

Planning Sub-Committee A

Tuesday 9 September 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

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

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: 1 September 2014



Planning Sub-Committee A

Tuesday 9 September 2014
7.00 pm
Room G02, 160 Tooley Street, London SE1 2QH

Order of Business

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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 - 4
	To approve as a correct record the minutes of the meeting held on 23 June 2014.	
7.	DEVELOPMENT MANAGEMENT ITEMS	5 - 9
	7.1. 18A GROVE PARK, LONDON SE5 8LH	10 - 31
	7.2. SOUTHWARK PARK SPORTS CENTRE, HAWKSTONE ROAD, LONDON SE16 2PE	32 - 61
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Date: 1 September 2014



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 Monday 23 June 2014 at 7.00 pm at 160 Tooley Street, London SE1 2QH.

PRESENT: Councillor Lorraine Lauder MBE (Chair)
Councillor James Barber (Vice-Chair)
Councillor Nick Dolezal
Councillor Eliza Mann
Councillor Sandra Rhule

OFFICER SUPPORT: Gary Rice (Head of Development Management)
Rachel McKoy (Senior Lawyer)
Michele Sterry (Planning Team Leader)
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 Councillors Lucas Green and Vijay Luthra.

3. CONFIRMATION OF VOTING MEMBERS

The members of the committee listed as present were confirmed as the voting members for the meeting.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 30 April 2014 be approved as a correct record, and signed by the chair.

NOTE: At this point, Councillor Sandra Rhule left the meeting and sat with the audience, as she was going to take part in hearing the following items.

7. DEVELOPMENT MANAGEMENT ITEMS

7.1 106 LORDSHIP LANE, LONDON SE22 8HF

Planning application reference number 14/AP/1203

Report: See pages 12 to 23 of the agenda pack.

PROPOSAL

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

The sub-committee heard an introduction to the report from a planning officer. The planning officer drew councillors' attention to the fact that the proposal in the report should refer to one replacement window, rather than several "windows". Councillors 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.

Councillors debated the application.

A motion to grant planning permission was moved and seconded.

An amendment to the motion was moved, seconded, put to the vote and declared to be carried.

The substantive motion was put to the vote and declared to be carried.

RESOLVED:

That planning permission for application 14/AP/1203 be granted subject to the conditions set out in the report, and with an additional condition that the replacement window and door at ground floor level on the rear elevation of the building be of obscure glazed.

7.2 CAMBERWELL OLD CEMETERY, FOREST HILL ROAD, LONDON SE22 0RU

Planning application reference number 14/AP/1214

Report: See pages 24 to 35 of the agenda pack.

PROPOSAL

Erection of a temporary building providing two new public toilets within the existing cemetery.

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

There were no objectors present wishing to speak.

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

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

Councillors 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/1214 be granted as set out in the report.

Meeting ended at 7.40 pm

CHAIR:

DATED:

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A

on Tuesday 9 September 2014

Appl. Type Full Planning Permission
Site 18A GROVE PARK, LONDON, SE5 8LH

Reg. No. 14-AP-1720
TP No. TP/2154-17
Ward South Camberwell
Officer Wing Lau

Recommendation GRANT PERMISSION
Proposal

Item 7.1

Retention of re-built works and completion to form a new 4 bed family dwellinghouse within the original volume over lower ground, ground and first floors with associated landscaping.

Appl. Type Full Planning Permission
Site SOUTHWARK PARK SPORTS CENTRE, HAWKSTONE ROAD, LONDON, SE16 2PE

Reg. No. 14-AP-2455
TP No. TP/139-G
Ward Rotherhithe
Officer Dipesh Patel

Recommendation GRANT PERMISSION
Proposal

Item 7.2

Reconstruction and layout changes of synthetic athletics track, conversion of synthetic turf football/hockey pitch to natural grass, installation of a hammer and discuss cage and the relocation and installation of the following athletic facilities:

shot put circle
 pole vault runway
 long/triple jump runway and pit
 high jump fan and
 javelin runway

Additional works include landscaping to facilitate the these changes and the movement north of the fence at the southern boundary.

Appl. Type Full Planning Permission
Site 32 BYWATER PLACE, LONDON, SE16 5ND

Reg. No. 14-AP-2087
TP No. TP/504-32
Ward Surrey Docks
Officer Jonathan Payne

Recommendation GRANT PERMISSION
Proposal

Item 7.3

Erection of a single storey ground floor side extension; conversion of garage to living accommodation with associated external alterations; and insertion of 2 x front rooflights and 3 x rear rooflights

Appl. Type Full Planning Permission
Site 13 RADNOR ROAD, LONDON, SE15 6UR

Reg. No. 11-AP-0290
TP No. TP/2755-13
Ward Livesey
Officer Joel Turner

Recommendation GRANT PERMISSION
Proposal

Item 7.4

Erection of rear ground and first floor extensions and conversion to form two x two-bedroom and one x two-bedroom self contained residential units (three units in total).

Item No. 7.	Classification: Open	Date: 9 September 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. 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. Due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. 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

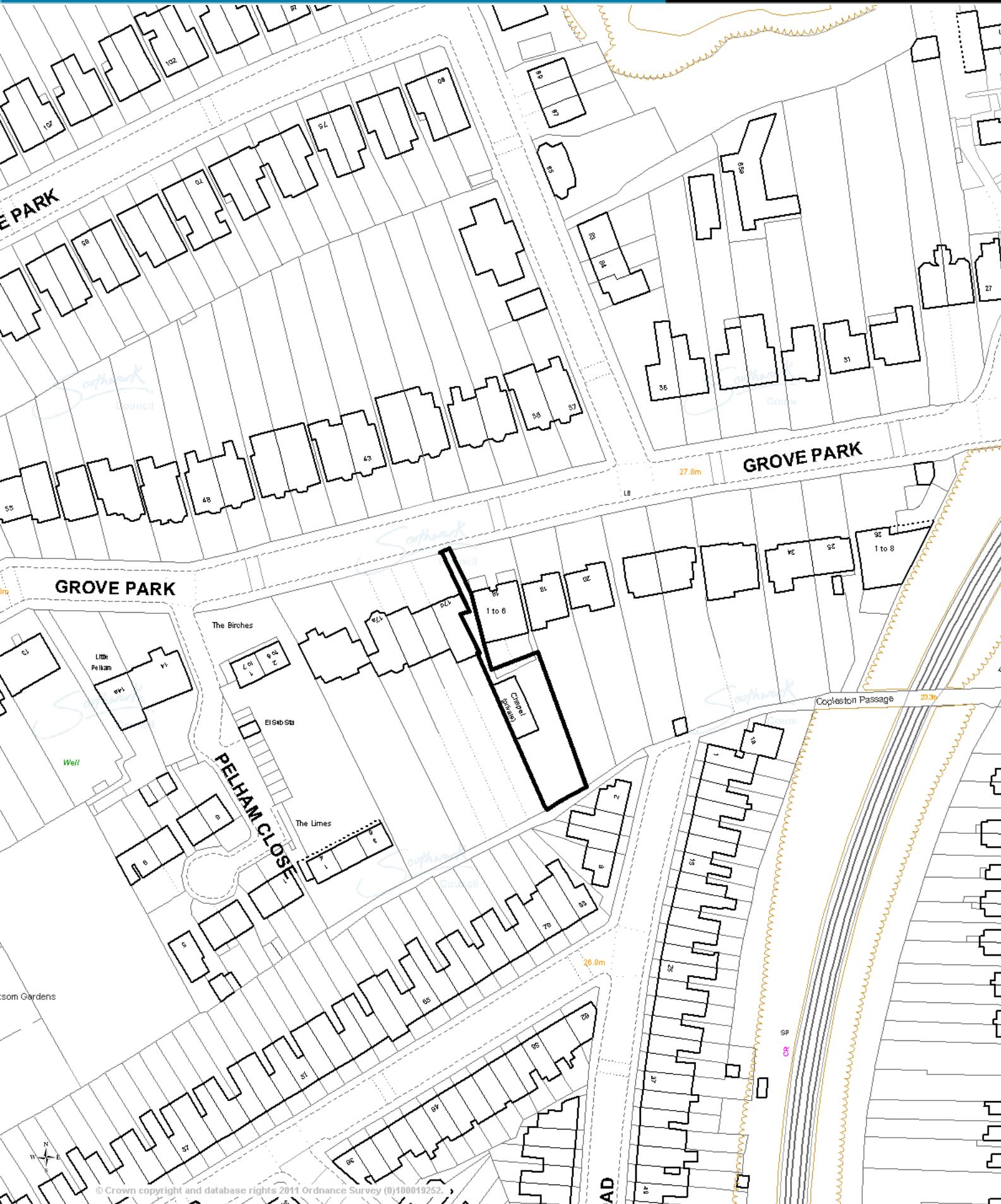
APPENDICES

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	29 August 2014	
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		29 August 2014

Date 27/8/2014



Item no. 7.1	Classification: OPEN	Date: 9 September 2014	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 14/AP/1720 for: Full Planning Permission Address: 18A GROVE PARK, LONDON SE5 8LH Proposal: Retention of re-built works and completion to form a new 4-bed family dwellinghouse within the original volume over lower ground, ground and first floors with associated landscaping		
Ward(s) or groups affected:	South Camberwell		
From:	Head of Development Management		
Application Start Date 28/05/2014		Application Expiry Date 23/07/2014	
Earliest Decision Date 06/07/2014			

RECOMMENDATION

- 1 That Members consider this application due to the interest of Ward Councillors; and that Members grant planning permission subject to Condition.

