Borough and Bankside Community Council
Planning Agenda

Date: Wednesday May 14 2008
Time: 7pm
Place: Charles Dickens School, Lant Street, London SE1 1QP

1. Welcome and introductions
2. Apologies
3. Notification of any items which the Chair deems urgent
4. Disclosure of Members’ interests and dispensations
5. Matters from the previous meeting:
   Minutes to be agreed from the Planning Meeting held on March 13 2008
6. Development Control Items

Planning Applications for Decision:

6.1 Perronet House, Gaywood Estate, Princess Street, London SE1 6JR
6.2 Land Adjacent to Charles Dickens School, Lant Street, London SE1 1QP

7. Proposed Kings Bench Conservation Area

8. Closing comments by Chair
ADDITIONAL INFORMATION

Borough and Bankside Community Council Membership

Adele Morris (Chair)
Mackie Sheik (Vice Chair)
Danny McCarthy
David Noakes
Tim McNally
Lorraine Zuleta

Carers’ Allowances
If you are a Southwark resident and have paid someone to look after your children, or an elderly
dependant or a dependant with disabilities, so that you can attend this meeting, you may claim
an allowance from the Council. Please collect a claim form from the clerk at the meeting.

Exclusion of Press and Public
The following motion should be moved, seconded and approved if the Community Council
wishes to exclude the press and public to deal with reports revealing exempt information.

“That the public be excluded from the meeting for the following items of business on the grounds
that they involve the likely disclosure of information as defined in paragraphs 1-15, Access to
Information Procedure Rules of the Constitution.”

Transport Assistance for Disabled Members of the Public
Members of the public with a disability who wish to attend Community Council meetings and who
require transport assistance in order to access the meeting, are requested to call the meeting
clerk at the number below to give his/her contact and address details. The clerk will arrange for a
driver to collect the person and provide return transport after the meeting. There will be no
charge to the person collected. Please note that it is necessary to call the clerk as far in advance
as possible, at least three working days before the meeting.

Wheelchair access
Wheelchair access to the venue is available through the main entrance to the hall

For further information, please contact the Borough and Bankside Community Council clerk:
  Caroline Chalklin
  Phone: 0207 525 7385
  E-mail: caroline.chalkin@southwark.gov.uk
  Council Website: www.southwark.gov.uk

If you require a large print copy of the agenda, please telephone 020 7525 7385.

Language Needs
If you want information on the Community Councils translated into your language please
telephone 020 7525 57514. To inform us of any special needs or requirements, such as
transport or signer/interpreter, please telephone 020 752 57514.
Kendi dilinizde Toplum meclisleri hakkında bilgi almak için 020 7525 7514’nolu telefonu arayınız.
Özel gereksinimlerinizi bize bildirmek için 020 7525 7514’nolu telefonu çeviriniz.

Haddii aad doonayso warbixin ku saabsan qoraalka Kawnsalkada Bulshada oo ku turjuman af Soomaali faadlan tilifoon u dir 020 7525 7514
Si aad noogu sheegto haddii aad leedahay baahi gaar ama wax gooni kuu ah sida gaadiid, af celiyaha dadka indha la’ fadlan tilifooni 020 7525 7514

如果你需要有關社區委員會的訊息翻譯成中文，請致電提出要求，號碼：020 7525 7514 (640)

欲想通知我們你有的特別需求或需要，例如接送車輛或手語/傳譯員，請致電通知，號碼：020 7525 7514

Se voce quiser informações nos conselhos comunitários traduzidas em sua língua por favor ligue para 020 7525 7514
Para-nos informar de quaisquer necessidades especiais ou requisitos, tipo trasporte, linguagem dos sinais/ intérprete, por favor ligue para 020 7525 7514.

Si vous désirer avoir l'information sur les Conseils de la Communauté (Community Councils) traduite en votre langue téléphonez SVP au 020 7525 7514 Pour nous informer de tout besoin ou condition spéciale, telles que le transport ou le signataire / interprète, téléphonez SVP au 020 7525 7514

Si precisa información traducida a su idioma, sobre los concejos del Comunidad (Community Councils) por favor llame al número de teléfono 020 7525 7514 Si tiene necesidades o requisitos específicos, como es el transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

Lati bêre fun itumọ irohin nipa Council agbegbe re (Community Council) ni ede abini rẹ, jowọ pe tilifoonu 020 7525 7514.
Borough and Bankside
Community Council
Planning meeting

Draft Minutes of meeting held on Thursday March 13 2008 at 7.00pm
(to be confirmed at the next Borough & Bankside Planning meeting)

Charles Dickens School, Lant Street, London SE1 1QP

PRESENT
Councillors Adele Morris (Chair), David Noakes and Lorraine Zuleta

Also present:
Michele Sterry, planning officer
John Harrison, legal officer
Caroline Chalklin, community councils development officer

1. Introduction and welcome by the Chair
The Chair welcomed members of the public, Council Members and officers.

2. Apologies
Apologies for absence were submitted on behalf of Councillors McNally, McCarthy and Councillor Sheik.

3. Items of business, which the Chair deems urgent: None.

4. Disclosure of Members’ Interests and Dispensations: Councillor Noakes said he was speaking as Ward Councillor on item 6.1 202 – 208 Blackfriars Road, SE1 8NJ.

