

Camberwell Community Council

Planning

Thursday 15 March 2012
7.00 pm

Jessie Duffett Hall, 92 - 94 Wyndham Road, London SE5 0UB

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

Eleanor Kelly

Acting Chief Executive

Date: Tuesday 6 March 2012



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 (Pages 5 - 8)

To confirm as a correct record the minutes of the meeting held on 15 February 2012.

6. DEVELOPMENT MANAGEMENT ITEMS (Pages 9 - 13)

6.1. 2, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON SE5 9NW (Pages 14 - 41)

6.2. GROUND FLOOR, SOUTH CITY COURT, 52 PECKHAM GROVE, LONDON SE15 6AL (Pages 42 - 73)

Date: Tuesday 6 March 2012

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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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:

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Treet, London SE1 2TZ.

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Kasaa ohohia,

se wopese wo hu nsem fa Community Councils ho a, sesa saakasa yie ko wo
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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 Wednesday 15 February 2012 at 7.00 pm at Walworth Methodist Church, 54 Camberwell Road, London SE5 0EN

PRESENT: Councillor Norma Gibbes (Chair)
Councillor Dora Dixon-Fyle (Vice-Chair)
Councillor the Right Revd Emmanuel Oyewole
Councillor Veronica Ward
Councillor Mark Williams
Councillor Ian Wingfield

**OFFICER
SUPPORT:** Rob Bristow, Planning Officer
Sadia Hussain, Legal Officer
Christian Loveday, Principal Transport Planner
Beverley Olamijulo, Constitutional Officer

1. WELCOME AND INTRODUCTIONS

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

2. APOLOGIES

There were apologies for absence from Councillors Kevin Ahern and Peter John.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

4. ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

There were none.

5. MINUTES

RESOLVED:

That the minutes for the meeting held on 18 January 2012 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT ITEMS**6.1 UNIT 2, 191 - 199 SOUTHAMPTON WAY, LONDON SE5 7EJ****Planning application reference number 11-AP-4053**

Report: See pages 13 of 54

PROPOSAL

Use of premises as a place of worship (Use Class D1) and removal of two windows to ground floor front elevation.

The community council heard an officer's introduction to the report and members asked questions of the officer.

Members heard representations from objectors and the applicant's agent.

Members heard representations from a local supporter.

Members debated the application and asked questions of the officers.

RESOLVED:

1. That planning application number 11-AP-4053 be granted 'personal permission' subject to the conditions set out in the report. In addition any name change in regard to the permission being personal to Trustees London Bermondsey Congregation should be delegated to officers to finalise with the applicant.
2. That representations be made to the Mayor of London and Transport for London (TfL) to increase facilities along Southampton Way in order to improve the transport service in that area.

6.2 8A AND 8B COLDHARBOUR LANE, LONDON SE5 9PR**Planning application reference number 11-AP-3030**

Report: See pages 55 of 75

PROPOSAL

Alterations to and erection of additional floor to the two storey rear extension and alterations to elevations at ground, first and second floor in connection with conversion of upper floors to 2 x 1 bedroom flats, 1 x 2 bedroom flat and a studio flat.

The community council heard an officer's introduction to the report and members asked questions of the officer.

Members heard representations from objectors and the applicant's agent.

There were no local supporters or ward members who wished to speak.

Members debated the application and asked questions of the officers.

RESOLVED:

That planning application number 11-AP-3030 be refused on the grounds it would have an adverse impact on the conservation area, contravenes the policies on the quality of residential accommodation, the proposed development has no protected access to the classified road and the inadequacy of refuse storage in the area.

6.3 UNIT 2, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON SE5 9NW

Planning application reference number 11-AP-3603

Report: See pages 76 of 102

PROPOSAL

Change of use from B1(c) (Light Industrial) to a micro brewery (use class B2 General Industrial), erection of two additional floors to building, 2 storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades.

RESOLVED:

That planning application number 11-AP-3603 be deferred until the next meeting.

6.4 GROUND FLOOR, SOUTH CITY COURT, 52 PECKHAM GROVE, LONDON SE15 6AL

Planning application reference number 11-AP-1139

Report: See pages 103 of 134

PROPOSAL

Variation of condition 10 (approved plans) which was added by non-material amendment reference: 11-AP-0551) of permission reference 06-AP-0796 dated 8th February 2010 for 'Change of use of the ground floor from vacant commercial units into 15 self-contained flats; provision of 6 additional car parking spaces (to create 24 spaces in total)' to allow the following minor material amendments:

- Removal of a private 1-bedroom flat (reducing the total number of flats on the site to 14);

- Retention of existing water tank;
- Retention of existing substations;
- Relocation of refuse store;
- Relocation of cycle parking;
- Provision of one additional parking space (to provide 19 in total);
- New door to rear of building serving flat 4;
- Provision of solar panels to roof.

RESOLVED:

That planning application number 11-AP-1139 be deferred until the next meeting.

The meeting ended at 10.10 pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 15 March 2012	Meeting Name: Camberwell Community Council
Report title:		Development Management	
Ward(s) or groups affected:		All	
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 & 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 Southwark Plan is part of the Development Plan along with the Core Strategy and London Plan. Some of the detailed Southwark plan policies were 'saved' in July 2010 with permission from the Secretary of State. Some of these policies have now been superseded by policies in the Aylesbury Area Action Plan and the Core Strategy which was adopted on April 6 2011. 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. 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. From 6 April 2010 the Community Infrastructure Levy regulations (CIL) have given these policy tests legal force.

Regulation 122 provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:

- a. necessary to make to the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related to the scale and kind to the development."

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 5LX	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1 2TZ	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	25 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	
Deputy Chief Executive	No	No	
Head of Development Management	No	No	

ITEMS ON AGENDA OF THE CAMBERWELL CC
on Thursday 15 March 2012

Appl. Type Full Planning Permission
Site UNIT 2, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON, SE5 9NW

Reg. No. 11-AP-3603
TP No. TP/2058-A
Ward Camberwell Green
Officer Becky Baker

Recommendation GRANT PERMISSION

Item 6.1

Proposal

Change of use from B1(c) (Light Industrial) to a micro brewery (use class B2 General Industrial), erection of two additional floors to building, 2-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades.

Appl. Type S.73 Vary/remove conds/minor alterations
Site GROUND FLOOR, SOUTH CITY COURT, 52 PECKHAM GROVE, LONDON, SE15 6AL

Reg. No. 11-AP-1139
TP No. TP/2247-46
Ward Brunswick Park
Officer Becky Baker

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 6.3

Proposal

Variation of condition 10 (approved plans) which was added by non-material amendment reference: 11-AP-0551) of permission reference 06-AP-0796 dated 8th February 2010 for 'Change of use of the ground floor from vacant commercial units into 15 self-contained flats; provision of 6 additional car parking spaces (to create 24 spaces in total)' to allow the following minor material amendments:

Removal of a private 1-bedroom flat (reducing the total number of flats on the site to 14);
Retention of existing water tank;
Retention of existing substations;
Relocation of refuse store;
Relocation of cycle parking;
Provision of one additional parking space (to provide 19 in total)
New door to rear of building serving flat 4;
Provision of solar panels to roof.
Conversion of former sub station to habitable space to enlarge bedroom in flat 4 with elevational alterations including new access door to front

Ordnance Survey

Date 6/2/2012



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Item No. 6.1	Classification: OPEN	Date: 15 March 2012	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Application 11-AP-3603 for: Full Planning Permission Address: UNIT 2, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON, SE5 9NW Proposal: Change of use from B1(c) (Light Industrial) to a micro brewery (use class B2 General Industrial), erection of two additional floors to building, 2-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades.		
Ward(s) or groups affected:	Camberwell Green		
From:	Head of Development Management		
Application Start Date 18 November 2011		Application Expiry Date 13 January 2012	

RECOMMENDATION

- 1 Grant planning permission.

BACKGROUND INFORMATION

Site location and description

- 2 The application relates to a two-storey building plus basement located in Valmar Trading Estate, which is to the north-east of Valmar Road, between Valmar Road and Denmark Hill. Pedestrian and vehicular access is via a gated entrance from Valmar Road. Unit 2 is constructed of red / brown brick, with a corrugated metal roof. The basement is currently used for archive storage for Hepburns Solicitors and storage for TBAC, the ground floor is used by a company called Antic for storage and workshop facilities, and on the first floor there are three artists studios, a design studio for Antic Design and offices for BW foods.
- 3 To the north of the site there are flats forming part of the Samuel Lewis Trust estate, the rear of properties on Denmark Hill and other units within the estate are to the south and east, and the rear of residential properties on Valmar Road are to the south-west.
- 4 The site forms part of the Urban Density Zone, an archaeological priority area, an air quality management area and the Camberwell Action Area. The rear of properties on Denmark Hill which adjoin the trading estate form part of the Camberwell Green Conservation Area.

Details of proposal

- 5 The proposal is for change of use from B1(c) (Light Industrial) to B2 (General Industrial), erection of two additional floors to the existing building, and a two-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades. The scheme would extend and modify the building to create 454sqm of additional office floorspace (Use Class B1a) to be used by Antic (a pub company) to occupy as their new head quarters and for use as a micro brewery. The micro brewery would occupy the basement and ground floors of the building. The upper floors would be for B1 office/light industrial use as per the previously consented scheme.
- 6 In detail, the following external alterations are proposed.

Erection of an two additional floors to building:

The extension would increase the height of the building by 2.5m at its south-western end (closest to Valmar Road) and 6.5m at its north-eastern end closest to unit 1 which is occupied by a number of different businesses. The new second floor level would be clad with brick and the new top floor would be constructed of metal.

Erection of a 2-storey rear extension:

This would be in the western corner of the building, infilling a gap between units 2 and 3 and would measure 7.6m wide, a maximum of 3m deep and would provide additional office space on the ground floor with a terrace above.

Extension at basement level to the front of building:

This would be in the form of a lightwell which would project 2m beyond the front building line to allow more light into the existing basement accommodation. It would be enclosed by a balustrade.

Refurbishment / remodelling of facades:

The existing brick to the building would be retained; new windows would be provided together with enlarged render banding; there would be a new access ramp to the front and an existing canopy would be removed.

Supporting documentation

- 7 The applicant submitted an Impact Assessment including details in relation to waste, traffic impacts, noise and odour. A Waste Management plan was also submitted. The Impact Assessment indicates the following:
 - Brew activities will take place during normal working hours, i.e. Monday to Friday 9am - 5pm
 - Vehicle movements associated with the brew functions would be around 25 per month at full production, which based on 48 week operation per year would mean 6.2 deliveries per week or approximately one per day
 - The original application in 2011 was approved on the basis of projection of around 10 deliveries a day to the building as a whole; the one delivery per day for the brew operation is included in this amount
 - the windows to the west elevation at ground floor would be omitted from this scheme, being those closest to the nearest residential properties which are 19m away
 - the area where most cask movement would occur would be in the 'cold room' located in the east flank of the building, furthest away from neighbouring residents. The applicant has indicated in their noise assessment that there is provision for a double layer of insulation to increase sound insulation.
 - deliveries involving cask movement are included within the projected 10 per day and would be twice a week
 - Parts 7 and 8 of the impact assessment deal with odour assessment and mitigation and outline details of a built in condenser unit that would be installed to prevent

noticeable odour from being released from the building

- 8 The Waste Management plan states that waste products are not hazardous, and sets out measures for their removal and end use. For example some of the waste products such as spent hops and brewers grains are removed via a registered company for animal feed. An amended plan 220-ga-00 d - revised basement plan - was received, which indicated that the bin store would be enclosed (as in internal) and the spent hops would be in enclosed euro bins.

Differences between this application and the previous 2011 application

- 9 This application follows the grant of planning permission for a similar scheme in 2011. That scheme related to the same extensions and alterations as are proposed now, but involves a partial change of use as well, from use class B1 (light industrial/office) to use class B2 (general industrial). The applicant has explained that their intention had always been to operate a micro brewery, but they had not been aware until just before the previous application was due to be determined that the proposed micro brewery use fell within Use Class B2 general industrial. They had shown that part of the site which was to be for the micro brewery as being 'use class B1(c), however a micro brewery falls to be considered as use class B2 general industrial, necessitating a change of use application.
- 10 As the application was due to be determined, the applicant proceeded with the previous application (but with no change of use). The grant of the previous permission for extensions./alterations (but not including change of use) has therefore established that the principle of the extensions is acceptable.
- 11 Whilst the application for extensions and alterations was granted, the extensions and alterations have not yet been carried out, so a planning application is therefore required for the scheme in its entirety (i.e. for the extensions/alterations and the change of use).
- 12 There is a change to the external appearance of the building from what was consented previously, which is the infill of our windows in the ground floor west elevation facing the closest residential properties, which is now proposed. The reason for the windows to be now in-filled is to improve the sound insulation of the building.
- 13 There would be an extract riser outlet rising 1m above roof level, as had been approved under the previous application. No additional flues are proposed as part of this application.

Planning history

- 14 Planning permission LBS Reg 11AP0616 granted 21/7/2011 for Change of use from B1(c) (Light Industrial) to B2 (General Industrial), erection of two additional floors to building, 2-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades.
- 15 TP/2058-A - Erection of five warehouse units with ancillary offices and a detached house on the site of Alliance and Nelson Works. Planning permission was granted in June during the 1970s (exact date illegible on decision notice). This is the planning permission for units 2-7 on the estate but unit 2 appears to pre-date this. From its appearance unit 2 looks as if it dates from the 1950s and is understood to have always been in office use.
- 16 TP/2058-A/SDW - Change of use from warehousing to general industrial (manufacturing of catering equipment). Planning permission was GRANTED in 1983.