BACKGROUND INFORMATION

Site location and description

- 2 The application site relates to the rear of the building known as no.18 Grove Park. The site at no.18 is occupied by two properties dividing the rear garden into two sections. The front house has been converted into 6 flats, which was granted under permission 12-AP-1305 and in this instance is named no.18 Grove Park.
- 3 The area that is the subject of this application is where a chapel had previously existed, which was connected to the main building via a vestibule to the rear. The chapel has been demolished and this part of the site is now known as no.18A Grove Park.
- 4 The site slopes down towards the rear garden, which has a maximum depth of 45metres (m).
- 5 The surrounding area is all residential characterised by larger family dwellings and some flats opposite. The site is within the Camberwell Grove Conservation Area.

Details of proposal

- 6 It is proposed to redevelop the rear part of the site at no.18A Grove Park to provide a 4 bedroom detached house. There was previously a mortuary chapel on the site (that was no longer used or occupied as such) and this was demolished during the construction of a scheme consented under ref 12-AP-1305.

- 7 It was observed during the site visit and at the time of the submission that the new house was being built in the same area as the now demolished chapel, and the height of the walls (constructed with reclaimed bricks of the demolished chapel) have been erected to approximately a third of the height of the original building. Works have stopped on site pending the outcome of this application.
- 8 This application seeks planning permission to retain the existing works on site and complete the erection of a new 4-bed family dwellinghouse over lower ground, ground and first floors with associated landscaping. The proposed building would measure 15.2m deep, 7.6m wide and 8.8m high to the roof ridge from the finished lower ground level on the east elevation. The height to the ridge is 7.9m from the finished ground level adjoining no. 17 Grove Park. It is proposed to be built to the same volume, footprint and height as the now demolished chapel. The ground floor would accommodate the living room and kitchen and the first and second floors would accommodate the bedrooms.
- 9 Following amendments to the proposed scheme from the applicant, the design of the building would emulate the arched windows, brick piers and roof form of the demolished chapel. The design would appear similar to that approved under the consented scheme 12-AP-1305. The house would be built with reclaimed bricks from the demolished chapel, and timber windows and slate roof tiles would be used.
- 10 Access to the house would be to the south of no.18 where a gated access is provided, and associated refuse and cycle store would be located to the front.

Planning history

- 11 11-AP-0225: Planning permission was **granted** on 17/06/11, for the:
Conversion of existing building from hostel (Sui Generis) into 4 no. self-contained flats (2x3 bedroom and 2x2 bedroom), extension of basement with lightwells to front and rear, erection of a single storey rear extension, loft extension, replacement of timber sash windows and installation of new windows to rear elevation.
- Conversion of existing chapel into 4 bedroom single family dwelling house extension of basement, replacement of timber windows, installation of windows and French doors to basement and installation of 6 rooflights.
- Erection of front boundary wall and provision of 3 no. car parking spaces at the front.
- 12 11-AP-0226: Conservation Area Consent was **granted** on 17/06/11, for the partial demolition of rear wall and removal of existing UPVC conservatory to no.18, demolition of chapel vestibule, single storey extensions to north and east elevations, and removal of chapel external brick piers.
- 13 11-AP-3208: Planning permission was **refused** on 13/04/12 for:
Variation of condition no. 2 of planning permission 11-AP-0225 dated 17/06/11 (for Conversion of existing building from hostel (Sui Generis) into 4 no. self-contained flats (2x3 bedroom and 2x2 bedroom), extension of basement with lightwells to front and rear, erection of a single storey rear extension, loft extension, replacement of timber sash windows and installation of new windows to rear elevation; conversion of existing chapel into 4 bedroom single family dwelling house with extension of basement, replacement of timber windows, installation of windows and French doors to basement and installation of 6 rooflights; erection of front boundary wall and provision of 3x car parking spaces at the front) comprising:
Demolition of existing chapel and rebuild chapel within the same envelope to provide

single family dwelling house, increase the chapel lightwell; alterations to chapel window configuration; alterations to the front garden area; delineation of private amenity space for the maisonettes and erection of new brick front garden wall

- 14 The reason for refusal was:

The scheme fails to be considered as a minor material amendment as its nature results in a development which is substantially different from the one which was approved, for the reason that the design of the replacement chapel building is not of a high quality, has not been designed with appropriate regard to local context and would fail to make a positive contribution to the area, and would fail to preserve or enhance the character and appearance of the conservation area. In these regards the scheme would be contrary to Part 12 of the National Planning Policy Framework, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, and Saved Policies: 3.12 Quality in Design, 3.13 Urban design, 3.15 Conservation of the Historic Environment, and 3.16 Conservation Areas of The Southwark Plan 2007, and Policies 3.5 Quality and design of housing developments and 7.6 Architecture of the London Plan 2011.

- 15 11-AP-3590: Accompanying application for conservation area consent was **refused** on 01/05/12, for the following reason:

The design of the replacement chapel building would fail to preserve or enhance the character and appearance of the conservation area, and the benefits from the development would not outweigh the harm arising from the demolition of this building. In these regards the scheme would be contrary to Part 12 of the National Planning Policy Framework, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, and Saved Policies: 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas of The Southwark Plan 2007.

- 16 12-AP-1305: Planning permission was **granted** on 07/09/2012 for the:

Conversion of existing building from hostel (Sui Generis) into 6 no. self-contained flats (4x2 bedroom and 2x3 bedroom), extension of basement with lightwells to front and rear, erection of a single storey rear extension, loft conversion addition of 3 no. dormer windows, replacement of timber sash windows and installation of new windows to rear elevation.

Conversion of existing chapel into 4 bedroom single family dwelling house extension of basement, replacement of timber windows, installation of windows and French doors to basement and installation of 6 rooflights.

Erection of front boundary wall and provision of 3x car parking spaces at the front.

Officer comment: Whilst it might be argued that this consent has been implemented in part, it is incapable of being completed due to the demolition of the chapel. The demolition of the chapel is the subject of a separate planning enforcement investigation.

- 17 13-AP-2719: Planning application submitted, but **withdrawn** 11/11/2013 for: Demolition of chapel building and construction of new, three storey four bedroom family home.
- 18 13-AP-2720: Associated Conservation Area Consent was also **withdrawn** 11/11/2013 for: Demolition of chapel building
- 19 14-EN-0036: A complaint was lodged in January 2014 for the chapel demolished

without planning permission. It was concluded that as the chapel has now been demolished, its conversion as consented under planning permission ref 12/AP/1305 is no longer capable of being implemented. This planning application has therefore been submitted seeking a further permission on the site of the demolished chapel.

Planning history of adjoining sites

- 20 17 Grove Park
Planning permission was granted in 1991 for the change of use from children's home (C2) to a hostel for homeless families (C3).
- 21 Planning permission was granted 17 Sept 2010 (ref 10-AP-1130) for: conversion of existing hostel (Sui Generis) into four dwelling houses involving; partial demolition of the existing building and removal of fire escape, erection of three storey rear extension, external and internal modifications and alterations, replacement timber sash windows, new slate roof, new hard and soft landscaped areas, car parking provision at the front, new front boundary wall, cycle and bin storage. Removal of link bridge and infill flank wall to no.18 Grove Park.
- 22 Associated conservation area consent for the above permission was also granted on 17 Sept 2010 (ref 10-AP-1285) for: partial demolition of the existing building and removal of fire escape. Removal of link bridge to no.18 Grove Park.
- 23 Since the original permission was granted 26 Jan 2011 under 10-AP-1130, the Applicant submitted a planning application for minor amendments (ref 10-AP-3533) that was agreed. The consented variation (of condition no. 2: Approved plans) allowed an increase to the basement area by adding lightwells to the front and rear of the property and amendments to the location of one of the parking bays.
- 24 There is some planning history for a number of the dwellings directly opposite the site (41-45 Grove Park) relating to alterations to the building and conversion into flats; however, these consents are at least 19 years old and therefore not considered to be directly relevant to this scheme.
- 25 The most relevant and recent history is at 42 Grove Park where planning permission was granted in 2004 (ref 04-CO-0042) for the conversion of 3 storey house into 1x1 bed ground floor flat and 1 x 4 bed maisonette on 1st and 2nd floors, including the demolition and rebuilding of the front bay and porch for underpinning works and demolition of single storey rear addition.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 26 The main issues to be considered in respect of this application are:
- a) Principle of development
 - b) Impact of development on the amenity of adjoining occupiers
 - c) Impact of development on visual amenity and the character and appearance of the conservation area
 - d) Transport issues
 - e) Trees