5. Minutes of previous meeting held on January 31 2008.
Members agreed the minutes of the planning meeting, held on January 31 2008, as a true and accurate record of the proceedings.

The chair signed the minutes.

Recording of Members’ votes
Community council procedure rule 1.9 (3) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member’s vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.
The Community council considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

6. Development Control

RESOLVED:
1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.

2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.

3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

Development Control Items

Councillor Noakes stood down from the Community Council.

Item 6.1  202 – 208 Blackfriars Road, SE1 8NJ.

Proposal 08-AP-0025

Demolition of 202 Blackfriars Road and the erection of a six storey extension with basement to 204 to 208 Blackfriars Road, together with the erection of two additional storeys with a plant room and wind turbines on the roof, provision of a door into the refuse area and additional glazing on the rear (east) elevation, all for office purposes (use Class B1)

RESUBMISSION

The planning officer introduced the report.

Members asked questions of the officer.

The spokesperson for the objectors spoke for 3 minutes.

Members asked questions of the objectors.

The applicant addressed the committee for 3 minutes.

Members asked questions of the applicant.

Councillor Noakes, as Ward Councillor, spoke for up to 3 minutes.

Members asked questions of Councillor Noakes.

Councillor Noakes left the room.

Members then debated the proposal.

RESOLVED: That the application be refused on the grounds that:
- there have been no recent daylight, sunlight and wind studies since the building of the Palestra building,
- Members had concerns about noise from the roof wind turbines
- insufficient detail on the materials to be used

The decision was unanimous.

Councillor Noakes re-entered the room, and rejoined the Community Council.

Item 6.2 35 WESTMINSTER BRIDGE ROAD, LONDON, SE1 7JB

Proposal  (08-AP-0305) Demolition of existing buildings and erection of a six storey building comprising office use (Class B1) on the lower ground, ground and first floors and 8 self contained flats (4 x 1 bed & 4 x 2 beds) on the second to fifth floors

The planning officer introduced the report.

Members asked questions of the officer.

The spokesperson for the objectors spoke for three minutes.

Members asked questions of the objectors.

The applicant addressed the committee for three minutes.

Members asked questions of the applicant.

Members then debated the proposal.

RESOLVED: The application was refused, on the grounds of scale, mass, over density, and unresolved issues on security and privacy from balconies on neighbouring properties.

The decision was unanimous.

Item 6.3 OCTAVIA HOUSE, 235-241 UNION STREET, LONDON, SE1 0LR

Proposal  08-AP-0196

Redevelopment of the site to create a part four, part six, part seven and part nine storey building containing nine residential units and 2440sqm of commercial floor space. (286sqm retail (Class A1) and 2154sqm office (Class B1))

The planning officer introduced the report.

Members asked questions of the officer.

The spokesperson for the objectors spoke for 3 minutes.

Members asked questions of the objectors.

The applicant addressed the committee for 3 minutes.

Members asked questions of the applicant.
The spokesperson for the supporters spoke for 3 minutes.

Members asked questions of the supporters.

Members then debated the proposal.

**RESOLVED:** The application was refused on the grounds that the building would be significantly over the density laid down in the UDP, the height would be greater than the 6-8 stories laid down in the UDP and it would be overdevelopment of the site.

The vote was unanimous.

---

**Item 6.4 STROOD HOUSE, MANCIPLE STREET, LONDON, SE1 4LR**

**Proposal** (07-CO-0168)

Replacement of single glazed windows with double glazed sliding sash PCVU windows (Revision to application 05-AP-0706 granted on appeal)

The planning officer introduced the report.

Members asked questions of the officer.

The spokesperson for the objectors spoke for up to 3 minutes.

Members asked questions of the objectors.

The spokesperson for the supporters spoke for three minutes.

Members asked questions of the supporters.

Members then debated the proposal.

**RESOLVED:** That the application be granted.

The vote was unanimous.

**8. Closing Comments by Chair**

The Chair thanked everyone for attending and contributing to the meeting.

The meeting closed at 10.00pm.

Chair:

Date:
**Item 1/1**

**Recommendation**  GRANT

**Proposal**

Conversion of existing storage space on ground floor into a shop (Use Class A1), together with the provision of a new.

---

**Item 1/2**

**Recommendation**  GRANT

**Proposal**

Construction of a new single storey "eco canopy" shelter, perimeter fencing and creation of garden on western part of site (associated with Charles Dickens Primary School).
PURPOSE

1. To consider the above application which is for community council consideration due to the number of objections received.

