

Camberwell Community Council

Planning

Tuesday 4 October 2011

7.00 pm

Albrighton Community Centre, 37 Albrighton Road, East Dulwich Estate,
London SE22 8AH

Membership

Councillor Norma Gibbes (Chair)
Councillor Dora Dixon-Fyle (Vice-Chair)
Councillor Kevin Ahern
Councillor Stephen Govier
Councillor Peter John
Councillor the Right Revd Emmanuel Oyewole
Councillor Veronica Ward
Councillor Mark Williams
Councillor Ian Wingfield

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: Monday 26 September 2011



Order of Business

- | Item No. | Title |
|----------|--|
| 1. | INTRODUCTION AND WELCOME |
| 2. | APOLOGIES |
| 3. | DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS |

Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may have in any of the items under consideration at this meeting.

Item No.**Title****4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

5. MINUTES

To confirm as a correct record the minutes of the meeting held on 8 September 2011 (to follow).

6. DEVELOPMENT MANAGEMENT ITEMS (Pages 5 - 9)

6.1. 11 AVONDALE RISE, LONDON, SE15 4AJ (Pages 10 - 21)

**6.2. JESSIE DUFFETT TENANTS HALL, WYNDHAM ROAD,
LONDON, SE5 0UB (Pages 22 - 31)**

**7. PLANNING ENFORCEMENT PERFORMANCE FOR PERIOD 1 APRIL
2011 TO 31 AUGUST 2011 (Pages 32 - 38)**

Date: Monday 26 September 2011

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Beverley Olamijulo, Constitutional Officer, Tel: 020 7525 7234 or email: beverley.olamijulo@southwark.gov.uk
Website: www.southwark.gov.uk

ACCESS TO INFORMATION

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Disabled members of the public, who wish to attend community council meetings and require transport assistance in order to attend, are requested to contact the Constitutional Officer. The Constitutional Officer will try to arrange transport to and from the meeting. There will be no charge to the person requiring transport. Please note that it is necessary to contact us as far in advance as possible, and at least three working days before the meeting.

BABYSITTING/CARERS' ALLOWANCES

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

DEPUTATIONS

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

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Camberwell Community Council

Language Needs

If you would like information on the Community Councils translated into your language please telephone 020 7525 7385 or visit the officers at 160 Tooley Street, London SE1 2TZ

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French:

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Bengali :

ভাষার প্রয়োজন

আপনি যদি নিজের ভাষায় কমিউনিটি কাউন্সিল সম্পর্কে তথ্য পেতে চান তাহলে 020 7525 7385 নম্বরে ফোন করুন অথবা 160 Tooley Street, London SE1 2TZ ঠিকানায় গিয়ে অফিসারদের সাথে দেখা করুন।

Yoruba:

Awon Kosemani Fun Ede

Bi o ba nfe àlàyé kíkún l'ori awon Ìgbimò Àwùjo ti a se ayipada si ede abínibí re, jọwọ tẹ wa l'aago si ori nombá yi i : 020 7525 7385 tabi ki o yaju si awon òṣiṣé ni ojúlé 160 Tooley Street , London SE1 2TZ .

Turkish:

Dil İhtiyaçları

Eğer Community Councils (Toplum Meclisleri) ile ilgili bilgilerin kendi ana dilinize çevrilmesini istiyorsanız, lütfen 020 7525 7385 numaralı telefonu arayınız veya 160 Tooley Street, London SE1 2TZ adresindeki memurları ziyaret ediniz.

Igbo:

Asusu

I choo imata gwasara Council na asusu gi ikpoo ha n'okara igwe 020 7525 7385 ma obu igaa hu ndi oru ha na 160 Tooley Street, London SE1 2TZ

Krio:

Na oose language you want

If you lek for sabi all tin but Community Council na you yone language, do ya telephone 020 7525 7385 or you kin go talk to dee officers dem na 160 Tooley Treet, London SE1 2TZ.

Twi:

Kasaa ohohia,

se wopese wo hu nsem fa Community Councils ho a, sesa saakasa yie ko wo kuro kasa mu. wo be tumi afre saa ahoma torofo yie 020 7525 7385 anase ko sra inpanyinfo wo 160 Tooley Street, London SE1 2Tz.

Planning at Community Council Meetings

This sheet will tell you about what happens at the meeting when the community council considers a planning application, a planning enforcement case or other planning proposals.

The community council must follow the same rules and procedures as the council's main planning committee.

The items are heard in the order printed on the agenda, but the chair may change the running order of the items.

At the start of each item, the council's planning officer will present the report about the planning application and answer points raised by Members of the committee. After this, the following people may speak on the application if they wish, but **not more than 3 minutes each**:

1. A representative (spokesperson) for the objectors - if there is more than one objector wishing to speak the time is then divided within the 3 minute time slot
2. The applicant or their agent
3. A representative for any supporters who live within 100 metres of the development site
4. A ward councillor from where the proposal is located.

The chair will ask the speakers to come forward to speak. Once the speaker's three minutes have elapsed, members of the committee may ask questions of them, relevant to the roles and functions of the community council.

Members of the committee will then debate the application and consider the recommendation.