Planning policy

- National Planning Policy Framework (NPPF)
- 27 Section 4: Promoting sustainable development
 Section 6: Delivering a wide choice of high quality homes
 Section 7: Requiring good design
 Section 10: Meeting the challenge of climate change, flooding and coastal change
 Section 11: Conserving and enhancing the natural environment
 Section 12: Conserving and enhancing the historic environment
- London Plan July 2011 consolidated with revised early minor alterations October 2013
- 28 Policy 3.3 Increasing housing supply
 Policy 3.4 Optimising housing potential
 Policy 3.5 Quality and design of housing developments
 Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
 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 7.8 Heritage assets and archaeology
 Policy 7.15 Reducing noise and enhancing soundscapes
 Policy 7.19 Biodiversity and access to nature
 Policy 8.3 Community Infrastructure Levy
- Core Strategy 2011
- 29 Strategic Policy 5 - Providing new homes
 Strategic Policy 7 - Family homes
 Strategic Policy 11- Open spaces and wildlife
 Strategic Policy 12- Design and conservation
 Strategic Policy 13- High environmental standards
- Southwark Plan 2007 (July) - saved policies
- 30 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.
- Policy 3.2 Protection of Amenity
 Policy 3.7 Waste reduction
 Policy 3.11 Efficient use of land
 Policy 3.12 Quality in Design
 Policy 3.13 Urban Design
 Policy 3.16 Conservation Areas
 Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
 Policy 3.28 Biodiversity
 Policy 4.2 Quality of residential accommodation
 Policy 5.2 Transport impacts
 Policy 5.3 Walking and cycling
 Policy 5.6 Car parking

Supplementary Planning Document (SPD)
 Residential Design Standards September 2011
 Camberwell Grove Conservation Area Appraisal August 2003

Principle of development

- 31 Planning permission was granted in 2012 under ref 12-AP-1305 for:
Conversion of existing building from hostel (Sui Generis) into 6 no. self-contained flats (4x2 bedroom and 2x3 bedroom), extension of basement with lightwells to front and rear, erection of a single storey rear extension, loft conversion addition of 3 no. dormer windows, replacement of timber sash windows and installation of new windows to rear elevation.
- Conversion of existing chapel into 4 bedroom single family dwelling house extension of basement, replacement of timber windows, installation of windows and French doors to basement and installation of 6 no. rooflights.*
- Erection of front boundary wall and provision of 3 no. car parking spaces at the front.*
- 32 Since the granting of this permission works have been completed for the conversion of the previous hostel to residential apartments at no.18. The current application does not seek to carry out any works to this building at no.18 and relates only to the land to the rear of the site associated with the now demolished chapel.
- 33 This current application has been submitted due to the fact that the whole of the chapel was demolished during construction of consented scheme 12-AP-1305. As previously noted in paragraph 7 above: at the time of application submission, the new house was being built in the same area as now demolished chapel, and the height of the walls (constructed with reclaimed bricks of the demolished chapel) have been erected to approximately a third of the height of the original chapel building. Works have stopped on site pending the outcome of this application.
- 34 This application proposes the retention of the partially re-built works and completion to form a new 4 bed family dwellinghouse within the original volume over lower ground, ground and first floors with associated landscaping.
- 35 The principle of the conversion from the chapel (D1 use) to residential use has been accepted by virtue of previous decisions on this site, as it has not been in D1 use (place of worship/community use) since the 1970s. At the time it was considered that the condition of the (now demolished) building was relatively poor and its re-use to provide much-needed family housing was welcomed. The assessment of the principle of the development differs now as the chapel building was demolished in full prior to this submission and therefore a 'gap' exists on the site. The issue is whether the proposed new residential building (albeit to the same footprint, height and appearance of the previous chapel) would be acceptable within the rear gardens of no. 18, which now comprise 6 no. self-contained flats.
- 36 The site is not within any designated area that would restrict residential use. The site is within a primarily residential area, characterised by large single family dwellings, with some residential flats further along Grove Park.
- 37 In this regard, the principle of a residential dwelling within a residential area is considered acceptable in land use terms. It is noted that the building should be deemed and considered as a 'new build'.
- 38 Officers' opinion is that whilst the assessment should be carried out based on current planning policies and the SPD, other material considerations should also be taken into

account including the previously consented scheme.

- 39 Planning consent was granted in 2012 for the partial demolition of the chapel building for the creation of a 4 bedroom dwelling. The current scheme would essentially recreate a building that would be of the same height, volume, footprint and appearance of the chapel and in the same location. The fact that the original chapel building has been demolished in whole does not materially change the officer assessment of the acceptability of residential use on this site.
- 40 Since the granting of permission 12-AP-1305, there are no new buildings apart from the works and extension to the house at no.18 to provide flats. The assessment of the conversion of the detached building (the former chapel) to a 4 bedroom family dwelling was part of that consent. There is therefore no change in the site circumstances or in planning policies or SPDs; and officers consider that the erection of a single residential dwelling (within the same confines of the previous approved chapel conversion) would be acceptable in principle.
- 41 Following consultation with neighbours, discussion and negotiations with the applicant, amended plans have been received to revert back to the design approved under consent 12-AP-1305. It is considered that given the planning history of the site and provided that the replacement building being of same footprint, height, volume and design details as that already approved, then on balance the scheme to rebuild the former chapel in its location is considered acceptable in principle. More detailed assessment of the design and its impact on amenity is discussed below.

Environmental impact assessment

- 42 None required under the regulation.

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

- 43 The proposed replacement building would occupy the same footprint, same location and of the same height, volume and design and appearance as the now demolished chapel building. The position of the windows has been amended to accord with that approved under application 12-AP-1305.
- 44 Neighbours at no.19 Grove Park raise concerns over the building's potential to overshadow their property. The height of the building would be approximately 8.8m from the lowest ground level (38.1m AOD), which is the same as that of the demolished chapel. It would be approximately 10.2m from the rear of the main building no.18 Grove Park. The building would be on a lower ground level than the main building and would therefore not impact on neighbour's natural light or result in a overbearing impact on the neighbours.
- 45 The objections received also relate to the proposed rooflights. The neighbours have indicated that the SPD states:

'The development must not be more intensive than the existing development on the adjoining street frontage. Frequently backland development is a single storey so as not to impose on the surrounding area. Backland development should echo the characteristics of existing neighbours. The degree of overlooking to the neighbouring gardens must be minimised and there should be no windows on the boundary between the backland development and the existing properties to protect the neighbours' privacy.'

- 46 The scheme as originally submitted by the applicant had proposed the living room on

the first floor with the bedrooms on the lower floor. Following discussions with the applicant, the layout has now been amended to that of the dwelling approved under application 12-AP-1305. The bedrooms being placed on the first floor level would be more acceptable since less time is generally spent 'socialising' in bedrooms. The bedroom on the second floor level would be served by roof windows only.

- 47 Neighbours have requested that the brass perforated screens to the side windows be installed as originally proposed by the applicant. It is noted that there are no habitable room windows on the western elevation, as such these openings would not adversely affect the amenity of residents at no.17 Grove Park. On the eastern elevation there will be the narrow arched windows to the bedrooms, but these would not directly overlook the neighbour's habitable room windows at no.19 Grove Park, as these are positioned at an angle from the proposed house. The landscaping proposal includes trees along this eastern boundary that would provide a degree of screening of the first floor windows of the proposed development from the neighbours. This relationship does not differ from that of the previously consented scheme; however should members be minded to grant permission and give greater weight to these privacy concerns, a condition to partly obscure these first floor windows to a height of 1.7m above the floor level could be imposed.
- 48 Objections have been received from neighbours at the rear (Ivanhoe Road) regarding the windows proposed on the south elevation. Neighbours were concerned that this would lead to significant loss of privacy. The windows on the south elevation has again, been amended so that on the ground level and on the lower ground level only one set of windows are proposed. It should be noted however, that the south facade of this new building would be approximately 20.8m to the rear boundary adjoining Ivanhoe properties, almost meeting the minimum 21m distance for window-to-window separation required in the SPD. It is not considered that there would be significant impact on privacy issues to the rear properties.
- 49 Neighbours have raised concerns regarding the rooflights proposed. They state that the proposed roof light directly overlooking properties would cause considerable light pollution to the surrounding properties. Officers have requested the expanse of rooflights be reduced to that consented under 12-AP-1305. In any case, the building would be in domestic use, and it is not considered that significant light pollution would occur as a result of the scheme.
- 50 The proposal would not significantly affect the residents' amenity and complies with saved policies 3.2 and 3.11 of The Southwark Plan 2007 and SP13 of the Core Strategy.

