

13 December 2010

Mr Robert Share
Herbert Smith LLP
Exchange House
Primrose Street
London EC2A 2HS

Our Ref: APP/G5180/V/09/2098454
APP/G5180/V/09/2100067
APP/G5180/V/09/2100066
Your Ref: HJWB/THO/J5496

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATIONS BY THE LONDON DEVELOPMENT AGENCY (LDA)
CRYSTAL PALACE PARK, LONDON SE20 8DT
APPLICATIONS: REF 07/03897/OUT; 07/03906/CAC; and 07/03907/LBC**

1. I am directed by the Secretary of State to refer to his letter of 21 July 2010 and to the report enclosed with that letter of the Inspector, Mr Alan Novitzky BArch(Hons) MA(RCA) PhD RIBA, who held a public local inquiry on dates between 7 July and 9 September 2009 into the following applications by your client:

Application A for planning permission for:

- comprehensive phased scheme for landscaping and improvement of the Park comprising the demolition of and alterations to existing buildings and structures including the removal of existing hard surfaces; changes of use including part of the caravan site to public open space and the museum to a park rangers' base; the erection of new buildings and structures for various uses including museum, park maintenance facilities, community facility, information kiosk, greenhouses, retail kiosks, cafes, toilets, classroom, children's nursery, treetop walk, college and up to 180 residential dwellings; erection of a new regional sports centre including indoor swimming pool; alterations to ground levels with new pedestrian paths, vehicular access roads, car park, highway works, water features, together with associated and ancillary works, plant and equipment (part outline/part full application);

Application B for conservation area consent for:

- demolition of walls, fences, gates and various buildings including park maintenance and office buildings, 3 public conveniences, café, St John's Ambulance premises and One O'Clock Club (Nos 23 and 27 Crystal Palace Park Road), the Paxton Suite and the hostel at The Lodge, the

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Jubilee Stand and Stadium Stand, buildings at the Caravan Club site, and dwellings at Nos 1-7 (con) National Sports Centre;

Application C for listed building consent for:

- internal and external alterations including flooring over the swimming pools, provision of toilets and showers within the existing squash courts, removal of the Crystal Suite mezzanine structure at Level 6, refurbishment of the façade including replacement glazing, replacement roofing systems including the copper roof and central roof lights; demolition of high level walkways and ramps, covered football pitch and restaurant, training pool building, concrete ventilation duct structures; associated/ancillary works including plant and equipment;

all on a site at Crystal Palace Park, London SE20 8DT, in accordance with applications 07/03897/OUT; 07/03906/CAC; and 07/03907/LBC respectively, and all dated 1 November 2007. A copy of the Secretary of State's letter of 21 July 2010 is enclosed and forms part of the decision in this case.

2. The Inspector recommended that planning permission, conservation area consent and listed building consent all be granted subject to conditions. For the reasons set out in his letter of 21 July 2010, the Secretary of State indicated that he was, in principle, minded to agree with the Inspector and to grant planning permission, subject to the revised conditions set out in Annex A to that letter, and to the submission of a revised section 106 agreement which addressed the concerns set out in paragraph 30 of the same letter. He therefore deferred his decision on the application to enable the parties to comment on the proposed revisions to the conditions and for a revised section 106 agreement to be submitted for his consideration. For the reasons also set out in his letter of 21 July 2010, he also proposed to defer his decision on the associated applications for conservation area consent and listed building consent.

Matters arising since 21 July 2010

3. The Secretary of State allowed a period of 8 weeks for the submission of a section 106 agreement. This resulted in receipt of a signed supplemental section 106 agreement dated 23 September 2010 and signed by LDA and the London Borough of Bromley, which was then circulated to the main parties under cover of a letter dated 30 September 2010. Following a request from the Crystal Palace Community Association, the Secretary of State wrote again to the parties on 8 October 2010 agreeing to a three week extension to the deadline for receipt of comments on the section 106 agreement and the revised conditions. To allow time for this, he also varied the timetable previously set for the issue of the decision letter to 13 December 2010.
4. The representations subsequently received were circulated to the main parties under cover of letters dated 8 and 9 November 2010. The representations received are listed in the tables appended at the end of this letter and, insofar as they relate to the matters on which he had invited comments in his letter of 21 July 2010, the Secretary of State has taken them into account in reaching his decision. However, as these representations were circulated to all the main

parties, he does not consider it necessary to summarise the responses here or attach them to this letter. Copies can be made available upon written request to the address at the foot of the first page of this letter. Similarly, the responses received to his letters of 8 and 9 November are listed in the tables appended to this letter and copies can be made available upon written request.

5. The Secretary of State received a letter dated 18 August 2010 from the Crystal Palace Foundation making representations about the applications. Copies of this letter were then circulated to the main parties together with the section 106 agreement under cover of the letter of 30 September.