Note

If there are several objectors or supporters, they have to identify a representative who will speak on their behalf. If more than one person wishes to speak, the 3 minute time allowance must be shared amongst those who wish to speak. Objectors may wish to meet with other objectors in the foyer of the hall prior to the start of the meeting to appoint a representative.

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already on the report.

The arrangements at the meeting may be varied at the discretion of the Chair.

Item No. 6.	Classification: Open	Date: 4 October 2011	Meeting Name: Camberwell Community Council
Report title:		Development Management	
Ward(s) or groups affected:		All within the Camberwell Community Council area	
From:		Deputy Chief Executive	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items 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 decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and Part 3H which describes the role and functions of community councils. These were agreed by the annual meeting of the council on 19 May 2010 and amended on 20 October 2010. The matters reserved to the planning committee and community councils exercising planning functions are described in parts 3F and 3H of the Southwark Council constitution. These functions were delegated to the planning committee.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
9. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the Council's case at appeal which may be substantial if the matter is dealt with at a public inquiry.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

Community Impact Statement

14. Community Impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

15. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the development & building control manager shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the development & building control manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the strategic director of communities, law and governance, and which is satisfactory to the development & building control manager. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another

appropriate enactment as shall be determined by the strategic director of communities, law & governance. The planning permission will not be issued unless such an agreement is completed.

17. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
18. The development plan is currently the Southwark Plan (UDP) 2007 adopted by the council in July 2007 and the London Plan (consolidated with alterations since 2004) published in February 2008. The enlarged definition of "development plan" arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
19. Section 106 of the Town and Country Planning Act 1990 as amended introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
 - I. restrict the development or use of the land;
 - II. require operations or activities to be carried out in, on, under or over the land;
 - III. require the land to be used in any specified way; or
 - IV. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team Communities, Law & Governance 2 nd Floor 160 Tooley Street PO Box 64529 London SE1 2TZ	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1P 5LX	The named case Officer as listed or Gary Rice 020 7525 5437

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
Version	Final	
Dated	1 October 2010	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Management	No	No

**ITEMS ON AGENDA OF THE CAMBERWELL CC
on Tuesday 04 October 2011**

Appl. Type Full Planning Permission
Site 11 AVONDALE RISE, LONDON, SE15 4AJ

Reg. No. 11-AP-2356
TP No. TP/2157-5
Ward South Camberwell
Officer Marina Lai

Recommendation GRANT PERMISSION

Proposal

Erection of a part single and part two-storey side extension providing additional residential accommodation.

Item 6.1

Appl. Type Council's Own Development - Reg. 3
Site JESSIE DUFFETT TENANTS HALL, WYNDHAM ROAD, LONDON, SE5 0UB

Reg. No. 11-AP-2507
TP No. TP/H2048
Ward Camberwell Green
Officer Donald Hanciles

Recommendation GRANT PERMISSION

Proposal

Replace all existing timber frame windows with new double glazed upvc windows, and timber frame courtyard door to be replaced with upvc door.

Item 6.2



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Item No. 6.1	Classification: OPEN	Date: 4 October 2011	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Application 11-AP-2356 for: Full Planning Permission Address: 11 AVONDALE RISE, LONDON, SE15 4AJ Proposal: Erection of a part single and part two-storey side extension providing additional residential accommodation.		
Ward(s) or groups affected:	South Camberwell		
From:	Head of Development Management		
Application Start Date 19 July 2011		Application Expiry Date 13 September 2011	

RECOMMENDATION

- 1 To grant planning permission, subject to conditions. This application is referred to Camberwell Community Council owing to the number of objections received.

BACKGROUND INFORMATION

Site location and description

- 2 The application relates to a semi-detached house located on the southern side of Avondale Rise towards its eastern end. The dwelling is two storey with a sloping dual pitched roof constructed of red brown brickwork. There is an existing single storey side extension on the east elevation of the house, set approximately 1m back from the front building line. The side extension joins the party wall with the side extension of No. 9 Avondale Rise.
- 3 Avondale Rise runs broadly from Bellenden Road at its eastern end to Ivanhoe Road at its western end. Between Bellenden Road and Coppleston Road it is predominantly characterised by Victorian terraced properties. At the eastern portion where Avondale Rise meets Bellenden Road there are a pair of two-storey semi-detached house with identical architectural form, of which the subject site is part of a pair.
- 4 The building is neither listed nor located in a conservation area, although it is closed to the Holly Grove Conservation Area. The application site is within the Urban Density Zone and an Air Quality Management Area as outlined in the Proposal Map 2011.

Details of proposal

- 5 Planning permission is sought for the erection of a part single, and part two-storey side extension on the east elevation of the dwellinghouse, to provide additional living accommodation.
- 6 At ground floor level the addition would measure 4.6m wide x 6.4m deep x 3m high

and would be constructed of part brick and part timber cladding, the cladding being located next to the boundary with number 9. It would provide an additional 29.4sqm of floorspace.

- 7 At upper floor level the extension would measure 3.2m wide x 4.6m deep and in terms of height, it would align with the existing roof ridge. It would be constructed of matching brick with matching concrete roof tiles and would create an additional 20.5sqm of floorspace. The windows to the extension would be composite timber and powder coated aluminium.