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

- 51 The site falls within a residential area and therefore no issues are envisaged. The proposed new dwelling would have adequate outlook, natural light and the rooms all comply with the minimum standards required in the residential design standards SPD. The proposal would provide a good quality of living accommodation.

Transport issues

- 52 No off-street car parking has been proposed for this dwelling. It is not considered that there would be a significant increase in vehicle trips to the site; and therefore, the proposed development would not have an adverse impact on the local highway network.
- 53 This site does have a relatively low public transport accessibility level (PTAL) rating

(Level 2). Residential developments are normally required to provide on-site parking in order to minimise overspill parking on the road network. The applicant had produced a parking survey in the previous application 12-AP-1305. Officers have considered the parking pressure currently experienced on Grove Park, and it is still considered that on balance, the scheme would not place significant excess pressure on street parking such that would warrant a refusal of this planning application and that the potential extra cars may be accommodated within the streets.

- 54 Cycle and refuse stores are proposed to be within the gated front garden and this is considered acceptable and well hidden from the street.

Design issues and impact on character and setting of the conservation area

- 55 The site is within the Grove Park Conservation Area. Saved policy 3.15 states:

"Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance."

- 56 The proposed building would revert to the design approved under permission 12-AP-1305. The chapel building was not statutorily listed or locally listed, and though it would be within the conservation area it would not be visible from the street. The proposed building is of identical massing, height and footprint to the chapel. Therefore, there would be no changes in the scale of building that would result from the development as amended.

- 57 The neighbours have noted that the exterior buttress columns have been removed, but the revised proposed plans show that columns would be provided.

- 58 It is intended to use reclaimed bricks from the chapel, but it is considered prudent to impose planning condition on the materials. Conditions should ensure that the proposed brickwork is of at least the same quality with sample bricks and panels of brickwork approved on site before work commences. Timber windows should also be approved through a condition.

Loss of the chapel

- 59 The demolished chapel building was an unlisted building located in the Camberwell Grove Conservation Area. The chapel was built as an annexe to the church run retirement home for women, which occupied 17 & 18 Grove Park. Its historic significance is in association with this use and its architectural character complemented this setting. From previous site visits, it was clear that the building was in poor condition and during construction of the scheme the developer found that there was extensive facing damage to the brick work. The photographs in the submitted documents revealed cracks to the window arches, the full height of the south elevation, and cracks radiating from below the windows on the west elevation.

- 60 Saved policy 3.16 states that there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area.

- 61 In this particular instance, the demolition of the whole chapel has already occurred (albeit without consent) and all of the saved policy 3.16 cannot therefore be applied. As such, Demolition criterion iv) of saved policy 3.16 applies:

- 62 *"The replacement development will preserve or enhance the character or appearance*

of the conservation area and has been granted planning permission".

- 63 Following consultation with neighbours, discussion and negotiations with the applicant, amended plans have been received to revert back to the design approved under consent 12-AP-1305. It is considered that given the planning history of the site and provided that the replacement building being of same footprint, height, volume and design details as that already approved, then on balance the scheme to rebuild the former chapel in its location is considered acceptable.

Impact on trees

- 64 Neighbours have raised the issue that established fruit trees running along the boundary wall that had screened their view of the chapel were cut down. Works to a number of trees appear to have been granted consent in 2011 (11-AP-2516), which allowed the removal of 2 x Apple Trees and 2 x Pear Trees). The proposed development would not involve any felling of existing trees.
- 65 The applicant has indicated that the landscaping strategy would follow that approved under permission 12-AP-1305. A mix of low shrubs and fruit trees are proposed within this rear garden. It is considered that a condition requiring a comprehensive planting schedule and landscaping plan is reasonable.

Planning obligations (S.106 undertaking or agreement)

- 66 As with the previously consented scheme (12-AP1305), the current proposal falls under the requirement threshold of 10 or more dwelling units for s106 financial contributions.

- 67 CIL
S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material "local financial consideration" in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.

Based on a floor area of 264 sq m of chargeable floorspace, there would be a charge of £9,737.00.

Sustainable development implications

- 68 The applicant has committed to achieving a Code for Sustainable Homes Level 4 standard, and this will be secured by condition.

Other matters

- 69 Neighbours have commented that the council should impose conditions of work, working hours and enforce them. However, other environmental health legislation exists that would adequately control any undue noise and disturbance arising from construction (normal working hours would be 08:00-18:00 Monday to Saturdays and 08:00-13:00 Sundays).
- 70 A neighbour has requested that a wall should replace the existing boundary treatment with no.19 Grove Park as this is currently a half-collapsed concrete wall. This is considered a private civil matter between the developer and the neighbour and not a material planning consideration.

- 71 A neighbour has requested that conditions are imposed to ensure that no vehicles and skips are allowed to be parked on the street (Grove Park), but as separate licences are required that fall outside of planning control, officers consider that conditions are not necessary.
- 72 A neighbour has requested that a condition be imposed to require the road in front of Nos. 17-18 to be finished where the tarmac on the southern side of the road does not go up to the pavement edge. This area is outside of the site boundary of the application and cannot be controlled by condition.

Conclusion on planning issues

- 73 The scheme is considered acceptable as the proposed building would revert to the design approved under permission 12-AP-1305. The demolished chapel building was not statutorily listed or locally listed, and although the site is within the conservation area it would not be visible from the street. The proposed building would be of identical massing, height and footprint to the chapel and in this regard would repair the harm to the setting of this part of the conservation area resulting from the loss of the chapel.
- 74 Further, it is considered on balance, that the impact of the scale of development from that previously consented has not significantly changed; and that the detailed design, appearance and materials of the proposed development (suitably controlled by condition) would largely mitigate the loss of the chapel; and that the proposed new build would reasonably preserve the character and appearance of this part of the conservation area.
- 75 The proposal would not significantly affect the residents' amenity and would not harm the local highway network. Details including materials and landscaping would be conditioned to ensure a high quality environment for future and neighbouring residents. The proposal would provide a good quality family sized dwelling.
- 76 Therefore, the scheme is recommended for approval subject to conditions.

Community impact statement

- 77 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.

Consultations

- 78 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.

- 79 Summary of consultation responses

There are in total 3 neighbouring properties that have objected to the scheme (including the Ivanhoe Residents and Tenants Association) and 4 letters of support.

These responses are detailed in Appendix 2.

Human rights implications

- 80 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.
- 81 This application has the legitimate aim of providing residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

- 82 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2154-17 Application file: 14/AP/1720 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 5729 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	Wing Lau, Senior Planning Officer	
Version	Final	
Dated	26 August 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	27 August 2014	

APPENDIX 1

Consultation undertaken

Site notice date: 13.06.2014

Press notice date: 12.06.2014

Case officer site visit date: 13.06.2014

Neighbour consultation letters sent: 10.06.2014

Internal services consulted:

Design and Conservation

Statutory and non-statutory organisations consulted:

Thames Water

Neighbours and local groups consulted:

10/06/2014	19 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	37 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	43 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	38 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT 2 83 GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	17-18 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FIRST FLOOR FLAT 22 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FIRST FLOOR FLAT 21 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	71B GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	44 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	5 THE BIRCHES GROVE PARK LONDON SE5 8LL	10/06/2014
10/06/2014	4 THE BIRCHES GROVE PARK LONDON SE5 8LL	10/06/2014
10/06/2014	7 THE BIRCHES GROVE PARK LONDON SE5 8LL	10/06/2014
10/06/2014	6 THE BIRCHES GROVE PARK LONDON SE5 8LL	10/06/2014
10/06/2014	1 THE BIRCHES GROVE PARK LONDON SE5 8LL	10/06/2014
10/06/2014	71A GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	3 THE BIRCHES GROVE PARK LONDON SE5 8LL	10/06/2014
10/06/2014	2 THE BIRCHES GROVE PARK LONDON SE5 8LL	10/06/2014
10/06/2014	FLAT 5 THE LIMES GROVE PARK LONDON SE5 8LN	10/06/2014
10/06/2014	FLAT 4 THE LIMES GROVE PARK LONDON SE5 8LN	10/06/2014
10/06/2014	FLAT 6 THE LIMES GROVE PARK LONDON SE5 8LN	10/06/2014
10/06/2014	FLAT 1 THE LIMES GROVE PARK LONDON SE5 8LN	10/06/2014
10/06/2014	8 THE BIRCHES GROVE PARK LONDON SE5 8LL	10/06/2014
10/06/2014	FLAT 3 THE LIMES GROVE PARK LONDON SE5 8LN	10/06/2014
10/06/2014	FLAT 2 THE LIMES GROVE PARK LONDON SE5 8LN	10/06/2014
10/06/2014	FLAT 1 16 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	GROUND FLOOR FLAT 21 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	BASEMENT FLAT 22 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	SECOND FLOOR FLAT 21 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	GROUND FLOOR FLAT 22 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 7 23 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 7 16 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 8 23 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 8 16 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	SECOND FLOOR FLAT 22 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 3 16 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 2 23 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 3 23 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 3 36 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT 1 23 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 1 36 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT 2 36 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT 2 16 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 5 23 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 5 36 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT 6 23 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 6 16 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 4 36 GROVE PARK LONDON SE5 8LG	10/06/2014

