

Camberwell Community Council

Planning

Tuesday 15 November 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 7 November 2011



Order of Business

Item Title
No.

- 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 (Pages 5 - 8)

To confirm as a correct record the minutes of the meeting held on 4 October 2011.

6. DEVELOPMENT MANAGEMENT ITEMS (Pages 9 - 13)

6.1. 114 - 118 CROFTON ROAD, LONDON SE5 8NA (Pages 14 - 23)

6.2. 59 - 75 CROFTON ROAD, LONDON SE5 8LY (Pages 24 - 34)

Date: Monday 7 November 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

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Camberwell Community Council

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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 .

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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

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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.



CAMBERWELL COMMUNITY COUNCIL - Planning -

MINUTES of the Camberwell Community Council held on Tuesday 4 October 2011 at 7.00 pm at Albrighton Community Centre, 37 Albrighton Road, East Dulwich Estate, London SE22 8AH

PRESENT: Councillor Norma Gibbes (Chair)
Councillor Dora Dixon-Fyle (Vice-Chair)
Councillor Kevin Ahern
Councillor Stephen Govier
Councillor the Right Revd Emmanuel Oyewole
Councillor Veronica Ward

OFFICER Vikki Lewis (Planning Officer)
SUPPORT: Marina Lai (Planning Officer)
Sadia Hussain (Legal Officer)
Denis Sangweme (Planning Enforcement Manager)
Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed members of the public, councillors and officers to the community council meeting.

2. APOLOGIES

There were apologies for absence from Councillors Ian Wingfield, Mark Williams and Peter John.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following member declared an interest in relation to the agenda item below:

Item 6.2 – Jessie Duffett TA Hall, Wyndham Road, London SE5 0UB application number 11-AP-2507

Councillor Dora Dixon-Fyle, personal and non-prejudicial, as she wished to address the meeting in her capacity as a ward councillor.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

None were received.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 8 September 2011 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT ITEMS

6.1 11 AVONDALE RISE, LONDON, SE15 4AJ

Planning application reference number 11-AP-2356

PROPOSAL

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

The planning officer introduced the report and the circulated site plans.

Members asked questions of the planning officer.

There were no objectors present.

The applicant spoke in support of the application.

There were no supporters present, and no councillors who wished to speak in their capacity as ward members.

RESOLVED:

That planning permission for application 11-AP-2356 be granted subject to the conditions set out in the report.

6.2 JESSIE DUFFETT TENANTS HALL, WYNDHAM ROAD, LONDON, SE5 0UB

At this juncture Councillor Dora Dixon Fyle sat in the public gallery and did not take part in the debate or decision.

Planning application reference number 10-AP-2507

PROPOSAL:

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

The planning officer introduced the reports and circulated site plans.

Members asked questions of the planning officer.

There were no objectors present.

The applicant spoke in support of the application.

There were no supporters present at the meeting.

Councillor Dora Dixon-Fyle addressed the meeting in her capacity as a ward member.

At this point Councillor Dora Dixon-Fyle left the room.

Members discussed the application.

RESOLVED:

That planning application 10-AP-2507 be granted subject to conditions as set out in the report.

7. PLANNING ENFORCEMENT PERFORMANCE FOR PERIOD 1 APRIL 2011 TO 31 AUGUST 2011

At this point Councillor Dora Dixon-Fyle rejoined the meeting.

Denis Sangweme, planning enforcement manager introduced the report on planning enforcement performance in the Camberwell area. He advised that the quarterly report to community councils was now a constitutional requirement of the council.

In the Camberwell area, twenty-eight enforcement cases were decided within the eight week target.

Members then discussed each individual case set out in the report and asked questions of the planning enforcement manager. The main issues were about places of worship on how the council were actively engaging with local faith groups.

The officer responded by stating the council were actively engaging with these groups to ensure they complied with regulations.

Additional comments were made about the unlawful use of premises and whether the council could be more stringent when dealing with enforcement notices.

The planning enforcement manager explained the places of worship were a complex issue which required a strategic intervention from the council.

The chair thanked the officer for his presentation.

Councillor Stephen Govier submitted a motion, seconded by Councillor Veronica Ward about the community council's concern on the number of enforcement issues involving places of worship. The recommendation was to refer this to Cabinet so that a strategic view could be drawn up on this matter. The motion was put to the vote and lost.

RESOLVED:

That the report on the planning enforcement performance for period 1 April 2011 to 31 August 2011 be noted.