Planning history

- 8 11-AP-1223 – Planning application for erection of a two storey side extension, a porch to front elevation and one front rooflight; providing additional residential accommodation. This application was **withdrawn** on 07/07/2011 owing to officer concerns relating to its size.

Planning history of adjoining sites

- 9 16 Avondale Rise
09-AP-1868 – Planning permission was **granted** on 26/11/2009 for erection of a single storey detached building sited within rear garden adjacent to rear boundary, for purposes incidental to the enjoyment of the dwellinghouse (Use Class C3).
- 10 18 Avondale Rise
10-AP-0096 – Planning permission was **granted** on 18/06/2010 for erection of rear dormer extension to dwelling house (Use class C3) providing additional residential accommodation and the installation of two solar panels to the front roof slope.
- 11 36 Avondale Rise
10-AP-3353 – Planning permission was **granted** on 24/01/2011 for proposed single storey rear extension providing additional residential accommodation.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 12 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies;
 - b) neighbour residential amenity;
 - c) the design of the proposal.

Planning policy

- 13 Core Strategy 2011
Strategic Policy 12 - Design & Conservation
Strategic Policy 13 - High Environmental Standards
- 14 Southwark Plan 2007 (July) - saved policies
Policy 3.2 Protection of amenity
Policy 3.12 Quality in design

Policy 3.13 Urban design

SPD: Residential Design Standards 2008

15 Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

PPS 5: Planning for the Historic Environment

Principle of development

- 16 The proposal is to extend an existing dwelling to provide additional living accommodation, and this does not raise any land use issues.

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

- 17 The property most potentially affected by the development would be the neighbouring dwelling at No. 9 Avondale Rise.
- 18 The drawings submitted indicate that no windows are proposed on the eastern elevation of the extension facing number 9. Since the two new windows on the rear provide little different outlook from that of the existing rear windows, it is then considered that the proposal would not cause an adverse impact upon the neighbouring amenity in terms of a loss of privacy, as the windows would simply face down the rear garden of the site.
- 19 Number 9 Avondale Rise has a small side extension which adjoins the site boundary. There are no windows in the side elevation of this property and the proposed extension would be no deeper than number 9, therefore no loss of light would occur to this property.
- 20 Objectors raise concerns that the development would decrease the amount of light to other properties on the street. Whilst the extension would largely infill an existing gap between numbers 9 and 11, it is not considered that this would significantly reduce levels of light in the street. The properties opposite the site are approximately 18m away, which is in excess of the 12m recommended in the Residential Design Standards SPD where properties face each other across a street.
- 21 Concerns were also raised that the development would considerably increase noise levels due to the building works and increased occupants. Any nuisance caused as a result of building works is covered under environmental protection legislation, and the proposed building project is not particularly large. No significant increase in occupancy is anticipated to an extent that would cause noise and disturbance to neighbouring occupiers.
- 22 The site backs onto a scout hut and given the non-residential nature of this building and because the extension would not come any closer to this building than it is at present, no adverse impacts would occur.

Design issues

- 23 Saved policy 3.12 requires development to be of a high standard of design, while policy 3.13 requires development to relate well to its surroundings.
- 24 There is a pair of semi-detached dwellinghouses with a similar architectural pattern to the west of the site, and a larger terrace of three dwellings to the east. These sit within a series of two storey Victorian terraced dwellinghouses, and the application building

is neither a listed building nor located in a conservation area.

- 25 Objectors have raised concerns that the proposed side extension would significantly enlarge the size of the dwelling with an increase in the apparent bulk and mass at the street front elevation. Concerns are also raised that the extension would not match the existing dwelling and would disrupt the established architectural pattern of the pair of semi-detached houses.
- 26 However, the overall bulk and mass of the proposed addition are intended to remain in keeping and scale with the existing building. The established building line would be maintained and the 2-storey element would match the ridge height of the existing dwelling. The proposal would increase the width of the dwelling is such that it would appear more akin to the terrace of 3 dwellings at numbers 5-9 Avondale Rise, but a gap at upper floor level would be retained between numbers 9 and 11. Given the variety of buildings that are found on the street, it is not considered that the proposal would be harmful to the appearance of the building or to the wider streetscene.
- 27 The proposed materials are considered appropriate, subject to a condition that they match existing. Although concerns have been raised that the windows would not be in keeping with the existing windows, officers consider that their design would be acceptable and although different to those on the neighbouring properties, they would not necessarily be harmful.

Impact on trees

- 28 It is proposed that one ornamental cherry tree in the rear garden will be removed as a result of the works. The Cherry tree is not subject to a Tree Preservation Order and the site is not located in a conservation area therefore there is no scope to control this.

Other matters

- 29 An existing off-street parking space at the front of the property would be removed and the area returned to garden. The site has a Public Transport Accessibility Level of 4 (medium) and is not located in a controlled parking zone (CPZ). It is not considered that the loss of this space would increase demand for on-street parking to an extent that would warrant the refusal of planning permission.

Conclusion on planning issues

- 30 It is considered that the proposed side extension would not result in an adverse impact upon the neighbouring properties, and that the appearance of the building and the streetscene would not be harmed. As such, it is recommended that planning permission be granted, subject to conditions.

