

Planning Sub-Committee A

Monday 23 June 2014

7.00 pm

Room G02, 160 Tooley Street, London SE1 2QH

Membership

Councillor Lorraine Lauder MBE (Chair)
Councillor James Barber (Vice-Chair)
Councillor Nick Dolezal
Councillor Lucas Green
Councillor Vijay Luthra
Councillor Eliza Mann
Councillor Sandra Rhule

Reserves

Councillor Stephanie Cryan
Councillor Chris Gonde
Councillor Rebecca Lury
Councillor David Noakes
Councillor Rosie Shimell
Councillor Johnson Situ

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

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

Access

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Contact

Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Webpage: www.southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 13 June 2014



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RECYCLED PAPER

Planning Sub-Committee A

Monday 23 June 2014
7.00 pm
Room G02, 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	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.	
6.	MINUTES	1 - 6
	To approve the minutes of the meeting held on 30 April 2014, as a correct record of the meeting to be signed by the chair.	
7.	DEVELOPMENT MANAGEMENT ITEMS	7 - 11
	7.1. 106 LORDSHIP LANE, LONDON SE22 8HF	12 - 23
	7.2. CAMBERWELL OLD CEMETERY, FOREST HILL ROAD, LONDON SE22 0RU	24 - 35



PLANNING SUB-COMMITTEE

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the sub-committee.
3. Your role as a member of the planning sub-committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the sub-committee (if they are present and wish to speak) for **not more than 3 minutes each**.

(a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.

(b) The applicant or applicant's agent.

(c) One representative for any supporters (who live within 100 metres of the development site).

(d) Ward councillor (spokesperson) from where the proposal is located.

(e) The members of the sub-committee will then debate the application and consider the recommendation.

Note: Members of the sub-committee may question those who speak only on matters relevant to the roles and functions of the planning sub-committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the sub-committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at council committees and no recording is permitted without the consent of the meeting on the night, or consent in advance from the chair.

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

Contacts: The Head of Development Manager
Chief Executive's Department
Tel: 020 7525 5437; or

Planning Sub-Committee Clerk, Constitutional Team
Corporate Strategy Division
Tel: 020 7525 7420



Planning Sub-Committee A

MINUTES of the OPEN section of the Planning Sub-Committee A held on Wednesday 30 April 2014 at 7.00 pm in Room G02 at 160 Tooley Street, London SE1 2QH.

PRESENT: Councillor The Right Revd Emmanuel Oyewole (Chair)
Councillor Adele Morris (Vice-Chair)
Councillor Nick Dolezal
Councillor Eliza Mann
Councillor Victoria Mills
Councillor Michael Situ

OFFICER SUPPORT: Rob Bristow (Development Management)
Rachel McKoy (Legal Officer)
Michael Tsoukaris (Design & Conservation)
Neil Loubser (Development Management)
Christian Loveday (Principal Transport Planner)
Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

There were apologies for absence from Councillor Paul Kyriacou.

3. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 7 – Development management items.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following members declared an interest in item:

7.2 Site to the South of Evans Granary, 38 Stoney Street, London SE1 9LB

Councillor Adele Morris, non-pecuniary, as she had responded to consultation about this item, and would be speaking as a ward councillor.

5. CONFIRMATION OF VOTING MEMBERS

The chair explained that Councillor Michael Situ had erroneously been listed as a reserve on the summons, but that he was in fact a full member of the sub-committee.

The members of the committee present were confirmed as the voting members.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 11 March 2014 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation, responses, additional information and revisions.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports and draft decision notices unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

7.1 151-161 GORDON ROAD, LONDON SE15 3RT

Planning application reference number 13/AP/0955

Report: See pages 16 to 38 of the agenda pack, and pages 1 and 2 of the addendum report.

PROPOSAL

Construction of 7 dwellings (3 x 4 bedroom and 4 x 5 bedroom) ranging in height from two to three storeys; associated refuse storage, cycle parking and landscaping.

The sub-committee heard an introduction to the report from a planning officer, and asked questions of the planning officer.

Representatives of the objectors addressed the meeting, and answered questions by councillors.

The applicant made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

Members debated the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application 13/AP/0955 be granted subject to the conditions set out in the report and addendum report, and including an informative stating that residents should be consulted on where and they would like to see the funding for the off-site replacement trees spent.

NOTE: At this point the meeting took a five-minute comfort break, after which Councillor Adele Morris left the committee and sat with the members of the public.

7.2 SITE TO THE SOUTH OF EVANS GRANARY, 38 STONEY STREET, LONDON SE1 9LB**Planning application reference number 13/AP/3799**

Report: See pages 39 to 55 of the agenda pack, and page 2 of the addendum report.