The meeting ended at 8.25 pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 15 November 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 15 November 2011

Appl. Type Council's Own Development - Reg. 3
Site 114-118 CROFTON ROAD, LONDON, SE5 8NA

Reg. No. 11-AP-0296
TP No. TP/2148-114
Ward Brunswick Park
Officer Donald Hanciles

Recommendation GRANT PERMISSION

Proposal

Replacement of existing single glazed crittal windows and French doors with double glazed PVC-u windows and French doors.

Item 6.1

Appl. Type Council's Own Development - Reg. 3
Site 59-75 CROFTON ROAD, LONDON, SE5 8LY

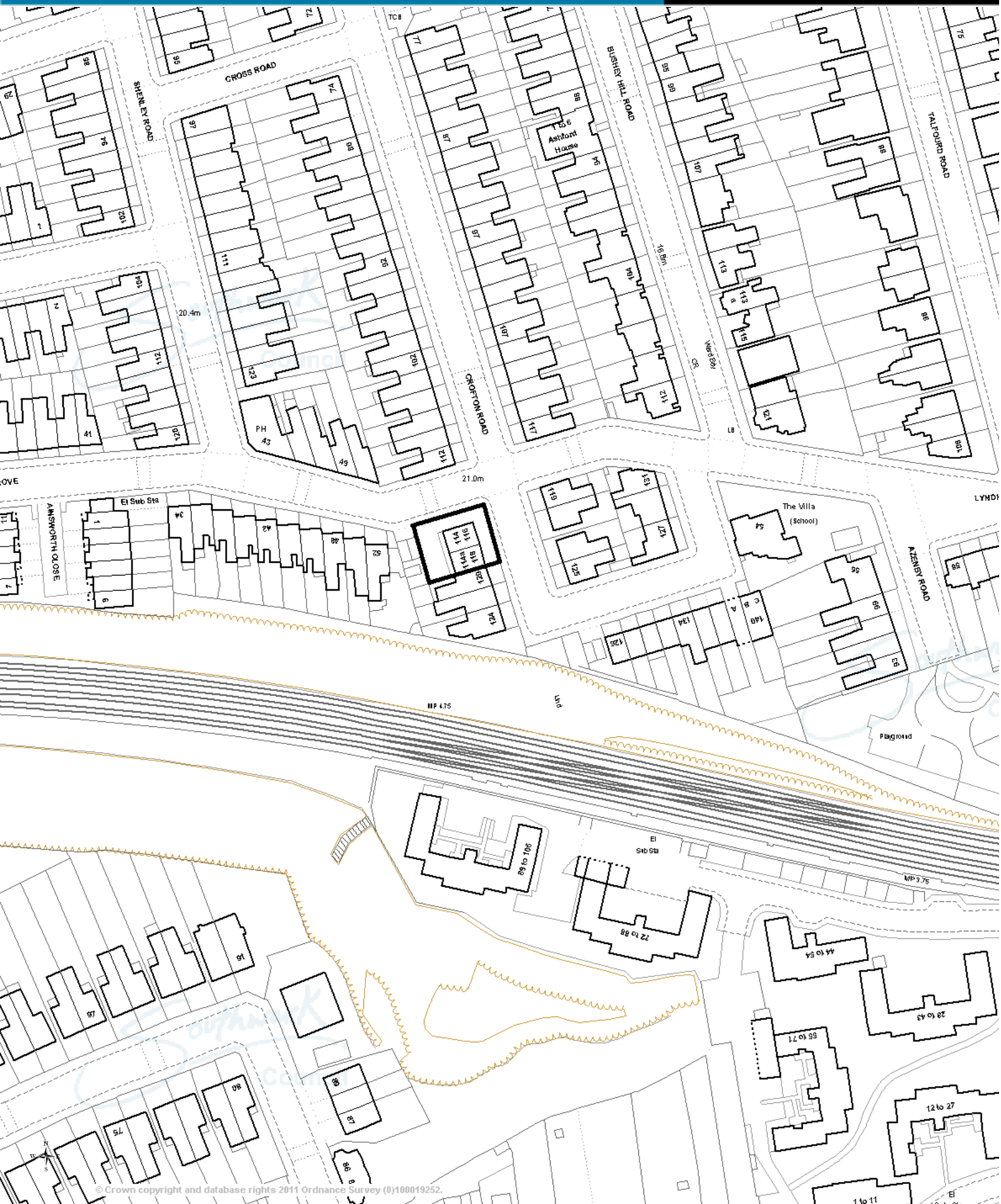
Reg. No. 11-AP-0295
TP No. TP/2148-59
Ward Brunswick Park
Officer Donald Hanciles

Recommendation GRANT PERMISSION

Proposal

Replacement of single glazed crittal windows with double glazed upvc casement windows and replacement of existing timber doors with upvc doors.