Community impact statement

- 31 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.

Consultations

- 32 Details of consultation and any re-consultation undertaken in respect of this

application are set out in Appendix 1.

Consultation replies

33 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

Five responses have been received, four of which objected the application on the following grounds:

- The overall size & design of the whole property & extension in relation to the original buildings are inappropriate,
- The relationship of materials used in the extension has no aesthetic consequence to the house,
- The level of light will be severely diminished,
- Increased noise levels as result of the increased occupants,
- Increased traffic problems as result of building works,
- The entire context of this part of Avondale Rise will be altered by the removal of the gap between the houses,
- the reduction of sunlight and daylight,
- the changed exterior of the present building.

One response received citing no objections to the application, but stating that the windows would be out of keeping and no mention has been made of the gutters to the proposed extension.

Human rights implications

34 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

35 This application has the legitimate aim of providing additional residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2157-5 Application file: 11-AP-2356 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5403 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Marina Lai, Planning Support Officer	
Version	Final	
Dated	15 September 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to Constitutional Team		23 September 2011

Consultation undertaken

36 **Site notice date:** 28/07/2011

Press notice date: N / A

Case officer site visit date: 28/07/2011

Neighbour consultation letters sent: 25/07/2011

Internal services consulted:

N / A

Statutory and non-statutory organisations consulted:

N / A

Neighbours and local groups consulted:

26 AVONDALE RISE LONDON SE15 4AL
28 AVONDALE RISE LONDON SE15 4AL
24 AVONDALE RISE LONDON SE15 4AL
20 AVONDALE RISE LONDON SE15 4AL
22 AVONDALE RISE LONDON SE15 4AL
30 AVONDALE RISE LONDON SE15 4AL
FIRST FLOOR FLAT 25 AVONDALE RISE LONDON SE15 4AJ
GROUND FLOOR FLAT 25 AVONDALE RISE LONDON SE15 4AJ
36 AVONDALE RISE LONDON SE15 4AL
32 AVONDALE RISE LONDON SE15 4AL
34 AVONDALE RISE LONDON SE15 4AL
9 AVONDALE RISE LONDON SE15 4AJ
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5 AVONDALE RISE LONDON SE15 4AJ
7 AVONDALE RISE LONDON SE15 4AJ
3 AVONDALE RISE LONDON SE15 4AJ
27 AVONDALE RISE LONDON SE15 4AJ

Re-consultation:

N / A

Consultation responses received

37 Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

38 5 Avondale Rise

Object to the application, concerning:

- the overall size & design of the whole property & extension in relation to the original buildings are inappropriate,
- The relationship of materials used in the extension has no aesthetic consequence to the house.

9 Avondale Rise

Do not object the application, but express the following concerns:

- The proposed aluminium frame and timber composite windows are not in-keeping with other properties;
- No mention of the gutters is made.

28 Avondale Rise

Placed an objection to the application because the development:

- would decrease the amount of light to our side of the street;
- would seriously affect the view from our house;
- the works would considerably increase the noise level due to the building works;
- would create a precedent for other people to apply to enlarge with similar extensions.

30 Avondale Rise

Object to the application because:

- the proposed extension would significantly increase the size of the property, and will be detrimental to the property's neighbours
- the level of light will be severely diminished
- increased noise levels as a result of the increased occupants
- mis-match in the appearance of the brickwork, between the existing , and new bricks
- Roof tiles will take a minimum of 10 years to blend in with the existing roof titles.

- Proposed aluminium composite windows are not in harmony with the existing windows;
- Increased traffic problems as result of building works.

32 Avondale Rise

Object to the application because:

- Overall big increase in the sqm of the property will have a considerably larger impact on the street and houses opposite. The effect of the increased sqm will be to give the effect of a terraced property, rather than a semi-detached property.
- Traffic problems as result of the removal of the off-street parking, and because the property is on a bus route.
- The entire context of this part of Avondale Rise will be altered by the removal of the gap between the houses, the reduction of sunlight and daylight, and the changed exterior of the present building
- Noise caused by proposed building works.

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	Ms Ross	Reg. Number	11-AP-2356
Application Type	Full Planning Permission	Case Number	TP/2157-5
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a part single and part two-storey side extension providing additional residential accommodation.

At: 11 AVONDALE RISE, LONDON, SE15 4AJ

In accordance with application received on 19/07/2011 08:00:19

and Applicant's Drawing Nos. Design and Access Statement, 2394-JW-100 Rev/P01, 2394-JW-101 RevP01, 2394-JW-102 Rev P03, 2394-JW-103 Rev P03, 2394-JW-103 Rev P04, 2394-JW-Rev P01.

Reasons for granting permission.

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

a) Saved Southwark Plan 2007 Policies 3.2 - Protection of Amenity, which requires that permission will not be granted where it would cause a loss of amenity, 3.12 - Quality of Design which requires a high standard of design in all new developments and Policy 3.13 (Urban Design) which advises that principles of good design must be taken into account in all developments

b] Residential Design Guidance Supplementary Planning Document 2008.

c] Core Strategy 2011- Strategic Policy 12 'Design and conservation' which advises that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in, and Strategic Policy 13 'High Environmental Standards' which advises that development will help us live and work in a way that respects the limits of the planets natural resources, reduces pollution and damage to the environment and help us adapt to climate changes.