PROPOSAL

Variation of Condition 4 of planning permission 13-AP-1123 (which was for a new six storey building providing retail use (A1) at ground floor and nine residential units on the upper four floors; 6x2bed, 2x1bed & 1x3bed. (Amendment to scheme previously granted, reference 11-AP-3963, which was for demolition of existing warehouse above ground level; retention and reuse of substructure and construction of new five storey building providing retail use (A1) at ground floor and nine residential units on the upper floors, comprising of 6 x 2 bed, 2 x 1 bed and 1 x 3 bed) by proposing an additional floor.) Proposed amendment to condition 4 to amend the opening hours of the retail unit from 9am to 7pm on any day to: Monday to Friday 7am-7pm, Saturday 8am-7pm, and Sunday

and Bank Holidays 10am-7pm).

The sub-committee heard an introduction to the report from a planning officer, and asked questions of the planning officer.

Representatives of the objectors addressed the meeting, and answered questions by councillors.

The applicant made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site who wished to speak.

Councillor Adele Morris addressed the sub-committee in her capacity as a ward councillor, and answered questions by members.

NOTE: At this point, Councillor Adele Morris left the meeting room.

Members debated the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

1. That condition 4 of the consent previously granted for application number 13-AP-1123 be varied, as follows:

Permitted hours of opening
7am – 7pm Monday – Friday
8am – 7pm Saturdays
10am – 7pm Sundays and Bank Holidays

2. The above variation is subject to an acceptable service management plan being submitted to the local planning authority, which must detail the type of vehicles used and the methodology. This service management plan must also limit servicing and deliveries to between 9am and 7pm. An informative is to be included, that if a change to these hours is requested in the future, the applicant must provide suitable justification, including marketing information.
3. A further informative is to be included informing residents how to contact the council's enforcement team, should any issues arise.

7.3 37-41 PECKHAM ROAD, LONDON SE5 8UH

Planning application reference number 13/AP/3439

Report: See pages 56 to 89 of the agenda pack, and pages 2 to 6 of the addendum report.

PROPOSAL

Demolition of the existing petrol filling station and redevelopment to provide a four storey mixed use building, comprising a new convenience sales building (Class A1) with ATM at ground floor level with 3 storeys of residential accommodation above, providing 9 residential units.

The sub-committee heard an introduction to the report from a planning officer, and asked questions of the planning officer.

Representatives of the objectors addressed the meeting, and answered questions by councillors.

The applicant made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

Members debated the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application 13/AP/3439 be granted, subject to the conditions set out in the report and addendum report.

7.4 DULWICH PARK, COLLEGE ROAD, LONDON SE21**Planning application reference number 14/AP/0901**

Report: See pages 90 to 103 of the agenda pack, and page 7 of the addendum report.

PROPOSAL

Installation of 'Three Perpetual Chords' a series of three cast iron sculptures by artist Conrad Shawcross. The sculptures will be sequenced within park on the West and East lawns leading visitors through the park.

The sub-committee heard an introduction to the report from a planning officer, and asked questions of the planning officer.

There were no objectors who wished to speak.

The applicant did not make any representations.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

Members debated the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application 14/AP/0901 be granted, subject to the conditions set out in the report, and an additional condition that a satisfactory health and safety assessment for play equipment be carried out on the sculptures.

8. RYE LANE PECKHAM AND SHAD THAMES CONSERVATION AREA MANAGEMENT PLANS

Michael Tsoukaris, Group Manager Design & Conservation, informed the meeting that the report had come to the sub-committee for information and comment, rather than for adoption, as erroneously stated in the recommendation.

Councillors welcomed the information in the report, as both management plans would bring significant improvements to both areas, would help to attract funding and aid the council in working with the local community, businesses and voluntary groups.

The meeting ended at 10.40 pm

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 23 June 2014	Meeting Name: Planning Sub-Committee A
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

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 planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. 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.
 - b. 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.
 - c. 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.

6. 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.
7. 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.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

12. 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 head of development management 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.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management 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 director of legal services, and which is satisfactory to the head of development management. 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 director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. 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. 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).

15. 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. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007. 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).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make 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.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. 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.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or Gary Rice 020 7525 5437

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Ian Millichap, Constitutional Manager	
Report Author	Kenny Uzodike, Assistant Constitutional Officer Jonathan Gorst, Head of Regeneration & Development Team	
Version	Final	
Dated	6 November 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Legal Services	Yes	Yes
Head of Development Management	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		6 November 2012

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A
on Monday 23 June 2014

Appl. Type Full Planning Permission
Site 106 LORDSHIP LANE, LONDON SE22 8HF

Reg. No. 14-AP-1203
TP No. TP/2315-106
Ward East Dulwich
Officer Shanali Halahakoon

Recommendation GRANT PERMISSION

Item 7.1

Proposal

New replacement shopfront to front elevation and insertion of new windows and door to rear elevation, for continued use as retail unit.

