
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	Blueprint Homes Ltd/Wharf Developments Greenwich Ltd	Reg. Number	03-AP-2314
Application Type	Full Planning Permission		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/321-28

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Development of site, including existing nursery building, to provide two buildings each part-4/part-6 storeys fronting St James Road, for replacement nursery, 49 flats (with ancillary office accommodation) with basement plant and storage space, and new landscaped pedestrian link from St James's Road to St. James's churchyard.

At: Vacant land, St James's Road SE16 (Bermondsey Spa Site J) including 30 St James's Road, SE16

In accordance with application received on 08/12/2003

and Applicant's Drawing Nos. Planning Report dated 31st October 2003, as amended by Planning Report: Supplementary Information dated April 2004 and Drg. Nos. AL (00) 001 Rev A, 002 Rev A, 003 Rev A, 010 Rev A, 011 Rev A, 012 Rev A, 013 Rev A, 014 Rev A, 020 Rev A, 021 Rev A, 022 Rev A, 023 Rev A, 100 Rev A - 114 Rev A (inclusive), 150 Rev A - 154 Rev A (inclusive), 901 Rev A - 904 Rev A (inclusive); AD (00) 001 Rev A and 002 Rev A.

Subject to the following conditions:

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

Reason

As required by Section 91 of the Town and Country Planning Act 1990.

- 2 Samples of all facing materials 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 connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the facing materials in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 3 Detailed drawings, including sections, at a scale of 1:10 (2 copies) of the following shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given:

- a) timber rainscreen
- b) louvred screens to ground floor bin stores
- c) all the main entrances to the flats
- d) planter boxes to St. James's Road

Reason

In order that the Local Planning Authority may be satisfied as to the details of these features in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 4 The dwellings hereby permitted shall not be occupied until full details of where the existing railings and stones located on the site boundary at the point of the new gate between the site and the churchyard are to be re-used and/or stored has been submitted to and approved by the Local Planning Authority, and the new gate between the development and the churchyard fully installed as shown on Drg. No. AL (00) 904 Rev A, unless otherwise agreed in writing with the Council, as both Local Planning Authority and the body responsible for the churchyard.

Reason

In order that the Local Planning Authority may be satisfied as to the details of these features in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 5 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose 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 E.3.1 'Protection of Amenity' and Policy T.1.3 'Design of Development and Conformity with Council's Standards and Controls' of Southwark's Unitary Development Plan.

- 6 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the nursery before the use of the nursery is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose 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 E.3.1 'Protection of Amenity' and Policy T.1.3 'Design of Development and Conformity with Council's Standards and Controls' of Southwark's Unitary Development Plan.

- 7 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 the open space between the two new buildings and the areas on St James's Road in front of the buildings) shall be submitted to and approved by the Council before occupation of the development hereby permitted and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In order that the Council may be satisfied with the external appearance of the development and in the interest of visual amenity, in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan and Policy 3.14 'Quality in Design' of the Southwark Plan.

- 8 Details (2 copies) of (a) the means by which the existing mature Plane trees along St James's Road and other trees on or adjacent to the site are to be protected, in accordance with BS5837:1991 'Trees in Relation to Construction', from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment; (b) of how the foundations of the new buildings are to be constructed to minimise damage to the roots of these trees, and c) details of which trees on or adjacent to the site are to be retained and thinned/pruned in accordance with BS3998 'Recommendations for Tree Work', shall be submitted to and approved by the Local Planning Authority before any work is begun on the development, and such protection shall be installed and retained throughout the period of the works. Prior notice shall be given to the Arboricultural Officer before excavation proceeds so that he can be available to be on site to advise accordingly.

Reason

To ensure that the trees on and adjoining the site are adequately protected during building works, in accordance with policy E.3.1 'Protection of Amenity' and Objective E.6 'Ecology and Trees' of the Southwark Unitary Development Plan 1995 and policy 3.2 'Protection of Amenity', policy 3.28 'Biodiversity' and 'Open Spaces' SPG of The Southwark Plan (Revised Deposit UDP) March 2004.

- 9 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy E.1.1 'Safety and Security in the Environment' of Southwark's Unitary Development Plan.

- 10 Details of the sustainable design and construction measures, including recycling and renewable energy facilities to be incorporated into the development as set out in the Planning Report dated 31st October 2003 shall be submitted for approval by the Local Planning Authority before construction works begin. No occupation shall take place until any provision as may have been approved is in place.

Reason

The ensure that the development incorporates the sustainable proposals in accordance with policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan adopted July 1995 and policies 3.2 'Protection of Amenity', 3.3 'Sustainability Appraisal', 3.4 'Energy Efficiency', 3.5 'Renewable Energy' and 3.7 'Waste Reduction' of the Southwark Plan (Revised Deposit Unitary Development Plan) March 2004.

- 11 The cycle storage facilities as shown on drawings AL (00) 011B, 103A, 104B and 105A shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Policy E.3.1 'Protection of Amenity' and T.1.3 'Design in Conformity with Council Standards' of the Southwark Unitary Development Plan.

- 12 Details of (a) the means of enclosure for the site boundary with the churchyard, and (b) the railings and grave stones to be moved to enable the installation of the gate between the site and the churchyard shown on drawing no. AL (00) 904A, with details of the alternative use and/or storage of those railings and stones, shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out, and and the new gate installed, unless otherwise agreed in writing with the Council.

Reason

In order that the Council may be satisfied with the external appearance of the development and in the interest of visual amenity, in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan and Policy 3.14 'Quality in Design' of the Southwark Plan.

- 13 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no additional plant etc. is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 14 Before the flats hereby approved are occupied the guard rail shown on drawing no. AD (00) 001A shall be installed to the St James's Road frontage of all the roof terraces/balconies to the satisfaction of the Council and thereafter permanently maintained.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises on St James's Road from undue overlooking in accordance with Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

Reasons for granting planning permission.

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

- a] Policies R.2.2, E.1.1, E.2.1, E.2.2, E.2.3, E.2.5, E.3.1, E.3.5, C.2.2, C.5.4, H.1.3, H.1.4, H.1.5, H.1.7, H.1.8, H.1.10, T.1.2, T.1.3, T.6.1 and T.6.3 of the Southwark Unitary Development Plan 1995
- b] Policies 1.2, 2.1, 3.2, 3.3, 3.4, 3.5, 3.10, 3.11, 3.12, 3.13, 3.14, 4.1, 4.2, 4.3, 4.4, 5.1, 5.3 and 5.6 of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

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.