Particular consideration was given to the impact of the proposed side extension upon the adjoining properties, however it was considered that the impacts to the properties would not be so significant as such to would warrant a refusal of the application given that there are no windows in the side of 9 Avondale Rise, and the distance to the properties opposite. Consideration was also given to the visual impact on the streetscene, but given the variety of buildings adjacent and given an appropriate use of materials and an appropriate size of extension, it was considered that the appearance of the building and the streetscene would not be harmed. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations

Subject to the following condition:

- 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 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

2394-JW-103 Rev P03, 2394-JW-103 Rev P04, 2394-JW-Rev P01.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 Unless otherwise specified on the application drawings, the facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

Reason

In the interest of the appearance of the building in accordance with the saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan (2007) and strategic policy 12 'Design and Conservation' of the Core Strategy (2011).

—

Date 23/9/2011



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Item No. 6.2	Classification: OPEN	Date: 4 October 2011	Meeting Name: CAMBERWELL COMMUNITY COUNCIL
Report title:	Development Management planning application: Council's own development Application 11-AP-2507 for: Council's Own Development - Reg. 3 Address: JESSIE DUFFETT TENANTS HALL, WYNDHAM ROAD, LONDON, SE5 0UB Proposal: Replace all existing timber frame windows with new double glazed upvc windows, additionally timber frame courtyard door to be replaced with upvc door.		
Ward(s) or groups affected:	Camberwell Green		
From:	HEAD OF DEVELOPMENT MANAGEMENT		
Application Start Date 17 August 2011		Application Expiry Date 12 October 2011	

RECOMMENDATION

- 1 Grant planning permission.

BACKGROUND INFORMATION

Site location and description

- 2 The application property comprises a single storey tenants' hall building which is situated to the centre of the Wyndham and Comber Residential Estate just off the Wyndham Road. The property is adjoined to the north by a small public open space and to the south by an open concrete area. Immediately to the east and west are residential properties.
- 3 The area is characterised by a mixture of residential uses including the adjacent multi-storey residential building Coniston House which is situated to the east of the application site.
- 4 The application site does not form part of the curtilage of a listed building and is not situated within a Conservation Area.

Details of proposal

- 5 The proposal under consideration is for the replacement of all existing timber frame windows with new double glazed upvc windows and timber framed courtyard door to be replaced with upvc door.

Planning history

- 6 There is no planning history of relevance

Planning history of adjoining sites

- 7 There is no planning history of relevance

KEY ISSUES FOR CONSIDERATION

Summary of main issues

The main issues to be considered in respect of this application are:

- a) the impact on the appearance of the building.
- b) the impact on the streetscape in so far as visual amenity is concerned.

Planning policy

Core Strategy 2011

Strategic Policy 12 - Conservation and Design
Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

Policy 3.2 - Protection of Amenity
Policy 3.12 - Quality in Design

London Plan 2011

Policy 7.4 - Architecture

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

None specific

Principle of development

- 8 The replacement of all existing timber framed windows with new double glazed upvc windows together with the replacement of a timber framed courtyard door with upvc door would raise no specific policy issues and would result in general improvement to the appearance of the building. The replacement of existing windows which are considered to have reached the end of their lifespan and are no longer considered to be effective in so far as efficient energy saving is concerned is something the Council would encourage in-principle.

Environmental impact assessment

- 9 An Environmental Impact Assessment is not required as part of this planning application.

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

- 10 The proposal raises no issues with regards to the amenity of adjoining occupiers in so far as loss of outlook or privacy is concerned. In visual amenity terms the proposal makes a positive contribution to the surrounding area and the streetscape and for that reason is considered to be acceptable.

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

- 11 None envisaged

Design issues

- 12 Jessie Duffett Tenants Hall is a single storey community hall centrally located within a Council Housing estate dating from the 1960s and form part of Wyndham Housing Estate. The building benefits from a simple rectangular construction with a flat roof. The external envelope of the building benefits from simple tile cladding and high level windows, majority of which are fixed shut. Although the existing timber windows would be replaced, the proposed windows would maintain the principle design features in the form of the window size and proportions that would continue to maintain the existing appearance of the building.
- 13 Although an objection has been received with regards to the window type proposed as opposed to the use of timber or powder coated aluminium as replacement, it is not considered that the objection can be sustained on grounds of design and the fact that the windows would detract from the character of the building. Given that the proposed windows would result in a like for like arrangement and the fact that the building is not listed neither in a conservation area, the installation of double glazed upvc windows is considered to be acceptable in this case.
- 14 Furthermore, saved policy 3.12 'Quality in Design' states that 'Developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high quality environments for people to live and work in'. The policy further states that 'new buildings and alterations to existing buildings should embody a creative and high quality, appropriate design solution that is specific to their site's shape, size, location and development opportunities'. The installation of new windows is unlikely to alter the character of the building especially given that the principal design features will continue to maintain the improved appearance of the building.

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

- 15 None envisaged. The application property is not to or within close proximity of listed buildings neither is it in a conservation area or adjacent to one.