RECOMMENDATION

2. Grant Permission subject to conditions and an informative.

BACKGROUND

Site location and description

3. The site in question is a disused storage area on the ground floor which forms part of a communal garage area serving residents in the eleven storey Council owned block of residential flats named Perronet House on the Gaywood Estate. The application property is situated close to the northern Elephant and Castle roundabout, on the west side of London Road. The site also has a frontage onto Princess Street. The area is in mixed uses and there are smaller shops and the Elephant and Castle Shopping Centre in the immediate area.

4. The application property, although situated in a garage area is not used as a garage, neither is it set up for such a use due to there being no vehicular access to it. The area has external louvered panels as walls on all sides of the unit. It would appear that the space was previously used for pram storage or plant. The remainder of the car park area contains lock up garages, with internal up and over doors. Vehicular access to the garage is from Princess Street. There is no existing access to the application property from the public domain only from the parking area.

5. The unit has a floor area of 34sqm.

6. The site is located within the Elephant and Castle Opportunity Area, Transport Development Area, Central Activity Zone, and a Major Town Centre. The building is not listed, neither is it located within a conservation area.
Details of proposal

The applicant wishes to convert this former storage area into a shop (A1 Use Class). A new shopfront would also be installed in place of the louvered panels. The shopfront will be modern in appearance and will have stall risers and brick piers. Details of the proposed shopfront will be subject to a condition as the applicant wishes to establish the use is acceptable before specifying details.

Planning history

None for the application site.

Planning history of adjoining sites

03-AP-0021: Unit 5 Perronet House. Planning permission was granted on 04/02/03 for the change of use of the ground and first floor to a doctor's surgery, as an extension to existing surgery, together with 2 car parking spaces to the front.

FACTORS FOR CONSIDERATION

Main Issues

The main issues in this case are:

a] the principle of the development in terms of land use and conformity with strategic policies.

b] the impact of the development on the amenity of adjoining residential occupiers and

c] the impact of the external alterations on the appearance of the surrounding area.

Planning Policy

Southwark Plan 2007 [July]

1.7 Development within Town and Local Centres
3.2 Protection of Amenity
3.7 Waste Reduction
3.12 Quality in Design
5.2 Traffic Impacts

Consultations

Site Notice: 13/12/07

Press Notice: N/A

Internal Consultees
Waste Management
Pollution and Noise Control
Traffic Group

Statutory and non-statutory consultees
Metropolitan Police

Neighbour consultees

2 Princess Street SE1 6JP
20 -42 (evens) Princess Street SE1 6HJ
Units 4 and 5, Flats 1-90 Perronet House Princess Street SE1 6JR

Re-consultation

N/A

Consultation replies

Internal Consultees

Waste Management: The storage of refuse in the shop and placement on the street on days of collection would be acceptable.

Environmental Protection Group: There is no objection in principle to the loss of the louvered ventilation walls, however a condition requiring the submission of a Mechanical Engineers Survey would be pertinent in this case, also sound insulation in the ceiling should be required by a condition.

Traffic group: No objection in principle. Deliveries and servicing would be subject to traffic controls already in place on both the Red Route (London Road) and Princess Street. A condition is recommended to ensure that the residential garage is not used for deliveries and servicing and that this takes place through the front access only.

Building Control Officer: The works that would need to be done are the insulation of the walls to make them solid, and linking the unit up to existing sanitation and drainage. The works are feasible.

Borough and Bankside Area Housing Office: Objects to the application. The applicant does not own or rent the property he wants to turn into a shop. There is no sanitation or drainage and large refuse bins would not be allowed on the pavement. We are strongly opposed to this application which would set a damaging precedent. The building and application property belong to the Council and the housing department will not allow conversion into commercial premises.

Statutory and non-statutory consultees

Metropolitan Police - any observations will be reported at the meeting.

Neighbour consultees

37 Perronet House: Objection.
- Vacant garages can be used by residents. This should be advertised in the building.
- There is a shopping centre less that 5 minutes walk away and rows of shops on Walworth Road linking up to East Street Market.
- Would rather it was used as office space rather than a shop.

89 Perronet House: Objection.
The presence of a shop would make the already noisy area, worse. The objector is a disabled resident, and the increase in noise would be more noticeable since he spends a lot of the time indoors. Litter would also be worsened. Loading and deliveries would also add to noise. Also concerns about security since his balcony is
located directly above the unit.

84 Perronet House: Objection (points are summarised).
The shop would add to noise nuisance already experienced in the area.
It would reduce the garage space by the entrance door, and would be a hazard to
drivers coming into and out of the garage.
There would be an increase in waste which is already a problem in the area.
There is no need for a shop in the area, as there are plenty in the surrounding streets.
Cobbles outside the unit would have to be removed, and this would be detrimental to
the fabric and design of the area.
Slates would have to be removed in order to allow the shop to be built, and this would
have a detrimental impact upon the ventilation capacity of the garage.
No consultation with the residents took place prior to the submission of the
application.
The space would be better used by opening it up to allow its use as a garage for
residents, as there is already a waiting list.
Any new shop unit in the area should be first offered to local businesses as a priority.
The shop could be the cause of more anti-social behaviour in the area, which already
experiences a significant amount. The fact that the shop would be selling alcohol
would make the situation worse.