This was a personal permission and the use was to revert back to warehousing upon cessation of the use.

Planning history of adjoining sites

- 17 Unit 1 (now occupied by Jahnesis Parts Finder Service Club, The Black Ant Company and TBAC Investments Ltd).
Use as antiques and auction room. Planning permission was GRANTED in January 1979 (ref: SL/362/N).
- SL7362/R - Construction of entrance porch at front of building and link walkway at rear. Planning permission was GRANTED in July 1997.
- 18 Unit 1a (occupation unknown)
09-AP-1849 - Erection of additional floor and external alterations including balconies to west, north and south facing elevations, in connection with change of use from antique warehouse (use class Be) to artist studios (use class B1), providing 10 No. artist studios (5 no. on each floor), and associated cycle parking and refuse storage. Planning permission was GRANTED in February 2010.
- 19 Unit 3 (now occupied by Mitie Transport Services Ltd).
No planning history.
- 20 Unit 4 (now occupied by AD Events International Ltd).
757-87 - Use for industrial purposes within class B1 Planning permission was GRANTED in June 1987.
- 21 Unit 5 (now occupied by Pub Paraphernalia).
TP-2058-A - Change of use from warehouse to light industrial use, namely the manufacture of theatre scenery. Planning permission was GRANTED in January 1977.
- 22 Unit 6 (now occupied by Kings Healthcare NHS Trust Finance Department).
949-88 - Change of use from B1 to B2 use for the manufacture of security grills. Planning permission was GRANTED in July 1988.
- 23 Unit 7 (now occupied by Burton Saw International Ltd).
TP/2058-A/FB - Change of use from warehouse to light industrial use, namely the repair and servicing of television sets. Planning permission was GRANTED in April 1978.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 24 The main issues to be considered in respect of this application are:
- a) land use principles;
 - b) amenity;
 - c) transport impacts, and
 - d) design and impact on the setting of the Camberwell Green Conservation Area

Planning policy

Core Strategy 2011

- 25 Strategic policy 1 - Sustainable development
- Strategic policy 2 - Sustainable transport
- Strategic policy 10 - Jobs and businesses
- Strategic policy 12 - Design and conservation
- Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

- 26 1.4 - Employment sites outside the preferred office locations and preferred industrial locations;
- 3.2 - Protection of amenity
- 3.6 - Air quality
- 3.7 - Waste reduction
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 - Designing out crime
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking

Camberwell Green Conservation Area Appraisal

London Plan 2011

- 27 3B.2 - Office supply and demand
- 4B.1 - Design principles for a compact city

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

- 28 The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.
- 29 The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).

Principle of development

- 30 Saved policy 1.4 of the Southwark Plan seeks to retain employment sites outside preferred office and preferred industrial locations. The policy does not distinguish between general and light industrial uses. The proposal is to provide additional floor space within use class B1, light industrial, (as existing), and for use of the basement and ground floor for general industrial use as a micro brewery within use class B2, within an established trading estate. This raises no conflict with saved policy 1.4. Employment sites outside the preferred office locations and preferred industrial locations. Objectors have raised concerns that the principle of general industrial use

on a small trading estate close to residential properties should not be accepted. Their concerns relate in the main part to impacts on amenity and from transport impacts, which are assessed below. The principle however is considered to be acceptable.

- 31 Strategic policy 10 (2) of the core strategy 2011 is also relevant, which states that the Council will protect existing business floorspace in the central activities zone, town and local centres, strategic cultural areas, action area cores, Camberwell Action area (of which the site forms a part), and on classified roads. The proposal would comply with the provisions of policy 10 therefore there are no objections to the principle of the proposed development in land use terms in this location.

Environmental impact assessment

- 32 A Screening Opinion was not requested prior to the submission of the application as the scheme is not Schedule 1 development. It does fall within Schedule 2, being an urban development project. Having reference to the Column 2 criteria, the site area identified by the red line boundary does not exceed the initial threshold of 0.5ha. Although it appears that the Valmar Trading Estate as a whole exceeds 0.5ha, it has been determined that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site is a Brownfield site in an inner London location, and is located outside of a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an Environmental Impact Assessment is not required.

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

- 33 The scheme raises two main issues in relation to amenity. Firstly, impacts as a result of the extensions and alterations that are proposed. Secondly, impacts from the proposed change of use to use class B2 general industrial which need to be considered.
- 34 The first matter was considered in relation to the previous application, 11AP0616 granted 21/7/2011, where it was concluded that the scheme would not harm the amenities of adjoining occupiers by reason of the proposed external works or impacts of the additional floor area for light industrial use. There is no change arising from this application or material change in planning policy or circumstances which would lead officers to a different conclusion on these matters now. For completeness, the assessment of the impact of the proposed extensions and alterations is repeated below.
- 35 In relation to the second matter, change of use to a micro brewery (use class B2 general industrial) did not form part of the previous proposal, so the impacts will need to be considered in full now.

Impacts of the extensions/alterations

- 36 in relation to Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers.
- 37 The proposal is to create additional floorspace within use class B1 class, light industrial/offices. B1 light industrial/offices uses generally sit comfortably alongside residential uses. As such there are no concerns regarding the proposed expansion of the B1 use on this site use in terms of its amenity impact as a result of the use itself, subject to conditions as set out in the recommendation. In addition, the proposed micro brewery results in a change of use to general industrial, being use class B2.

The amenity impacts of the proposed B2 use for a micro brewery are assessed below.

- 38 Concerns have been raised that the proposed extensions would result in a loss of light and privacy to the rear of properties on Valmar Road, the rears of which back onto the estate.
- 39 Closest to the properties on Valmar Road the proposed extension would increase the height of the building by 2.5m, and there would be a separation distance of 19m. The applicant has submitted a daylight and sunlight report based on the Building Research Establishment (BRE) guidance which concludes that no unacceptable loss of light would occur, and that the proposal complies with the BRE guidance. Whilst the extension would certainly be visible from the neighbouring dwellings, officers consider that the 19m separation distance would be sufficient to ensure that adequate outlook would be retained.
- 40 With regard to privacy, the west facing elevation which faces the rear of properties on Valmar Road would contain windows at all levels; the building currently has windows at ground and first floor level only. The Residential Design Standards SPD 2011 requires a window-to-window separation distance of 21m to maintain privacy and the proposal would be just below this at 19m. Whilst officers acknowledge that it is not always possible to achieve this distance, given the number of windows proposed in the west elevation and because the office space to be created would benefit from windows on the other elevations, the applicant has agreed to delete the ground floor windows in the west elevation (as shown on Dwg 330-E:-03 C), and has also agreed that the first floor windows in the west elevation can be obscure glazed and top-opening, and a condition to this effect is recommended. However, the 21m rule normally only applies to the relationship of habitable rooms to residential properties in facing elevations, not commercial premises. Nonetheless a condition is recommended having regard to the concerns raised in objections to the scheme and as the applicant has indicated on the plans that these windows would be obscure glazed.
- 41 A terrace is proposed at top floor level in the west elevation which has the potential to overlook gardens on Valmar Road. It would not be particularly large, 15.6sqm, and officers do not consider that it would result in undue noise and disturbance. In order to prevent a loss of privacy however, a condition for details of a screen to be erected along its western edge is recommended. This could be lightweight in nature, obscure glazing for example, which would not be harmful in terms of light and outlook to residences on Valmar Road.
- 42 Concerns have also been raised regarding additional night time noise. The applicant has advised that there are currently around 10 deliveries to the building per day, which usually take place Mondays to Fridays, 08:00 to 19:00, with some deliveries on Saturdays, and that an additional four deliveries per day during the same hours are likely as a result of the proposal. This is not considered to be a significant increase and the hours are considered reasonable, and a condition limiting deliveries to these hours is recommended.
- 43 The proposed extension would not result in any loss of amenity to neighbouring units within the estate and would be 27m from flats in the Samuel Lewis Trust Estate, which is considered to be sufficient distance to ensure that no loss of amenity would occur to properties within this Estate.

Impacts resulting from change of use to general industrial - use class B2 (micro brewery use)

- 44 The main issues officers consider may arise in relation to the proposed use for a micro brewery, and that have also been identified in objections to the scheme, are noise (e.g. from vehicle movements, rolling of casks, cask washing, operation of plant and

machinery including extract equipment, and from workers on the site); and odour.

Noise

- 45 The applicant submitted an Impact Assessment that indicates the following mitigation in relation to noise:
- operating hours would be 9m - 5pm Monday to Friday
 - the initially proposed windows at ground floor to the west elevation closest to residential properties, (i.e. windows serving the micro brewery area) be unfilled
 - the area in which cask movement would occur is a 'cold room' which is to be located in the east flank of the building, furthest from residential neighbours. As shown on the plans the cold room requires a double wall construction which provides increased sound insulation compared with standard wall.
 - refrigeration unit would operate 24/7 and it is stated that this would operate within a well insulated room in the building. The room is not adjacent to nearby residential properties and the applicant's view is that it would not be audible outside the building. Pumps are to be used to move liquids around the brewery. The applicant states that there would be no more than three pumps in use at different times of the brew cycle, and each would not be operated for more than 30 minutes at a time. The applicant has compared the noise emitted to that of a vacuum cleaner, and has stated that they would be used only on brew days (as outlined above Mon - Fri 9m to 5pm)
 - cask movement - the applicant states that this would be audible at certain times in the process.
- 46 In response to concerns from officers about the impacts of the cask-cleaning process, the applicant has confirmed the brewer would be using a double head fixed Cask Washer (the oblong as shown on the floor plan); as there is no need to line the barrels up for this process the size of the available space is adequate. The brewer is clear that no works would happen outside (including cask storage) primarily for hygiene reasons. The applicant has stated that if there remain concerns that activities could be happening outside, they confirm that this is not part of the proposed operation, and that they would be happy for a condition to be imposed in this regard. The applicant did enquire whether temporary storage outside that occurs when their delivery vehicles are loading/unloading would be caught by this condition. Officers don't consider that the condition as currently worded would cause operational problems. In practice, if equipment and so on is unloaded and left outside the building for a short period of time before being collected and taken inside, or loaded on a vehicle, this is unlikely to be construed as 'storage' and there are unlikely to be adverse effects arising. The condition is intended to prevent equipment/goods etc being left outside for a longer period, for example more than a day, which would be more likely to be construed as 'storage' and could therefore be enforced against.
- 47 The Council's Environmental Protection Team were consulted on the scheme and were satisfied that the scheme would not result in harm to amenity as a result of noise from the operation, subject to recommended conditions in relation to noise from plant and machinery.

Odour

- 48 The applicant's Impact Assessment states that the built in condenser unit, details of which are provided in an Appendix to the assessment, would ensure that no noticeable odour is released into the air from the building from boiling wort (one of the odour-emitting processes used). They state that similar systems have been used in residential areas of closer proximity than in this case, without causing nuisance or complaint. In relation to the other odour-producing process, fermentation, the release of gases is dealt with by low level extraction. The applicant has stated that notwithstanding their view that it is unlikely that there are complaints during operation as a result of odour, enough space has been allowed within the building for mechanical ventilation and that as a responsible landlord the applicant would provide

additional services should they be required.

- 49 The Council's Environmental Protection Team were consulted on the scheme. In relation to odour which was raised as being of concern to nearby residents, they commented that they have considered the details submitted to deal with the potential odour arising from the proposed use of premises. According to the information submitted the condensation process should eliminate the release of odour to air. They have recommended that to ensure that the system is maintained and operated at all time so as not to cause a nuisance a condition is imposed that would require the developer to undertake post operational assessments to ensure that the process does not emit odour that can be witnessed beyond the perimeter of the building.
- 50 Officers consider that although the principle of such a condition seems reasonable, in practice conditions have to be precise and enforceable in order to comply with the Government's guidance on planning conditions. Given that there is no objective standard available in relation to odour, (as for example there are for noise from plant/machinery), officers do not consider that a condition could be imposed that would set a particular standard against which odour could be measured. However, the applicant's Impact Assessment provides information that officers consider could be used for planning enforcement purposes. If consent is granted, this would be precise and enforceable to give certainty to the applicant and to neighbours about measures that should be complied with in respect of odour and to address any issues arising if there is perceived to be a problem.
- 51 For example, Part 8 (odour mitigation) states that, 'in the unlikely event of a complaint during operation, sufficient space has been provided for mechanical ventilation. As a responsible landlord the applicant would provide additional services should they be required'. Officers consider that if consent were granted, and there were complaints about odour, the applicant has indicated that they would take steps to resolve the problem. A condition requiring the applicant to adhere to their own proposed noise and odour mitigation measures should therefore be imposed.

Waste

- 52 The applicant has submitted a waste management strategy which indicates what would happen to the various waste products leaving the site. It doesn't however address where and how waste products would be stored on the site awaiting removal. Some residents have raised concerns about this matter, for example in relation to spent grain which it is feared could smell if left outdoors, and vermin issues again if biodegradable waste is left outdoors. The applicant has confirmed that the bin store would be enclosed (i.e. internal to the building) and the spent hops would be in enclosed euro bins. The underground bin store for spent hops is shown on the revised basement plan, but as the plans do not show the waste storage areas in detail otherwise, and as there is room on site for such areas to be designated, it is recommended that if consent is granted a condition should be imposed requiring further details of refuse storage areas to be provided.