Item 6.2



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Item No. 6.1	Classification: OPEN	Date: 15 November 2011	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Council's own development Application 11-AP-0296 for: Council's Own Development - Reg. 3 Address: 114-118 CROFTON ROAD, LONDON, SE5 8NA Proposal: Replacement of existing single glazed crittal windows and French doors with double glazed PVC-u windows and French doors.		
Ward(s) or groups affected:	Brunswick Park		
From:	Head of Development Management		
Application Start Date 4 July 2011		Application Expiry Date 29 August 2011	

RECOMMENDATION

- 1 Grant planning permission, subject to conditions. This application is referred to Camberwell Community Council because it is a 'Council's own' application and one objection has been received.

BACKGROUND INFORMATION

Site location and description

- 2 The application property comprises a three storey block of flats with a pitch roof located to the southern end of Crofton Road, at its junction with Lyndhurst Grove. The site is in a predominantly residential area.
- 3 The property is not in a conservation area, is not listed, and is not near to any listed buildings.

Details of proposal

- 4 The proposal under consideration is for replacement of the existing single glazed crittal windows and French doors with double glazed PVCu versions.

Planning history

- 5 None.

Planning history of adjoining sites

- 6 52 Lyndhurst Grove

0101952 - Erection of single-storey rear extension. Planning permission was GRANTED in March 2002.

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 - Design and Conservation
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 7.6 - Architecture

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

None specific

Principle of development

- 7 The replacement of the existing single-glazed crittal windows and French doors with new double glazed upvc versions raises no specific land use 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 energy efficiency is concerned, is supported in principle.

Environmental impact assessment

- 8 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

- 9 The proposal raises no issues with regard to the amenity of adjoining occupiers in so far as loss of outlook or privacy is concerned, and would improve the amenity of the occupiers of the flats by providing improved insulation and reducing noise.

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

- 10 None envisaged.

Traffic issues

- 11 The proposal raises no traffic issues.

Design issues

- 12 The application building is a 3 storey block of flats dating from around the 1960s, in a residential street characterised by mainly terraced Victorian housing. The building benefits from a simple rectangular construction with a pitch roof. It is constructed of brick with window openings, French doors with Juliette balconies. The proposed new windows and French doors would improve the appearance of the building and would not result in any loss of visual amenity.
- 13 An objection has been received from the Camberwell Society on the grounds that the upvc window replacements are not sustainable and are unsympathetic, resulting in harm to the character and appearance of the area. However, it is not considered that a refusal of planning permission on this basis would be warranted. The building is not listed or in a conservation area, and is of modern construction. There are no listed buildings within close proximity to the application site either. The use of UPVC is therefore considered to be acceptable, particularly as a number of other properties in the street have UPVC windows. With regard to sustainability, there would be benefits in providing double glazing in terms of reducing heat loss.
- 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'.
- 15 The proposed works would not significantly alter the appearance of the building and would match the existing windows in terms of size and proportions.

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

- 16 None. The application property is not adjoined to or within close proximity of a listed building neither is it in a conservation area.

Impact on trees

- 17 There are no trees affected by the proposal.

Planning obligations (S.106 undertaking or agreement)

- 18 The proposal raises no S106 issues.

Sustainable development implications

- 19 The proposed works would increase the energy efficiency of the flats.

Other matters

- 20 None specific

Conclusion on planning issues

- 21 In conclusion, the replacement of existing single glazed crittal windows and French doors with PVCu double glazed version is in principle considered to be acceptable.

The building is not listed or in a conservation area, and the use of PVCu would not be harmful to the appearance of the building or the streetscene. No loss of amenity to neighbouring occupiers would occur, and the amenity of occupiers of the building would be improved. It is therefore recommended that planning permission be granted.

Community impact statement

22 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

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

Consultation replies

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

25 Summary of consultation responses

One objection has been received from the Camberwell Society; refer to Appendix 2.

Human rights implications

26 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.