Petition signed by 102 parties in Perronet House (and some properties in Princess
Street), accompanied by a letter, summarised as follows:
- The shop would increase noise in the area. This would be particularly noticed
  by the disabled residents in the building, as they spend more time in the flat.
- The increase in deliveries which would be from Princess Street would further
  add to congestion in the area.
- The customers of the grocery store would add to the litter problem in the area.
- The shop would obtain a licence to sell alcohol, and this would lead to
  increased local alcohol abuse.
- The construction of the shop would replace three large vented panels from the
  ground level of Perronet House with airtight walls. This would be detrimental
  to the health of garage tenants who use the space. There is currently no
  powered venting in Perronet House, and the low ceilings make the louvered
  walls imperative.
- The staff of the shop would need to access the garage from the rear fire exit
  door, this would compromise the security of residents using the garage.
- The rear door of the grocery store would open into the garage and would
  create a traffic hazard.
- The locale already has a number of grocery shops, and there are a number of
  shops due to be opening. Therefore the shop is unnecessary.

Re-consultation
N/A

PLANNING CONSIDERATIONS

Principle of development

There is no objection in principle to the insertion of a retail outlet in this vacant storage
space. The application site is situated within a town centre where new retail
development is permissible in policy terms. Any adverse impacts perceived from
consultation responses can be mitigated by conditions, as outlined below.

Environmental impact assessment
None required due to the scale of the development.

### Impact of proposed development on amenity of adjoining occupiers and surrounding area

#### Anti-Social Behaviour
Several objections have indicated that the area has been subject to anti-social behaviour, and that the presence of a shop in the area would only worsen this, particularly as it would sell alcohol. It is acknowledged that the area experiences such incidences, however it is likely that this is due in part to the existing frontage of the building, as no views into or out of the application site are afforded. The insertion of shop frontages on two facades would result in an active frontage on the corner, thus providing natural surveillance, which would reduce the potential for anti-social incidents.

#### Noise
A retail unit is unlikely to unreasonably increase the level of noise in the area, particularly considering that the site is located on a heavily trafficked corner and a certain level of noise is to be expected. However it is acknowledged that localised sounds can be more disturbing that a general hum of traffic. The Environmental Protection Group of the Council have therefore recommended that a condition requiring the submission of details of soundproofing between the shop ceiling and the floor above be submitted prior to the occupation of the development. A condition controlling opening hours is also considered necessary (to open only between the hours of 07:00 – 22:00 daily). The applicant has agreed to these times.

#### Pollution
It is accepted that there are currently louvered walls to all sides of the garage, and no mechanical ventilation. It is not considered that the infill of two panels out of the large louvered area would significantly reduce the amount of air circulating to the detriment of the health of those using the garage, particularly as people do not generally spend extended amounts of time in the garage. It is considered sufficient in this case to include a condition requiring the submission of a Mechanical Engineer's survey to provide details of a suitable replacement strategy for the garage area to compensate for the loss of louvered walls if required.

It is considered that the recommended conditions would prevent any loss of amenity to adjoining residential occupiers and to the garage users. Therefore, the proposal is in accordance with policy 3.2 Protection of Amenity.

### Impact of adjoining and nearby uses on occupiers and users of proposed development

The residents of the flats would provide custom for the shop, encouraging small businesses, and resulting in more intensified use of the application site, and an active frontage would provide natural surveillance.

### Traffic issues

#### Servicing and deliveries
The applicant has confirmed that servicing and deliveries would take place approximately once per day, from Princess Street. The yellow hatched area to the rear of the garage is in Council ownership, so the rear garage door could not be used for deliveries, as this would constitute an unauthorised use. Any servicing or deliveries taking place from Princess Street would be subject to traffic restrictions already in place within the area. However, it is considered that a condition be imposed to ensure that deliveries are taken to the front of the shop through the front door, in
order to prevent the main garage door, used by residents, being used for this. This will prevent any conflict between delivery vehicles with residents vehicles or pedestrians.

Refuse

The applicant has confirmed that the refuse associated with the shop would be stored within the shop unit, and placed outside for collection on collection days. The Council's Waste Management Team have confirmed that this is acceptable. As a shop within a Class A1 use would not generate a significant amount of waste that would warrant the creation of a service management plan, or contract waste collectors.

Access to the garage

The shop would have a pedestrian access to the garage from the rear of the shop, for fire exit purpose only. As such, it is unlikely that the rear access door would be regularly used and therefore it would not create a traffic hazard for vehicles entering the garage when the door is opened.