Appl. Type Full Planning Permission
Site CAMBERWELL OLD CEMETERY, FOREST HILL ROAD, LONDON SE22 0RU

Reg. No. 14-AP-1214
TP No. TP/2341-F
Ward Peckham Rye
Officer Jonathan Payne

Recommendation GRANT PERMISSION FOR LIMITED PERIOD

Item 7.2

Proposal

Erection of a single storey temporary building providing 2 new public toilets within the existing cemetery

Date 12/6/2014



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Item No. 7.1	Classification: OPEN	Date: 23 June 2014	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 14/AP/1203 for: Full Planning Permission Address: 106 LORDSHIP LANE, LONDON SE22 8HF Proposal: New replacement shopfront to front elevation and insertion of new windows and door to rear elevation, for continued use as retail unit.		
Ward(s) or groups affected:	East Dulwich		
From:	Head of Development Management		
Application Start Date 15/04/2014		Application Expiry Date 10/06/2014	
Earliest Decision Date 18/05/2014			

RECOMMENDATION

- 1 That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 2 The application property comprises of a two-storey semi-detached commercial property situated on the western side of Lordship Lane in a protected shopping frontage within the Dulwich District Town Centre. The property is currently empty, but last used as an A1 retail unit at ground floor with ancillary space on the first floor and within the basement and this is the authorised planning use. The unit has a small yard to the rear and a flat roofed single-storey element to the buildings frontage.
- 3 To the rear the property backs onto a small access way which serves the rear of commercial/residential properties at 96-104 Lordship Lane. To the rear of the property are the residential gardens of Sage Mews and Chesterfield Grove.
- 4 This site is not listed nor is it located within a conservation area.

Details of proposal

- 5 This application proposes the replacement of the existing shop front, the existing brick work surround will be removed to allow a new contemporary shop front with glazed areas, sliding doors rendered areas within a new timber frame. The shop front will have level access.
- 6 To the rear a replacement glazed door is proposed in a new wooden frame. The existing door is glazed but there is an existing roller shutter which is pulled down. The existing rear window is to be re-glazed using the existing timber frame. The upper window remains as existing. There is no increase in the number or size of windows. The design and access statement refers to a roller shutter to be placed over the rear

door when the shop is closed. However, no details of this has been supplied and it is not contained within the description of development and therefore a further permission for this element would be required before it could be installed. The impact of the roller shutter would be assessed at this stage.

- 7 The authorised planning use remains as a retail unit (Use Class A1) and this proposal does not change this.

Planning history

- 8 13/AP/2013- Refused - 30/07/2013
Change of use from Class A1 retail to Class A3 restaurant and alterations to the main building to provide a first floor terrace to the front of the building, and installation of a ramp and hand rail to the ground floor front elevation.

Reason:

As the proposed development would result in the unacceptable loss of an A1 retail unit located with a protected shopping frontage, and the use proposed would result in an unacceptable impact on the amenity of neighbouring residential properties through increased noise and disturbance.

Planning history of adjoining sites

- 9 No relevant planning history of adjoining site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 10 The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies and the National Planning Policy Framework;
 - b) The impact on the residential, commercial and visual amenity of the area;
 - c) Design issues;
 - d) All other relevant material planning considerations.

Planning policy

Core Strategy 2011

- 11 Policy 3 'Shopping, Leisure and Entertainment'
Policy 12 'Design and Conservation'
Policy 13 'High Environmental Standards'

Southwark Plan 2007 (July) - saved policies

- 12 The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their

degree of consistency with the NPPF.

- 13 Policy 1.7 Development within town and local centres
 Policy 3.2 Protection of amenity
 Policy 3.12 Quality in design
 Policy 3.13 - Urban design

London Plan July 2011 consolidated with revised early minor alterations October 2013

- 14 None relevant.

National Planning Policy Framework (NPPF)

- 15 Section 1 Building a Strong and Competitive Economy
 Section 7 Requiring Good Design

Principle of development

- 16 This application is solely for the replacement of an existing A1 Use Class shop front and alterations to the rear of the property. A previous planning application was submitted to change the use of the ground and first floor to a restaurant use (Use Class A3). This was refused due to the loss of a retail shop in a protected shopping frontage. Therefore, there are no implications in terms of land use issues and the proposal is compliant with Saved Policy 1.7 'Development within town and local centres' of the Southwark Plan 2007.
- 17 Confirmation has been received from the current freeholder that the unit is being retained as a retail unit under Use Class A1.

Environmental impact assessment

- 18 Not required for an application of this nature.

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

- 19 The proposed development relates to the alteration of the existing shopfront with the installation of a new contemporary shop front. This would have no amenity impact on adjoining occupiers.
- 20 There are no proposed new or additional windows to the rear. A replacement new glazed door is proposed, to the same size as existing, although currently a roller shutter is pulled down over it. Nevertheless, it is not considered there will be any additional loss of privacy given the ground floor location of the door.
- 21 The proposal provides no additional floorspace and therefore no implications for loss of sunlight or daylight.