27 This application has the legitimate aim of providing new uPVC 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

28 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2148-114 Application file: 11-AP-0296 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	24 August 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 Leisure	No	No
Date final report sent to Constitutional Team	4 November 2011	

Consultation undertaken

Site notice date: 16 July 2011

Press notice date: not required

Case officer site visit date: 16 July 2011

Neighbour consultation letters sent: 14 July 2007

Internal services consulted:

Not required

Statutory and non-statutory organisations consulted:

Not required

Neighbours and local groups consulted

Date Printed	Address
14/07/2011	119B CROFTON ROAD LONDON SE5 8LZ
14/07/2011	119A CROFTON ROAD LONDON SE5 8LZ
14/07/2011	FIRST FLOOR AND SECOND FLOOR FLAT 106 CROFTON ROAD LONDON SE5 8NA
14/07/2011	FIRST FLOOR AND SECOND FLOOR 51 LYNDHURST GROVE LONDON SE15 5AN
14/07/2011	114A CROFTON ROAD LONDON SE5 8NA
14/07/2011	121 CROFTON ROAD LONDON SE5 8LZ
14/07/2011	115 CROFTON ROAD LONDON SE5 8LZ
14/07/2011	123 CROFTON ROAD LONDON SE5 8LZ
14/07/2011	FIRST FLOOR AND SECOND FLOOR FLAT 108 CROFTON ROAD LONDON SE5 8NA
14/07/2011	125A CROFTON ROAD LONDON SE5 8LZ
14/07/2011	112A CROFTON ROAD LONDON SE5 8NA
14/07/2011	GROUND FLOOR FLAT 49 LYNDHURST GROVE LONDON SE15 5AN
14/07/2011	GROUND FLOOR FLAT 110 CROFTON ROAD LONDON SE5 8NA
14/07/2011	125B CROFTON ROAD LONDON SE5 8LZ
14/07/2011	124A CROFTON ROAD LONDON SE5 8NA
14/07/2011	GROUND FLOOR FLAT 106 CROFTON ROAD LONDON SE5 8NA
14/07/2011	GROUND FLOOR FLAT 51 LYNDHURST GROVE LONDON SE15 5AN
14/07/2011	113 CROFTON ROAD LONDON SE5 8LZ
14/07/2011	52 LYNDHURST GROVE LONDON SE15 5AL
14/07/2011	50 LYNDHURST GROVE LONDON SE15 5AL
14/07/2011	124 CROFTON ROAD LONDON SE5 8NA
14/07/2011	TOP FLAT 49 LYNDHURST GROVE LONDON SE15 5AN
14/07/2011	GROUND FLOOR FLAT 108 CROFTON ROAD LONDON SE5 8NA
14/07/2011	117B CROFTON ROAD LONDON SE5 8LZ
14/07/2011	117A CROFTON ROAD LONDON SE5 8LZ
14/07/2011	111 CROFTON ROAD LONDON SE5 8LZ
14/07/2011	112B CROFTON ROAD LONDON SE5 8NA
14/07/2011	122 CROFTON ROAD LONDON SE5 8NA
14/07/2011	116 CROFTON ROAD LONDON SE5 8NA
14/07/2011	114 CROFTON ROAD LONDON SE5 8NA
14/07/2011	120 CROFTON ROAD LONDON SE5 8NA
14/07/2011	118 CROFTON ROAD LONDON SE5 8NA
20/06/1837	London SE5 9QN

Re-consultation:

Not required

Consultation responses received**Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Camberwell Society - object on grounds that uPVC windows are not sustainable and are unsympathetic, resulting in harm to the character and appearance of the area and a negative effect on the environment. The Local Authority should be setting an example of sustainable modernisation.

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	Mr M.J. Balfour Southwark Council	Reg. Number	11- <u>AP</u> -0296
Application Type	Council's Own Development - Reg. 3	Case Number	TP/2148-114
Recommendation	Grant permission		

Draft of Decision Notice

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

Replacement of existing single glazed crittal windows and French doors with double glazed PVC-u windows and French doors.

At: 114-118 CROFTON ROAD, LONDON, SE5 8NA

In accordance with application received on 02/02/2011

and Applicant's Drawing Nos. Site plan, 9045/3, 9045/4, 9045/7, 9045/8

Reasons for granting planning permission.