It is considered that with the use of conditions to require that deliveries take place only through the front door, and refuse being put out only collection days, there are no adverse traffic issues associated with this proposal. It is therefore in accordance with policies 5.2 Traffic Impacts, and 3.7 Waste Reduction of the Southwark Plan 2007.

Design issues

The design of the proposed shop front is basic, incorporating stall risers, and a central access door. The exact materials will need to be the subject of a condition and this is acceptable given that the small scale of the proposal and the application property not being within a conservation area. The applicant wishes to ensure that the provision of a shop is acceptable before submitting further details.

In principle and subject to materials being in keeping with the existing building, the new shopfront would be in accordance with policy 3.12 Quality in Design.

Impact on character and setting of a listed building and/or conservation area

The only listed buildings near to the site are the Michael Faraday Memorial (located opposite the site on the roundabout) and the Metropolitan Tabernacle further to the south. This proposal is not considered to affect the setting of these listed buildings and the property is not situated in a conservation area.

Planning obligations [S.106 undertaking or agreement]

Not required for this scale of development.

Other matters

Litter

One issue that was raised during the consultation was that the proposal would result in increased amounts of litter in the area. This is not an issue that can be controlled by planning legislation, however if the use were to be implemented, this issue can be monitored by the street wardens and actioned as necessary. An informative is recommended to ensure that the applicant is aware of their responsibilities in respect to the Environmental Protection Act.

Ownership Issues

As owners of the application premises the Borough and Bankside Area Housing Office
have raised an objection to the proposal and would not allow the change of use of the application premises to a shop to take place. Although the applicant does not own the land he is still able to submit a planning application subject to the required notices being served on the owner ie the Housing Office. The applicant has served the required notice on the Housing Office. Furthermore it is not a reason to withhold planning permission and any application has to be considered on valid material planning considerations. These have been discussed in the above report. It has been confirmed to the applicant that if permission were to be granted he would be unable to implement it without the consent of the owner of the land. An informative to this effect is recommended to endorse this issue.

**Conclusion**

29 It is considered that there are no material planning reasons that would constitute a refusal of this planning application. The use of conditions means that the amenity and traffic issues raised by residents can be addressed.

**COMMUNITY IMPACT STATEMENT**

30 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as increase in Anti-Social Behaviour, delivery options, pollution concerns and noise increase.

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are the installation of an active frontage providing natural surveillance, and conditions imposed to ensure the unit is sound attenuated, and that details of ventilation are submitted.

**SUSTAINABLE DEVELOPMENT IMPLICATIONS**

31 A currently vacant brownfield site would be brought into use.

**LEAD OFFICER**

Gary Rice

Head of Development Control

**REPORT AUTHOR**

Susannah Pettit

Planning Officer Development Control

[tel. 020 7525 5405]

**CASE FILE**

TP/1399-67

Papers held at: Regeneration Department, Council Offices, Chiltern, Portland Street

SE17 2ES [tel. 020 7525 5403]
RECOMMENDATION

This document shows the case officer’s recommended decision for the application referred to below. 
This document is not a decision notice for this application.

Applicant       C Kaban  
Reg. Number     07-AP-2275  
Application Type Full Planning Permission  
Recommendation  Grant  
Case Number     TP/1399-67

Draft of Decision Notice

Planning Permission was GRANTED for the following development:
Conversion of existing storage space on ground floor into a shop (Use Class A1), together with the provision of a new.

At:      PERRONET HOUSE GAYWOOD ESTATE, PRINCESS STREET, LONDON, SE1 6JR

In accordance with application received on 26/09/2007

and Applicant’s Drawing Nos. Per-001Site plan and shop front, letter dated 10/01/08 detailing refuse storage area within unit. Design & Access Statement (20.11.07)

Subject to the following conditions:

1. The development hereby permitted shall be begun before the end of three years from the date of this permission.
   
   Reason:
   As required by Section 91 of the Town and Country Planning Act 1990 as amended

2. A scheme detailing sound insulation to be inserted between the ceiling of the subject unit and the property above, shall be submitted to and approved in writing prior to the implementation of the scheme hereby approved.
   
   Reason:
   In order to protect the neighbouring residents from possible noise disturbance, in accordance with policy 3.2 Protection of Amenity of the Southwark Plan 2007.

3. A Mechanical Engineers Survey which provides details of a suitable replacement ventilation strategy for the garage area, to compensate for the loss of the louvered walls, shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the scheme hereby approved.
   
   Reason:
   In order to protect the neighbouring residents from possible noise disturbance, in accordance with policy 3.2 Protection of Amenity of the Southwark Plan 2007.

4. The use hereby permitted for retail (A1 Use Class) purposes shall not be carried on outside of the hours 07:00 to 22:00 on any day.
   
   Reason:
   In order to protect the neighbouring residents from possible noise disturbance, in accordance with policy 3.2 Protection of Amenity of the Southwark Plan 2007.