10/06/2014	FLAT 4 16 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 5 16 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 4 23 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	67B GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	FLAT 6 18 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 5 18 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	11 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	1 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	FLAT 2 18 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 1 18 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 4 18 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 3 18 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	4 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	3 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	6 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	5 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	15 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	13 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	2 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	17 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	35A GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT 1 83 GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	35C GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT 1 47 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	35B GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	DUMELOW HOUSE 18A GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	GARDEN FLAT 21 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 2 47 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	MULBERRY HOUSE 17B GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	DAMSON HOUSE 17A GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	QUINCE HOUSE 17D GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	MYRTLE HOUSE 17C GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	FLAT 3 83 GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	FLAT 3 47 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	7 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	FLAT 3 48 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT C 39 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	40B GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	40A GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT 1 48 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT A 39 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT 2 48 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	FLAT B 39 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	45B GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	45A GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	67A GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	45C GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	41A GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	40C GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	41C GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	41B GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	65 GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	20 GROVE PARK LONDON SE5 8LH	10/06/2014
10/06/2014	69 GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	9 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	8 IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	46 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	42 GROVE PARK LONDON SE5 8LG	10/06/2014
10/06/2014	81 GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	79 GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	1A IVANHOE ROAD LONDON SE5 8DH	10/06/2014
10/06/2014	73 GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	77 GROVE HILL ROAD LONDON SE5 8DF	10/06/2014
10/06/2014	75 GROVE HILL ROAD LONDON SE5 8DF	10/06/2014

Re-consultation:

23.07.2014

APPENDIX 2

Consultation responses received

Internal services

Design and Conservation - The scheme originally submitted for this application is 'dumbing down' design. Should the new building revert to look like the chapel building approved previous consent 12-AP-1305 it would be more acceptable.

Statutory and non-statutory organisations

Thames Water - No objections.

Neighbours and local groups

A number of objection letters were sent from residents at 4 Ivanhoe Road and 19 Grove Park and these are summarised below. A number of letters of support were also received.

Objections

A letter received from neighbours at no. 4 Ivanhoe Road raising the following points:

Much reference is made in the Application to the previously granted applications 11/AP/0225 and 12/AP/1305, but these planning permissions are no longer valid and therefore are not relevant to the new Application; there is no longer a chapel to convert which makes the previous granted planning applications even more irrelevant; the application is materially different to the previously granted applications in that this is now an application for an entirely new building within a garden, sited within a conservation area; it is an application for a back land/back garden development in a conservation area; the developer has also shown a complete lack of respect for and adherence to planning regulations, the council's requests and neighbours concerns; the developer has removed protected trees without consent, illegally demolished the Chapel and, further, operated in breach of health and safety requirements; any south facing windows and openings should therefore not be permitted; the height of the building will overshadow and have an impact on the levels of light into our property due to its close proximity; concerns about the potential loss of light that could be caused by the planting of trees and shrubs in such close proximity to our property in order to provide screening to address privacy issues; due to the proposed roof light, and by the fact that the living area will be situated on the first floor, directly overlooking on Ivanhoe Road and Grove Park properties this will cause considerable light pollution to the surrounding properties; if granted, this would set a dangerous planning precedent as other applications will be made for similar new houses to be built at the end of gardens, overlooking neighbouring properties, which will increase the density and character of this important conservation area.

Following reconsultation, a second letter has been received from no. 4 Ivanhoe Road raising similar points regarding privacy to their rooms; in order to preserve the important character and architecture of the original chapel, windows and doors should only be permitted in locations where they originally stood; the proposal would significantly alter the appearance and character of the building that has historic interest; overshadowing; light pollution; health and safety standards; the development does not meet the definition of sustainable development under the NPPF; the construction should be of one level only; no excavations to be permitted; no further no additional boarders, fencing planting etc to the south end of the garden bordering Ivanhoe Road.

A number of letters have been received from the same address at no. 19 Grove Park raising the following points: object to the construction of a new building to the volume of the chapel that was previously on the site; the building will impact on the quality of life of

surrounding neighbours in Grove Park and Ivanhoe Road; the overall design is a poor compromise for both the prospective new owners and the neighbours; as a new building it fails to meet the criteria required for a backland development; the drawings supplied by the architects make it difficult for a lay person to assess the impact of the proposed home; the features of the original chapel have been whittled away to such an extent that the proposed new building is little better than a bulky shed; the exterior buttress columns have been removed; the eaves have also been reduced, restoring light to the house at Number 17 but contributing to the boxy look of the structure; the roof line has been retained to the original and maximum height of the chapel and fitted with long glazed sections that will cause light pollution to all neighbouring homes; loss of privacy to surrounding properties; the proposed floor levels and revised use of the space within the building would cause maximum loss of privacy to the neighbours.

Second letter from 19 Grove Park:

This is a new development in a rear garden in a conservation area and the developers cannot justify their latest application with references to past planning applications and approvals and by their own actions in demolishing the chapel, 12/AP/1305 and all other prior approvals are defunct and it is subject to the backland development rules; the application for a new structure on the site must be considered on its own merits under current planning rules and policy applicable to new structures in rear gardens; there was no consultation with the community and believe that the developers have lodged a sufficiently complete and accurate package of drawings and dimensions with their application; insufficient light for new residents; light pollution from the roof lights; landscaping and tree planting is not a solution and established fruit trees running along the boundary wall that had screened our view of the chapel, were cut down; the developers propose landscaping and tree-planting as part of their solution to the problem of overlooking but they are not a practical solution; refuse from the new building (a large family house) will be added to the refuse bins at the front of 18 Grove Park which are already regularly over-full; there is no vehicular access to the site; insist that the Council impose conditions of work and enforce them to make the plight of neighbours bearable.

Following reconsultation, a second letter has been received from no. 19 Grove Park; - there should be conditions restricting the internal layout of the house so that the bedrooms remain at first floor and the living area on the ground floor levels; there should be conditions requiring the first floor windows to the east and west and south to be screened as previously proposed; overlooking to neighbouring properties; light pollution from the rooflights;; possible damage to trees on adjoining site and request conditions to ensure there is no further excavation on the east and south-east sides; requests that the four fruit trees that were removed by the developer to be replaced to their original position; condition that there should be no weekend working; request that the developers replace the dividing fence with no. 19 Grove Park.

Two letters of objection received from the Ivanhoe Residents and Tenants Association raising the following points: trees were cut down from the site; the chapel was demolished without planning permission; prosecution should take place first; building houses in back gardens in conservation areas should not be permitted.

Support

One representation received from no. 17D Grove Park supporting the scheme and raises the following points: wish that permission to be granted for the work to proceed as speedily as possible; have found the contractors to be considerate and to run a well ordered and tidy site and have no concerns to raise in that regard; would appreciate a speedy resolution so that the works can be completed.

One representation received from no. 17B Grove Park supporting the scheme and

raises the following points: keen to see the build completed to the same high standard that have been seen at both 17 and 18 Grove Park (completed by the same company); having seen the work to date, involving the re-use of the original bricks and reinstatement of the arched windows, believe the design and quality of the build to contribute positively towards the area; the original building was clearly in a precarious state of decay and an eyesore to all who overlooked it; its completion as a high-quality family home is much welcomed.

One representation received from no. 17C Grove Park supporting the scheme and raises the following points: the proposal would turn what has for many years been a derelict building and curtilage into a home of high quality design that will preserve and enhance the conservation area; condition that the perforated brass screens to be fitted to the windows; otherwise condition requiring obscured glass to be provided; condition that there should be no construction vehicles parked on Grove Park during construction works; no skips to be placed on Grove Park during construction works; restrict working hours; condition or planning obligation that the road in front of Nos. 17-18 Grove Park to be finished.