Sustainable development implications

- 16 The replacement windows will improve the energy efficiency of the building.

Other matters

- 17 No other matter arising.

Conclusion on planning issues

- 18 The proposed window replacements and new door upgrade are considered to improve the facilities for users of the building and, whilst the proposed replacement windows will not be of timber or powder coated aluminium their design is considered overall to be sufficiently sympathetic to the appearance of the building. As such, it is recommended that the application be approved.
- 19 For the aforementioned reasons, it is considered that the development would have no

significant adverse effect on the amenity of the host building or neighbourhood character, and it would not be contrary to the saved policies of the Southwark Plan or the Core Strategy 2011.

Community impact statement

20 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; no issues

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

Consultations

21 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

22 Details of consultation responses received are set out in Appendix 2.

23 Summary of consultation responses
one letter of objection received from the Camberwell Society

Human rights implications

24 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

25 This application has the legitimate aim of providing replacement upvc double glazed windows. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

26 Not required

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/H2048 Application file: 11-AP-2507 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5428 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Donald Hanciles, Senior Planning Officer	
Version	Final	
Dated	20 September 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	No	No
Date final report sent to Constitutional Team	23 September 2011	

Consultation undertaken

Site notice date: 31 August 2011

Press notice date: Not required

Case officer site visit date: 31 August 2011

Neighbour consultation letters sent: 1 September 2011

Internal services consulted:

Conservation and Design

Statutory and non-statutory organisations consulted:

Not required

Neighbours and local groups consulted

Date Printed	Address
01/09/2011	FLAT 63 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 64 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 62 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 60 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 61 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 65 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 69 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 70 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 68 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 66 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 67 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 59 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 51 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 52 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 50 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 48 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 49 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 53 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 57 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 58 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 56 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 54 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 55 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 71 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 81 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UF
01/09/2011	FLAT 82 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UF
01/09/2011	96 WYNDHAM ROAD LONDON SE5 0UB
01/09/2011	94 WYNDHAM ROAD LONDON SE5 0UB
01/09/2011	JESSIE DUFFETT TENANTS HALL WYNDHAM ROAD LONDON SE5 0UB
01/09/2011	FLAT 40 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UF
01/09/2011	CABRIOLET CARS LIMITED TOULON STREET LONDON SE5 0XR
01/09/2011	2 TOULON STREET LONDON SE5 1AB
01/09/2011	THE WINDMILL 98-100 WYNDHAM ROAD LONDON SE5 0UB
01/09/2011	ST JOSEPHS R C PRIMARY SCHOOL PITMAN STREET LONDON SE5 0TS
01/09/2011	92 WYNDHAM ROAD LONDON SE5 0UB
01/09/2011	FLAT 75 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 76 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 74 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 72 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG

Consultation responses received**Internal services**

Conservation and Design - comments incorporated into body of report

Statutory and non-statutory organisations

None

Neighbours and local groups

Camberwell Society - object on grounds that the use of upvc double glazed is not sustainable and will result in crude fenestration. Suggest the use of timber or powder coated aluminium.

No further representations received at the time of writing this report

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	Ms A. Allen Southwark Council	Reg. Number 11- <u>AP</u> -2507
Application Type	Council's Own Development - Reg. 3	
Recommendation	Grant permission	Case Number TP/H2048

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Replace all existing timber frame windows with new double glazed upvc windows, and timber frame courtyard door to be replaced with upvc door.

At: JESSIE DUFFETT TENANTS HALL, WYNDHAM ROAD, LONDON, SE5 0UB

In accordance with application received on 28/07/2011

and Applicant's Drawing Nos. Site plan, 019 312 001, 019 312 002, 019 312 006
Design and Access Statement

Reasons for granting planning permission.

This planning application was considered with regard to various policies including those in the Core Strategy, but not exclusively:

a] Core Strategy (April 2011)

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

b] Saved Southwark Plan Policies [July 2007]

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity. Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Particular regard was had to the impact on the appearance of the building and the use of upvc, but given that the building is not listed or in a conservation area, and is of modern construction, it was found that the appearance of the building and the area would be preserved. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 019/312/001, 002 & 006

Reason:

For the avoidance of doubt and in the interests of proper planning.

Item No. 7.	Classification: Open	Date: 4 October 2011	Meeting Name: Camberwell Community Council
Report title:	Planning enforcement performance for period 1 April 2011 to 31 August 2011		
Ward(s) or groups affected:	Camberwell Green, Brunswick & South Camberwell		
From:	Head of Development Management		

RECOMMENDATION

- 1 That the report be noted.

BACKGROUND INFORMATION

- 2 This report monitors the planning enforcement and planning enforcement appeal activity and performance within the Camberwell Community Council area.
- 3 Performance on the timeliness of planning enforcement investigations is measured against borough-wide targets.
- 4 The local performance target for planning enforcement investigations is for in 80% of cases a decision to be made within 8 weeks of the start date for the investigation as to whether or not there has been a breach of planning control.