Consideration

6. The Secretary of State does not depart from his consideration of the applications as considered in paragraphs 16 to 32 of his letter of 21 July 2010. His concerns, as set out in paragraphs 27 and 30 of that letter, relate to the funding provisions and, having had regard to the terms of the supplemental Section 106 Agreement dated 23 September 2010 (see paragraph 3 above), as well as the comments received following its circulation to the main parties on 30 September 2010, he is satisfied that that will fulfil the purpose for which it is intended and meet the specific concerns raised in his letter of 21 July 2010. In particular, he is satisfied that the provisions of the supplemental Section 106 Agreement provide a legitimate way of ensuring that the capital contributions arising from the housing development are used for park improvement works. He is also satisfied that the obligations contained in the agreement as discussed at the Inquiry taken together with the supplemental agreement are in accordance with the statutory tests set out in the Community Infrastructure Levy Regulations and are material considerations in his determination of this application.
7. In paragraph 30 of his letter of 21 July 2010, the Secretary of State also indicated that, once he had received a satisfactory reformulated Section 106 Agreement, he proposed to delete the Conditions 58-60 as recommended by the Inspector in the IR, along with the related Annex 1. In their response on behalf of the LDA, their lawyers proposed that these conditions should be replaced by two new conditions (to be numbered as conditions 58 and 59) relating to the reformulated Section 106 Agreement. Having carefully considered the terms of these new conditions and the comments received on them, the Secretary of State agrees that these new conditions are appropriate and necessary, and he has amended the conditions set out at Annex A to this letter accordingly.
8. The London Development Agency, in its letter of 15 November 2010, drew the Secretary of State's attention to a typographical error in proposed condition 48, which should read "turning right" and not "turning left". The Secretary of State is satisfied that rectifying this factual error would not prejudice any interests and has amended the condition accordingly.
9. The Secretary of State has also carefully considered the various other matters raised in the correspondence received following his letter of 21 July 2010, including the letter dated 18 August 2010 from the Crystal Palace Foundation (see paragraph 4 above), but he is satisfied that these do not raise any new substantive issues which require consideration in the context of the applications

currently before him and which have not already been considered at the Inquiry and in the Inspector's Report.

Overall Conclusion

10. Having considered all the representations submitted, the Secretary of State concludes that the submitted supplemental Section 106 Agreement and the new conditions 58 and 59 to replace the original conditions 58-60 would meet the concerns expressed in paragraphs 27 and 30 of his letter of 21 July 2010 and provide an appropriate mechanism for ensuring that the capital contributions arising from the housing development would be used for park improvement works. He has therefore concluded that planning permission should be granted subject to the amended conditions set out in Annex A to this letter; that Conservation Area consent should be granted subject to the conditions set out in Annex B; and listed building consent should be granted subject to the conditions set out in Annex C.

Formal Decision

11. Accordingly, for the reasons given above and in his letter of 21 July 2010, the Secretary of State agrees with the Inspector's recommendation subject to the amendments to the conditions described in paragraphs 6 and 7 above and set out at Annex A. He hereby:

- grants planning permission for Application A for comprehensive phased scheme for landscaping and improvement of the Park comprising the demolition of and alterations to existing buildings and structures including the removal of existing hard surfaces; changes of use including part of the caravan site to public open space and the museum to a park rangers' base; the erection of new buildings and structures for various uses including museum, park maintenance facilities, community facility, information kiosk, greenhouses, retail kiosks, cafes, toilets, classroom, children's nursery, treetop walk, college and up to 180 residential dwellings; erection of a new regional sports centre including indoor swimming pool; alterations to ground levels with new pedestrian paths, vehicular access roads, car park, highway works, water features, together with associated and ancillary works, plant and equipment (part outline/part full application) subject to the conditions set out in Annex A to this letter;
- grants conservation area consent for Application B for demolition of walls, fences, gates and various buildings including park maintenance and office buildings, 3 public conveniences, café, St John's Ambulance premises and One O'Clock Club (Nos 23 and 27 Crystal Palace Park Road), the Paxton Suite and the hostel at The Lodge, the Jubilee Stand and Stadium Stand, buildings at the Caravan Club site, and dwellings at Nos 1-7 (con) National Sports Centre subject to the conditions set out in Annex B to this letter;
- grants listed building consent for Application C for internal and external alterations including flooring over the swimming pools, provision of toilets and showers within the existing squash courts, removal of the Crystal Suite mezzanine structure at Level 6, refurbishment of the façade including

replacement glazing, replacement roofing systems including the copper roof and central roof lights; demolition of high level walkways and ramps, covered football pitch and restaurant, training pool building, concrete ventilation duct structures; associated/ancillary works including plant and equipment subject to the conditions set out in Annex C to this letter;

all on a site at Crystal Palace Park, London SE20 8DT, in accordance with applications 07/03897/OUT; 07/03906/CAC; and 07/03907/LBC respectively, and all dated 1 November 2007.

12. An applicant for any consent, agreement or approval required by a condition of this permission for agreement of reserved matters has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the Local Planning Authority fail to give notice of their decision within the prescribed period.
13. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.
14. This letter serves as the Secretary of State's statement under regulation 21(2) of the Town and Country (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Right to challenge the decision

15. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged by making an application to the High Court within six weeks from the date of this letter.
16. A copy of this letter has been sent to the London Borough of Bromley and has been made available to all parties who appeared at the inquiry.

Yours faithfully

Jean Nowak
Authorised by the Secretary of State
to sign in that behalf

Appendix

Table of correspondence received following the Secretary of State's letter of 21 July 2010

Date	Name of correspondent
18.08.10	K R Lewington, Crystal Palace Foundation
24.09.10	Herbert Smith on behalf of LDA (including reformulated S106 Agreement and proposed replacements for conditions 58 and 59)

Table of correspondence received following the Secretary of State's letters of 30 September and 8 October 2010

