planning authority under the above Act, Regulations, Rules & Orders made thereunder, grants approval of the details set out in the Schedule below.

SCHEDULE

Application Valid Date: 24 July 2018

Application No: **DC/18/107764**

Plan Nos: 'Asbestos Management Plan - Construction Phase' (IDVerde), received 24.07.18;
'Detailed Quantitative Risk Assessment for Controlled Waters', REC Reference 1CO104645P5R0; 'Remediation Strategy', REC Ref. 1CO104645/P4/R3; 'Geo-Environmental Site Assessment', REC Ref. 1CO104645/P3/R3, received 11.10.18.
'Method Statement - MS-003' (IDVerde), received 24.10.18;

Development: Details submitted in compliance with Condition 5(b) (contamination discovered during works) of application reference number DC/16/099042 (as amended by DC/17/108052) 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".

INFORMATIVES

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

'Asbestos Management Plan - Construction Phase' (IDVerde), received 24.07.18;
'Detailed Quantitative Risk Assessment for Controlled Waters', REC Reference 1CO104645P5R0; 'Remediation Strategy', REC Ref. 1CO104645/P4/R3;
'Geo-Environmental Site Assessment', REC Ref. 1CO104645/P3/R3, received 11.10.18.
'Method Statement - MS-003' (IDVerde), received 24.10.18;

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/18/108052 (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.
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. The land contamination condition requirements apply to both whole site and phased developments. Where development is phased, no unit within a phase shall be occupied until a), b) and c) of the condition have been satisfied for that phase. Note that the entirety of condition 5 will not be discharged until the requirements of parts a), b) and c) have been complied with including implementation of remediation.

Applicants are advised to read 'Contaminated Land Guide for Developers' (London Borough's Publication 2003), on the Lewisham web page, before complying with the above condition. All of the above must be conducted in accordance with DEFRA and the Environment Agency's (EA) - Model Procedures for the Management of Land Contamination.

Applicants should also be aware of their responsibilities under Part IIA of the Environmental Protection Act 1990 to ensure that human health, controlled waters and ecological systems are protected from significant harm arising from contaminated land. Guidance therefore relating to their activities on site, should be obtained primarily

by reference to DEFRA and EA publications.

- D. Encapsulation of screened asbestos-containing soil using an engineered membrane requires an Environmental Permit from the Environment Agency. However, if it can be proven through chemical testing that the excavated soil contains levels of fibrous asbestos compliant with CAR-SOIL – the Joint Industry Working Group (JIWG) '[Control of asbestos regulations 2012: interpretation for managing and working with asbestos in soil and construction & demolition materials: industry guidance](#)' – which provides guidance on soils containing asbestos, then the burial of screened soil may fall under the reuse of soil through the Definition of Waste Code of Practice (DoW CoP) and will not require a permit. For more information on Environmental Permits to be obtained from the Environment Agency, see the link below.

<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

Yours sincerely

A handwritten signature in black ink that reads "Vivian EVANS". The signature is written in a cursive style with a large, prominent 'V' and 'E'.

Vivian Evans
Head of Planning