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

- 53 None.

Traffic issues

- 54 Transport impacts were considered in relation to the previous application, 11AP0616 granted 21/7/2011, where it was concluded that the scheme would not have any harmful impact on the highway network and that impacts in relation to servicing and

parking could be accommodated and impacts mitigated subject to conditions if consent is granted. The applicant has advised that the vehicle movements associated specifically with the micro brewery use would be included within the projected vehicle movements that were set out and assessed as part of the previous application. For example:

- Vehicle movements associated with the brew functions would be around 25 per month at full production, which based on 48 week operation per year would mean 6.2 deliveries per week or approximately one per day
- The original application in 2011 was approved on the basis of projection of around 10 deliveries a day to the building as a whole; the one delivery per day for the brew operation is included in this amount
- deliveries involving cask movement are included within the projected 10 per day and would be twice a week

- 55 The previous scheme had been found to be acceptable in relation to transport impacts, and there is no therefore no change arising from this application or material change in planning policy or circumstance which would lead officers to a different conclusion on these matters now. For completeness, the assessment of the impact of the proposed extensions and alterations is repeated below.
- 56 The site has a public transport accessibility level (PTAL) of 6 (good) reflecting the good public transport links in the vicinity.
- 57 Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions, and concerns have been raised by residents that the proposal would generate more traffic into and out of the estate.
- 58 It is not considered that the increase in floorspace proposed would generate significant additional traffic. The applicant states that there are currently around six people employed in the building and this would increase by eight as a result of the proposal, (i.e. around 14 in total). The site is very well located for public transport. It is not considered that the additional four vehicle deliveries per day would result in any adverse transport impact and there is adequate manoeuvring space on-site.
- 59 Saved policy 5.3 seeks to ensure that developments adequately cater for the needs of pedestrians and cyclists; for B1 class floorspace one cycle parking space is required per 250sqm, requiring two spaces for a development of this size. No cycle parking has been shown on the plans therefore a condition requiring details to be submitted for approval is recommended.
- 60 Saved policy 5.6 establishes maximum parking standards and for B class uses a maximum of 1 parking space is required per 1,000sqm of floorspace.
- 61 The building currently contains 1,064sqm of B1 floorspace and has 15 parking spaces which are shared by units one and two, which is well in excess of the Council's maximum. The proposal would create an additional 454sqm of floorspace and the application form states that 14 spaces would be provided (one marked space is not currently used because it forms part of an access way). In spite of the loss of one albeit unused parking space, parking provision would remain well in excess of the Council's maximum requirement and officers consider that it would be sufficient to accommodate the parking needs of the development. The Transport Planning Team has requested that future occupiers of the development be prevented from obtaining parking permits in the adjacent Controlled Parking Zone by way of a section 106 agreement, but given that the unit currently has its own parking well in excess of the maximum standard, it is not considered that the proposal would result in overspill parking that would warrant this.

Design issues

- 62 Design was considered in relation to the previous application, 11AP0616 granted 21/7/2011, where it was concluded that the scheme would have an acceptable design and appearance and would preserve the setting of the nearby Camberwell Green Conservation Area. There is no change arising from this application or material change in planning policy or circumstance which would lead officers to a different conclusion on these matters now. For completeness, the assessment of the impact of the proposed extensions and alterations is repeated below.
- 63 Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that developments achieve a high standard of architectural and urban design, and policy 3.18 requires the setting of listed buildings, conservation areas and world heritage sites to be preserved. Strategic policy 12 of the Core Strategy seeks to achieve high quality developments and to preserve the Borough's historic environment.
- 64 The existing building is not considered to be of any particular architectural merit and the proposed works would improve its appearance and hopefully secure its long-term use.

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

- 65 The site is not in a conservation area, but the boundary of the Camberwell Green Conservation Area adjoins the rear of unit 3 in the trading estate. Whilst the proposal would increase the height of the building, it is not considered that it would be unduly prominent, and it would not be visible from street level on Denmark Hill. As such, officers consider that the proposal would preserve the setting of the adjacent conservation area. There are no listed buildings in the vicinity of the site.

Impact on trees

- 66 None.

Planning obligations (S.106 undertaking or agreement)

- 67 None required.

Sustainable development implications

- 68 Strategic policy 13 of the Core Strategy seeks to ensure that developments meet high environmental standards. It requires all non-residential developments to achieve at least BREEAM excellent and a condition to this effect is recommended. As with the previous scheme, it is noted that the proposal involves work to an existing building; therefore officers recommend that the condition be worded to provide some flexibility, in the event that the constraints of the existing building are such that an excellent rating cannot be achieved.
- 69 Overall, the entire building would be upgraded and new windows provided, both of which would better insulate the building. Wheelchair access would be improved as a result of the proposal, with an access ramp provided to the front and a lift internally.

Other matters

Security

- 70 Saved policy 3.14 of the Southwark Plan states that development in both the private and public realm should be designed to improve community safety and crime prevention.

- 71 The applicant has advised that the gates into the estate are locked at night and that there is CCTV on unit 2, which would be upgraded for the proposed development. In addition, the Design and Access Statement submitted with the application states that the additional windows in the remodelled building would increase natural surveillance of the area and upgraded lighting would be provided. It is noted that the Metropolitan Police Secure by Design Officer has no objections to the proposal and given these considerations, officers do not consider that the proposal would result in a loss of security to neighbouring residents.

Conclusion on planning issues

- 72 Officers consider that, subject to conditions, the proposal for change of use would not harm the amenities of surrounding occupiers having regard to transport impacts, noise and odour in particular. The principle of the building extensions and alterations had been found to be acceptable in relation to the previous scheme 11AP0616 and there have been no material changes in circumstance or planning policy as to come to a different view now. It is considered that the scheme would comply with the relevant saved policies of the Southwark Plan and those of the Core Strategy. It is therefore recommended that planning permission be granted.

Community impact statement

- 73 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: none

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: none required

Consultations

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

Consultation replies

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

Summary of consultation responses

- 76 Five objections were received and two letters in support, summarised as follows.

Objections are on the grounds of:

- effects of additional traffic (noisy vehicle movements, additional volume of traffic and operation at all hours)
- industrial type use inappropriate on a small trading estate in a residential area
- noise from employees at all hours

- odour
- waste and consequent vermin problems

The letters of support cited support for employment use and that the mitigation proposed by the applicant seemed to address the concerns about noise, odour and waste.

Human rights implications

- 77 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.
- 78 This application has the legitimate aim of providing for alterations and extensions in connection with a change of use in relation to existing business premises. 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

- 79 None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2058-A Application file: 11-AP-3603 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 1137 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	Becky Baker, Senior Planning Officer		
Version	Final		
Dated	30 January 2012		
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		15 March 2012	

Consultation undertaken

Site notice date: 1/12/2011

Press notice date: 1/12/2011

Case officer site visit date: 1/12/2011

Neighbour consultation letters sent: 2/12/2011

Internal services consulted:

Transport
Environmental Protection Team
Archaeology

Statutory and non-statutory organisations consulted:

None.

Neighbours and local groups consulted:

02/12/2011	440 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	439 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	438 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	441 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
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02/12/2011	442 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	437 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	348 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LZ
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02/12/2011	346 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LZ
02/12/2011	433 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	436 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
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02/12/2011	434 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	539 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
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02/12/2011	147 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LX

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 02/12/2011 335 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
 02/12/2011 GROUND FLOOR FLAT 52 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 44A VALMAR ROAD LONDON SE5 9NG
 02/12/2011 GROUND FLOOR FLAT 4 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 42A VALMAR ROAD LONDON SE5 9NG
 02/12/2011 44C VALMAR ROAD LONDON SE5 9NG
 02/12/2011 SECOND FLOOR FLAT 26 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 SECOND FLOOR FLAT 4 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 GROUND FLOOR FLAT 38 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT 2 24 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT 1 24 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 42B VALMAR ROAD LONDON SE5 9NE
 02/12/2011 FLAT 3 24 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 GROUND FLOOR FLAT 26 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FIRST FLOOR AND SECOND FLOOR FLAT 46 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 FIRST FLOOR AND SECOND FLOOR FLAT 6A COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 WORKSHOP BLOCKS C AND D SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 ESTATE OFFICE SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 JAYMAC HOUSE VALMAR ROAD LONDON SE5 9NP
 02/12/2011 52-54 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 SECOND FLOOR FLAT 76 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 42C VALMAR ROAD LONDON SE5 9NG
 02/12/2011 42B DENMARK HILL LONDON SE5 8RZ
 02/12/2011 TOP FLOOR FLAT 6 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FIRST FLOOR AND SECOND FLOOR 48-54 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 REAR OF 44-50 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 REAR OF 42 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 UNIT 7 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 UNIT 6 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 UNIT 3 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 FLAT ABOVE 6 COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 FLAT ABOVE 8A COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 FLAT ABOVE 8 COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 8 COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 UNIT 1 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NP
 02/12/2011 1A MILKWEEL YARD LONDON SE5 9PP
 02/12/2011 545 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9NB
 02/12/2011 544 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9NB
 02/12/2011 UNIT 5 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 UNIT 4 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 6 COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 8B COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 FIRST FLOOR FLAT 4 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FIRST FLOOR AND SECOND FLOOR FLAT 44 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 FORTY AND A HALF VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FIRST FLOOR FLAT 26 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 42A DENMARK HILL LONDON SE5 8RZ
 02/12/2011 44B VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FIRST FLOOR FLAT 38 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 30B VALMAR ROAD LONDON SE5 9NG
 02/12/2011 28C VALMAR ROAD LONDON SE5 9NG
 02/12/2011 28A VALMAR ROAD LONDON SE5 9NG
 02/12/2011 4 COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 10B VALMAR ROAD LONDON SE5 9NG
 02/12/2011 30A VALMAR ROAD LONDON SE5 9NG
 02/12/2011 28B VALMAR ROAD LONDON SE5 9NG
 02/12/2011 10C VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT 2 4A COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 FLAT 1 4A COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 FLAT B 72 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 FIRST FLOOR 1A AND 1B UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW

02/12/2011 BASEMENT GROUND FLOOR AND PART FIRST FLOOR VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 FIRST FLOOR 2B UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 FIRST FLOOR 2A UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 FLAT A 72 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 64-70 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 GARAGE REAR OF 62 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 FLAT B 34 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT 4 24 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT 5 24 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT 6 24 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT 7 24 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 38 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 FIRST FLOOR 2A AND 2B UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 FLAT 38 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 44 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 66 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 64 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 46 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 GROUND FLOOR AND PART FIRST FLOOR UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 BASEMENT RIGHT UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 BASEMENT LEFT UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
 02/12/2011 12B VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT 2 2 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT C 18 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 MIDDLE FLAT 52 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 40A DENMARK HILL LONDON SE5 8RZ
 02/12/2011 FLAT 3 2 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT 1 2 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT A 18 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 6A VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT B 6 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 TOP FLAT 74 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 12C VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT B 18 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 TOP FLAT 38 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT C 34 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 TOP FLOOR FLAT 76 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 6 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
 02/12/2011 FIRST FLOOR FLAT 8 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT A 34 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 GROUND FLOOR FLAT 8 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 SECOND FLOOR FLAT 8 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 5 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
 02/12/2011 FIRST FLOOR FLAT 76 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 GROUND FLOOR FLAT 12 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 1 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
 02/12/2011 4 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
 02/12/2011 3 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
 02/12/2011 2 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
 02/12/2011 FLAT B 22 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT A 50 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 40 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT B 50 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 4A COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 2A COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 FLAT C 50 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 FLAT A 22 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 48 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 46 VALMAR ROAD LONDON SE5 9NG
 02/12/2011 10A VALMAR ROAD LONDON SE5 9NG
 02/12/2011 2 COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 142 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 141 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 140 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 143 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 146 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 145 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 144 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 139 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 134 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 8A COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 6A COLDHARBOUR LANE LONDON SE5 9PR
 02/12/2011 135 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 138 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 137 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 136 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
 02/12/2011 34 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 76 DENMARK HILL LONDON SE5 8RZ
 02/12/2011 56-60 DENMARK HILL LONDON SE5 8RZ

[illegible]

[illegible]

[illegible]

Re-consultation:

None.

Consultation responses received

Internal services

Transport - no objections; comments incorporated into report

Environmental Protection Team - In relation to odour which was raised as being of concern to nearby residents, they commented that they have considered the details submitted to deal with the potential odour arising from the proposed use of premises. According to the information submitted the condensation process should eliminate the release of odour to air. They have stated that to ensure that the system is maintained and operated at all time so as not to cause a nuisance it is recommended that a condition is imposed that would require the developer to undertake post operational assessments to ensure that the process does not emit odours that can be witnessed beyond the perimeter of the building.

In relation to noise and vibration, they state that they have considered the information submitted including the impact assessment. While the documents aim to set out the reason why noise will not be an issue, this department would like some more scientific assessment to be carried out to confirm the impact. As a result this department will require the following to be attached as a condition.

Condition

The noise level from any plant (e.g. air handling /conditioning, heating), together with any associated ducting, shall be 10(A) dB or more below the lowest measured external ambient L_{Aeq, T^*} at the site boundary. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, you are required to submit a further noise report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements. The supplementary acoustic report must include:

- i) A schedule of all plant and equipment installed;
- ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- i) The lowest existing $L_{Aeq, T}$ measurement as already established.
- ii) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

Reason

To ensure that users of the surrounding area not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with Policy 3.1 'Environmental Effects of the Southwark Plan 2007.