5. All deliveries and servicing shall take place via the front door to the unit hereby approved. No deliveries or servicing shall take place to the rear garage door entrance off Princess Street, which is the main vehicular entrance to residential garages.
   
   Reason:
   In order to ensure the safe operation of the traffic network in the surrounding streets and to protect the access way for residents of the building, in accordance with policies 3.2 Protection of Amenity and 5.2 Traffic Impacts of the Southwark Plan 2007.

6. Details of the materials to be used in implementing the shop front (2 copies) to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in
Reason
In order that the Local Planning Authority may be satisfied as to the details of shop front materials in the interest of the appearance of the building in accordance with Policy 3.12 Quality in Design of the Southwark Plan 2007.

Refuse associated with this application shall be stored within the unit and only placed out on the street on collection days. The refuse storage arrangements shall not be otherwise without the prior written consent of the Council as local planning authority.

Reason
In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of the Southwark Plan 2007.

Reasons for granting planning permission.
This planning application was considered with regard to various policies including, but not exclusively:


Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Informatives
1 The applicant should ensure that no litter is caused as a result of the use of the application site as a retail shop and it is recommended that a bin for litter be placed near to the shop entrance. The applicant should be aware of the need to comply with the requirements of the the Public Protection Act 1990 in respect to litter.

2 The applicant be informed that this is a planning permission only and does not operate to grant any lease, tenancy or right of occupation of or entry to the land to which it refers. Therefore without the permission of the owner of this land the applicant is unable to implement this planning permission.
Land adjacent to Charles Dickens Primary School

Date 6/5/2008

© Crown Copyright. All rights reserved. London Borough of Southwark.
OS Licence (0)100019252

Scale 1/1250
Claire Cook
From
HEAD OF DEVELOPMENT CONTROL

Title of Report
DEVELOPMENT CONTROL

Proposal
Construction of a new single storey "eco canopy" shelter, perimeter fencing and creation of garden on western part of site. (08-CO-0021)

Address
LAND ADJ TO CHARLES DICKENS PRIMARY SCHOOL, LANT STREET, LONDON, SE1 1QP

Ward
Cathedrals

PURPOSE

1 To consider the above application which is for Community Council consideration due to one objection being received and the application being a Council own development.

RECOMMENDATION

2 To grant planning permission subject to conditions.

BACKGROUND

Site location and description

3 The site is located on the north side of Lant Street, near its intersection with Toulmin Street and is presently a vacant site. The eastern end of the site (not subject of this application) has been used as an informal carpark as there is a drop kerb in this location. The site concerned occupies the western third of this larger vacant site. The site lies directly opposite Charles Dickens Primary School.

4 The surrounding area comprises residential terrace houses, light industrial uses and multi storey residential flat buildings.

5 The site does not lie within a Conservation Area nor are there any listed buildings in the immediate vicinity. The site is however located within an Archaeological Priority Zone, Central Activities Zone, Action Area and Opportunity Area.

Details of proposal

6 The applicant is seeking full planning permission for the construction of a new single storey "eco canopy" shelter, which is an enclosed prefabricated shelter measuring 8.3m (L) x 4.1m (W) x 3.02m (H) with external facing materials consisting of cedar cladding, double glazed windows, and solar panels on top of grey GRP flat roof. The application also comprises an unpainted perimeter mesh fencing (or similar) measuring 3m in height and the creation of garden on the western part of the site. Planting is proposed to cover the unpainted fencing. The shelter would provide a multi-functional open plan space, to support the school’s garden activities and programme.

7 The site would be used as additional education space/play space or Charles Dickens
Planning history

04-CO-0015 for the closure of part of Lant Street and use of the former highway land and adjoining land on north side of Lant Street as a playground, multi use games area and garden for the school together with the erection of boundary fencing was refused in August 2004 by the Planning Committee. This was refused on the following grounds:

'The proposed playground extension would by reason of the need to permanently close Lant Street preventing through traffic from accessing Southwark Bridge Road or Borough High Street via Lant Street fail to give priority or improve safety conditions for essential traffic contrary to Southwark's Unitary Development Plan [July 1995] Policy T.5.3 Alterations to the Road Network due to an objection from the Council's Transportation Group in respect to the closure of Lant Street.'

Planning history of adjoining sites

Charles Dickens School Site

07-AP-2740 for the removal of existing external entrance stair and refurbishment of the existing building and new build extension to create a new accessible welcome and reception area, a new teaching space with roof deck and an external teaching terrace, and changes to pedestrian and vehicular access was granted in January 2008.

FACTORS FOR CONSIDERATION

Main Issues

The main issues in this case are:

a] The principle of the development in terms of land use and conformity with strategic policies.

b] Design

c] The impact on the amenity of surrounding occupiers.