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

- 22 None anticipated.

Transport issues

- 23 No transport issues identified.

Design issues

- 24 The proposed development relates to the replacement of the existing A1 Use Class shopfront. The new shop front is of a contemporary design and is considered to be an enhancement to the appearance of the existing property and to the shopping parade as a whole. The use of timber, render and glazing are in keeping with the area and are considered to be appropriate for the area.
- 25 In relation to the rear elevation there is not much alteration with the existing window being reglazed but retaining the existing window frame and a replacement timber glazed door.
- 26 Therefore, the proposal is considered acceptable on detailed design grounds and the materials proposed and is compliant with saved policies 3.12 'Quality in design' and 3.13 'Urban Design' of the Southwark Plan 2007.

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

- 27 This site is not listed nor is it located within a conservation area and therefore there is no impact.

Impact on trees

- 28 None.

Planning obligations (S.106 undertaking or agreement)

- 29 Not required for an application of this nature.

Sustainable development implications

- 30 There are no sustainable development implications associated with this application.

Other mattersResponses to representations from local residents

- 31 The current application is for a shop front refurbishment with minor works to the rear which would comprise the replacement of glazing and the installation of a glazed door to the existing opening. This application does not relate to the first floor nor its use, however it is noted that the previous application on this site, which was refused was for the change of use from A1 to A3 and the use of the first floor as part of a restaurant.
- 32 Opening hours were not submitted with the application, however were e-mailed by the agent which stipulates opening hours to be 8am-7pm Monday to Saturday and 9am-5pm Sunday. However, as the property has an established use as a retail unit it could be unreasonable to condition these opening hours.
- 33 The current use as A1 will be retained and this unoccupied unit will be reinstated as a delicatessen, no floor plans have been submitted at this time but as there is no change of use involved this would not be required. There is no reference to outdoor seating within this application as it solely refers to the refurbishment of the shop front, therefore there would not be planning permission granted for the use of the pavement in this way.

- 34 It is considered that there would not be any material impact on the amenity of the surrounding neighbours in terms of noise disturbance as a result of this application as there is no change of use to the premises. Should a change of use be submitted this would result in a full assessment of its impact at that stage. As there is no change to the first floor, in terms of use class, there would be no instance of additional overlooking above that of a retail shop.
- 35 The tree to the rear of the site has been taken down which was on public land, however e-mail confirmation that the owners of the site will replace this to reinstate added privacy for the neighbours to the rear.
- 36 On visiting the site it was clear that internal works had started however not external works which requires planning permission was yet to begin. The main access to the unit is from Lordship Lane, there is a door to the rear of the unit that allows access to a small alley that houses refuse. This would not be used as the main access point to the premises.
- 37 Landscaping is not required at this site as there is no land that would require this. However, a condition requiring the planting of a replacement tree should be conditioned.

Conclusion on planning issues

- 38 The proposed development would not result in a loss of amenity for adjoining occupiers and the new shop front would enhance the appearance of the property and the shopping parade that it is located within. Therefore, the grant of planning permission with conditions is recommended.

Community impact statement

- 39 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.
- 40 There is not considered to be any impact on local people is set out above.

Consultations

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

Consultation replies

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

Summary of consultation responses

- 43 Following consultation, seven neighbour representations were received, the main issues have been summarised below;
- 44 The use of the first floor is not specified within the planning application and plans seem vague. The amenity/privacy of the neighbouring properties will be compromised
- 45 The noise levels would be unacceptable to the directly adjoining business and

surrounding neighbouring properties, along with chairs located outside of the premises.

- 46 Opening hours have not been specified.
- 47 The tree to the rear of the site, has been taken down which provided privacy for the neighbours to the rear.
- 48 Works have begun prior to planning permission and concerns whether the unit will remain A1 and not A3.
- 49 Would the access to the unit be solely from Lordship Lane as there is confusion over the works relating to the rear i.e glazing.
- 50 Clarify the meaning of "Landscape areas not applicable" and is there an intension to install air conditioning vents to the rear or front of the property?