* $L_{Aeq, T}$ $T = 1$ hr between 07:00 and 23:00 and 5min between 23:00 and 07:00.

Archaeology

The proposal involves construction work within an existing basement. This construction work, and subsequent impacts are limited to the area of the basement, therefore no archaeological response is necessary for this application.

Statutory and non-statutory organisations

None.

Neighbours and local groups

Five objections received summarised as follows:

28B Valmar Rd - main concerns are on impact on price and saleability of objector's property, and harm to quality of life, for following reasons:

- considers the development to be unsuitable for this location being a small industrial estate in a residential area
- concerns about noise up to 24 hours a day, 7 days a week, from increased vehicles arriving, leaving and engines running and reversing with reversing bleeps/messages and driving over speed bumps in front of 28B; lorry/van drivers with phones on loudspeaker and amplified ring tones and conversations; loading/unloading of barrels and barrels being rolled/dropped all hours of day and night; deliveries at all hours; waste collection at all hours; noise from workers congregating on site and shouting when unloading etc; machinery and extract fans running all hours; noise and disturbance from construction work.
- increased traffic on Valmar Rd, width of the street is unsuitable for HGVs and large trucks, and harmful bearing in mind proximity to Crawford Road Primary School
- additional two storeys would block light to No. 28
- increased lighting on site at night at back of No. 28 would disrupt sleep
- disagreeable/toxic odours at all hours and in all seasons; concern that avoidance of strong odours would oblige occupiers to live with house windows closed at all times and concern about health implications.
- concern about water usage
- concern about waste and potential for vermin to be attracted to industrial quantities of foodstuffs, adding to current problems

16 Valmar Rd -objections as summarised above

28C Valmar Rd - main concerns are about the proposed change of use to a microbrewery, including impacts such as odours, noise from ventilation equipment, and traffic.

- noise impacts - noise from the Trading Estate is amplified already owing to the way it is constructed; these impacts would be exacerbated especially if deliveries, barrel collection and waste removal occur during weekends or after normal working hours; concern about noise from extract fans running 24 hours; noise from vehicles going over speed bumps; noise from employees especially after normal business hours; construction noise
- increased traffic - Valmar Rd's narrow width makes it unsuitable for HGVs and large trucks; speed bumps are there for a reason
- toxic odours at all hours and in all seasons; concern that avoidance of strong odours would oblige occupiers to live with house windows closed at all times and concern about health implications.
- proximity to Crawford Road Primary School - concern about traffic impacts in relation to school children, and view that brewery odours are unsuitable for young children to

be exposed to

- concern about water usage
- concern about waste and potential for vermin to be attracted to industrial quantities of foodstuffs, adding to current problems
- concern that the consultation letter did not specifically refer to a microbrewery and was sent at Christmas when residents may not have time to respond (Officers advise that the local planning authority has a statutory duty to consult on applications and to determine them within statutory time scales, and there are no statutory provisions that require consultation periods to be extended at Christmas or any other period).

38 Valmar Rd

- wonders if the previously proposed modifications to the original scheme still stand (i.e. height modified and massing pulled back from back gardens in Valmar Rd)
- concern that change from 'light industrial' to 'general industrial' suggests more activity, noise and disturbance
- concern about specific operation as microbrewery, specifically odour, and noise from movement of metal barrels
- concern that timing of application has meant that consultation was carried out over the Christmas period when people may be away or otherwise pre-occupied

18B Valmar Rd

- concern about increase in traffic, noise and disturbance as a result of the change from 'light' to 'general' industrial use

Two letters of support received, summarised as follows.

Camberwell Society - supports this application to provide employment and a use for this unit.

Resident of Valmar Rd (street number not stated) - considers that as the permission for the extensions has been agreed, and residents will be subjected to noise and disturbance no matter what, the change of use to allow for a microbrewery is not a matter to be concerned about, based on the writer's discussions with the applicant and other research on the subject.

- modern micro brewery's appear not to make much noise
- odour is unlikely to be an issue - odour is associated with certain parts of the brewing process of which there would be a maximum of four per week at this site, and the proposal seems to have the right extraction units in place to avoid excessive external smell
- hours of operation would be limited to Mon - Fri 9-5
- there are already lorries passing by late at night and early morning; the microbrewery would result in only one extra delivery per day when operating at full capacity and deliveries would be during office hours only
- some concern about waste products in particular spent grain, which if left unattended outside could result in odour but the writer has been assured by the applicant that this would not happen here.

Assuming all of the above are correct the writer raises no objection. However the writer hopes that if there are problems he can complain to the applicant and/or the council, but whilst he recognises that more difficult to address after the fact if there are problems, he can't really protest on the chance that the applicant is being untruthful now.

RECOMMENDATION LDD MONITORING FORM REQUIRED

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 Antic Brewing Limited
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 11-AP-3603

Case Number TP/2058-A

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use from B1(c) (Light Industrial) to a micro brewery (use class B2 General Industrial), erection of two additional floors to building, 2-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades.

At: UNIT 2, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON, SE5 9NW

In accordance with application received on 31/10/2011 12:01:19
and revisions/amendments received on 31/01/2012

and Applicant's Drawing Nos. 110-LP-01, 100-SP-01, 200-GA-00, 200-GA-01, 200-GA-02 A, 300-EL-02 A, 300-EL-01, 300-EL-03, 220-GA-00, 220-GA-01, 330-EL-03 B, 220-GA-01, 330-EL-02 b

110-SP-01 A, 220-GA-00-D, 220-GA-01 C, 220-GA-02 A, 220-GA-03 A, 220-GA-04 A, 220-GA-05 A, 330-EL-02 C, 330-EL-01, 330-EL-03 C, 330-EL-04 A

Impact Assessment for the Proposed Micro brewery @ Valmar Works 2 Ref 500-IA-00

Waste Management for the Proposed Micro brewery @ Valmar Works 2 Ref 500-IA-00

Design and access statement Ref Valmar - 300-03

Email from Antic-Ltd dated 2/2/2012 in relation to washing of casks

Reasons for granting permission.

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

a] Saved policies of the Southwark Plan (2007):

- 1.4 - Employment sites outside the preferred office locations and preferred industrial locations (which seeks to protect existing B class floorspace in certain locations);
- 3.2 - Protection of amenity (which seeks to ensure an adequate standard of amenity for existing and future occupiers)
- 3.6 (Air Quality) advises that permission will not be granted for development that would lead to a reduction in air quality.
- 3.7 - Waste reduction (which requires developments to provide adequate refuse storage and recycling facilities)
- 3.12 - Quality in design (which requires developments to be of a high standard of architectural design)
- 3.13 - Urban design (which requires developments to be of a high standard of urban design)
- 3.14 - Designing out crime (which requires development to improve community safety and crime prevention)
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites (which requires the settings of these heritage assets to be preserved)
- 5.2 - Transport impacts (which seeks to ensure that developments do not result in adverse highway conditions)
- 5.3 - Walking and cycling (which requires developments to cater for the needs of pedestrians and cyclists)
- 5.6 - Car parking (which establishes maximum parking standards).

Residential Design Standards SPD (2008)

Camberwell Green Conservation Area Appraisal

b] Core Strategy (2011)

Strategic policy 1 - Sustainable development (which requires development to improve the places we live and work in and enable a better quality of life for Southwark's diverse population, in a way that respects the limits of the planet's resources and protects the environment);

Strategic policy 2 - Sustainable transport (which seeks to encourage sustainable modes of transport within the borough)

Strategic policy 10 - Jobs and businesses (which seeks to increase the number of job in Southwark and create an environment in which business can thrive)

Strategic policy 12 - Design and conservation (which seeks to secure high quality developments and to protect the

borough's historic environment)

Strategic policy 13 - High environmental standards (which requires development to help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.

c] London Plan (consolidated with alterations since 2004)

3B.2 - Office supply and demand

4B.1 - Design principles for a compact city

d] Planning Policy Statements [PPS] and Guidance Notes [PPG]:

PPS1 - Delivering sustainable development

PPS4 - Planning for sustainable economic growth

PPS5 - Planning for the historic environment

PPG13 - Transport

Particular regard was had to the impact of the proposed change of use and the building extensions on the amenities of neighbouring properties, but given the management plan and mitigation measures proposed by the applicant, separation distance between the building and the rear of properties on Valmar Road and subject to conditions in relation to noise, odour and waste management, and to prevent a loss of privacy, it was considered that no adverse impacts would occur. Overall the proposal was not considered to give rise to harm in relation to noise, odour or traffic impacts and would preserve the setting of the adjacent Camberwell Green Conservation Area. 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:
110-SP-01 A, 220-GA-00-D, 220-GA-01 C, 220-GA-02 A, 220-GA-03 A, 220-GA-04 A, 220-GA-05 A, 330-EL-02 C, 330-EL-01, 330-EL-03 C, 330-EL-04 A

Reason:

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

- 3 The windows at first floor level and above in the west facing elevation of the building shall be obscure glazed and top-opening only.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises on Valmar Road from undue overlooking, in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Unitary Development Plan (2007) and Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 4 Details of a 1.8m high privacy screen to be erected along the western edge of the terrace at top floor level shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, and the screen erected prior to the first use of the extension and retained as such thereafter.

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises on Valmar Road from undue overlooking, in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Unitary Development Plan (2007) and Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 5 Details of the facilities to be provided for the secure storage of at least two cycles shall be submitted to and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance

on the use of the private car in accordance with saved policy 5.3 'Walking and cycling' of the Southwark Plan (2007) and Strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

- 6 The use hereby permitted shall not be commenced before details of the arrangements for the storing of refuse have been submitted to and approved in writing by the Local Planning Authority and the facilities approved have been provided and are available for use prior to the first occupation of the extension. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with saved policy 3.7 'Waste reduction' of the Southwark Plan (2007) and Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 7 The scheme shall be carried out in accordance with the measures set out for noise and odour mitigation, as set out in Parts 5, 6, 7 8 and 9 of the submitted Impact Assessment for the Proposed Micro brewery @ Valmar Works 2 Ref 500-IA-00, unless details varying these arrangement have been submitted to and approved in writing by the Local Planning Authority. No cask washing or storage associated with the micro brewery use shall be carried out outside the building, in accordance with the email from Antic-Ltd dated 2/2/2012.

Reason

To prevent nuisance by reason of odour and noise generated from the use hereby permitted, and to ensure compliance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 8 Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be constructed to achieve a rating of at least BREEAM excellent and a BREEAM certificate submitted to the local authority.

Reason:

In order to comply with Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 9 There shall be no deliveries to the building outside the hours of 08:00-19:00 Mondays to Saturdays.

Reason

In order to ensure that there would be no loss of amenity to neighbouring residential occupiers, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 10 This permission shall be personal to Antic Brewing Ltd for the purposes of microbrewery (within use class B2) and shall not ensure for the benefit of the land.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of the case and considers that under the management of Antic Brewing Ltd the proposal would not give rise to a loss of amenity in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 11 The noise level from any plant (e.g. air handling /conditioning, heating), together with any associated ducting, shall be 10(A) dB or more below the lowest measured external ambient L_{Aeq, T^*} at the site boundary. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, the consent holder shall submit a further noise report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements. The supplementary acoustic report shall include:

- i) A schedule of all plant and equipment installed;
- ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- i) The lowest existing $L_{Aeq, T}$ measurement as already established.
- ii) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

Reason

To ensure that users of the surrounding area do not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with Saved Policy 3.1 'Environmental Effects' of the Southwark Plan 2007 and Strategic Policy 13 - High environmental standards of The Core Strategy 2011.

* $L_{Aeq, T}$ $T = 1$ hr between 07:00 and 23:00 and 5min between 23:00 and 07:00.

- 12 The use hereby permitted shall be carried out in accordance with the measures set out in the submitted Waste Management Plan for the Proposed Micro brewery @ Valmar Works 2 Ref 500-WM-00.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

Ordinance Survey

Date 6/2/2012



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Item No. 6.2	Classification: OPEN	Date: 15 March 2012	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Application 11-AP-1139 for: S.73 Vary/remove conds/minor alterations Address: GROUND FLOOR, SOUTH CITY COURT, 52 PECKHAM GROVE, LONDON, SE15 6AL Proposal: Variation of condition 10 (approved plans) which was added by non-material amendment reference: 11-AP-0551) of permission reference 06-AP-0796 dated 8th February 2010 for 'Change of use of the ground floor from vacant commercial units into 15 self-contained flats; provision of 6 additional car parking spaces (to create 24 spaces in total)' to allow the following minor material amendments: <ul style="list-style-type: none"> • Removal of a private 1-bedroom flat (reducing the total number of flats on the site to 14); • Retention of existing water tank; • Retention of existing substations; • Relocation of refuse store; • Relocation of cycle parking; • Provision of one additional parking space (to provide 19 in total); • New door to rear of building serving flat 4; • Provision of solar panels to roof. • Conversion of former sub station to habitable space to enlarge bedroom in flat 4 with elevational alterations including new access door to front 		
Ward(s) or groups affected:	Brunswick Park		
From:	Head of Development Management		
Application Start Date 1 July 2011		Application Expiry Date 30 September 2011	

RECOMMENDATION

- 1) Grant Planning Permission subject to the applicant first entering into an appropriate legal agreement on or before the 7 March 2012.
- 2) In the event that the legal agreement is not entered into by 7 March 2012, the Head of Development Management be authorised to refuse planning permission for the reasons set out in paragraph 76 below.