Date	Name of correspondent
3.10.10	Michael Warwick
4.10.10 & 1.11.10	John Payne, Crystal Palace Community Association
4.10.10 & 3.11.10	Monica Clarke
12.10.10, 20.10.10 & 30.10.10	Ray Sacks, Crystal Palace Campaign
1.11.10	Anna Morrey
2.11.10	Suzanne Creighton, for Friends of Ledrington Green and residents of Anerley Hill
2.11.10	Alan Freeman and Nick Goy, West Beckenham Residents Association
3.11.10	K R Lewington, Crystal Palace Foundation
3.11.10	Nick Goy, West Beckenham Residents Association
3.11.10	Geraldine Cowan
3.11.10	LDA
3.11.10	Richard Francis
3.11.10	Steve Sawko, The Residents of the North East Side of Anerley Hill (enclosing correspondence sent to PINS)
4.11.10	Mark Green, Open Spaces Society
5.11.10	Darren Johnson AM

Table of correspondence received following Secretary of State's letter of 8 November 2010

Date	Name of correspondent
15.11.10	LDA
18.11.10	K R Lewington, Crystal Palace Foundation
22.11.10	LDA

CONDITIONS ATTACHED TO PLANNING CONSENT

Reserved matters

- 1 (i) No works shall commence in any part or zone of the development (with the exception of the works to and around the National Sports Centre which have been granted full planning permission by this decision notice) until detailed plans, sections and elevations of the following reserved matters for that part or zone of the development have been submitted to and approved in writing by the Local Planning Authority:
- a) appearance;
 - b) landscaping;
 - c) layout; and
 - d) scale.
- The details of sections shall include relevant existing and proposed levels and sections. Details of the boundaries of the parts and zones of the development shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The first application for approval of reserved matters shall be made not later than the expiration of 10 years beginning with the date of this decision notice.
- (iii) The final application for approval of reserved matters shall be submitted no later than 15 years from the date of this decision notice.
- (iv) The development to which this permission relates must be begun not later than: the expiration of 15 years beginning with the date of this decision notice; or the expiration of 2 years from the final approval of reserved matters, whichever is later.

Landscaping details

- 2 The landscaping details, which shall include the materials of paved areas and other hard surfaces, submitted in accordance with condition 1 (details required) and subsequently approved in writing by the Local Planning Authority shall be implemented in the first planting season following the substantial completion of the works in the relevant part or zone of the development. Any trees or shrubs which before the expiration of a period of 5 years from the completion of the relevant part or zone die, are removed or become seriously damaged or diseased shall be replaced in approximately the same location in the next planting season with others of the same species and approximately the same size as those originally planted, unless otherwise agreed in writing by the Local Planning Authority.

Plans

- 3 The development to which this permission relates shall be carried out in accordance with the plans listed in Appendix 4 of the Statement of Common Ground (CD 15/1), updated by revisions included in the Statement of Clarification and Review of Scheme Changes December 2008 (CD 2/12); and in accordance with the Masterplan Design Guidelines set out in Appendix 1 of the Design and Access Statement (CD 2/6) submitted with the application.

Construction Environmental Management Plan

- 4 No works shall commence until a Construction Environmental Management Plan for the development including the measures described in paragraph 6.64 of the Environmental Statement has been submitted to and approved in writing by the Local Planning Authority, and all construction works shall be carried out in accordance with the approved Construction Environmental Management Plan.

Demolition and Construction Management Plans and Construction Method Statements

- 5 Unless otherwise agreed in writing by the Local Planning Authority, no works shall commence in any part or zone of the development until a Demolition and Construction Management Plan for that part or zone which is consistent with the approved Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Each Demolition and Construction Management Plan shall include provision for accommodation of operatives' vehicles and construction vehicles and for the turning of construction vehicles within the vicinity of the site, measures for restricting the use of light at night and details of the other measures described in paragraph 6.64 of the Environmental Statement.
- 6 Unless otherwise agreed in writing by the Local Planning Authority, no works shall commence in any part or zone of the development until a Construction Method Statement for that part or zone has been submitted to and approved in writing by the Local Planning Authority. Each Construction Method Statement shall define protection measures for listed and other retained buildings during construction and a specification for recording (which includes photographs, drawings and a brief statement of significance, as appropriate) those elements of the historic fabric that are not being retained.
- 7 All demolition and construction works shall be carried out in accordance with the relevant approved Demolition and Construction Management Plan and Construction Method Statement.

Site-wide Waste Strategy

- 8 Unless otherwise agreed in writing by the Local Planning Authority, no works shall commence until a Site-wide Waste Strategy prepared in accordance with the principles set out in Appendix 18.1 of the Statement of Clarification and Review of Scheme Changes December 2008 (CD 2/12) has been submitted to and approved in writing by the Local Planning Authority and all demolition and construction works shall be managed in accordance with the approved Site-wide Waste Strategy.

Management and Maintenance Plan

- 9 Each part or zone of the Park shall be maintained and managed in accordance with a Management and Maintenance Plan in respect of that part or zone of the development. Each Management and Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority before commencement of development in respect of that part or zone of the development.

Conservation Management Plan

- 10 Development of each part or zone shall be carried out in accordance with the principles relevant to that part or zone set out in a Conservation Management Plan, which shall have regard to the conservation principles relevant to the site and development as a whole. Each Conservation Management Plan shall assess the Park's historical significance and current condition using the Conservation Appraisal included as Appendix 10.1 of the Environmental Statement and shall set out guidelines for the management of historic features and landscape value. The Conservation Management Plan shall be submitted to and approved in writing by the Local Planning Authority before any development of that part or zone is commenced.

Ecological Management Plan

- 11 No works shall commence until an outline Ecological Management Plan for the development has been submitted to and approved in writing by the Local Planning Authority. The outline Ecological Management Plan shall detail the mitigation, management and monitoring measures described in paragraphs 15.290-15.299 of the Environmental Statement.
- 12 No works shall commence in any part or zone of the development until a detailed Ecological Management Plan for that part or zone which is consistent with the approved outline Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved detailed Ecological Management Plan for the relevant part or zone.