Human rights implications

- 51 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.
- 52 This application has the legitimate aim of providing replacement shopfront to the existing retail unit. 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

- 53 None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2315-106 Application file: 14/AP/1203 Southward Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 1770 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Shanali Halahakoon, Planning Officer	
Version	Final	
Dated	8 June 2014	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		11 June 2014

APPENDIX 1**Consultation undertaken****Site notice date:** 24/04/2014**Press notice date:** N/A**Case officer site visit date:** 24/04/2014**Neighbour consultation letters sent:** 25/04/2014**Internal services consulted:** None**Statutory and non-statutory organisations consulted:** None**Neighbours and local groups consulted:**

25/04/2014	7 SAGE MEWS LONDON SE22 8EZ	24/04/2014
25/04/2014	106 LORDSHIP LANE LONDON SE22 8HF	24/04/2014
25/04/2014	MAISONETTE BASEMENT GROUND FLOOR REAR AND FIRST FLOOR 104 LORDSHIP LANE LONDON SE22 8HF	24/04/2014
25/04/2014	8 SAGE MEWS LONDON SE22 8EZ	24/04/2014
25/04/2014	FLAT 2 108 LORDSHIP LANE LONDON SE22 8HF	24/04/2014
25/04/2014	FLAT 1 108 LORDSHIP LANE LONDON SE22 8HF	24/04/2014
25/04/2014	104 LORDSHIP LANE LONDON SE22 8HF	24/04/2014
25/04/2014	FLAT 3 108 LORDSHIP LANE LONDON SE22 8HF	24/04/2014

Re-consultation: N/A

APPENDIX 2**Consultation responses received****Internal services**

N/A

Statutory and non-statutory organisations

N/A

Neighbours and local groups

Undisclosed address on Lordship lane
Sage Mews
5 residential representations

RECOMMENDATION

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

Applicant	Ms T Brayfield	Reg. Number	14/AP/1203
Application Type	Full Planning Permission	Case Number	TP/2315-106
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

New replacement shopfront to front elevation and insertion of new windows and door to rear elevation, for continued use as retail unit.

At: 106 LORDSHIP LANE, LONDON SE22 8HF

In accordance with application received on 14/04/2014 08:10:14

and Applicant's Drawing Nos. Design and Access Statement, site location plan, 760/06, E108, A208.1 REV B, A209 REV B

Subject to the following four conditions:

Time limit for implementing this permission and the approved plans

- 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:

A208.1 REV B, A209 REV B

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Within three months of the date of this permission full details of the replacement tree to the rear of the property shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, confirmation of location, species, size and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of the tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide privacy for adjoining occupiers in accordance with The National Planning Policy Framework 2012 Part 7 and policies of The Core Strategy 2011: SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southward Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy

3.13 Urban Design and Policy 3.28 Biodiversity.

Compliance conditions - the following condition imposes restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 4 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