KEY ISSUES FOR CONSIDERATION

Planning enforcement performance

- 5 New investigations: During the period 33 new investigations were started. Of these 14 related to South Camberwell and 11 to Brunswick Park and 8 to Camberwell Green Ward (see table Appendix 1).
- 6 Decided investigations: Decided investigations are those where a decision has been made that either:
 - there was a breach of planning control, and formal enforcement action was required, or
 - there was a breach of planning control, but it was not expedient to take formal enforcement action, or
 - there was a breach of planning control but the breach has since ceased or been regularised, or
 - there was a breach of planning control but it was now immune from formal enforcement action, or
 - there was not a breach of planning control.

- 7 Of these decided investigations the decision was that in 12 (42%) of investigations there was no breach of planning control and in 8 (29%) the breach ceased as a result of the intervention of the council. In a further 2 (7%) cases the breach was immune from enforcement action and in one case enforcement action was not considered expedient (see Appendix 2).
- 8 28 investigations which were decided, 18 (64%) were decided within the eight week target (see Appendix 3 for comparative data with other Community Council areas).

Formal enforcement action

- 9 S215 Amenity notice issued on 1 July 2011 at **44 Grove Park** requiring the owner to remove the brickwork enclosing the front window to the dwelling house and reinstate the window opening with a timber sash window to match the existing windows on the property. The notice took effect on 4 August 2011 with a 3 months compliance period.

8-14 Cottage Green – Prosecution proceedings considered following non compliance with enforcement notice. The notice was issued following the unauthorised conversion of the premises from four live/work units into eight residential flats without planning permission. The Notice requires the ground floor units to be returned to work units integral to the residential development in the upper floors in accordance with approved plans under planning reference 0000330. The site has recently been cleared up.

4A Grove Lane – Unauthorised timber hoarding reduced to 1m in compliance with the enforcement notice issued on this site. Planning permission and conservation area consent recently granted for the demolition of the existing buildings on site and the erection of a part 2, part 3 and part 4 storey building to provide a retail shop (A1 Class use) on part of the ground floor and a two bedroom residential unit on part ground and upper floors with terrace at second floor level.

286-292 Camberwell Road – x3 planning enforcement notices issued on 9 August 2011 against the unauthorised change of use of this former retail unit (cash convertors) into a place of worship by 3 churches. Appeals have been lodged against the notices.

14 Coleman Road – Planning enforcement notice issued following the conversion of the upper floors of the St. Georges Tavern into 10 unauthorised studio flats/bedsits complied with in part. Notice upheld on appeal. There are current proposals to the conversion of 5 (No) Unlawful Sub Standard Units (expressed as flats 2,3,4,8 and 9 in the amended decision 11 May 2010) to 3 (No) self-contained residential units, pursuant to the Inspector's decision APP/A5840/C/09/2107292 11 May 2010.

10 Maude Road – A current enforcement notice requires the removal of the unauthorised rear extension at lower ground level. Planning application 11-AP-1703 seeking retrospective planning permission to retain the single storey rear extension to lower ground floor flat at the above was refused on 13 September 2011. It appears that an appeal has now been lodged against the refusal. Further enforcement action, in this case direct action, has now been held in abeyance pending determination of the appeal.

51 Vestry Road – Current enforcement notice following the unauthorised conversion of property into 5 self contained units. Management company has served eviction notices on current tenants to comply with the notice.

Land adjacent to 25 Grove Park – A scheme for the planting of 14 replacement trees secured following the unauthorised removal of 4 trees from the site.

Former Bingo Hall at 262- 274 Camberwell Road – Current enforcement notice in place against the unauthorised use of the former Bingo Hall as a place of worship. A new application soon to be submitted seeking to overcome the reasons for refusal of the previous scheme. Officers continue to monitor the site to assess the impact of the unauthorised use.

132 Elmington Road – Untidy land. Instructions sent to legal service to issue an s215 notice. Still attempting to trace the owners of the land.

Summary of planning enforcement performance

- 10 There are 72 outstanding enforcement cases. 40 (56%) of these cases are in Camberwell Green area, 26 (36%) in Brunswick Quay and the remainder in South Camberwell. The priority going ahead is to progress the formal enforcement action and to reduce the number of outstanding cases.
- 11 One planning enforcement appeal decision was received in respect of the Community Council area during the period. This was on the former Gala Bingo and the planning inspector's decision was to dismiss the appeal and uphold the enforcement notice on highway safety and parking grounds.

Community impact statement

- 12 The content of this report monitoring development management performance is judged to have no or a very small impact on local people and communities. However, poor performance can have an adverse effect on all individuals, businesses and other organisations within the community who submit planning applications and who do not get a decision within a reasonable period.

Consultations

- 13 No consultation has been carried out in respect of the contents of this report which is solely for the purpose of advising on the performance of the Development Management service in the determination of planning applications and planning appeals.