Trees

- 13 Save as authorised pursuant to this planning permission, no trees on the site shall be felled, lopped, topped or pruned before or during building operations except with the prior agreement in writing of the Local Planning Authority. Any trees felled or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed in writing with the Local Planning Authority.
- 14 Unless otherwise agreed in writing by the Local Planning Authority, no works shall commence in any part or zone of the development until a Tree Management Strategy for that part or zone has been submitted to and approved in writing by the Local Planning Authority. Each Tree Management Strategy shall set out the measures to be taken to protect trees during the construction of the development, and shall include details of:
- a) the type and siting of protective fencing, and maintenance of protective fencing for the duration of construction works;
 - b) the type and siting of scaffolding (if required);
 - c) the method and timing of demolition, site clearance and building works;
 - d) the depth, extent and means of excavation of foundations and details of method of construction of new foundations;
 - e) the location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of mortar or concrete;
 - f) the location of underground services avoiding locating them within the protected zone;
 - g) the method to be used for the removal of existing hard surfacing within the protected zone;
 - h) the nature and installation of any new surfacing and planting of soft landscaping within the protected zone; and
 - i) the methods proposed for the watering of trees during the course of construction works.

Each Tree Management Strategy shall be implemented in accordance with the approved details until the completion of works within the relevant part or zone, and all plant, machinery or materials for the purpose of development have been removed from the part or zone.

Archaeology

- 15 Unless otherwise agreed in writing by the Local Planning Authority, no works shall commence in any part or zone of the development until an Archaeological Method Statement and Mitigation Strategy for that part or zone has been submitted to and approved in writing by the Local Planning Authority, and the development in each part or zone shall be carried out in accordance with the relevant approved Archaeological Method Statement and Mitigation Strategy. Each Archaeological Method Statement and Mitigation Strategy shall detail the measures outlined in paragraphs 12.115-

12.124 of the Environmental Statement, including a written scheme for archaeological investigation.

- 16 No works shall commence until a Piling Strategy, including measures to protect the major aquifer underlying the site, has been submitted to and approved in writing by the Local Planning Authority, and all construction works shall be carried out in accordance with the approved Piling Strategy.
- 17 Details shall be submitted to and approved in writing by the Local Planning Authority of the detailed design of service trenches and other ground works and the foundations of each building (including method statements for the carrying out of the relevant works), with particular reference to the effects of the works concerned on groundwater and archaeological remains.

Remediation

- 18 A detailed remediation scheme to bring each part or zone of the development to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. Each scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures, and shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 19 Unless otherwise agreed in writing by the Local Planning Authority, each approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of works in the relevant part or zone of the development (other than those works required to carry out remediation). The Local Planning Authority shall be given two weeks written notification of commencement of each remediation scheme works. Following completion of measures identified in each approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out shall be submitted to and approval in writing by the Local Planning Authority.
- 20 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.
- 21 A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years following the completion of each remediation scheme, and the provision of reports on

the same shall be submitted to and approved in writing by the Local Planning Authority. Following completion of the measures identified in each scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out shall be submitted to and approved by the Local Planning Authority. This shall be conducted in accordance with the DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Water strategy

22 No works shall commence until a Water Strategy for the development has been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved Water Strategy. The Water Strategy shall detail the measures outlined in paragraphs 14.111-14.145 and Figure 14.4 of the Environmental Statement including the provisions for the supply, use, storage, treatment and discharge of water in the development and shall include details of:

- a) water supplies (including anticipated flow rates) to the part, zone or building concerned;
- b) drawings and calculations of the operation of the water circulation system, water features and the surface water drainage system (including the ponds, wetlands, open channels, green roofs and rainwater harvesting), to include petrol/oil interceptors as appropriate and storage facilities to limit surface water runoff by means of a sustainable drainage system incorporating flow limiting devices to 8 litres/second/hectare;
- c) long term maintenance and adoption agreement for the sustainable drainage system;
- d) treatment of redundant drainage within the site;
- e) a strategy for emptying of the swimming pools; and
- f) foul drainage for each of the buildings hereby permitted.

The Water Strategy shall be implemented in accordance with the approved details and the buildings hereby permitted shall not be occupied until the relevant water supply and drainage works have been completed, and the water features, water supply and drainage works shall be retained thereafter in accordance with the approved details.

Travel plan

23 No works shall commence until an outline Travel Plan prepared in accordance with paragraphs 16.184-16.187 of the Environmental Statement has been submitted to the Local Planning Authority. The outline Travel Plan shall include measures to promote and encourage alternatives to car use by those working, residing at or visiting the development, details of a scheme for submission of proposals to amplify the measures in it as the development is implemented and for annual monitoring and updating of the Travel Plan. The outline Travel Plan shall be approved in writing by the

Local Planning Authority within 18 months of the commencement of any of the works and implemented thereafter in accordance with the terms of the Plan.

Events, interpretation and educational plans and strategies

- 24 Prior to the substantial completion of the works in each part or zone of the development, the following strategies shall be submitted to the Local Planning Authority for approval in relation to that part or zone:
- a) an Events Management Plan prepared in accordance with paragraphs 16.188-16.191 of the Environmental Statement; and
 - b) an Interpretation and Educational Strategy prepared in accordance with the assessment of the Interpretation Strategy dated September 2007.