One representation received in support from a resident at no. 18 Grove Park raising the following points: has observed the careful reuse of the original materials when constructing the new house; the new house sits exactly on the footprint of the old chapel and maintains its character such as is reasonable to be expected of a newly built house; their own property was built by John Smarts Architects and can confirm the quality and craftsmanship that went into the construction and design to be of a very high standard.

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	Mrs Wagner	Reg. Number	14/AP/1720
Application Type	Full Planning Permission	Case	TP/2154-17
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of re-built works and completion to form a new 4 bed family dwellinghouse within the original volume over lower ground, ground and first floors with associated landscaping.

At: 18A GROVE PARK, LONDON, SE5 8LH

In accordance with application received on 27/05/2014 08:08:27

and Applicant's Drawing Nos. Existing plans: P026-301 Rev F; P033-302; P026-321 Rev E; P026-323 Rev D; P026-324 Rev C; P026-335 Rev C; P026-336 Rev C; P026-337 Rev C; P026-338 Rev C

Proposed plans: P026-341 Rev M; P026-347 Rev G; P026-348 Rev H; P026-349 Rev G; P026-350 Rev G; P026-357 Rev I; P026-358 Rev I; P026-359 RevF; P026-359 Rev G; P026-360 Rev G; P026-371 Rev I; P026-374 Rev E; P026-375 Rev G; P026-380 Rev A

Design and Access Statement

Subject to the following nine 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:

P026-341 Rev M; P026-347 Rev G; P026-348 Rev H; P026-349 Rev G; P026-350 Rev G; P026-357 Rev I; P026-358 Rev I; P026-359 RevF; P026-359 Rev G; P026-360 Rev G; P026-371 Rev I; P026-374 Rev E; P026-375 Rev G; P026-380 Rev A

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 Prior to commencement of development, detailed drawings [scale 1:50] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not be carried out otherwise than in accordance with any such approval given.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or 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 in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason

In the interests of streetscene and the character and appearance of the Conservation Area and in order that the Local Planning Authority may ensure that the design and details are in the interest of the special architectural qualities of the existing building around it in accordance with saved Policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.28 'Biodiversity' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011).

Commencement of works above grade - 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 above grade is commenced. The term 'above grade' here means any works above ground level.

- 4 Details of the bricks and roof tiles to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing 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.

- 5 a) Prior to commencement of any works, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 4 or equivalent Code Level rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- b) Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

Pre-occupation 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 the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 6 Before the first occupation of the building the cycle storage facilities as shown on the approved drawing No. 026-341 Rev M shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

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 The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 7 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings No. 026-341 Rev M shall be provided and made available for use by the occupiers of the dwelling and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

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 The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

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.

- 8 The timber windows 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

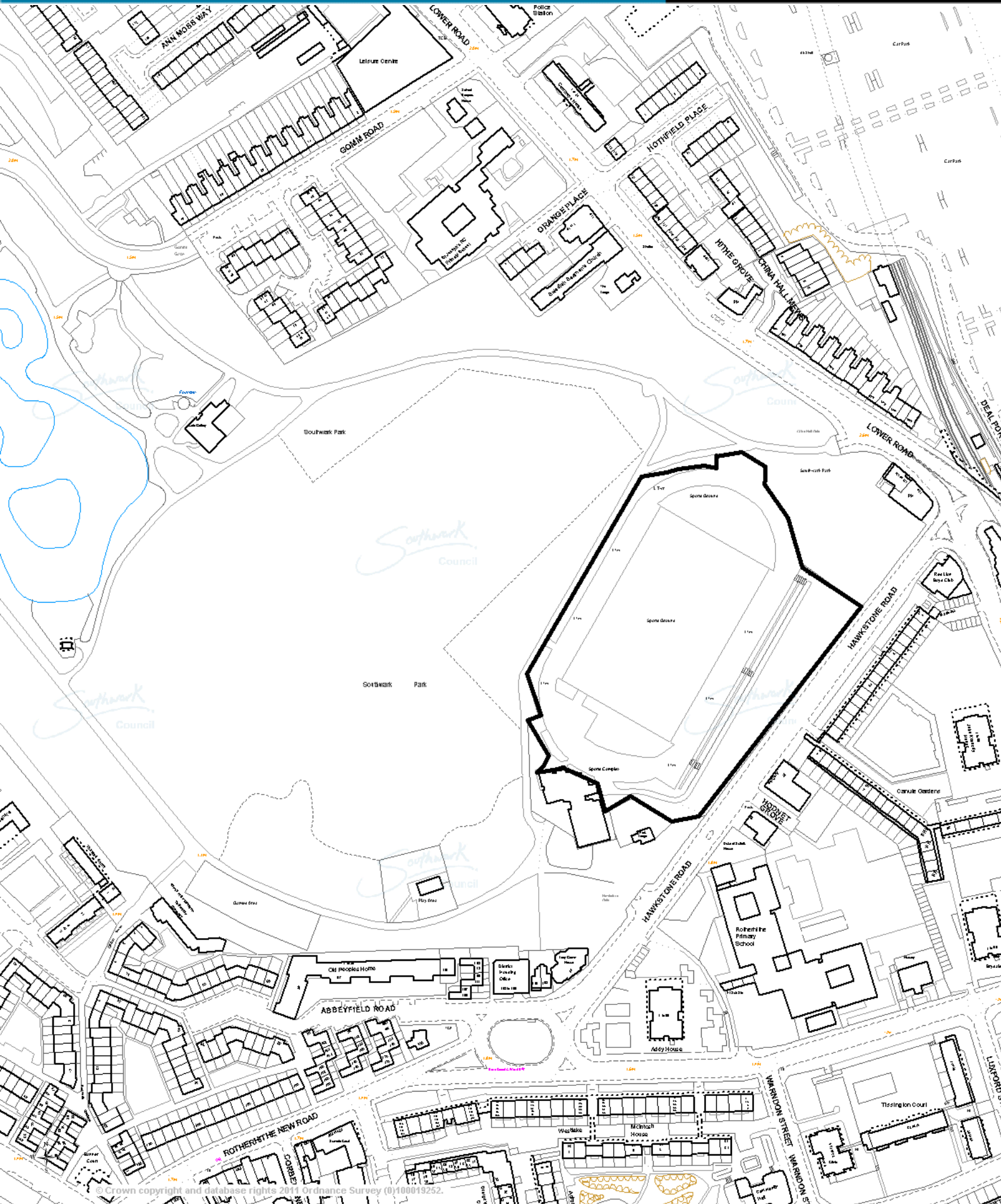
- 9 The difference in height between the ridge of the proposed building and the existing building at No. 18 as shown on drawing 026-375 Rev G shall not be less than 3.2m.

Reason

In order to protect the amenities of the occupiers of the adjacent residential properties in order to accord 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.

Statement of positive and proactive action in dealing with the application

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.



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Item No. 7.2	Classification: OPEN	Date: 9 September 2014	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 14/AP/2455 for: Full Planning Permission Address: SOUTHWARK PARK SPORTS CENTRE, HAWKSTONE ROAD, LONDON, SE16 2PE Proposal: Reconstruction and layout changes of synthetic athletics track, conversion of synthetic turf football/hockey pitch to natural grass, installation of a hammer and discus cage and the relocation and installation of the following athletic facilities: shot put circle pole vault runway long/triple jump runway and pit high jump fan and javelin runway Additional works include landscaping to facilitate the these changes and the movement north of the fence at the southern boundary.		
Ward(s) or groups affected:	Rotherhithe		
From:	Head of Development Management		
Application Start Date 30/07/2014		Application Expiry Date 29/10/2014	
Earliest Decision Date 10/09/2014			

RECOMMENDATION

- 1 That the application is determined by Members as it represents development affecting Metropolitan Open Land (MOL); that Members consider whether the development meets the exception tests for small scale development within MOL; and if satisfied that the relevant tests are met, grant planning permission subject to Condition.

BACKGROUND INFORMATION

Site location and description

- 2 Southwark Park Sports Ground is a facility on the southeastern edge of Southwark Park. The park itself is Grade II listed and was one of the earliest parks opened by the Metropolitan Board of Works in 1869, it includes London's first public memorial to a working class person, Mr Jabez West who was a member of the local Temperance Society. A major refurbishment was undertaken in 2001 with funding from the Heritage Lottery Fund which included the installation of a bandstand. The site is not within a conservation area or within the vicinity of any other listed buildings or structures.

The site is covered by the following planning designations:

- Site of Nature Conservation Importance
- Air Quality Management Area
- Metropolitan Open Land
- Canada Water Action Plan
- Listed Park

- 3 The sports centre includes a gym and changing rooms although they are not part of this application which covers only the outdoor facilities, they consist of an athletics arena with a seven lane athletics track and facilities normally associated with track and field. The central field was covered in Astro-Turf limiting its athletics potential but was used for hockey and American football. Presently these facilities are severely degraded to the extent that they are no longer available for use.