This planning application was considered with regard to various policies including those in the Draft 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.

c] London Plan (2011)

7.6 - Architecture

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: 9045/7 and 9045/8

Reason:

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

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Item No.	Classification:	Date:	Meeting Name:
6.2	Open	15 November 2011	Camberwell Community Council
Report title:	Development Management planning application: Council's own development Application 11-AP-0295 for: Council's Own Development - Reg. 3		
	Address: 59-75 CROFTON ROAD, LONDON, SE5 8LY		
	Proposal: Replacement of single glazed crittal windows with double glazed upvc casement windows and replacement of existing timber doors with upvc doors.		
Ward(s) or groups affected:	Brunswick Park		
From:	Head of Development Management		
Application Start Date 4 July 2011		Application Expiry Date 29 August 2011	

RECOMMENDATION

- 1 Grant planning permission, subject to conditions. This application is referred to Camberwell Community Council because it is a 'Council's own' application and one objection has been received.

BACKGROUND INFORMATION

Site location and description

- 2 The application property comprises a three storey block of flats with a pitch roof that is located to the northern end of Crofton Road, in a predominantly residential area.
- 3 The property is not in a conservation area, is not listed and is not near to any listed buildings.

Details of proposal

- 4 The proposal under consideration is for replacement of the existing single glazed crittal windows with double glazed upvc casement windows, and replacement of the existing timber doors with upvc doors.

Planning history

- 5 None.

Planning history of adjoining sites

- 6 64 Bushey Hill Road
06-AP-1791 - Erection of dormer structure to rear roofslope. Planning permission was

GRANTED in November 2006.

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 - Design and Conservation

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 7.6 - Architecture

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

None specific

Principle of development

- 7 The replacement of the existing single-glazed crittal windows and timber doors with upvc versions raises no specific land use 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 energy efficiency is concerned, is supported in principle.

Environmental impact assessment

- 8 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

- 9 The proposal raises no issues with regards to the amenity of adjoining occupiers in so far as loss of outlook or privacy is concerned, and would improve the amenity of occupiers of the building by way of reducing heat loss and noise.

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

- 10 None envisaged

Traffic issues

- 11 The proposal raises no traffic issues.

Design issues

- 12 The application building is a 3 storey block of flats dating from around the 1960s, in a residential street characterised by mainly terraced Victorian housing. The building benefits from a simple rectangular construction with a pitch roof and is faced with brick. The proposal would improve the appearance of the building and would not result in any loss of visual amenity.
- 13 An objection has been received from the Camberwell Society on the grounds that the upvc window replacements are not sustainable, and are unsympathetic, resulting in harm to the character and appearance of the area. However, it is not considered that a refusal of planning permission on this basis would be warranted. The building is not listed or in a conservation area, and is of modern construction. There are no listed buildings within close proximity to the application site either. The use of UPVC is therefore considered to be acceptable and it is noted that upvc is in use on other buildings in the street.
- 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'.
- 15 The proposed works would not significantly alter the appearance of the building, especially as the new windows would be very similar to the existing windows in terms of their size and proportions.

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

- 16 None.

Impact on trees

- 17 There are no trees affected by the proposal.

Planning obligations (S.106 undertaking or agreement)

- 18 The proposal raises no S106 issues.

Sustainable development implications

- 19 The proposal would improve the energy efficiency of the flats.

Other matters

- 20 None specific

Conclusion on planning issues

- 21 In conclusion, the proposal is considered to be acceptable in principle. The building is

not listed or in a conservation area, and the use of upvc would not be harmful to the appearance of the building or the streetscene. No loss of amenity to neighbouring occupiers would occur, and the amenity of occupiers of the building would be improved. It is therefore recommended that planning permission be granted.

Community impact statement

22 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

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

Consultation replies

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

25 Summary of consultation responses

One objection has been received from the Camberwell Society - refer to Appendix 2.

Human rights implications

26 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.

27 This application has the legitimate aim of providing replacement uPVC 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

28 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2148-59 Application file: 11-AP-0295 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	24 August 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 Leisure	No	No
Date final report sent to Constitutional Team		4 November 2011

Consultation undertaken

Site notice date: 29 July 2011

Press notice date: not required

Case officer site visit date: 29 July 2011

Neighbour consultation letters sent: 11 July 2011

Internal services consulted:

Not required

Statutory and non-statutory organisations consulted:

Not required

Neighbours and Local Groups consulted

Date Printed	Address
11/07/2011	79 CROFTON ROAD LONDON SE5 8LZ
11/07/2011	75 CROFTON ROAD LONDON SE5 8LY
11/07/2011	81 CROFTON ROAD LONDON SE5 8LZ
11/07/2011	50 CROFTON ROAD LONDON SE5 8NB
11/07/2011	48 CROFTON ROAD LONDON SE5 8NB
11/07/2011	76 CROFTON ROAD LONDON SE5 8NA
11/07/2011	65 CROFTON ROAD LONDON SE5 8LY
11/07/2011	63 CROFTON ROAD LONDON SE5 8LY
11/07/2011	61 CROFTON ROAD LONDON SE5 8LY
11/07/2011	67 CROFTON ROAD LONDON SE5 8LY
11/07/2011	73 CROFTON ROAD LONDON SE5 8LY
11/07/2011	71 CROFTON ROAD LONDON SE5 8LY
11/07/2011	69 CROFTON ROAD LONDON SE5 8LY
11/07/2011	52 CROFTON ROAD LONDON SE5 8NB
11/07/2011	FIRST FLOOR FLAT 53 CROFTON ROAD LONDON SE5 8LY
11/07/2011	62B CROFTON ROAD LONDON SE5 8NB
11/07/2011	55B CROFTON ROAD LONDON SE5 8LY
11/07/2011	77A CROFTON ROAD LONDON SE5 8LZ
11/07/2011	56A CROFTON ROAD LONDON SE5 8NB
11/07/2011	GROUND FLOOR FLAT 53 CROFTON ROAD LONDON SE5 8LY
11/07/2011	56B CROFTON ROAD LONDON SE5 8NB
11/07/2011	60 CROFTON ROAD LONDON SE5 8NB
11/07/2011	54 CROFTON ROAD LONDON SE5 8NB
11/07/2011	66 CROFTON ROAD LONDON SE5 8NB
11/07/2011	72 CROFTON ROAD LONDON SE5 8NB
11/07/2011	70 CROFTON ROAD LONDON SE5 8NB
11/07/2011	68 CROFTON ROAD LONDON SE5 8NB
11/07/2011	64A CROFTON ROAD LONDON SE5 8NB
11/07/2011	58B CROFTON ROAD LONDON SE5 8NB
11/07/2011	64B CROFTON ROAD LONDON SE5 8NB
11/07/2011	60 BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011	58 BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011	56 BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011	74A CROFTON ROAD LONDON SE5 8NA
11/07/2011	68 BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011	62A CROFTON ROAD LONDON SE5 8NB
11/07/2011	74B CROFTON ROAD LONDON SE5 8NA
11/07/2011	58A CROFTON ROAD LONDON SE5 8NB
11/07/2011	78B CROFTON ROAD LONDON SE5 8NA
11/07/2011	78A CROFTON ROAD LONDON SE5 8NA
11/07/2011	62 BUSHEY HILL ROAD LONDON SE5 8QJ

11/07/2011 49 CROFTON ROAD LONDON SE5 8LY
11/07/2011 76 BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011 74B BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011 59 CROFTON ROAD LONDON SE5 8LY
11/07/2011 57 CROFTON ROAD LONDON SE5 8LY
11/07/2011 55A CROFTON ROAD LONDON SE5 8LY
11/07/2011 66B BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011 66A BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011 64 BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011 70 BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011 74A BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011 72B BUSHEY HILL ROAD LONDON SE5 8QJ
11/07/2011 72A BUSHEY HILL ROAD LONDON SE5 8QJ
20/06/1837 20 Luxor Street London SE5 9QN

Re-consultation:

Not required

Consultation responses received**Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Camberwell Society - object on grounds that uPVC windows are not sustainable and are unsympathetic, resulting in harm to the character and appearance of the area and a negative effect on the environment. The Local Authority should be setting an example of sustainable modernisation.

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	Mr M.J. Balfour Southwark Council	Reg. Number	11-AP-0295
Application Type	Council's Own Development - Reg. 3	Case Number	TP/2148-59
Recommendation	Grant permission		

Draft of Decision Notice

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

Replacement of single glazed crittal windows with double glazed upvc casement windows and replacement of existing timber doors with upvc doors.

At: 59-75 CROFTON ROAD, LONDON, SE5 8LY

In accordance with application received on 02/02/2011

and Applicant's Drawing Nos. Site plan, 9045/1, 9045/2, 9045/5, 9045/6

Reasons for granting planning permission.

This planning application was considered with regard to various policies including those in the Draft 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.

c] London Plan (2011)

7.6 - Architecture

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: 9045/5 and 9045/6

Reason:

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

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