Each Events Management Plan and Interpretation and Educational Strategy shall include measures for annual monitoring and updating the measures contained in it, and after the Local Planning Authority has approved each Events Management Plan and Interpretation and Educational Strategy concerned, it shall be implemented thereafter.

Noise mitigation measures

- 25 Schemes for protecting the proposed dwellings from road traffic noise, which shall include double glazing of windows within the residential development authorised by this planning permission at Sydenham Gate and Rockhills, shall be submitted to and approved in writing by the Local Planning Authority before development commences at Sydenham Gate and Rockhills respectively and the schemes shall be fully implemented before any of the dwellings at Sydenham Gate and Rockhills respectively are occupied and retained as such thereafter.
- 26 A scheme for protecting the College building from vibration and rail traffic noise, which shall include double glazing of windows and details of foundation design, shall be submitted to and approved in writing by the Local Planning Authority before development of the College building commences and the scheme shall be fully implemented before any of the College is substantially completed and retained as such thereafter.

Waste and recycling

- 27 No work shall commence until a Waste Collection Strategy for the development has been submitted to and approved in writing by the Local Planning Authority. Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) for each building hereby permitted and for each part or zone of the development shall be submitted to and approved in writing by the Local Planning Authority and the approved arrangements for each building shall be completed before it is first occupied and the arrangements

for each part or zone shall be available for use on or before the substantial completion of that part or zone. The approved arrangements shall be retained as such thereafter.

- 28 Prior to substantial completion of each part or zone of the development, a scheme for the provision of recycling facilities in relation to that part or zone of the development shall be submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented and thereafter retained.

Energy

- 29 No works shall commence until a site-wide Energy Management Plan for the development has been submitted to and approved in writing by the Local Planning Authority. The Energy Management Plan shall include:

- a) measures to procure at least a 40% reduction in carbon dioxide emissions on the minimum requirements under the Building Regulations Part L 2006 and applying to the regulated energy use;
- b) the reduction in (a) to be achieved by a combination of passive design, energy efficiency, an efficient heat and power supply (including the provision of 3 energy networks with heat and power supplied by CHP as described in Table 6 of the Sustainability Statement, 'Proposed energy strategy') and renewable energy production;
- c) a minimum of 20% of the predicted carbon dioxide reduction shall be from on-site renewable energy production;
- d) an obligation to construct the residential flats to Level 4 of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme) and no dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 4 has been achieved; and
- e) buildings permitted within the Park to achieve a minimum BREEAM standard of "Very Good".

No works shall commence on any part or zone of the development until a detailed Energy Management Plan for that part or zone which is consistent with the approved site-wide Energy Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development in each part or zone shall be carried out in accordance with the relevant detailed Energy Management Plan.

Transport

- 30 No works shall commence in any part or zone of the development until a Car Park Management Plan for the provision and ongoing management of car parking on a site-wide basis has been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan submitted for approval shall include temporary arrangements for car parking

during construction works and proposals for permanent car parking throughout the site together with details of vehicle circulation arrangements and a timetable for provision of temporary and permanent parking spaces. The approved car parking spaces together with the means of access to them shall be kept available for such use, and the Car Park Management Plan shall include provision for its annual monitoring. Parking bays shall measure 2.4m x 5m and there shall be a clear space of 6m in front of each space to allow for manoeuvring and these spaces shall be retained as such thereafter.

- 31 Before any part or zone of the development is first occupied, details of secure bicycle parking (including covered storage facilities where appropriate) in relation to that part or zone shall be submitted to and approved in writing by the Local Planning Authority. Such bicycle parking shall be provided in accordance with the approved details before the substantial completion of the relevant part or zone of the development to which it relates, and shall be retained thereafter.
- 32 No works shall commence until a Coach Parking Strategy has been submitted to and approved in writing by the Local Planning Authority. The Coach Parking Strategy shall include measures for annual monitoring and updating and it shall be implemented in accordance with the approved details and operated thereafter. Unless otherwise agreed in writing by the Local Planning Authority, work shall not commence on any part or zone of the development until details of coach parking for that part or zone have been submitted to and approved in writing by the Local Planning Authority. The coach parking shall be provided in accordance with the approved details and retained thereafter.
- 33 No works shall commence until a Delivery and Servicing Plan has been submitted to the Local Planning Authority setting out proposed efficiencies and sustainability measures in relation to the movement of delivery and servicing vehicles once the development is operational. After it has been approved in writing by the Local Planning Authority, the Delivery and Servicing Plan shall be implemented in accordance with the approved details and operated thereafter. The Delivery and Servicing Plan shall include measures for annual monitoring and updating.
- 34 The details submitted pursuant to condition 1 shall include details of the proposed cycle and pedestrian routes in each part or zone of the site, and the routes approved in writing by the Local Planning Authority shall be available for use on or before substantial completion of the works in each part or zone.
- 35 Details of the layout of the vehicular accesses to the highways, the access roads and turning areas and dimensions of visibility splays shall be submitted to and approved in writing by the Local Planning Authority and these access arrangements shall be substantially completed before the relevant part or zone of the development hereby permitted is substantially completed. There shall be no obstruction to visibility in excess of 1m in height within the approved splays except for trees selected by or on behalf

of the Local Planning Authority, and the approved splays shall be retained as such thereafter.