Planning Policy

The Southwark Plan (UDP) July 2007

3.2 – Protection of Amenity
3.7 – Waste Reduction
3.12 – Quality in Design
3.13 – Urban Design
3.19 – Archaeology
3.28 – Biodiversity
7.4 – Bankside & Borough Action Area

London Plan 2004

N/A

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

PPG 16: Archaeology and Planning

Consultations
Site Notice: 07/04/08

Press Notice: NA

Internal Consultees
Access Officer
Conservation & Design
Archaeology Officer
Transport Policy

Statutory and non-statutory consultees
NA

Neighbour consultees
FLAT 1-47, 4 SANCTUARY STREET LONDON SE1 1EA
4 SANCTUARY STREET LONDON SE1 1EA
6 GAITSKELL WAY LONDON SE1 1EF
1-33 ISAAC WAY LONDON SE1 1EE
1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12 GAITSKELL WAY LONDON SE1 1EF
2 WELLER STREET LONDON SE1 1QZ
FLAT 1-6, 2 WELLER STREET LONDON SE1 1QZ
54, 56 & 56A LANT STREET LONDON SE16 2DU
FLAT 1-19, 54 LANT STREET LONDON SE16 2DU
FLAT 1-33, 56 LANT STREET LONDON SE16 2DU
FLAT 1-15, 56A LANT STREET LONDON SE16 2DU
1, 3 BITTERN STREET LONDON SE1 1PL
48 LANT STREET LONDON SE1 1QP
FLAT 1-49 LANT HOUSE LANT ESTATE LANT STREET LONDON SE1 1PJ
FLAT 39A LANT HOUSE LANT ESTATE LANT STREET LONDON SE1 1PJ
45-53 AND 55A LANT STREET LONDON SE1 1QP
3 SANCTUARY STREET LONDON SE1 1ED
LANT HOUSE LANT ESTATE LANT STREET LONDON SE1 1PJ
23 LANT STREET LONDON SE1 1QP

Re-consultation
N/A

Consultation replies

Internal Consultees
Archaeology Officer – no objections
Access Office – no objections
Conservation & Design – no objections
Transport Policy – no objections

Statutory and non-statutory consultees
NA

Neighbour consultees
Southwark Cyclists – Comments that cycle spaces are provided on site for 100% staff and 40 spaces for children that are covered, sub-divided and lockable.

9 Isaac Way – Object to anything placed on this parcel of land. Noise of school children is already at an unacceptable level and using this piece of land as an extension to the school playground will encroach into a quiet flat which overlooks the site.
Flat 43, 4 Sanctuary Street – **Support** as it will provide facilities to the school who badly need them. The school is not well served with play or garden facilities due to it being hemmed in by development.

30 Isaac Way – **Supports** but would like to know what will happen to the rest of the land. When will the school take up the option to close the road and develop the space as a complete garden? If this site is to be developed piecemeal, the painted hoardings should be removed and replaced with an acceptable fence.

SE1 1EA – **Supports**.

**Re-consultation**

**Not required**

**PLANNING CONSIDERATIONS**

**Principle of development**

The principle of the proposal is considered to be acceptable, as the site has been designated as play space since before 2000 by Southwark Education. The proposal as a whole would not contravene any particular policies in the Southwark Plan.

**Environmental impact assessment**

Not required due to the scale of the application.

**Impact of proposed development on amenity of adjoining occupiers and surrounding area**

The subject site is currently vacant, apart from a small greenhouse belonging to the school and is surrounded by flank walls of adjacent flat buildings.

It is acknowledged that there may be some additional noise generated by the users of this area however this would be the noise of children learning and playing under teacher supervision. Considering school hours are short and play times are broken down into separate times, it is not anticipated that the noise generated would be excessive and significantly impact upon the living conditions of surrounding occupiers. Hours of operation will be controlled via condition.

The proposal would make good use of a currently undeveloped site, increase the amount of children’s outdoor play space and is considered to be in accordance with Policy 3.2 Protection of Amenity of the Southwark Plan.

**Impact of adjoining and nearby uses on occupiers and users of proposed development**

Given that the subject building is a school building, and the surrounding area is primarily residential, it is not considered that the occupants of the school would be adversely impacted.

**Traffic issues**

Given the minor ancillary nature of this scheme, there are no traffic issues envisaged. Council's Transport Policy Team raise no objections to this proposal.

**Design issues**
The proposed new building uses a mix of cedar cladding, double glazed windows, grey GRP roofing, and solar panels. The fence would be Zuan HiSec metal mesh fencing 3m in height and be covered in vegetation. The proposed eco canopy shelter would be a high quality low key building occupying a small area of land, in keeping with both the existing school building and the character of the surrounding area. No objections to the proposal are raised subject to relevant conditions, in particular the request that a landscape scheme be submitted to and approved by Council prior to works commencing on site.

There are no objections on design grounds, and as such, the proposal is considered to comply with policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan.

Impact on character and setting of a listed building and/or conservation area

None

Planning obligations [S.106 undertaking or agreement]

Not required.