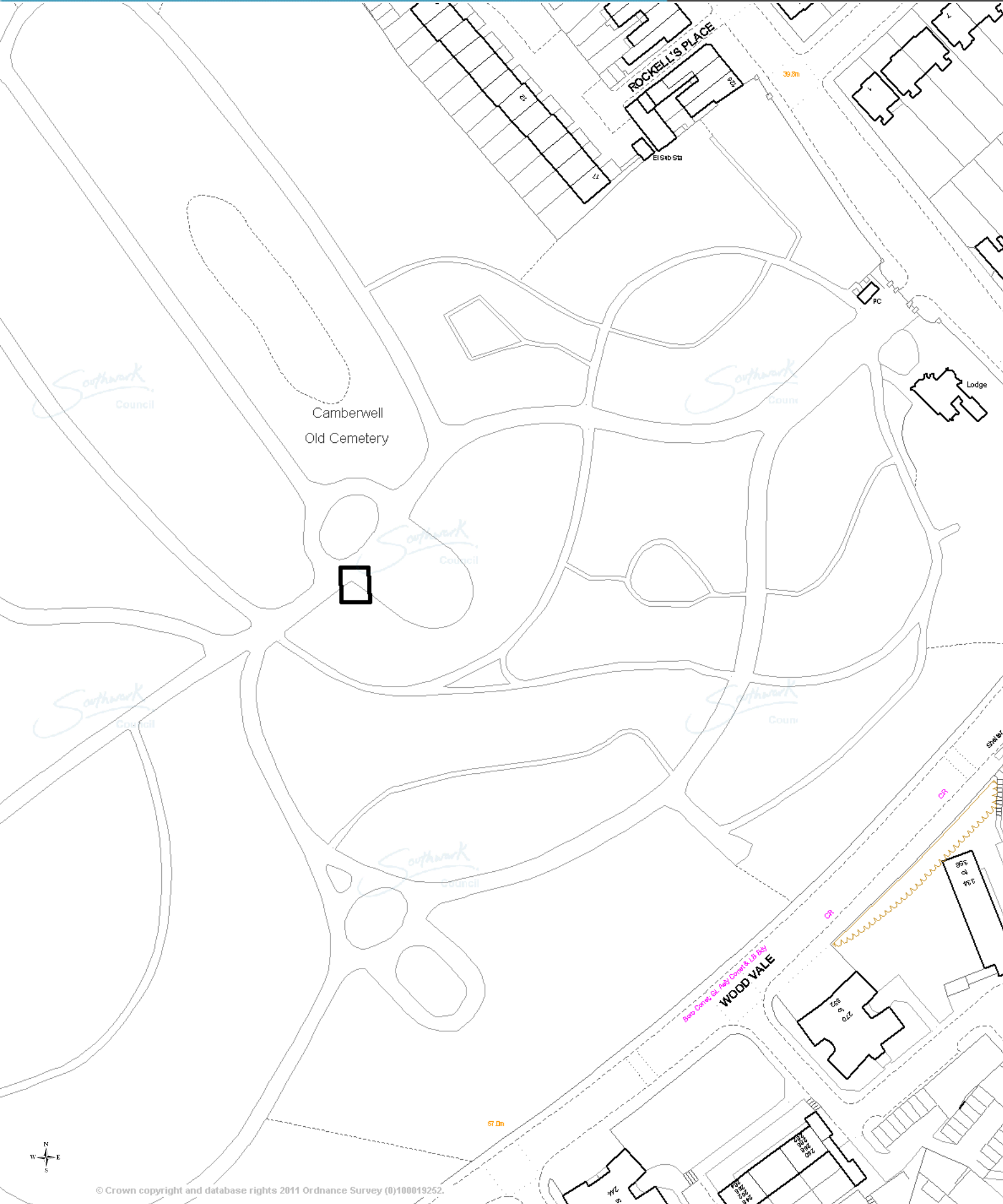
Reason

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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.

The local planning authority delivered the decision in a timely manner.



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Item No. 7.2	Classification: OPEN	Date: 23 June 2014	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Council's own development Application 14/AP/1214 for: Council's Own Development - Reg. 3 Address: CAMBERWELL OLD CEMETERY, FOREST HILL ROAD LONDON SE22 0RU Proposal: Erection of a temporary building providing two new public toilets within the existing cemetery.		
Ward(s) or groups affected:	Peckham Rye		
From:	Head of Development Management		
Application Start Date 22/04/2014		Application Expiry Date 17/06/2014	
Earliest Decision Date 23/05/2014			

RECOMMENDATIONS

- 1 That members consider whether the proposed development meets the exception test as set out in paragraph 89 of section 9 NPPF.
- 2 In the event that the exception test is met, that members grant planning permission subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 3 That members consider the application as it represents development on Metropolitan Open Land (MOL);
- 4 The application site relates to an area of land within the middle of the Camberwell Old Cemetery. The site has the following development plan designations:
 - Green chain park;
 - Site of important nature conservation;
 - Air quality management area;
 - Metropolitan Open Land. (MOL)
- 5 Surrounding uses vary and comprise a mixture of commercial, residential and public open space. It is noted that given the size of the Camberwell Old Cemetery, the area of land identified as the application sites is located around 100 metres away from the nearest boundary of the cemetery, this being a residential property to the north east.

Details of proposal

- 6 The proposal seeks permission for the construction of a temporary toilet building with

a 3.0m x 3.65m footprint and a height of 2.5 metres. The proposed toilet building would provide two unisex toilets with ramps and fittings to provide WC access for disabled persons and is proposed for a period of 5 years. The building would be clad in timber boarding, painted dark green. There are currently no public toilets for visitors to the cemetery and this proposal will address that shortcoming.

Planning history

- 7 None applicable to this proposal.

Planning history of adjoining sites

- 8 None applicable to this proposal.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 9 The main issues to be considered in respect of this application are:
- a) Policy issues including impact on the openness of MOL land;
 - b) Impact on neighbours and users of the facility;
 - c) Acceptability of the design; and
 - d) Impacts on ecology and trees

Planning policy

- 10 Core Strategy 2011
Strategic policy 11 'Open spaces and wildlife'
Strategic policy 12 'Design and conservation'
Strategic policy 13 'High environmental standards'

- 11 Southwark Plan 2007 (July) - saved policies
The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- 12 3.2 'Protection of amenity'
3.12 'Quality in design'
3.13 'Urban design'
3.25 'Metropolitan open land';
3.28 'Biodiversity'

- 13 London Plan July 2011 consolidated with revised early minor alterations October 2013
Policy 7.4 Local Character
Policy 7.6 Architecture
Policy 7.17 Metropolitan Open Land
Policy 7.18 Protecting local open space and addressing local deficiency
Policy 7.20 Geological conservation
Policy 7.21 Trees and Woodlands
Policy 7.23 Burial spaces

National Planning Policy Framework (NPPF)

- 14 Section 7: Requiring good design
Section 9: Protecting Green Belt Land
Section 11: Conserving and enhancing the natural environment