Lighting

- 36 No works shall commence until a Lighting Strategy prepared in accordance with the Lighting and Bats Protocol (provided at paragraph 4.64 of the Statement of Clarification and Review of Scheme Changes December 2008) has been submitted to and approved in writing by the Local Planning Authority. No works shall commence in any part or zone of the development until details of schemes of lighting for the part or zone of the development (including appearance, technical details and means of orientation and screening of the lights and the means of construction and laying out of the cabling) have been submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented before substantial completion of the relevant part or zone of the development and shall be retained as such thereafter. All construction works shall be carried out in accordance with the lighting measures detailed in the Construction Environmental Management Plan. No lighting shall be installed on the treetop walkway at any time.

CCTV

- 37 The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the Park and the development, and the measures shall include closed circuit television and monitoring system(s). Unless otherwise agreed in writing by the Local Planning Authority, no works shall commence in any part or zone of the development until details of security measures including a closed circuit television and monitoring system have been submitted to and approved in writing by the Local Planning Authority, and the approved details shall be completed and commissioned on or before any part or zone of the development is substantially completed and shall be retained as such thereafter. The security measures to be implemented in compliance with this condition shall achieve the "Secured by Design" accreditation as far as possible.

Museum building

- 38 The details submitted pursuant to condition 1 shall include a viewing area on the roof of the museum building hereby permitted, which shall be completed before that building is first occupied, and the viewing area shall be permanently available for free public use at all times that the museum building is open to the public.
- 39 The use of the existing museum shall not change to the permitted Park office use until the museum building hereby permitted is available for its permitted use.

- 40 The museum building shall not be occupied until works to alter and restore the adjacent subway that have been granted consent by the Local Planning Authority have been substantially completed.
- 41 The museum shall not be opened to the public until screening has been installed at the west end of the subway in accordance with details submitted to and approved in writing by the Local Planning Authority, and the screening shall be retained as such thereafter.

College building

- 42 The details submitted pursuant to condition 1 shall include detailed drawings of the alterations to the wall that is to be retained within the college building. The wall shall be retained and altered in accordance with the details approved in writing by the Local Planning Authority and retained as such thereafter.
- 43 The college building hereby permitted shall not exceed two storeys in height at its north-west elevation and three storeys in height at its south-east elevation and the details of layout and scale in respect of it shall not exceed the minimum dimensions specified on Parameter Plan A5 (Plan no. P_A_1260 version 01).
- 44 No part of the roof of the college building is to be used as a garden, balcony or sitting out area.
- 45 Before the college building is first occupied, any windows in its south-west elevation directly overlooking properties looking on to Ledrington Road shall be obscure glazed with restricted opening to prevent outward vision in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter.

Rockhills and Sydenham residential

- 46 The residential buildings hereby permitted shall not exceed five storeys in height (including roof accommodation but excluding the basement car parking) in respect of the Rockhills site and four storeys in height (including roof accommodation) in respect of the Sydenham Gate site, and the details of the blocks shall not exceed the minimum dimensions specified on Parameter Plans H5, H6 and G6 (Plan nos. P_H_1960 version 00, P_H_1970 version 00, and P_G_1870 version 01).
- 47 The vehicular access to Westwood Hill for the Rockhills residential development shall not be used until "Keep Clear" markings on the highway have been installed and the bus stop on the north side of Westwood Hill has been relocated, both in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- 48 Details shall be submitted to and approved in writing by the Local Planning Authority of the layout of the vehicular access to the Rockhills residential development to prohibit vehicles turning right out of the access (including

appropriate signage) and the access shall be laid out in accordance with the approved details before any of the flats are first occupied and the layout and signage shall be retained as such thereafter.

Slab level details

- 49 Details of the proposed slab levels of the buildings and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

External facing materials

- 50 Details of the external facing materials to be used for each of the buildings shall be submitted to and approved in writing by the Local Planning Authority before any work to the building to which the details relate is commenced. The works shall be carried out in accordance with the approved details.

Window details

- 51 Details of the windows (including rooflights and dormers where appropriate) including materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimensions of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work to the building to which the details relate is commenced. The windows shall be installed in accordance with the approved details.

Crystal Palace Parade railings

- 52 The landscaping details submitted pursuant to condition 1 shall include detailed drawings of the restoration of the railings adjacent to Crystal Palace Parade. The railings shall be retained and restored in accordance with the details approved in writing by the Local Planning Authority.

Access for disabled persons

- 53 Details of proposals to provide dwellings capable of occupation by wheelchair users (including related car parking spaces) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of each of the Sydenham Gate and Rockhills residential developments. Details shall also be submitted to and approved in writing by the Local Planning Authority of proposals for the construction of all the dwellings hereby permitted as "Lifetime Homes" in accordance with the criteria set out in Supplementary Planning Guidance to the London Plan "Accessible London: achieving an inclusive environment" (April 2004) prior to commencement of each of the Sydenham Gate and Rockhills residential developments. The dwellings shall be constructed in accordance with the approved details.

- 54 No works shall commence until an Access Strategy for the development has been submitted to and approved in writing by the Local Planning Authority. Details of schemes for each part or zone of the development to provide access for persons with disabilities (including car parking spaces where appropriate) shall be submitted to and approved in writing by the Local Planning Authority before work is commenced in the relevant part or zone and the approved schemes shall be implemented before substantial completion of the part or zone and shall be retained thereafter.

Signage

- 55 No works shall commence until a strategy for signage, information and interpretation for the development has been submitted to and approved in writing by the Local Planning Authority. No works shall commence in any part or zone of the development until details of schemes to provide signage, information and interpretation in the relevant part or zone have been submitted to and approved in writing by the Local Planning Authority and the approved schemes shall be implemented before substantial completion of the relevant part or zone and shall be retained as such thereafter.