Details of proposal

- 4 The proposal is to re-instate athletics facilities for the arena. This includes the replacement of the Astro-Turf field with grass allowing sports such as the javelin and hammer to be played again; installation of a hammer and discuss cage; relocation of long and high jump facilities and alteration of the track to six lanes apart from the home straight which would have eight lanes. The field would also be available for other sports such as rugby and football. Upgrade to existing lighting and the public address system is also proposed.
- 5 The other alteration of note would be the movement of the southern fence. This would create a corridor of park between the arena and Hawkstone Road.

Planning history

- 6 08-CO-0117, application for:

Refurbishment of existing track and artificial turf infield, 3 new five-a-side/multi use game areas. Demolition of existing sports and changing room pavilion (780sqm), erection of new single storey sports and changing room pavilion (1125sqm) on same site. Altered pedestrian access from the public highway and alterations to the existing off street parking area, provision of cycle parking and 1 new minibus drop off space.

Withdrawn on 2 February 2010.

- 7 13-EQ-0248, enquiry for pre-application advice for:

Reinstatement of the athletics facilities at Southwark Park to include 6 lane athletics track, long/triple jump, throwing cage, javelin runway, pole vault, high jump, replacement of internal area from derelict artificial grass patch to a natural grass pitch. No works to buildings proposed.

(Please see Appendix 3 for advice letter)

Planning history of adjoining sites

- 8 None of relevance to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- a) The principle of the development and its impact on Metropolitan Open Land
- b) The impact of the development on the Grade II listed Southwark Park
- c) The impact of the development on the amenity of local residents
- d) The impact of the development on park users
- e) Environmental impacts

Planning policy

National Planning Policy Framework (the Framework)

- 10 This scheme should be considered against the framework as a whole, however the following sections are considered to be particularly relevant:

- 8 - Promoting healthy communities
- 11 - Conserving and enhancing the natural environment
- 12 - Conserving and enhancing the historic environment

London Plan (Revised early minor alterations 2013)

- 11 Policy 3.19 Sports facilities
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.17 Metropolitan open land
 Policy 7.19 Biodiversity and access to nature
 Policy 7.21 Trees and woodlands

Core Strategy 2011

- 12 Strategic Policy 11 - Open Spaces and Wildlife
 Strategic Policy 12 - Design and Conservation
 Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 13 The Council's cabinet on 19 March 2013, as required by para 215 of the Framework, 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 Framework. 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 Framework. The following saved policies are relevant to this application:

- Saved Policy 3.1 Environmental effects
- Saved Policy 3.2 Protection of Amenity
- Saved Policy 3.11 Efficient Use of Land
- Saved Policy 3.12 Quality in Design
- Saved Policy 3.15 Conservation of the Historic Environment
- Saved Policy 3.16 Conservation Areas
- Saved Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage
- Saved Policy 3.25 Metropolitan Open land
- Saved Policy 3.28 Biodiversity
- Saved Policy 5.1 Locating Developments
- Saved Policy 5.2 Transport Impacts

Principle of development

- 14 Southwark Park and the sports centre are afforded a significant degree of protection in planning terms, being MOL. Paragraph 7.56 of the London Plan (consolidated with revised early minor alterations in October 2013) states that paragraphs 79-92 of the Framework on Green Belts apply equally to MOL. Paragraph 89 of the Framework states that the construction of new buildings should be regarded as inappropriate on Green Belt apart from certain exceptions. One of these is for the:
- "..provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.."*
- 15 While this provision is for buildings, it provides an indication of the type of facility that Government consider to be suitable on Green Belt and similarly MOL.
- 16 Policy 7.17 Metropolitan Open Land of the London Plan 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. It also states that appropriate development should be limited to small scale structures that support outdoor open space uses and minimise any adverse impact on the openness of MOL.
- 17 The proposed development would be limited to small scale structures, with the largest being the hammer/discuss cage which would be up to 11m in height with similar width with a depth of about 7.5m. This would be a relatively small scale structure, which would facilitate outdoor sport that is encouraged on MOL. Furthermore, the cage allows views through the structure and therefore would not materially impact on openness.
- 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 Metropolitan Open Land 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 outdoor sport and recreation.
- 20 The relocation of the fence at the southern end of the site, to the north would mean that some area of land that is presently within the sports centre area would be outside of it and would become part of the larger park. In the context of the site as a whole this is a marginal alteration that would not impact on the functioning of the sports facility but would increase accessibility around this part of the park.
- 21 The proposal is considered to be appropriate development on MOL because it meets the exception tests for the type of development detailed above, including the impact on openness of MOL (which is considered in detail below). The principle of the development is acceptable in accordance with the policies in the National Planning Policy Framework 2012; London Plan (revised with minor alterations 2013); Core Strategy 2011 and the saved Southwark Plan 2007.

Environmental impact assessment

- 22 The proposal is not EIA development as defined in Schedule 2 of the Town and

Country Planning (Environmental Impact Assessment) Regulations 2011 as it is not for a new sports stadium but for works to an existing facility. Its impact would not be of more than local significance, and the impacts of the development would not give rise to significant environmental impacts.

The impact of the development on the Grade II listed Southwark Park and its openness

- 23 The historic significance of the park lies in its layout and historical features such as the gates; the drinking fountain which is the memorial to Jabez West; the Ada Salter Gardens and the lake. The works proposed would be of limited impact with respect to height apart from the hammer/discuss cage. Set within the sports arena itself, the athletics facilities would be sufficiently removed from historical features either by distance or screening, and would preserve the park's historical setting. Indeed, it could be argued that the works would enhance the park's setting by providing a well designed, active and vibrant sports facility.
- 24 While details of the cage itself are at present indicative, the cage height is likely to be up to 11m, with a depth of 7.5m and width of 11m. All other works would have limited visibility when viewed from the park. The cage would be seen against a backdrop of extensive vegetation close to Hawkstone Road and made of netting that would allow views through. Seen in the context of the sports facility as a whole, it would not adversely affect the openness of this MOL. Should Members grant consent, it is recommended that a condition is included to ensure that the details of the cage are submitted to the local authority for approval prior to its installation.

The impact of the development on the amenity of local residents

- 25 While the works themselves would have limited visual impact on local residents, particularly those living along Hawkstone Road, they would result in a greater use of the facility. It is not presently used, and there is the potential for some impacts arising such as those from noise and lighting. These are considered below.

Noise

- 26 Noise is possible from two sources, that of people using the facility and that from the public address system. The potential for noise from people using the grassed area would be less than would have been the case with the Astro-Turf. The use is unfettered and an artificial pitch could have been very intensively used for team sports, particularly with floodlights. The nature of team sports means that there is often shouting which can be associated with disturbance. A change to a grassed pitch would limit its use for team sports by necessity because the maximum recommended usage is 4.5 hours per week. Equating to three matches of football or rugby, this intensity of use would not cause unacceptable harm to local amenity. The pitch would no longer be available for hockey because this game is no longer played on grass pitches.
- 27 Noise from people using the athletics facilities of the site would not be as disturbing as there would not be the type of communication noise associated with team sports. Training would not cause undue disturbance; meets would occur occasionally, and the limited space for spectators would limit noise from this source.
- 28 The public address system (PA) proposed would replace one that consists of one or two speakers on each lighting stanchion and is believed to be up to 30 years old. Speaker technology has moved on significantly since that time, and modern systems can be controlled to ensure that the 'throw' of sound is limited to areas required. Additionally, better microphone amplifier and speaker designs mean that greater

clarity can be expected reducing the volume required to get messages across to the intended targets. These changes would result in a PA that would not cause harm to local amenity from noise. To ensure that there is no undue harm to amenity, a condition is recommended limiting the level of noise from the PA that would reach residential properties.

- 29 The one letter of overall support that has been received suggests that the PA should not operate after 20:00. The noise condition has been drafted to ensure that no harm to amenity would be caused at any time; limiting the operation of the PA by condition would be unnecessary and would provide no additional benefit for residents, and its use later into the evening would be essential for meets that would be occurring at these times. The respondent also requests that any planting along the corridor that would be created between the arena and the park be planted with enough mature vegetation to muffle noise. Noise from the use should not, with suitable controls, cause disturbance to local residents. Planting rarely provides measurable reductions in noise, its effect being to provide masking sound. The planting proposed is intended to provide amenity replacement for the trees that would be lost (see below) and ecological habitat, along with better amenity for park users and not for sound reduction, notwithstanding what is referred to in the consultant's report on noise levels.