BACKGROUND INFORMATION

Site location and description

- South City Court is a five storey building with accommodation in the roofspace, T-shaped in plan and situated on the western side of Peckham Grove at its southern end

near its intersection with Southampton Way. The main bulk of the building fronts Peckham Grove with a five storey extension (see planning history) having been added at the rear. The application relates to the ground floor of the main building which is currently unoccupied and boarded up, and there are flats on the upper floors of the building. There is a row of 18 parking spaces in front of the building which has a dropped kerb onto Peckham Grove.

- 3 The site forms part of the urban density zone and an air quality management area.

Details of proposal

- 4 On 8th February 2010 planning permission was granted to change the use of the ground floor of the building fronting Peckham Grove from vacant commercial units to 15 self-contained flats (reference: 06-AP-0796). This permission involved relocating two existing substations and water tank at the front of the building. It has since come to light that it is not possible to relocate these, therefore the application before Members is for an amendment to the earlier permission which would enable the substations and water tank to remain, and to provide 14 flats instead of 15.

- 5 The mix of dwellings would be as follows:

2 x studio flats
2 x 1-bed flats;
8 x 2-bed flats;
2 x 3-bed flats.

- 6 Flats 11, 12, 13 and 14 would be affordable (shared ownership, and comprising 2 x 2 bed and 1 x 3-bed) and flats 12 and 13 would be wheelchair accessible (2 x 2-bed).

- 7 The proposal involves the following other alterations:

Relocation of refuse store:

- 8 On the approved plans for permission reference 06-AP-0796 the refuse store was shown as being located at the front of the building, immediately next to the main communal entrance door into the building. The plans now being considered show the refuse store for the 14 flats being located next to parking space 11, but also at the front of the building.

Relocation of cycle parking:

- 9 On the approved plans for permission reference 06-AP-0796 the cycle parking is shown as being located at the front of the building, immediately next to what should have been the refuse store and close to the communal entrance to the building. It is now proposed to locate the cycle parking near to parking space 12 at the front of the building.

Parking spaces to front of building:

- 10 The approved plans for application reference 06-AP-0796 showed 27 parking spaces at the front of the building including two accessible parking spaces, although when permission was granted at Community Council it was subject to an additional condition requiring a revised parking layout showing 24 parking spaces only (including two disabled parking spaces) to be submitted for approval.
- 11 When first submitted the application now before Members proposed 26 parking spaces in the front of the building, but this has since been reduced to 19 at the request of officers, to enable additional landscaping to be provided.

New door to rear of building serving flat 4:

- 12 This door is understood to be already in place at the rear of the building, and flat four would be accessed from the rear.

Provision of solar panels to roof:

- 13 The consented scheme for 15 flats showed 16 solar panels located broadly in the centre of the front block. It is now proposed to provide 26 panels on the northern end of the front block (this is an amendment during the course of the application).

Other amendments sought during the course of the application:

- 14 Alterations have been made to the layout of the wheelchair accessible units (flats 12 and 13). Two of the originally proposed one-bed flats were amended to studio flats (units 8 and 9) as they were significantly below the unit size standards for one-bed flats.
- 15 Following a meeting on site 6/2/2012 with the case officer, the applicant and a number of objectors to the scheme, a revised floor plan and elevations were submitted. These were submitted following confirmation that one of the electricity sub-stations at the south end of the site, fronting the street and positioned in between Flats 4 and 5, was redundant.
- 16 The area occupied by the sub-station is therefore to be incorporated into Flat 4, to make the sole bedroom larger. There would also be a front door positioned to allow access from the street to this flat. The door at the back, which is accessible by a very narrow raised footpath around the building, would remain as a secondary entrance.
- 17 This amendment has the effect of increasing the floor area within Flat 4 to 64sqm making Flat 4 compliant with the Council's internal space standards (it was originally 1 sqm short), and also gives it an entrance from the street, which is considered to be an improvement from the plans as existing.
- 18 The amendment results in a revised street elevation and floor plan. The materials for the new door and the windows that would be in place of the existing sub-station doors would match the doors and windows that are proposed elsewhere in the building. The effect of the amendments is considered to be minor and re-consultation was not considered to be necessary.

Planning history

- 19 11-AP-0551 - Non-material amendment to planning permission reference: 06-AP-0796 dated 08/02/2010 (for 'Change of use of the ground floor from vacant commercial units into 15 self-contained flats; provision of 6 additional car parking spaces (to create 24 spaces in total)) comprising the addition of a condition listing the approved plans. Amendment AGREED on 17th March 2011.
- 20 06-AP0796 - Change of use of the ground floor from vacant commercial units into 15 self-contained flats; provision of 9 additional car parking spaces. Planning permission was GRANTED on 8th February 2010 following the completion of a section 106 agreement.
- 21 Planning permission (Lbs.Reg.No:0001199) with legal agreement was granted on 05/10/2001 for conversion and erection of 5 storey extension of existing industrial building to provide 86 self-contained flats; construction of 3 storey office building (B1) and 3 storey residential building comprising of 20 residential units with 106 off-street car parking spaces, 52 cycle storage spaces plus landscaping at 48 - 52 Peckham Grove (now known as South City Court). This consent was implemented although the ground floor commercial units (Use class B1) were never occupied since they

were completed.

- 22 Planning application (Lbs.Reg.No: 05-AP-1336) was withdrawn on 23/09/2005 for erection of a new residential block comprising 13 apartments - 8 X 1 bed, 4 X 2 bed and 1 X 3 bedroom at Site A, 50 Peckham Grove.
- 23 Planning application (Lbs.Reg.No: 05-AP-1339) was withdrawn on 07/10/2005 for erection of two X two-storey semi-detached dwelling houses at Site B, 50 Peckham Grove.

Planning history of adjoining sites

69a Peckham Grove (Site opposite application premises to the east)

- 24 08-AP-2613 - Variation of condition 6 on approved application 06-AP-1600 to allow parking spaces to be offered to surrounding residential blocks in the vicinity. Planning permission was REFUSED on 27th January 2009 for the following reasons:
 1. *There is insufficient justification to allow the removal of Condition 6 to permit the parking spaces to be sold off to people not living within the development. It is considered that the monetary value placed on the spaces is not indicative of the demand from residents living in the development and suitable alternatives to promote their use by occupiers of the building have not been fully explored. As such the proposal would result in continued on street parking by residents of the development within an area that is heavily parked, in a low Public Transport Accessibility Level and where demand for on-street parking is likely to increase due to new development under construction. The proposal is therefore considered contrary to Policies 5.2 Transport impacts and 5.6 Car parking of the Southwark Plan 2007.*
 2. *The management of the use of the car park by others not resident within the development has not been detailed within the application. It is unclear what impact this may have on the amenity and security to the existing residents. As such the proposal is considered contrary to Policies 3.2 Protection of amenity and 3.14 Designing out crime of The Southwark Plan 2007.*
- 25 06-AP-1600 - Demolition of existing workshops and erection of part 4 and part 5 storey buildings containing 110 flats with parking at semi-basement level (approved 22/9/05 under ref 04-ap-1601): amendments to include changes to fenestration/elevation, relocation of cycle parking and a scheme of natural ventilation to car park and resultant amendment to ground floor external landscape layout. Planning permission was GRANTED on 2nd April 2008.
- 26 Planning permission (Lbs.Reg.No: 04-AP-1601) with legal agreement was granted on 22/09/2005 for demolition of existing workshops and erection of part 4 and part 5 storey buildings containing 110 flats with parking at semi-basement level.

Unit 2, 199 Southampton Way

- 27 11-AP-4053 - Use of premises as a place of worship (Use Class D1) and removal of two windows to ground floor front elevation - UNDER CONSIDERATION.
- 28 11-AP-1807 - Use of premises as a place of worship (Use Class D1) and removal of two windows to ground floor front elevation. Planning permission was REFUSED on 22nd August 2011 for the following reasons:

1. *The proposed development, owing to the potential for large numbers of people to*

congregate outside the building in close proximity to a number of dwellings and at evenings and weekends when the area would generally be quieter, would result in an unacceptable level of noise and disturbance to neighbouring occupiers, contrary to saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy 2011.

2. In the absence of a transport assessment detailing how people would travel to and from the site and given the limited availability of public transport in close proximity to the site, it is considered that the proposal would increase demand for on-street parking in the area, to the detriment of existing occupiers and contrary to saved policies 3.2 'Protection of Amenity' 5.2 'Transport Impacts' and 5.6 'Car parking' of The Southwark Plan UDP (2007) and strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

- 29 An appeal has been lodged and is UNDER CONSIDERATION by the Planning Inspectorate (reference: APP/A/5840/A/11/2166609).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 30 The main issues to be considered in respect of this application are:
- a) principle;
 - b) amenity;
 - c) design and appearance;
 - d) transport;
 - e) planning obligations (s106).

Planning policy

Core Strategy 2011

- 31 Strategic policy 1 - Sustainable development
 Strategic policy 2 - Sustainable transport
 Strategic policy 5 - Providing new homes
 Strategic policy 6 - Homes for people on different incomes
 Strategic policy 7 - Family homes
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards
 Strategic policy 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

- 32 2.5 Planning Obligations
 3.2 Protection of Amenity
 3.7 Waste reduction
 3.9 Water
 3.11 Efficient Use of Land
 3.12 Quality in Design
 3.13 Urban Design
 3.14 Designing Out Crime
 4.2 Quality of Residential Accommodation

- 4.3 Mix of Dwellings
- 4.4 Affordable Housing Provision
- 5.1 Locating Developments
- 5.2 Transport impacts
- 5.3 Walking and Cycling
- 5.6 Car Parking
- 5.7 Parking Standards for the Mobility Impaired

Residential Design Standards SPD (October 2011)
 Planning Obligations SPD
 Sustainable Design and Construction SPD
 Affordable housing SPD

33 London Plan 2011

- Policy 3.3 Increasing housing supply
- Policy 3.5 Quality and design of housing developments
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 5.3 Sustainable design and construction
- Policy 5.7 Renewable energy
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 8.2 Planning obligations

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

- 34 PPS 1 Delivering Sustainable Development
 PPS 3 Housing
 PPS5 Planning for the historic environment
 PPG 13 Transport
 PPG 25 Development and Flood Risk
- 35 The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.
- 36 The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).

Principle of development

- 37 The principle of providing residential units on the ground floor of the building has already been established through the granting of planning permission for 15 flats (reference:06-AP-0796). This application is before Members owing to the inability to remove a substation and water tank which means that it is only possible to build 14 flats. This does not raise any land use issues and it is noted that the 14 flats for which permission is sought are largely complete on site.
- 38 Strategic policy 5 of the Core Strategy advises that a density of between 200-700 habitable rooms per hectare is permissible in the urban density zone, of which the site forms part. Based solely on the land to which the application relates, i.e. the ground floor of the front block, the proposal would achieve a density of 330 habitable rooms per hectare and would therefore comply with strategic policy 5.
- 39 Strategic policy 6 of the Core Strategy states requires developments in the Brunswick Park ward to provide 35% private housing and 35% affordable housing (the remainder is for the applicant to decide).
- 40 The consented scheme for 15 flats secured 4 affordable housing units (intermediate housing/shared ownership) including two wheelchair accessible units. This equated to 25% provision but policy 4.5 of the Southwark Plan, which has been saved, allows one affordable habitable room less for every affordable housing unit which complies with the wheelchair design standards, therefore the affordable housing provision was policy compliant. The same is applicable now, as the scheme would still provide 4 affordable units, with a total of 13 habitable rooms which equates to 32.5% affordable housing (based on there being 40 habitable rooms in the proposed development). Taking into account that two wheelchair accessible affordable units are proposed, the proposal remains policy compliant in respect of affordable housing. Concerns have been raised by a neighbouring resident regarding impact on property value, but this is not a material planning consideration and cannot be taken into account.
- 41 In terms of tenure and mix, the consented scheme for 15 flats permitted 2 x 2-bed wheelchair accessible affordable units, 1 x 2-bed affordable unit and 1 x 3-bed affordable unit. The current scheme is for exactly the same mix of affordable and wheelchair accessible units.
- 42 Strategic policy 7 of the Core Strategy requires developments of 10 or more residential units in the urban density zone to provide at least 60% of units with 2 or more bedrooms and 20% of units to have 3, 4 or 5 bedrooms.

The proposed development would achieve the following:

- 2 or more bedrooms - 71%
 - 3, 4 or 5 bedrooms - 14%.
- 43 Whilst the proposal would fall below the Council's current requirement in terms of the percentage of 3, 4 and 5 bedroom dwellings within the scheme, given that the proposal is essentially to amend an existing permission to allow one less flat to be built, officers consider that this provision is acceptable in this instance.

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

- 44 Saved policy 3.2 of the Southwark Plan seeks to ensure that developments achieve an adequate standard of amenity for existing and future occupiers, and 4.2 requires residential developments to be of a good standard.

