

**Development Management**

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m/r 17/00396/FUL  
y/r

Tel 020 3045 4523  
date 3rd October 2017

*The person dealing with this matter is* Mrs Claire Collins

North Cray Residents Association

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACTS**

45 The Grove Sidcup Kent

Single storey front extension, two storey side extension and the formation of a basement with a swimming pool and associated works to provide a five bedroom dwelling.

I refer to your correspondence on the above application and write to inform you that your observations in respect of the proposal were considered in reaching the decision detailed below.

**Decision:** Permission Granted with Conditions

**Conditions/Reasons for Refusal:**

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) .

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, being Drawing No(s) 01,02,03,04,05,06,07,08,09 and 11R and any approval granted subsequently pursuant to this permission.

**Reason:** To prevent any unacceptable deviation from the approved plans.

- 3 The materials and finishes of the external walls and roof of the proposal hereby permitted shall match in colour and texture those of the existing building.

**Reason:** In the interests of the amenities of the locality.

- 4 No development shall commence until such time as an excavation and construction methodology has been submitted to and approved in writing by the Local Planning Authority. The methodology shall address the following matters:

- a) excavation and construction methods and techniques (including the avoidance of burning on site and vehicle movements); days/hours of work and deliveries of construction materials;
- b) means of minimising noise and vibration (including any piling), and compliance with BS 5228;
- c) means of minimising dust and similar emissions, in accordance with Air Quality: Best Practice Guidance - The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (published by the Greater London Authority, July 2014); and,
- d) contact arrangements for the public, including 'out of hours' telephone numbers for named contacts.

The development shall only be carried out in accordance with the approved methodology.

**Reason:** In the interests of the amenities of nearby local residents.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 no windows, other openings or vents shall be formed in either of the side elevations at first floor level without the prior permission of the Local Planning Authority.

**Reason:** To protect the amenities and privacy of the adjoining properties.

- 6 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

**Reason:** To protect the amenities and privacy of the adjoining properties.

- 7 Prior to occupation, details of arrangements for the storage of refuse and recycling, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be completed and ready for use before first occupation and permanently maintained thereafter.

**Reason:** In order to provide adequate refuse facilities and in the interests of the visual amenities of the area.

- 8 Prior to its installation details of the pool plant shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

**Reason:** In the interests of the amenities of nearby local residents.

- 9 The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained, reserved and available for such use at all times thereafter to the Authority's satisfaction.

**Reason:** To ensure a satisfactory standard of development and in the interests of highway safety.

**INFORMATIVES** :-

- 1 To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council's website. A pre-application advice service is also offered and encouraged. Whilst the applicant did not use this facility and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant. This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant and the LPA during the application stages; with the decision issued in accordance with the NPPF.
  
- 2 In view of the nature of the development proposed, the applicants are strongly advised to discuss the fire precautions to be implemented as part of the development including the use of a sprinkler system and hard wired smoke alarms with the Council's Building Control Manager (Tel 020 3045 4341).

Yours faithfully

*R. Lancaster*

Head of Development Management