Principle of development

- 15 The application site is situated within Metropolitan Open Land and Paragraph 7.56 of the London Plan (consolidated with revised early minor alterations in October 2013) states that paragraphs 79-92 of section 9 NPPF on green belts apply equally to MOL. Paragraph 88 of the NPPF advises that in considering any planning application (i.e. a loss of unbuilt land), local planning authorities should ensure that substantial weight is given to any harm to the green belt. 'Very special circumstances' will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Paragraph 89 describes the exceptions for buildings and facilities within the green belt (and MOL). The toilet block is considered as an appropriate facility for cemetery purposes and therefore meets the exception criteria as outlined in paragraph 89 of section 9 in the NPPF.
- 16 Policy 7.17 'Metropolitan Open Land' of the London Plan, as amended, states that the strongest possible protection should be given to London's MOL, the same level of protection as is given to green belt, and further that inappropriate development should be refused except in very special circumstances. The supporting text states that appropriate development should be limited to small scale structures to support open space uses and minimise any adverse impact on the openness of MOL.
- 17 The toilet block would be relatively modest in scale at a maximum 3.0m x 3.65m footprint and a height of 2.5 metres, and would have minimal affect on the openness of the park. It would be limited in height and scale and will support the increased use of the cemetery by visiting members of the public whose numbers are expected to increase in the short term. It is proposed as a temporary structure that will be replaced by a permanent facility at some point in the future.
- 18 Strategic Policy 11 'Open spaces and wildlife' of the core strategy commits the council to protect open spaces against inappropriate development. It refers to Southwark Plan policies 3.25-3.27 for further information on how such spaces would be protected.
- 19 Saved policy 3.25 of the Southwark Plan states that there is a general presumption against development on MOL and that planning permission will only be permitted for appropriate development for a number of purposes such as essential facilities for:
- 20 i. Agriculture and forestry; or
- ii. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
- iii. Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or
- iv. Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
- 21 As set out above, the proposal would provide for some increased use of the cemetery; would preserve its openness given its modest size; and its appearance would not adversely impact the visual amenity of the cemetery. The proposal is therefore

considered to be development meeting the exception test and the principle of the development acceptable in accordance with the NPPF; London Plan 2011; Core Strategy 2011 and the saved Southwark Plan 2007.

- 22 As such, it is considered that the provision of a modest building for toilet facilities within the existing cemetery land meets the very special circumstances exception tests provided that the design is considered acceptable, the openness of the MOL is maintained and impacts on the natural environment (ecology, trees etc) and neighbouring occupiers are acceptable. These matters are considered below.

Environmental impact assessment

- 23 Not required due to the scale of the development.

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

- 24 The proposed toilet building, with a footprint of 3.0m x 3.65m and a height of 2.5 metres would be of a modest size, particularly when viewed in the context of the large cemetery. The building would be located around 100m away from the nearest residential occupier and would not be visible from out side of the site given this distance and existing vegetation on the site. It is therefore not anticipated that there would be any impacts on adjoining residential occupiers.

Design issues and its impact on the openness of the Metropolitan Open Land

- 25 As is outlined above, the size of the building would be modest, particularly when viewed in the context of the large cemetery within which it sits. As is outlined above, saved policy 3.25 states that , in the case of cemeteries, planning permission would only be permitted for appropriate development which is considered to be essential and the proposed toilet facility is considered to fall within that policy exception. Furthermore, the modest size of the facility would ensure that the building would not be visually intrusive within the MOL and would ensure that any harm to its openness is minimised.
- 26 The proposed building would be clad in timber which would be painted dark green. This would help the building to blend into the dominant green fabric of its surrounds (i.e. the vegetation) and would ensure that the building would blend into the surrounding environment, to a degree. It is also noted that the applicant has proposed a timeframe of only 5 years for the proposed building while a more suitable, permanent facility is designed.
- 27 Whilst, for the reasons outlined above, it is considered that the proposed toilet building is acceptable, it should also be noted that from public viewpoints outside of the cemetery and indeed from the majority of the land within the cemetery itself, there would be no visibility of the toilet block given the significant level of existing vegetation on site.
- 28 As such, it is considered that the design and appearance are acceptable and that any adverse impact to the openness of the MOL land would be minimised.

Impact on trees and ecology

Trees

- 29 It is not anticipated that the toilet block would have any detrimental impacts toward existing trees and vegetation, given its small scale, location within an existing car park

(an old building site) and separation from trees within the site.

Ecology

- 30 Council's ecology officer has reviewed the proposal and confirmed that it is not anticipated the proposed toilet block would have any detrimental impacts in relation to ecology. The scale of the toilet block is minimal and would be located on land which was previously a building site and is now a car park. Furthermore, the facility is a temporary one while a more permanent one to be developed in the future which would have to be assessed again on ecology issues.

Conclusion on planning issues

- 31 The proposed temporary toilet block facility would be located well away from the cemetery boundaries and would not be detrimental to the amenity of neighbouring occupiers as a result. The small scale and appropriate location of the building ensures that impacts on ecology and existing trees and vegetation would also be minimal. Furthermore, it is not anticipated that the openness of the MOL would be compromised and it provides an essential facility for users of the cemetery. As such, it is recommended that permission is granted.