Existing occupiers

- 45 Concerns have been raised regarding impact on security via the provision of new doors into the building, additional wear and tear as a result of additional occupants, and concerns regarding the construction, maintenance and cost of the solar panels. This last matter is dealt with separately in the sustainability section of this report.
- 46 The integral refuse and cycle stores proposed at the front of the building are not that dissimilar to the arrangement permitted under the consented scheme for 15 flats. Access would be for residents only, and when the flats are occupied, there would be additional natural surveillance of this area.
- 47 The consented scheme showed 5 flats being accessed from the rear of the site, three on the southern end of the block and a further two on the northern end. The scheme now before Members proposes 6 flats accessed from the rear of the building, the additional door being to flat 4, and it is not considered that this would result in any loss of amenity for existing occupiers.
- 48 Concerns have also been raised that proposed flat nine would have its front door from within the communal corridor which was not shown on previous plans. Whilst this is noted and it would clearly increase the use of the communal areas, it is not considered that this would result in a loss of amenity to neighbouring occupiers. Use of the communal space is a matter for the landowner and leaseholders and not a matter over which it is possible to exercise planning control.
- 49 An adequately sized refuse store is proposed at the front of the building, in a broadly similar position to that permitted under the 15 flat scheme, and it is not considered that this would result in any loss of amenity to existing occupiers. Concerns have been raised that there is already more than adequate refuse storage on the site, and whilst this may be the case, the proposed refuse storage provision would be conveniently located for those flats which would have direct access from the front of the building. The plans contain an annotation that the flats which would be accessed from the rear would use existing stores at the rear of the building, and no objections are raised in this regard.

Future occupiers

- 50 Concerns have been raised by a neighbouring occupier regarding the size of the proposed flats and the standard of accommodation this would create.
- 51 Minimum flat and room size standards are set out in the Councils' Residential Design Standards SPD (2011) which requires a minimum of 36sqm for a studio flat, 50sqm for a 1-bed flat, 61sqm for a 2-bed flat and 74sqm for a 3-bed flat. The proposal would achieve the following:
- 52
 - Flat 1 (2-bed) 70sqm
 - Flat 2 (2-bed) 63sqm
 - Flat 3 (2-bed) 63sqm
 - Flat 4 (1-bed) 64sqm
 - Flat 5 (2-bed) 69sqm
 - Flat 6 (3-bed) 85sqm
 - Flat 7 (1-bed) 48sqm (2sqm below standard)
 - Flat 8 (studio flat) 40sqm (4sqm below standard)
 - Flat 9 (studio flat) 35sqm (1sqm below standard)
 - Flat 10 (2-bed) 75sqm
 - Flat 11 (2-bed) 59sqm (2sqm below standard)

Flat 12 (2-bed) 65sqm
 Flat 13 (2-bed) 65sqm
 Flat 14 (3-bed) 79sqm.

- 53 The shortfalls in floorspace standards for flats 7, 8 and 9 and 11 are not considered to be significant. In particular given that the proposal is for an amendment an existing permission, the effect of which would be for one less flat within the development, it is not considered that the small amount of shortfall in relation to these units would be sufficient grounds for refusing planning permission. Officers have reviewed the layout of the proposed wheelchair units and following some minor modifications, they are found to be acceptable and suitable for wheelchair users.

Traffic issues

- 54 Saved policy 5.2 of the Southwark Plan seek to ensure that developments do not result in adverse transport impacts and 5.6 establishes maximum parking standards. The site has a public transport accessibility level (PTAL) of 2 (low) and a Controlled Parking Zone is in the process of being implemented in this area.
- 55 The layout of the proposed parking spaces would be acceptable and would not result in any harm to highway safety; a condition requiring them to be completed prior to the occupation of the flats is recommended.
- 56 The consented scheme permitted 24 parking spaces (including 2 disabled spaces) to serve 15 flats. When first submitted the application now before Members proposed 26 spaces to serve 14 flats, and this raised concerns regarding an over provision of parking and a lack of landscaping to the front of the site. Following discussions with officers it is now proposed to provide 19 parking spaces at the front of the building, 12 of which are already allocated to existing residents in the block and the remaining seven would be for occupiers of the new flats, equating to a 50% parking provision (7 spaces for 14 flats).
- 57 In addressing the objections that there is already too much car parking and that the allocated spaces at the front are un-necessary, officers have sought clarification about the existing number of flats within the development as a whole, and the amount of parking. These matters are set out below, for information.

- **Existing number of flats in the entire building;**

This application relates to the ground floor of Block A (see red line on attached plan SITE-01 Rev A), where 14 units are proposed as opposed to the 15 previously consented. The remainder of the T-shaped building fronting Peckham Grove contains 86 flats as approved by planning application Ref. 0001199 dated 05/10/2001.

- **Existing number of parking spaces on the entire site;**

The 'entire site' comprises not only the T-shaped building containing the 86 flats described above. There is also a 3 storey office building and a 3 storey residential building containing 20 residential units as approved by planning application Ref. 0001199 dated 05/10/2001. The entire site currently contains 103 car parking spaces (see attached plan titled 'Peckham Grove car parking as existing') for the 106 residential units and 3 commercial/office units within it.

- **Proposed number of parking spaces on the entire site;**

- 58 There are currently 18 parking spaces in front of Block A. This application (as revised) now proposes 19 spaces in front of Block A. The 19 spaces comprise 5 spaces (1 of which is temporary as it is in front of the sub-station access) and 2 disabled spaces

between the 14 new flats. The remaining 12 parking spaces will be allocated back to existing residents already parking there as indicated on attached drawing no. 492-900C.

- **Number of parking spaces on the entire site which have already been allocated to existing residents.**

All of the existing parking spaces on the site have already been allocated to existing residents or businesses within the wider site.

- 59 Although the site has a low PTAL of just 2, this provision is considered to be acceptable given that a controlled parking zone is due to be introduced, and overspill parking from the development can be controlled by exempting future occupiers from being able to obtain parking permits; a condition to this effect is recommended. Given that no adverse highways impacts are anticipated and the opportunities that providing less parking presents in terms of landscaping and streetscape, the proposed level of parking is considered to be acceptable and each of the wheelchair accessible units would have its own accessible parking space.
- 60 Saved policy 5.3 of the Southwark Plan requires developments to adequately cater for the needs of pedestrians and cyclists.
- 61 The approved plans for application reference: 06-AP-0796 showed 17 cycle parking spaces plus 1 space per 10 units for visitors and these were to be located in a dedicated cycle store at the front of the building. It is now proposed to provide 16 cycle parking spaces, also within a dedicated store at the front of the building and this provision is considered to be acceptable, equating to one cycle space per flat, plus 10% for visitors. The store would be convenient, weatherproof and secure, and a condition requiring it to be provided prior to occupation of the flats is recommended.
- 62 Concerns have been raised that across the entire site there would be an over provision of cycle parking spaces, but officers note that for the proposed 14 flats, the provision would be acceptable. In addition, since the application was first submitted the number of car parking spaces has been reduced, therefore the proposed cycle parking is considered to be necessary in terms of planning policy.

Design issues

- 63 Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that developments achieve a high standard of architectural and urban design and strategic policy 12 of the Core Strategy, Design and conservation' seeks to create high quality environments.
- 64 The proposed alterations to the exterior of the building are not considered to be significant when compared to the consented scheme for office units at ground floor level (reference: 0001199) or the consented scheme for 15 flats (reference: 06-AP-0796). External facing materials are to match existing and this can be secured by way of a planning condition. The proposed installation of solar panels to the roof of the building are considered to be acceptable in design terms and given the height of the building, would not cause harm to its appearance.
- 65 The front of the site at present is a rather uninspiring row of 18 parking spaces, which contributes very little to the streetscape of Peckham Grove. It is also acknowledged that a considerable amount of utilities work appears to have been undertaken on the pavement outside the site, although this is outside the scope of planning control.
- 66 In order to enhance the streetscape the number of parking spaces proposed at the

front of the site has been reduced, so that additional landscaping could be provided. Although no detailed plans have been formulated at this stage in terms of species and planting densities, the proposed site plan shows that 10 new birch trees would be planted along the front of the site, set within planted areas (shrubs). In addition, the pathways to the front of the flats are shown as being paved which would clearly distinguish them from the tarmac parking spaces, and some redundant ramps which are currently in place at the front of the building would have to be removed. It is recommended that a condition be imposed upon any forthcoming planning consent requiring a detailed landscaping plan, including provision for 10 trees, to be submitted for approval. The Council's Urban Forester has reviewed the details submitted to date and has advised that they are acceptable.

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

- 67 Saved policy 3.18 of the Southwark Plan seeks to ensure the setting of listed buildings, conservation areas and world heritage sites is preserved. Numbers 40-46 Peckham Grove which adjoin the site to the north are grade II listed. It is considered that the proposed enhancements to the streetscene by way of provision of landscaping would enhance the setting of these heritage assets.

Planning obligations (S.106 undertaking or agreement)

- 68 The previous permission for 15 flats on the site secured the following section 106 contributions:

£80,340.00, which is broken down as follows:

- Education - £16,625
- Strategic transport - £13,563
- Health - £13,515
- Public Realm - £11,250
- Open space - £17,093
- Employment during construction - £6,720
- Administration fee @ 2% - £1,575

- 69 The applicant had originally proposed that despite the scheme comprising one less unit than had originally been proposed, they would agree to the original s106 being applied. Officers were concerned that applying the s106 charges for 14 units, at the same rate as for the 15 units, would be unjustified given that the CIL regulations do require clear justification for charges based on mitigation of impacts of the scheme. The on-line s106 toolkit for developers was run for the revised scheme. The toolkit carries out the calculations based on the formulae contained in the s106 SPD, but the charges are updated year on year according to indexation (RPI). As a consequence, the s106 contributions came out with some different figures, and the figures are also adjusted owing to the dwelling mix as now varied. The amended contributions based on the revised scheme are as follows.

Total £73 085, which is broken down as follows:

- Education - £12 481
- Strategic transport - £6528
- Health - £15 314
- Public Realm - £10 500
- Open space - £15 949
- Employment during construction - £10 064
- Employment during construction management - £816

(sub-total £71 652)

- Administration fee @ 2% - £1433

TOTAL £73 085

- 70 Officers consider that without the contributions towards local infrastructure provision as detailed below the proposed development would have an unacceptable impact on the local area. The justification for the particular contributions is addressed below.
- 71 The Council's adopted Core Strategy Policy 14 justifies the planning requirement for contributions towards local infrastructure as a principle. The adopted 2007 S106 Planning Obligations SPD details and justifies the borough wide requirement for employment and training (construction); education; transportation; children's play, sports development; health; public realm on major new developments. These are the primary policies that state the necessity in planning terms for the obligation.
- 72 The SPD details the borough wide need for education expansion. By 2012 (reception), 2013 (primary and secondary) the boroughs schools will either be at or exceed the DfES 95% capacity levels. The contribution sought is a small contribution relative to the cost of providing additional places and can be used in conjunction with other funding to increase capacity for new developments.
- 73 The SPD set the policy need and justification for the Employment and Training obligations and associated contributions, ensuring that developers are sustainable in their job creation and help improve the areas they will form a part of. The Council is likely to work with Southwark Works to deliver the work opportunities, unless the developer wishes to undertake the provision themselves.
- 74 The strategic transport contribution would go towards improvements such as towards Peckham Rye station area. It is proposed to make substantial improvements to the setting of Peckham Rye station. Peckham Rye is identified in the Mayor's Transport Strategy as a strategic interchange and the project will complement planned improvements to the station itself which will become increasingly important with the arrival of London Overground services in 2012. Proposals include improvements to the station fabric and the re-creation of a public square outside the station, improving the setting of the station while reducing journey times. Planned delivery is split into a number of phases from 2012/13 to 2015/16.
- 75 Public realm and Open Space, signage and street lighting surrounding the proposed development will need to be improved as the area will be more intensively used, at different times of the day with an additional residential population. The Council will also look at tree planting, wildlife and biodiversity measures and an expansion of the works to Burgess Park which is within walking distance. In addition, there is a project to 'Revitalise Camberwell'. Southwark and Lambeth Councils in partnership with TfL are to invest in Camberwell town centre to uplift and transform the streetscape, providing stronger links between commercial centres, employment centres and green space. The scheme, while focusing on transport issues, will provide the opportunity for coordination across a range of regeneration activities and initiatives in the area.
- 76 New developments are required to contribute to these improvements, as they would generate a substantial pressure on the local public open space amenities with no corresponding improvement to adequately deal with it. Increased revenue through the rates and Council tax would take time to both feed into the system and to identify the appropriate service area to target. This could lead to a decrease in the quality of open space provision, at a time of increasing use.
- 77 The Southwark Play Strategy 2007-12, shows a deficit against the standard ratios for play provision for 11-16 year olds and family friendly play spaces across the borough.

While the Council is committed to enhancing the open space and play provision for the existing population, it is vital new developments make a contribution to improved provision for which they will use and benefit. Contributions will be targeted, but not limited to Elephant and Castle sport centre as it has potential for improvements but is nearly at capacity.

- 78 The levels of the contributions sought are established in the S106 Planning Obligations SPD, and represent only a contribution towards the full cost of the mitigation rather than the full cost. Therefore officers consider that all the obligations sought are necessary in planning terms, reasonable and directly related to the proposed development as per the CIL 2010 Regulations.
- 79 The applicant has agreed to the revised amounts and a s106 is being drafted to secure the above obligations. However, the agreement should be secured in a timely manner. In the event that the legal agreement is not entered into by 7 March 2012, it is recommended that the Head of Development Management be authorised to refuse planning permission for the reasons set out below.
- 80 In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on the public realm, public open space, the transport network, health facilities and employment and the proposal would therefore be contrary to Saved policy 2.5 Planning obligations of the Southwark Plan 2007 and Strategic Policy 14 of the Core Strategy 2011, and Policy 8.2 Planning obligations of the London Plan 2011.