Conclusion

The proposal is considered to represent an unobjectionable, modest and lightweight structure that will benefit the children of the Charles Dickens Primary School by providing a new multi-functional space to support the school’s garden activities programme. It is therefore recommended that the application be granted permission subject to relevant conditions.

COMMUNITY IMPACT STATEMENT

In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

Solar panels would be installed on the roof and double glazing window units are proposed, which will help reduce energy consumption.

LEAD OFFICER          Gary Rice          Head of Development Control
REPORT AUTHOR         Andrew Beattie     Team Leader - Development Control [tel. 020 7525 5451]
CASE FILE             TP/1460-B
Papers held at:       Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]
Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Construction of a new single storey "eco canopy" shelter, perimeter fencing and creation of garden on western part of site (associated with Charles Dickens Primary School).

At: LAND ADJ TO CHARLES DICKENS PRIMARY SCHOOL, LANT STREET, LONDON, SE1 1QP

In accordance with application received on 27/03/2008

and Applicant's Drawing Nos. 100-PL-010, 011, 012, 013, 014


Schedule

1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason
As required by Section 91 of the Town and Country Planning Act 1990 as amended

2 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason
To ensure an appropriate standard of landscaping is provided on site in accordance with Policy 3.2 'Protection of Amenity', 3.13 'Urban Design' of the Southwark Plan (UDP) July 2007.

3 The Eco Canopy shelter and associated garden shall be used only in conjunction with the hours of operation of Charles Dickens Primary School, and be used only for school/educational purposes.

Reason
To protect the amenity of surrounding occupiers in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan (UDP) July 2007.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:


Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.
DISTRIBUTION LIST MUNICIPAL YEAR 2007/08
BOROUGH & BANKSIDE COMMUNITY COUNCIL
Original held by the Community Council Team; amendments to Caroline Chalklin
(Tel:020 7525 7385)

<table>
<thead>
<tr>
<th>OPEN</th>
<th>COPIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>To all Members of the Community Council:</td>
<td></td>
</tr>
<tr>
<td>Cllr Adele Morris (Chair)</td>
<td>1</td>
</tr>
<tr>
<td>Cllr Mackie Sheik (Vice-chair)</td>
<td>1</td>
</tr>
<tr>
<td>Cllr David Noakes</td>
<td>1</td>
</tr>
<tr>
<td>Cllr Tim McNally</td>
<td>1</td>
</tr>
<tr>
<td>Cllr Danny McCarthy</td>
<td>1</td>
</tr>
<tr>
<td>Cllr Lorraine Zuleta</td>
<td>1</td>
</tr>
<tr>
<td>Libraries</td>
<td>6</td>
</tr>
<tr>
<td>Local Studies Library</td>
<td>1</td>
</tr>
<tr>
<td>Press:</td>
<td></td>
</tr>
<tr>
<td>Southwark News</td>
<td>1</td>
</tr>
<tr>
<td>Evening Standard</td>
<td>1</td>
</tr>
<tr>
<td>South London Press</td>
<td>1</td>
</tr>
<tr>
<td>Nagla Stevens (legal officer, South House 30-32 Peckham Rd)</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPEN</th>
<th>COPIES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Sue Page</td>
<td></td>
</tr>
<tr>
<td>Bankside Residents Forum</td>
<td>1</td>
</tr>
<tr>
<td>Irwin House, 118 Southwark Street London SE1 0SW</td>
<td></td>
</tr>
<tr>
<td>Borough Commander</td>
<td></td>
</tr>
<tr>
<td>Southwark Police Station 323 Borough High Street</td>
<td>1</td>
</tr>
<tr>
<td>London SE1 1JL</td>
<td></td>
</tr>
<tr>
<td>Valerie Shawcross</td>
<td>1</td>
</tr>
<tr>
<td>GLA Building</td>
<td></td>
</tr>
<tr>
<td>City Hall</td>
<td></td>
</tr>
<tr>
<td>Queen’s Walk</td>
<td></td>
</tr>
<tr>
<td>London SE17 2AA</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>TRADE UNIONS</td>
<td></td>
</tr>
<tr>
<td>UNISON Southwark Branch</td>
<td>1</td>
</tr>
<tr>
<td>Roy Fielding, GMB/APEX</td>
<td>1</td>
</tr>
<tr>
<td>Mick Young TGWU/ACTS</td>
<td>1</td>
</tr>
<tr>
<td>Tony O’Brien, UCATT</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXTERNAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>OTHERS</td>
</tr>
<tr>
<td>Geoffrey Bannister</td>
</tr>
<tr>
<td>LBS Audit Manager</td>
</tr>
<tr>
<td>2nd Floor, Central House, Town Hall</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>S.A.V.O.</td>
</tr>
<tr>
<td>Hannibal House</td>
</tr>
<tr>
<td>Elephant &amp; Castle</td>
</tr>
<tr>
<td>London SE1 6TE</td>
</tr>
</tbody>
</table>

TOTAL DISTRIBUTION 55

Dated: 6 May 2008