Phasing

- 56 No development shall take place until a phasing plan for the delivery of the development has been submitted to and approved in writing by the Local Planning Authority.
- 57 The development shall be carried out in accordance with the phasing plan approved by the Local Planning Authority or such amended phasing plan as shall be approved in writing by the Local Planning Authority from time to time.

Securing park improvements

- 58 No development on the Rockhills residential site shall be commenced until works authorised by this permission have commenced on the area of land edged in blue on the approved plan entitled "North Land and South Land".
- 59 No development on the Sydenham Gate residential site shall be commenced until works authorised by this permission have commenced on the area of land edged in red on the approved plan entitled "North Land and South Land".
- 60 [not used]

Affordable housing

- 61 All applications for the approval of reserved matters for the construction of residential units shall state whether or not public funding has been secured for the purpose of providing any of those residential units as affordable housing.

- 62 Where any application for the approval of reserved matters for the construction of residential units states that public funding has been secured for the purpose of providing any of those residential units as affordable housing, no works to construct those residential units shall take place until an affordable housing scheme (which shall identify the number of residential units that the funding enables to be provided as affordable housing without reducing the net profits or net proceeds available for park improvement works, the proposed tenure mix and the registered social landlord who will manage the affordable housing) has been submitted to and approved in writing by the Local Planning Authority.
- 63 Any residential units to be provided as affordable housing shall be provided in accordance with the relevant affordable housing scheme as approved by the Local Planning Authority.
- 64 No residential unit in a phase of development that includes affordable housing shall be occupied until the affordable housing has been completed and offered to the registered social landlord identified in the relevant affordable housing scheme.

Highway improvements

- 65 Neither the further education facility identified in the Design and Access Statement (CD 2/5 page 95) as Building 1 nor the greenhouse identified as Building 2 within Zone A of the development shall be occupied until the highway improvements to the junction between Anerley Hill and Crystal Palace Parade identified on the drawing dated 4 September 2007 entitled "Crystal Palace Park Masterplan Indicative Junction Improvement – Option 2" have been carried out and completed.
- 66 Neither the residential buildings identified as Building 8a nor the greenhouse identified as Building 9 within Zone H of the development shall be occupied until the highway improvements to Crystal Palace Parade identified on drawing number 7054_176 entitled "Figure 17.6 Rockhills Junction and Indicative Pelican Crossing Location" have been carried out and completed.

Traffic monitoring

- 67 Not later than 6 months (or such longer period as may be approved in writing by the Local Planning Authority) following the first occupation of the residential buildings identified as Building 8a within Zone H of the development, an independent traffic monitoring survey shall be carried out in conjunction with Transport for London and submitted to the Local Planning Authority for approval identifying the impact of the development on traffic conditions at the junction between Westwood Hill, Sydenham Hill, Fountain Drive and Crystal Palace Parade, together with a proposed scheme of mitigation measures (including modifications to traffic signals or localised loading and/or waiting restrictions) considered appropriate where the survey identifies any adverse impact on such junction as a result of the development.

- 68 Any proposed scheme of mitigation measures submitted pursuant to condition 67 shall be carried out as approved by the Local Planning Authority.

Bus stop improvements

- 69 The residential buildings identified as Building 11 within Zone G of the development shall not be occupied until improvements to bus stops within the vicinity of the development have been carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Cafe and community facilities

- 70 The residential buildings identified as Building 8a within Zone H of the development shall not be occupied until the cafe and community facilities identified as building 8b in Zone H have been constructed and completed and shall be retained as such thereafter.

- 71 Unless otherwise agreed by the Local Planning Authority, no development shall be carried out on the site of the facility known as the "One O'Clock Club" at 27 Crystal Palace Park Road until the cafe and community facilities identified as building 8b in Zone H (including pre-school provision on equivalent terms to replace the "One O'Clock Club") have been constructed and completed or suitable alternative temporary facilities in the vicinity of the site have been made available.

- 72 The outdoor children's play space to be provided for use by the proposed nursery within the cafe and community facilities identified as building 8b in Zone H shall be kept open for public use at all times outside the hours of operation of the nursery and subject to temporary closure when necessary for reasons of maintenance, repair, security or safety.

Training and employment

- 73 No works to construct any phase of development shall be begun until the Local Planning Authority has approved in writing a training and employment management scheme to encourage the training and employment of local people in relation to the works to construct that phase of development and including an assessment of local training needs; an estimation of the number and type of employment opportunities likely to be created; a description of the types of work packages to be procured; details of how employment vacancies will be advertised locally; measures to encourage relationships with local colleges and schools; and arrangements for providing the Local Planning Authority with information about those employed in that phase of development (including employees' residential postcodes) on three occasions in the first 18 months following first occupation of the phase of development.

- 74 Each phase of development shall only be carried out and occupied in accordance with the relevant training and employment management scheme approved by the Local Planning Authority or such amended training and employment management scheme as shall be approved in writing by the Local Planning Authority from time to time having regard to the information provided about those employed in the relevant phase of development.

Caravan Club

- 75 No development shall be carried out on the site of the Crystal Palace Caravan Club before 1 January 2019 unless a suitable alternative location for the Caravan Club (not forming part of the site) has been found.