Sustainable development implications

- 81 Strategic policy 13 'High environmental standards' of the Core Strategy expects development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change. Major developments must achieve the following:
 - Code for Sustainable Homes level 4 for residential developments;
 - A 44% saving in carbon dioxide emissions above the building regulations from energy efficiency, efficient energy supply and renewable energy. An energy statement would be required to demonstrate how this would be achieved;
 - A reduction in carbon dioxide of 20% from using on-site or local low and carbon zero sources of energy;
 - A 50% reduction in surface water run-off.
- 82 In the case of entirely new build schemes, unless there were particular site constraints developments would be expected to meet the above targets. This proposal is for a conversion however, and is in fact an amendment to an existing permission to provide 14 rather than 15 flats.
- 83 The consented scheme for 15 flats included the provision of 16 solar panels on the roof of the building, which would have achieved a 10% renewable energy target used by the Council at the time. It was acknowledged that it fell short of the 20% carbon dioxide reduction target sought under the 2008 London Plan, but the applicant advised that there was no scope to provide further measures as this would impact upon the viability of the scheme. The roof panels are shown on the approved plans as being located within the middle section of the front block.
- 84 Sustainability targets have become more stringent since the permission for 15 flats was granted, and the proposal would remain below current sustainability targets set out in the Core Strategy. It is now proposed to provide 26 solar panels which would all be located towards the northern end of the front block. Consequently the proposal

would meet the 20% renewable energy target. In terms of its overall carbon dioxide reduction, the scheme would achieve 35% and the target is 44%, but again, given the constraints associated with the conversion of an existing building, this is considered on balance to be acceptable. The dwellings would also only achieve Code for Sustainable Homes (CfSH) level 2.

- 85 The applicant has confirmed that the proposed PV panels will meet the 20% renewable energy target and result in a 35% reduction in carbon dioxide emissions (as confirmed in the submission documents). The PV panels have been taken into account in the CfSH score. As this proposal is a conversion rather than a new build, there are no building Regulations requirement to achieve any higher than Code Level 2 that is currently proposed.
- 86 Officers recognise that there are practical constraints to the level of energy performance improvement that can be achieved through this scheme, as the project is residential conversion of a former commercial property. The applicant has noted that this being the case, there are a number of CfSH credits that cannot be achieved due to the building's construction (i.e. structure, services and drainage). It is considered however that this scheme has taken a reasonable approach (including the 20% renewable via roof top PVs).
- 87 Concerns have been raised as to whether the additional solar panels would benefit all residents within the building or just those occupying the 14 flats, issues regarding construction and maintenance are raised, and whether they would affect Wi-Fi and result in electro-magnetic and radio frequency interference.
- 88 The applicant's agent has advised that the intention is that the electricity will feed in to the nearest landlords meter and that it would benefit all flats within the building, but this cannot be confirmed until after a full technical appraisal is undertaken (post planning). The panels would need some degree of maintenance, and ultimately replacement, however as with all such installations, the 'free' electricity the panels provide should offset those costs. The applicant has advised that it is not therefore anticipated that the installation would cause an increase in Service Charges for existing residents. The method of construction & installation has not been determined yet, however is highly likely to involve temporary scaffold, edge protection and craneage. Whilst the completed installation is not expected to cause any problems to the existing flats, the residents are protected by the landlord's obligations within the lease. Solar panels are used on many modern residential developments, particularly schemes for 10 or more units given the Council's sustainability policies, and should not cause any loss of amenity for residents.
- 89 No information has been provided with regard to surface water run-off although again, it is noted that the proposal is for conversion of an existing building, and additional landscaping would be provided at the front.

Other matters

- 90 There are no other matters arising from the proposal.

Conclusion on planning issues

- 91 This proposal has arisen owing to the inability to relocate two existing substations and a water tank within the building, meaning that a consented scheme of 15 flats cannot be built. It is now proposed to build 14 flats instead and to make some other relatively modest alterations to the building, and it is noted that the flats are largely in place on site. The proposal would fall short in terms of its sustainability criteria, but efforts have been made to improve this through the course of the application, and as the proposal

is for conversion of an existing building, this is also considered on balance, to be acceptable. The proposal would create 14 dwellings within the currently vacant ground floor of the building and these would add to the housing stock in the borough. The traffic and amenity impacts are considered to be acceptable, and the provision of landscaping would improve the visual amenities of the streetscene. It is therefore recommend that planning permission be granted, subject to a section 106 agreement.

Community impact statement

- 92 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.
- 93 a) The impact on local people is set out above.

Consultations

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

Consultation replies

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

- 95 Summary of consultation responses

Objections have been received from 5 properties, details of which are set out at Appendix 2 of this report.

Human rights implications

- 96 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.
- 97 This application has the legitimate aim of providing 14 flats. 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

- 98 None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2247-46 Application file: 11-AP-1139 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 5410 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	Becky Baker, Senior Planning Officer		
Version	Final		
Dated	3 February 2012		
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		2 March 2012	

APPENDIX 1

Consultation undertaken

Site notice date: 19/07/2011

Press notice date: 14.07.2011

Case officer site visit date: 19.07.2011

Neighbour consultation letters sent: 11/07/2011

Internal services consulted:

Urban Forester
Transport Planning
Planning Policy

Statutory and non-statutory organisations consulted: N/A.

Neighbours and local groups consulted:

11/07/2011	FLAT 17 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 18 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 16 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 14 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 15 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 19 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 23 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 24 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 22 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 20 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 21 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 13 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 5 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 6 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 4 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 2 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 3 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 7 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 11 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 12 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 10 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 8 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 9 ROSEMARY COURT PECKHAM GROVE LONDON SE15 6FE
11/07/2011	FLAT 56 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 57 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 55 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 53 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 54 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 58 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 62 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 63 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 61 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 59 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 60 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 52 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 44 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 45 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 43 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 42 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 46 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 50 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 51 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 49 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 47 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF
11/07/2011	FLAT 48 ROSEMARY COURT FERDINAND DRIVE LONDON SE15 6FF

11/07/2011	FLAT 43 57 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 44 57 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 42 57 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 40 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 41 57 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 45 57 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 49 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 50 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 48 57 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 46 57 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 47 57 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 39 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 31 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 32 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 30 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 28 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 29 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 33 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 37 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 38 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 36 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 34 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 35 55 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 66 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 67 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 65 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 63 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 64 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 68 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 1 ROSEMARY COURT PECKHAM GROVE LONDON	SE15 6FE
11/07/2011	FLAT 71 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 69 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 70 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 62 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 54 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 55 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 53 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 51 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 52 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 56 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 60 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 61 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 59 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 57 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 58 59 PECKHAM GROVE LONDON	SE15 6PH
11/07/2011	FLAT 64 ROSEMARY COURT FERDINAND DRIVE LONDON	SE15 6FF
11/07/2011	109 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	111 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	107 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	103 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	105 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	115 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	123 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	125 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	117 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	119 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	101 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	44 GRANVILLE SQUARE LONDON	SE15 6DX
11/07/2011	45 GRANVILLE SQUARE LONDON	SE15 6DX
11/07/2011	43 GRANVILLE SQUARE LONDON	SE15 6DX
11/07/2011	41 GRANVILLE SQUARE LONDON	SE15 6DX
11/07/2011	42 GRANVILLE SQUARE LONDON	SE15 6DX
11/07/2011	46 GRANVILLE SQUARE LONDON	SE15 6DX
11/07/2011	183 SOUTHAMPTON WAY LONDON	SE5 7EJ
11/07/2011	201 SOUTHAMPTON WAY LONDON	SE5 7EJ
11/07/2011	47 GRANVILLE SQUARE LONDON	SE15 6DX
11/07/2011	48 GRANVILLE SQUARE LONDON	SE15 6DX
11/07/2011	185C SOUTHAMPTON WAY LONDON	SE5 7EJ
11/07/2011	187C SOUTHAMPTON WAY LONDON	SE5 7EJ
11/07/2011	185B SOUTHAMPTON WAY LONDON	SE5 7EJ
11/07/2011	189C SOUTHAMPTON WAY LONDON	SE5 7EJ
11/07/2011	185A SOUTHAMPTON WAY LONDON	SE5 7EJ
11/07/2011	UPPER FLAT 121 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	GROUND FLOOR FLAT 127 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	UPPER FLAT 127 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	GROUND FLOOR FLAT 121 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	189B SOUTHAMPTON WAY LONDON	SE5 7EJ
11/07/2011	133 COLEMAN ROAD LONDON	SE5 7TF
11/07/2011	97 COLEMAN ROAD LONDON	SE5 7TF

[illegible]

[illegible]

[illegible]

Re-consultation:

22/07/2/11 (to correct a reference number in the description of development) and
15/11/2011 (following the receipt of amended plans).

Consultation responses received

Internal services

Urban Forester

I can confirm that the design and specifications are acceptable.

Transport Planning

Cycle storage

The existing level of cycle storage has been proposed. As the development will be losing one housing unit, the developments over all cycle provision will exceed the council's minimum cycle parking standards, which is welcomed,

The applicants have provided semi horizontal cycle parking racks (Broxap Neath) typically the transport team would not accept a whole cycle store with this type of cycle storage as this type of racking may be troublesome for some cycle users who are unable to lift/push cycles up into the proposed racking.

The transport team have not made comment on application 06-AP-0796 in which this type of racking was proposed, therefore in this instance given the previous application, and the fact that no objections were raised to the proposed type of racking, the Transport Team deem it unreasonable to object to this.

Car Parking

The above application constitutes a loss in over all dwellings, but the level of on site parking has not been reduced. The provision for on site car parking is still within maximum parking levels stated in the Southwark plan.

Servicing and refuse collection will be undertaken from Peckham Grove. Due to site constraints no off street serving facilities can be provided. Given the nature of the proposed development and the central location of the bin stores it is not thought there will be:

- A) many service vehicle movements associated with the above application
- B) refuse vehicles stationary in the highway for an extended period.

Transport DC have no objections as there will be no significant negative impact on the highway network, or the performance and safety of the surrounding highways.

For major applications a S106 contribution should be sought using the S106 SPD standard charge formula. Additional site specific mitigating works (listed below) to be negotiated separately to this and calculated by the Transport Group. Any additional S106 money requested by TfL will be negotiated separately.

Planning Policy

No response received at the time of writing.

Statutory and non-statutory organisations N/A.

Neighbours and local groups

312 South City Court

Object to the proposal on the following grounds:

Increase in parking spaces:

1. The increase in parking spaces is not necessary as there is already an over provision of spaces;
2. The same landlord / developer attempted to sell parking spaces built at 69a Peckham Grove but their planning application was rejected;
3. Increased parking is at the expense of the removal of planting;
4. There are already double yellow lines in front of this development and on-street parking outside 69a is soon to be come limited time waiting;
5. The development of the Samuel Jones estate has produced further parking spaces that remain unallocated as the sales / rental process has not been successful;
6. Living on the cusp of zone 1 and 2 gives little need to own a car;
7. The parking was agreed by two community planning meetings in 2010 and there is no logistical change to warrant more spaces.

Reduction in planting - this is unacceptable and there is already a lack of planting in Peckham Grove despite promises being made by the developers:

1. There is a lack of planting at 69a which was constructed by a different division of the same developer / landlord. Breach of planning is currently being investigated because no planting was carried out;
2. There is a planning breach for lack of tree planting in South City Court, with nine new planters installed;
3. The developer knocked down and removed a tree planted on Peckham Grove and this has yet to be replaced;
4. No planting was carried out to the front of the building since occupation began in December 2002;
5. The landscaping was agreed via two community planning meetings in 2010 and to reduce this would be against environmental demands on the street.

Flat sizes:

The smallness of the flats was raised at the first of the two community planning meetings and the number of flats was reduced to 15. This has now been reduced to 14 hence the new submission, however it seems that the size of the flats have been reduced even though there are fewer of them, and it is suggested that they do not give a decent size of living space;

Entry points to flats:

These have been altered so that there are more entry points at the back of the property than agreed at the previous planning meetings. This will cause problems as they will need to access the building and car parks at the back of the property, although there are parking spaces on the social housing side of South City Court there are none on the private side. Why park your car to the front of your home when you cannot get access to it? There are parking problems in South City Court with the landlord bringing in parking enforcement to the front of the building and discussions are ongoing as to how this could be implemented in the secure car parks. There is one flat that has a limited access point to the back of the property whilst having a ramp to a non-existent door at the front of the building. There is a hallway linking these so it is unmistakable and the case officer is investigating it.

Bin stores:

The bin store to the front was to suffice for all flats but those now gaining access from the back have to use the bin stores there. I was advised that the new bin store to the front was necessary yet clearly it was not. There remain three bin stores currently not in use, they do not have bins in them, and could be used for additional bin stores.

Cycle storage:

There is already an oversupply of cycle storage on the estate and I am unsure why Southwark has insisted on more. My understanding of this was to reduce the need for car usage, which is another reason not to allow more parking spaces.

