

Informatives

001R: Reason for REFUSAL of Planning permission

(Type your refusal reason(s) here - DELETE THIS)

01GR: Reason for GRANT of Planning Permission

Reason for Grant of Planning Permission:

01PA: Reason for GRANTING Prior Approval

In reaching the decision to grant prior approval under Part 11 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the Council has **(Type Unique INFORMATIVE here - DELETE THIS)**

02PS: Positive and Proactive Statement

[Delete/edit to suit Grant/Refusal]

Grant

(No amendments or information submitted)

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.

or

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.

or

(Amendments and information submitted)

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.

or

Refusals

(Where no contact)

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties. An informative has been added to the decision requesting **[please detail advice given or whether a meeting has been offered]**.

or

Positive and Proactive Statement : The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application pre-application advice was sought and advice was given regarding the proposal being unacceptable. No discussions took place during the consideration of the application as it was considered that further discussions would be unnecessary for all parties. An informative has been added to the decision requesting **[please detail advice given or whether a meeting has been offered]**.

or

(Where some contact)

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. Further discussions have taken place regarding the application, but no solution was possible. These discussions involved **[please detail]**.

or

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, pre-application advice was sought and advice was given regarding the proposal being unacceptable. Discussion took place in trying to find a solution, but no solution was possible. These discussions involved **[please detail]**.

[NB: Ensure that you delete directive text i.e 'grant', 'where no contact' from the actual informative when applying the statements]

[AOD: Approval of Details](#)

Please be advised that the drawings submitted for this application, namely the **STATE DETAILS BEING APPLIED FOR** drawings 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.

[ASB: Asbestos](#)

It is the responsibility of the owner to establish whether asbestos is present within their premises and they have a 'duty of care' to manage such asbestos. The applicant is advised to refer to the Health and Safety website for relevant information and advice.

[CDEV: Commencement of Development](#)

The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.

[CIL: CIL Community Infrastructure Levy](#)

You are advised that the application granted is subject to the **Mayoral Community Infrastructure Levy** ('the CIL'). More information on the CIL is available at: - <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11> (Department of Communities and Local Government) and <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>

CILF: CIL Final Condition

As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. The Council will issue you with a CIL liability notice detailing the CIL payable shortly. For CIL purposes, planning permission permits development as at the date of this notice. However, before development commences you must submit a CIL Commencement Notice to the council. More information on the CIL is available at: -

<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11> (Department of Communities and Local Government) and <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>

CONT: Site Contamination

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.

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.

CONS: Construction

You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.

DRN: Drainage

You are advised to contact the Council's Drainage Design team on 020 8314 2036 prior to the commencement of work.

DUST: Dust Minimisation

In preparing the scheme of dust minimisation, reference shall be made to the London Councils Best Practice Guide: The Control of Dust and Emissions from Construction and Demolition. All mitigation measures listed in the Guide appropriate to the size, scale and nature of the development will need to be included in the dust minimisation scheme.

KNOT: Japanese Knotweed

Japanese knotweed (*Fallopia japonica*) has been identified at the site. This species is listed under Schedule 9 of the Wildlife & Countryside Act (1981) and as such it is an offence to plant or otherwise cause this species to grow in the wild. It is also

classed as a controlled waste under the Environmental Protection Act (1990) and must be disposed of safely at licensed landfill. You are advised to follow the Environment Agency, 'Managing Japanese knotweed on development sites: the knotweed code of practice', available to download from their website.

http://www.environment-agency.gov.uk/static/documents/Leisure/japnkot_1_a_1463028.pdf

LIGH: Lighting Control

The assessment of the light spill and lux level at the window of the nearest residential premises shall follow the guidance provided in The Institution of Lighting Engineers, Guidance Notes for the Reduction of Obtrusive Light.

LITT: Take-Away Litter Problem

You are advised that under the provisions of the Environmental Protection Act 1990, the operators of take-away (or similar) businesses may be subject to prosecution by the Council if the use creates a litter problem in the vicinity of the premises.

NAME: Street Naming & Numbering

The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Application forms are available on the Council's web site.

NOIS: Fixed Plant and Operational Noise Control

Assessment of the sound insulation scheme should be carried out by a suitably qualified acoustic consultant.

S96a STANDARD

The applicant is advised that this permission forms part of the original permission **STATE ORIGINAL REF NO** and all other conditions attached to that permission are still applicable to the amended scheme. Furthermore for the avoidance of doubt the following plans and documents attached to the original permission are still relevant:

LIST RELEVANT ORIGINAL PLANS AND DOCS

SEXT: Soundproofing from External Noise

Assessment of the sound insulation scheme should be carried out by a suitably qualified acoustic consultant.

SHOP: Shopfront may require Permission

You are advised that this permission relates only to the proposed change of use and that any alterations to, or the provision of a new shopfront, the provision of ducting equipment, or new advertisements relating to the proposed use, would require separate permission.

SMXD: Soundproofing Mixed Use Buildings or Where Commercial Adjoins Residential

The weighted standardised level difference (D'nT,W + Ctr) is quoted according to the relevant part of the BS EN ISO 717 series. To guarantee achieving this level of sound insulation, the applicant is advised to employ a reputable noise consultant details of which can be found on the Association of Noise Consultants website.

SUSE: Sustainability - Energy Efficiency

The applicant be advised that the details to be submitted pursuant to this permission should have regard to the principles of energy and natural resource efficiency through their design, orientation, density and location, in compliance with Policy 8 Sustainable design and construction and energy efficiency of the adopted Core Strategy (June 2011).

TEN: Legal Rights of Existing Tenant

You are advised that this permission must not be construed as overriding any legal rights which the existing tenant of the property may have.

WORK: Health & Safety

Premises to comply within the provisions of the Workplace (Health, Safety and Welfare) Regulations 1992 and the Health and Safety at Work etc Act 1974 will apply.

ZUNQ: Unique Informative (Type Unique INFORMATIVE here - DELETE THIS)