Sports

- 76 No conversion of the National Sports Centre to a dry sports facility shall be undertaken until the new facilities within the Regional Sports Centre, comprising the following, or alternative facilities of no less an overall standard at the LPA's discretion, are available and opened for public use: a 50 metre swimming pool, a diving pool, changing facilities for wet and dry sports, a sports hall capable of providing 8 badminton courts with retractable seating, an indoor running track, a gym, dance studios, a health and fitness zone, a children's room, a clubroom, and catering facilities.
- 77 No works to the athletics stadium which would result in the loss of the ability to host IAAF Grand Prix athletics meetings, with adequate warm up facilities and other necessary preparation and support facilities, shall be undertaken until suitable alternative facilities capable of hosting IAAF Grand Prix athletics meetings have been identified and made available for use elsewhere in London.
- 78 No loss of the grass pitch known as P3 to the west of the NSC shall take place until a grassed area to the north of the National Sports Centre or in such other location approved in writing by the Local Planning Authority of at least equivalent size and standard to the P3 pitch has been marked out as a football pitch and made available for use. It shall be retained as such thereafter.
- 79 No loss of the two existing synthetic turf pitches shall take place until a scheme for replacement with one full size synthetic turf pitch, including associated fencing, floodlighting, and necessary changing facilities, which secures its availability, maintenance and retention, has been submitted to and approved in writing by the Local Planning Authority, and the replacement facilities have been constructed at the approved location and opened for public use.
- 80 No work is to be carried out in the area of the Park used for road cycle racing until a plan has been submitted to and approved in writing by the Local Planning Authority that includes:

- a) Proposals to limit disturbance to road cycle racing within the Park during the carrying out of the development.
- b) Reinstatement of the finishing loop in the detailed design.
- c) The widening and upgrading from a secondary to primary route of the return section.
- d) Appropriate surface treatment for cycle racing of the whole circuit.

Bonfires

- 81 There shall be no bonfires at the site without the prior written approval of the Local Planning Authority.

ANNEX B

CONSERVATION AREA CONSENT CONDITIONS

1. The works hereby granted consent shall be commenced within 15 years of the date of this decision notice.
2. Demolition of the individual structures shall not be undertaken before a contract for carrying out the relevant works which require removal of the structures concerned has been made and planning permission has been granted for the redevelopment for which the contract provides. In the case of demolition of enclosures or other structures which are not related to works requiring planning permission, written notification of the start of demolition shall be sent to the Local Planning Authority at least 14 days before the demolition commences. The wall fronting Westwood Hill shall not be demolished until a contract for the erection of the flats at Rockhills has been made.
3. For a period of 14 days before work commences on the demolition of each structure, a person or body approved in writing by the Local Planning Authority shall be given access to the structure concerned to enable a record (including photographs and measured drawings) to be made of it.
4. Details shall be submitted of the methods by which the Victorian walls fronting Anerley Hill and Westwood Hill will be demolished, and of:
 - i. the making good of the adjacent structure to be retained at the west end of the Anerley Hill wall; and
 - ii. the reuse of the materials arising from the Westwood Hill wall, as a replacement front boundary enclosure to the site (including their storage before such a replacement enclosure is built).

The details shall be approved in writing by the Local Planning Authority before any work starts on the demolition of the respective wall, and the work shall be carried out in accordance with the approved details.

5. Before demolition of Building XVI (Rangers' Maintenance Building), identified on Parameter Plan 3 (Plan no. P_1020 version 02) a method statement shall be submitted to and approved in writing by the Local Planning Authority comprising details of the means of dismantling and re-erection of the building. The works shall be carried out in accordance with the approved method statement.
6. The drinking fountain adjacent to the Paxton Suite shall be retained and, if it is intended to alter or relocate it, details shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

LISTED BUILDING CONSENT CONDITIONS

1. The works hereby granted consent shall be commenced within 15 years of the date of this decision notice.
2. Written notification of the intended start of works on site shall be sent to English Heritage with a copy sent to the Local Planning Authority, at least 7 days before the works hereby granted consent are commenced.
3. Before any work is undertaken in pursuance of the consent, details shall be submitted to and approved in writing by the Local Planning Authority of such steps to be taken and such works to be carried out as shall, during the progress of works permitted by this consent, secure the safety and stability of that part of the building which is to be retained. The approved steps to secure the safety and stability of the retained building shall be in place for the full duration of the building works hereby granted consent.
4. Detailed drawings or samples of materials and components in respect of the following shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before the relevant part of the work is begun: new glazing and any replacement frames, new internal and external doors and door frames and other internal joinery, replacement teak panelling to main ceiling, concrete repair mortars and finishes, floor finishes, balustrades (including to entrance canopy), gates to diving board, spectator seating. The works shall be carried out in accordance with the approved details and thereafter permanently retained as such.
5. All internal and external works of making good to the retained fabric of the building shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile. Details of the internal finishes of the accommodation within the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details and thereafter permanently retained as such.
6. The position, type and manner of installation of all new and relocated services and related fittings shall be adequately specified in advance of any work being carried out and the prior approval in writing by the Local Planning Authority shall be obtained wherever these installations are to be visible or where ducts or other methods of concealment are proposed. Installation shall be in accordance with the approved details.
7. A method statement detailing the specification and methods to be used to clean and carry out repairs to internal and external concrete shall be submitted to and approved in writing by the Local Planning Authority. Cleaning and repairing concrete shall be carried out in accordance with the approved method statement.

8. No plumbing, pipes, lighting, signage, CCTV or other services other than those shown on the approved drawings shall be located on the exterior of the buildings without the prior approval in writing of the Local Planning Authority.
9. No work shall take place until a programme to record those parts of the National Sports Centre which are to be demolished, altered or concealed by the proposed works (including photographs and measured drawings) has been undertaken in accordance with a scheme of investigation, the details of which have been approved in writing by the Local Planning Authority.