These comments are restricted to the changes in the plans from those originally agreed in 2010. I would also like to raise that the solar energy panels remain uninstalled. Although I am pleased they have altered their plans to use the power generation for the communal areas, I believe more could be done to increase this. They are not yet up to the 20% demand or using any sizeable part of the roof and it's an opportunity to allow the generation of sustainable energy to be at the forefront of this development. There are numerous plans now available which would lead to a cost effective implementation of solar panels to the benefit of all residents, as well as money generation for the landlord.

405 South City Court

22nd July 2011:

- Queries whether it would be possible to extend this flat to provide an additional bedroom, with the possibility for solar panels on the roof;
- It remains unclear as to how the addition of solar panels on the roof will benefit all residents of South City Court;
- What guarantee do we have that the panels won't adversely affect our living conditions? How are they insulated from our flat below? Is there a recommended minimum thickness of insulation or any potentially harmful affects?
- Please confirm if the levels of EMI (electromagnetic interference) and RFI (radio frequency interference) emitted will make any noise or affect Wi-Fi functionality?
- Please provide more information on the proposed time frame for installation and how they will be maintained, as this could prove to be quite a nuisance.

28th November 2011

When I purchased the property in September of last year it was with the understanding that the ground floor would be developed into 15 flats. At that time were not made aware that solar panels were to be installed on the roof of the building. The revised planning application has brought the solar panels to my attention. Please answer the following questions:

- It remains unclear as to how the addition of solar panels on the roof will benefit all residents of South City Court;
- What guarantee do we have that the panels won't adversely affect our living conditions? How are they insulated from our flat below? Is there a recommended minimum thickness of insulation or any potentially harmful affects?
- Please confirm if the levels of EMI and RFI emitted will make any noise or affect Wi-Fi functionality?
- Please provide more information on the proposed time frame for installation and how they will be maintained, as this could prove to be quite a nuisance.

No address provided:

We have recently bought a flat within the building and we were assured there weren't any plans for works to be carried out in the near future with the exception of turning the ground floor spaces into flats - which was already underway when we started the legal procedures to buy our flat.

We have now received a letter from Southwark Council with details of other works that seemed part of the same application. We would be grateful if you could confirm the following:

- Removal of a private 1-bedroom flat: is this on the ground floor? What is the reason for the removal and how will that space be used?
- Retention of existing water tank - was there a need to change this?
- Retention of existing substations: what are they specifically?
- Relocation of refuse store - which one does it refer to? Currently there is a large store in the parking space, it is that one, where will it be relocated to? There are lots of flats in the building and it would be unreasonable to locate it inside the building - this would also introduce pest problems.
- Relocation of cycle parking: where do they plan to relocate it and would it be reduced?
- Provision of two additional parking spaces: where? On the front of the property or in the courtyard parking space? Currently all the space available has already been allocated for parking - more parking slots might make it difficult to manoeuvre when parking
- New door to rear of building serving flat 4: is this a private door for that specific flat to the rear of the building?
- Provision of solar panels to the roof: is this for the 52 Peckham Grove building? Concerns over increase of service charges. Also how would we benefit from this since heating and hot water are managed by individual flats?

No address supplied:

- Can you tell me whether the whole building (South City Court Block A) will benefit from the energy captured by the solar panels? It has been rumoured that only the newly created flats on the ground floor would have the benefit of the electricity created.
- Can you clarify which area of the roof the panels are to be located on? I have concerns regarding the installation of the panels and how this will affect the integrity of the flat roof.
- Further to the installation of the panels I would like to know if maintenance and repairs will impact on the roof itself and the residents who live directly below, as I do myself.
- I would like assurances that the cost of the installation will not be passed to the residents.
- With regard to maintenance costs I would like to know who will be paying for these.

No address supplied:

25th July 2011

Object to the application on the following grounds:

1. The quality of the work carried out so far leads me to believe that the work to be continued will not be good enough and may actually be dangerous to the structure of the building (an example being the foam filler of the new ground floor window by the main door).

2. The work carried out so far is not in sympathy with the rest of the building (the new windows at the front do not match the windows at the floors above, the internal door fitted at the main corridor is nothing like the other flat's main entrances) leading me to believe this work will not be either - possibly damaging the values of the other flats in the building, but certainly making the environment not as nice to live in.

3. The plans submitted previously were not followed (as shown with the internal door on the main corridor) leading me to believe that this work will not be either.

4. The solar panels need to power all of the shared internal electrics for the building (for every floor) and the design needs to change to incorporate this.

5. Additions of doors to the outside of the building will compromise its security and may lead to specific targeting by the criminal community, therefore another door should not be added.

30th November 2011

Continue to object for the following reasons:

The initial plan did not show the main door to a flat within the main corridor of the main block but the new one does. This should not be allowed as it gives rise to further entrance to the main building further compromising security and creating wear and tear. The main doors to the ground floor flats should remain on the outside of the main building.

As expressed previously, previous plans were not followed therefore I do not believe these ones will be either, therefore planning should not be allowed unless all aspects are certain to be included, with compensation to residents if not. This is as the overall environment planned will be compromised and may therefore lead to further objections unless plans are followed exactly. An example is the placement of paving ramps to the front of the building which should be to front doors of new flats, but instead lead to walls. These are obviously ludicrous. Previous example given being the main door entrance to a flat in the main corridor (as referenced above).

Also previously expressed, the quality of work done so far is not of an acceptable standard and will be damaging to the value of the properties and the experience of living in the building. I do not believe further work should be attempted / allowed until this is corrected. The new main front door in the main entrance corridor does not match any other front door within the property; foam filler on windows being used poorly on the main fascia, possibly creating a dangerous environment if the window is either not sealed correctly or could move.

Although admirable that there is an insistence that new flats should be affordable, I am concerned that this could devalue the current flats in the property and therefore object to this provision (unless a reasonable compromise is reached).

I am not clear from the new plans whether the solar panels power all of the shared electrics within the building or not. If not (and in fact supply the new flats instead of the building) I object on the grounds that something which would affect all the residents should service all the residents.

I strongly agree with the insistence on the landscaping in terms of additional shrubs, trees and hardscaping and therefore would insist on its inclusion within any permission given. However, continue to object to the overall plans submitted.

RECOMMENDATION LDD MONITORING FORM REQUIRED

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	Packamist Ltd	Reg. Number 11-AP-1139
Application Type	S.73 Vary/remove conds/minor alterations	
Recommendation	Grant subject to Legal Agreement	Case Number TP/2247-46

Draft of Decision Notice

Planning Permission was **GRANTED** for the following development:

Variation of condition 10 (approved plans) which was added by non-material amendment reference: 11-AP-0551) of permission reference 06-AP-0796 dated 8th February 2010 for 'Change of use of the ground floor from vacant commercial units into 15 self-contained flats; provision of 6 additional car parking spaces (to create 24 spaces in total)' to allow the following minor material amendments:

Removal of a private 1-bedroom flat (reducing the total number of flats on the site to 14);
Retention of existing water tank;
Retention of existing substations;
Relocation of refuse store;
Relocation of cycle parking;
Provision of one additional parking space (to provide 19 in total)
New door to rear of building serving flat 4;
Provision of solar panels to roof.
Conversion of former sub station to habitable space to enlarge bedroom in flat 4 with elevational alterations including new access door to front
;

At: GROUND FLOOR, SOUTH CITY COURT, 52 PECKHAM GROVE, LONDON, SE15 6AL

In accordance with application received on 06/04/2011

and Applicant's Drawing Nos. Site plan (site-01A), 492-100 Rev E (ground floor plan as previously approved), 492-400 B, 492-900 E, 492-401 A, 492-905 A, 492-902 A, PV-001, 20% target briefing note.

Reasons for granting permission.

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

Core Strategy (2011)

Strategic Policy 1 – Sustainable development: requires new developments to help meet the needs of a growing population in a way that respects the planet's resources and protects the environment.

Strategic Policy 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 5 – Providing new homes: requires that the housing needs of people who want to live in Southwark are met by providing as much housing as possible, whilst ensuring that land remains for other types of development.

Strategic Policy 6 – Homes for people on different incomes: requires that developments provide as much affordable housing as is reasonably possible, whilst also meeting the needs for other types of developments and encouraging mixed communities.

Strategic Policy 7 – Family homes: encourages the provision of units with 3 or more bedrooms for people of all different incomes, and that developments provide enough space for the needs of occupants.

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.

Strategic Policy 14 Implementation and Delivery which ensure that the strategic vision and objectives for Southwark are implemented to ensure that the borough continues to be successful and vibrant.

Southwark Plan (2007) saved policies

2.5 (Planning Obligations) seeks to ensure that any adverse effect arising from a development is taken into account and mitigated, and contributions towards infrastructure and the environment to support the development are secured, where

relevant, in accordance with Circular 05/2005 and other relevant guidance.

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

3.7 Waste Reduction (advises that developments should make adequate provision for the storage and collection of waste and recyclables);

3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention of increases in flooding and water pollution.

3.11 Efficient Use of Land (seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoid compromising development potential, providing adequate access, circulation and servicing, and matching development to the availability of infrastructure);

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);

3.14 Designing Out Crime (requires developments to incorporate design measures that discourage crime)

4.2 Quality of Residential Accommodation (states that planning permission will be granted for new residential developments provided that they achieve good quality living conditions, high standards of accessibility, including seeking to ensure that new housing is built to Lifetime Homes standard, privacy and outlook, natural sunlight and daylight, space, including green space, safety, and protection from pollution);

4.3 Mix of Dwellings (which states that all major residential new build and conversion schemes should provide a mix of dwelling sizes to cater for the range of housing needs in the borough);

4.4 Affordable Housing Provision (which establishes affordable housing targets for the borough);

5.1 Locating Developments (which states that the location of developments throughout the borough must be appropriate to the size and trip generating characteristics of the development)

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.3 Walking and Cycling (seeks to ensure that there is adequate provision for cyclists in and around the site);

5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).

5.7 Car Parking standards for the disabled and mobility impaired, which advises that developments must provide adequate parking for disabled people.

London Plan (2011)

Policy 3.3 Increasing housing supply, Policy 3.5 Quality and design of housing developments, Policy 3.8 Housing choice, Policy 3.9 Mixed and balanced communities, Policy 3.10 Definition of affordable housing, Policy 3.11 Affordable housing targets, Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes, Policy 3.13 Affordable housing thresholds, Policy 5.3 Sustainable design and construction, Policy 5.7 Renewable energy, Policy 6.9 Cycling, Policy 6.10 Walking, Policy 6.13 Parking, Policy 7.3 Designing out crime, Policy 7.4 Local character, Policy 7.5 Public realm and Policy 7.6 Architecture, 8.2 Planning obligations

Planning policy guidance notes and statements

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS5 Planning for the historic environment

PPG 13 Transport

PPG24 Planning and Noise

PPG 25 Development and Flood Risk

Particular regard was had to the quality of the residential accommodation and the dwelling mix, where it was considered that the scheme would be acceptable. Consideration was also given to the shortfall in terms of the reduction in carbon dioxide emissions, but given that the proposal is for the conversion of an existing building on balance, this was also found to be acceptable. The proposal would create 14 dwellings within the currently vacant ground floor of the building and these would add to the housing stock in the borough. The traffic and amenity impacts were found to be acceptable, and the provision of landscaping would improve the visual amenities of the streetscene. 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 the original permission LBS Reg 06AP0796 dated 8/2/2010 (ie the development shall be begun before 8/2/2013).

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:

492-400 B, 492-401 A, 492-900 E, 492-902 A, 492-905 A, PV-001

Reason:

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

- 3 The cycle storage facilities as shown on the approved plans shall be provided before the flats hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with saved policy 5.3 'Walking and cycling' of the Southwark Plan (2007) and strategic policy 2 (Sustainable transport) of the Core Strategy (2011).

- 4 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with saved policy 3.7 'Waste reduction' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 5 The parking spaces shown on the approved plans shall be completed prior to the occupation of the flats and shall be retained as such thereafter for use by occupiers of the flats.

Reason

To ensure the availability of adequate parking facilities for the development, in accordance with saved policy 5.6 'Parking standards' of the Southwark Plan (2007).

- 6 Unless otherwise specified on the approved 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

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with 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).

- 7 The solar panels hereby permitted shall be installed and fully operational prior to the occupation of the flats, and shall be retained as such thereafter.

Reason

In the interests of sustainable development, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 8 Detailed drawings of a landscaping scheme including provision for the planting of 10 trees at the front of the site together with shrubs, and showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works. Any tree or shrub required to be retained or to be planted as part of the approved landscaping scheme that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

In the interests of the visual amenity of the streetscene and the setting of the building, in accordance with saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 9 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and PPG24- Planning and Noise.

- 10 Before the development hereby permitted is occupied, arrangements shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the area at any time.

Reason

In order to ensure that there would be no overspill parking from the development, in accordance with saved policy 5.6 'Car parking' of the Southwark Plan (2007) and strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

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CAMBERWELL COMMUNITY COUNCIL AGENDA DISTRIBUTION LIST (OPEN)
MUNICIPAL YEAR 2011-12

NOTE: Original held by Constitutional Team (Community Councils) all amendments/queries to Beverley Olamijulo Tel: 020 7525 7234

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Councillor Dora Dixon-Fyle (Vice Chair)	1		
Councillor Kevin Ahern	1	Shahida Nasim, Audit Commission	1
Councillor Stephen Govier	1		
Councillor Peter John	1		
Councillor Right Revd Emmanuel Oyewole	1	Total:	
Councillor Ian Wingfield	1	Dated: 6 March 2012	
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