Human rights implications

- 14 This report does not engage human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 15 Any rights potentially engaged by this report are not considered to be unlawfully interfered with.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Planning application performance statistics	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1P 5LX	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Enforcement investigations received
Appendix 2	Enforcement investigations closed
Appendix 3	Enforcement investigations performance

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Phil Chambers, Group Manager, Project Management	
Version	Final	
Dated	23 September 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to Constitutional Team	26 September 2011	

Enforcement Investigations received between 1 April 2011 and 31 August 2011

Totals by Ward

	2011	Total
Brunswick Park	11	11
Chaucer	8	8
South Camberwell	14	

Totals by Community Council

	2011	Total
Camberwell	33	33
Total	33	33

Enforcement Investigations closed between 01/04/2011 and 31/08/2011

Summary totals by Ward

	BC	BI	NE	NB	Other	Total
Brunswick Park	2	1	0	6	1	10
Camberwell Green	3	1	0	1	2	7
South Camberwell	3	0	1	5	2	11

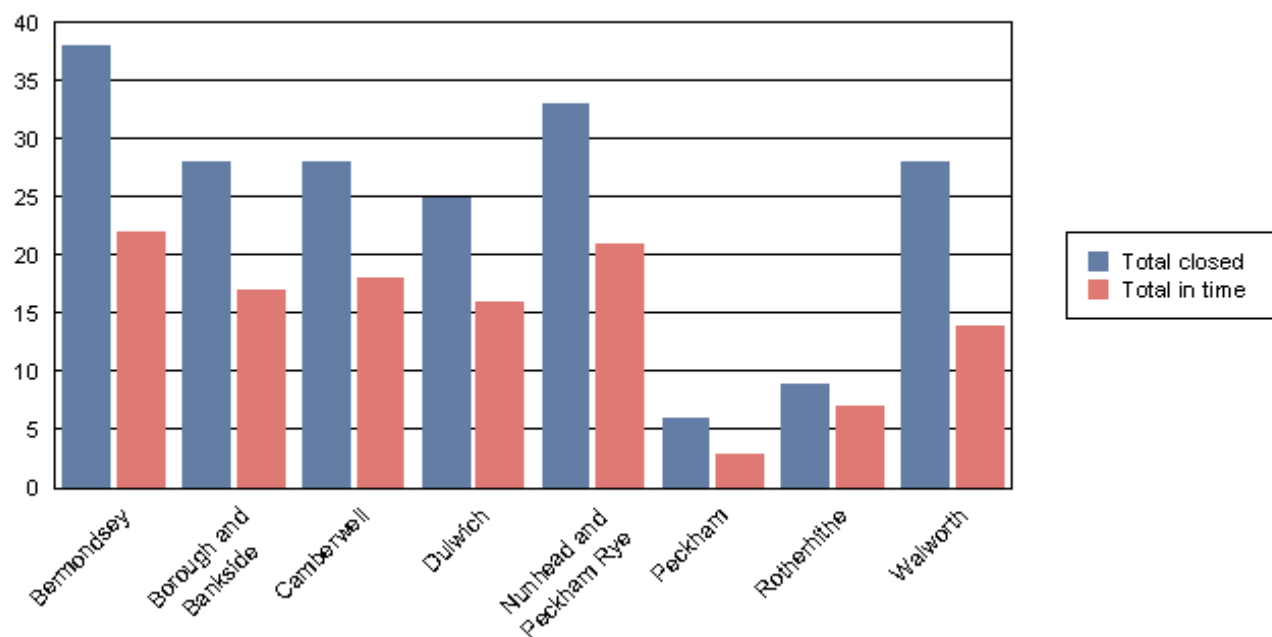
Summary totals by Community Council

	BC	BI	NE	NB	Other	Total
Camberwell	8	2	1	12	5	28
Total	8	2	1	12	5	28

APPENDIX 3

**Enforcement investigations performance in the period 01/04/2011 to
31/08/2011**

Community Council	Total	Total in target	% in target
Bermondsey	38	22	58
Borough and Bankside	28	17	61
Camberwell	28	18	64
Dulwich	25	16	64
Nunhead and Peckham Rye	33	21	64
Peckham	6	3	50
Rotherhithe	9	7	78
Walworth	28	14	50
Grand totals	195	118	60.51



MEMBERS & EXTERNAL DISTRIBUTION LIST

MUNICIPAL YEAR 2011- 2012

CAMBERWELL COMMUNITY COUNCIL

NOTE: Original held by Community Councils Team; amendments to Beverley Olamijulo (Tel: 020 7525 7234)

OPEN	COPIES	OPEN	COPIES
To all Members of the Community Council:			
Councillor Norma Gibbes (Chair)	1		
Councillor Dora Dixon-Fyle (Vice Chair)	1		
Councillor Kevin Ahern	1		
Councillor Stephen Govier	1		
Councillor Peter John	1		
Councillor Right Revd Emmanuel Oyewole	1		
Councillor Veronica Ward	1		
Councillor Ian Wingfield	1		
Councillor Mark Williams	1		
		TOTAL DISTRIBUTION	32
LIBRARIES			
Camberwell Library	1		
Local Studies Library	1		
PRESS			
Southwark News	1		
South London Press	1		
MEMBERS OF PARLIAMENT			
Harriet Harman MP	1		
COUNCIL OFFICERS			
Vikki Lewis Hub 4, 5th floor, Tooley Street	1		
Sadia Hussain Hub 2, 2 nd Floor, Tooley Street			
Constitutional Officer (Community Councils) Hub 4 , 2 nd floor, Tooley Street	16		
Shahida Nasim LBS Audit Manager Ground Floor Tooley Steet	1		