Community impact statement

- 32 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.
- 33 The impact on local people is set out above. There will be no impact on nearby residential and would provide an essential facility for users of the cemetery who are likely to be borough residents and to those users requiring disabled access.

Consultations

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

Consultation replies

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

Summary of consultation responses

- 36 Urban Forester - No large or specimen trees within the vicinity of the sewerage excavations are shown to be affected by the proposals. A tree protection condition is therefore not necessary.

Ecology Officer - No objection or concerns with regard to ecology.

Parks and Open Spaces - Parks and Open Spaces area the Applicant. Support application. Visitor numbers are anticipated to increase and cemetery currently does not provide any public WC provision and has been an ongoing problem with anti-social behaviour associated with the lack of such a facility.

Human rights implications

- 37 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.
- 38 This application has the legitimate aim of providing for a temporary toilet block building. 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

- 39 None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2341-F Application file: 14/AP/1214 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 7708 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Jonathan Payne, Planning Officer	
Version	Final	
Dated	6 June 2014	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	11 June 2014	

APPENDIX 1**Consultation undertaken**

Site notice date: 30/04/2014

Press notice date: None.

Case officer site visit date: 30/04/2014

Neighbour consultation letters sent: N/A

Internal services consulted:

Parks and Open Spaces
Urban Forester
Ecology Officer

Statutory and non-statutory organisations consulted:

None

Neighbours and local groups consulted:

None (two site notices put up instead - one at cemetery entrance and once beside location of toilet block inside the cemetery).

Re-consultation:

None

APPENDIX 2**Consultation responses received****Internal services**

Urban Forester - No large or specimen trees within the vicinity of the sewerage excavations are shown to be affected by the proposals. A tree protection condition is therefore not necessary.

Ecology Officer - No objection or concerns with regard to ecology.

Parks and Open Spaces - Parks and Open Spaces area the Applicant. Support application. Visitor numbers are anticipated to increase and cemetery currently does not provide any public WC provision and has been an ongoing problem with anti-social behaviour associated with the lack of such a facility.

Statutory and non-statutory organisations

None.

Neighbours and local groups

None.

RECOMMENDATION

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

Applicant	Ms S Lomas Southwark Council	Reg. Number	14/AP/1214
Application Type	Full Planning Permission	Case Number	TP/2341-F
Recommendation	Grant permission for limited period		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a single storey temporary building providing 2 new public toilets within the existing cemetery

At: CAMBERWELL OLD CEMETERY, FOREST HILL ROAD, LONDON, SE22 0RU

In accordance with application received on 14/04/2014 08:11:14

and Applicant's Drawing Nos. Design and Access Statement and dwg nos. 536/101, 536/102 and 536/103.

Subject to the following four conditions:

Time limit for implementing this permission and the approved plans

- 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:

536/101, 536/102, and 536/103.

Reason:

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

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 4 The toilet block, hereby approved, shall be removed after either a period of either five years or when the construction of a new, permanent toilet facility in the cemetery is completed and operational, whichever is sooner. Once removed, the land on which this approved toilet block is located and the land immediately adjacent the toilet block shall be restored to its current state (i.e. pre construction).

Reason: To protect the openness of the Metropolitan Open Land in accordance with saved policy 3.25 'Metropolitan

Open Land' of the Southwark Plan (2007) and Strategic Policy 11 'Open Spaces and Wildlife' of the Core Strategy (2011) and policy 7.17 'Metropolitan Open Land' of the London Plan (2011).

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2014-15

NOTE: Original held by Constitutional Team (Community Councils) all amendments/queries to Gerald Gohler Tel: 020 7525 7420

Name	No of copies	Name	No of copies
To all Members of the sub-committee			
Councillor Lorraine Lauder MBE (Chair)	1	Environment & Leisure	
Councillor James Barber (Vice-Chair)	1	Environmental Protection Team	1
Councillor Nick Dolezal	1		
Councillor Lucas Green	1		
Councillor Vijay Luthra	1	Communications	
Councillor Eliza Mann	1	Robin Campbell	1
Councillor Sandra Rhule	1		
		Total:	36
(Reserves)			
Councillor Stephanie Cryan	1		
Councillor Chris Gonde	1	Dated: 12 June 2014	
Councillor Rebecca Lury	1		
Councillor David Noakes	1		
Councillor Rosie Shimell	1		
Councillor Johnson Situ	1		
External			
Libraries	1		
Officers			
Constitutional Officer (Community Councils) Hub 4 (2 nd Floor), Tooley St.	15		
Claire Cook Planning, Hub 2 (5 th Floor) Tooley St.	4		
Rachel McKoy, Legal Services Hub 2 (2 nd Floor) Tooley St.	1		