Lighting

- 30 The applicant has provided an iso-line plan of light spill from that would occur from the upgraded floodlights. This shows that luminance on those windows closest on Hawkstone Road would be lower than 2 lux. This is considered acceptable as it falls below the level detailed in the Institute of Lighting Engineers document 'Guidance Notes for the Reduction of Light Pollution (2000)', which suggests a level of 10 Lux in an urban environment for the hours of proposed operation.

Transport issues

- 31 The site is well provisioned for public transport and its intended use for track and field would mean a reduced intensity of use compared to a situation with an Astro-Turf pitch. Parking provision within the park is limited but some coaches for meets could use the car park. Hawkstone Road is within the South Rotherhithe CPZ which restricts parking from 08:00-18:30 Monday to Friday. It is not likely that there would be significant impact on local parking as a result of the works because of the low number of participants that would use the facilities for training and the limited number of participants that could attend a meet.
- 32 The letter from a local resident referred to above also suggested that no coach parking should be allowed on Hawkstone or Rotherhithe Old Roads. These areas are subject to parking restrictions already and are outside the site boundary so a condition of this type would not be applicable.
- 33 No cycling provision is proposed and while the applicant's agent suggests that the number of users attending heavy training sessions who might wish to cycle to the site would be limited, it is considered reasonable to require some provision of cycling. A condition is recommended to this end should Members grant consent.

The impact of the development on park users

- 34 Works proposed are limited to the sports arena itself and would not significantly affect the use of the park. There would be some limited disturbance during the construction but this would be limited to access and egress from Hawkstone Road. Importantly, the development would result in enhanced sporting facilities for users of the park contributing towards encouraging and building healthy communities.

Flood risk and biodiversity

- 35 The proposed grassed surface would be beneficial with respect to flood risk as it would provide a permeable surface for water infiltration into the subsoil; reducing local surface run off. The flood risk assessment estimates that the change of surfaces would reduce existing run-off rates by 42%, a level of mitigation that the council's Flood and Drainage Team are satisfied with.
- 36 Saved policy 3.28 (Biodiversity) of the Southwark Plan states that development will not be permitted which would damage the nature conservation value of sites of importance for nature conservation (SINC), and where, exceptionally, such developments are permitted, the Council will seek mitigation and/or compensation for the damage to biodiversity. At the time of writing, the council's ecologist had not fully assessed the impact of the scheme on local wildlife but has provided provisional comments. There are queries about impact on wildlife from alterations to the floodlighting system and the potential loss of habitat that may occur as a result of the movement of the southern fence. These matters will be set out for Members in an addendum report.

Impact on trees

- 37 Three trees would need to be removed to accommodate the works, two of which are dead/dying or dangerous. The third tree has been judged to be of little amenity and ecological value. Replacement planting is proposed and it is recommended that a condition be imposed on any consent granted requiring details of a planting scheme to be provided.
- 38 Some of the works such as renovation of the track would be close to trees of value and while some general recommendations are made, it would be prudent for details of tree protection measures to be submitted before any works commence; a condition has been recommended accordingly.

Planning obligations (S.106 undertaking or agreement) and Community Infrastructure Levy (CIL)

- 39 Planning obligations are sought to mitigate specified negative impacts of development which is in other respects acceptable. As there are no negative impacts to be mitigated and given the small scale nature of the proposal, there is no requirement to secure any planning obligations. The works themselves would provide significant enhancements to community facilities resulting in benefits for the local area, wider community and borough.

There is no proposed change of use or any increase in floorspace. As such, the scheme would not attract a payment under CIL.

Conclusion on planning issues

- 40 The development proposed would improve and enhance presently degraded athletic facilities at the site. Available for use by groups (including schools) and individuals, it would provide considerable community benefits for the borough. Some works to trees of limited amenity value are proposed and can be mitigated through replacement planting. Impacts on the openness of the MOL would be acceptable and disturbance to local residents would be limited.

Community impact statement

- 41 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. No adverse impact on any group with the above protected characteristics is expected.

Consultations

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

Consultation replies

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

Summary of consultation responses

- 44 Three replies from ward councillors supporting the scheme. One reply from a local resident offering general support, the details of the reply are discussed in the main body of the report.
- 45 Comments have also been received from the council's Flood and Drainage Team, Urban Forester and provisional comments from the Ecologist, these are set out above.

Human rights implications

- 46 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.
- 47 This application has the legitimate aim of providing improvements to an existing outdoor sports facility. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/139-G	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 14/AP/2455		Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents		Case officer telephone: 020 7525 1778 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Reply to the enquiry for pre-application advice
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Dipesh Patel, Team Leader - Major Applications	
Version	Final	
Dated	27 August 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	Yes	Yes
Strategic Director, Housing and Community Services	No	No
Director Of Regeneration	No	No
Date final report sent to Constitutional Team		27 August 2014

APPENDIX 1**Consultation undertaken****Site notice date:** 07/08/2014**Press notice date:** 14/08/2014**Case officer site visit date:** 14/08/2014**Neighbour consultation letters sent:** 08/08/2014**Internal services consulted:**

Ecology Officer
 Environmental Protection Team
 Flood and Drainage Team
 Transport Planning Team

Statutory and non-statutory organisations consulted:

English Heritage
 Environment Agency
 Garden History Society
 Metropolitan Police
 Transport for London

Neighbours and local groups consulted:

Friends of Southwark Park and the following addresses:

08/08/2014	FLAT 65 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 66 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 67 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 62 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 63 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 64 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 71 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 72 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 73 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 68 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 69 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 70 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 61 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 52 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 53 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 54 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 7 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QE
08/08/2014	FLAT 8 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QE
08/08/2014	FLAT 9 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QE
08/08/2014	FLAT 58 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 59 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 60 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 55 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 56 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 57 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 74 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 91 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 92 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 93 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF
08/08/2014	FLAT 88 JOHN KENNEDY HOUSE ROTHERHITHE OLD ROAD LONDON SE16 2QF

08/08/2014 FLAT 14 JARMAN HOUSE HAWKSTONE ROAD LONDON SE16 2PW
 08/08/2014 FLAT 15 JARMAN HOUSE HAWKSTONE ROAD LONDON SE16 2PW
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 08/08/2014 1C ROTHERHITHE OLD ROAD LONDON SE16 2PP
 08/08/2014 FIRST FLOOR AND SECOND FLOOR FLAT 171 LOWER ROAD LONDON SE16 2XL
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 08/08/2014 159B LOWER ROAD LONDON SE16 2XL
 08/08/2014 FLAT C 167 LOWER ROAD LONDON SE16 2XL
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 08/08/2014 FLAT 3 161 LOWER ROAD LONDON SE16 2XL
 08/08/2014 FLAT 3 151 LOWER ROAD LONDON SE16 2XL
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FLAT 2 149 LOWER ROAD LONDON SE16 2XL
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153 LOWER ROAD LONDON SE16 2XL
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129 LOWER ROAD LONDON SE16 2XL
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19 HOTHFIELD PLACE LONDON SE16 2XJ
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THE CHINA HALL 141 LOWER ROAD LONDON SE16 2NQ
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THE YELLOW HOUSE 126 LOWER ROAD LONDON SE16 2UF
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131A LOWER ROAD LONDON SE16 2XL
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133A LOWER ROAD LONDON SE16 2XL
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9A ROTHERHITHE OLD ROAD LONDON SE16 2PP
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131 LOWER ROAD LONDON SE16 2XL
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133 LOWER ROAD LONDON SE16 2XL
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129A LOWER ROAD LONDON SE16 2XL
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169C LOWER ROAD LONDON SE16 2XL
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FLAT 8 122 LOWER ROAD LONDON SE16 2UB
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FLAT 3 1 HITHE GROVE LONDON SE16 2XS
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9 THE PRINCE OF ORANGE ORANGE PLACE LONDON SE16 2UH
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7A ROTHERHITHE OLD ROAD LONDON SE16 2PP
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FLAT 6 1 HITHE GROVE LONDON SE16 2XS
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FLAT 7 1 HITHE GROVE LONDON SE16 2XS
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FLAT 8 1 HITHE GROVE LONDON SE16 2XS
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FLAT 1B ROTHERHITHE OLD ROAD LONDON SE16 2PP
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FLAT 2 59 HAWKSTONE ROAD LONDON SE16 2PE
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103 ABBEYFIELD ROAD LONDON SE16 2BS
08/08/2014
105 ABBEYFIELD ROAD LONDON SE16 2BS
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FLAT 6 59 HAWKSTONE ROAD LONDON SE16 2PE
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101 ABBEYFIELD ROAD LONDON SE16 2BS
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ROOM A 153 LOWER ROAD LONDON SE16 2XL
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ROOM B 153 LOWER ROAD LONDON SE16 2XL
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ROOM C 153 LOWER ROAD LONDON SE16 2XL
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GROUND FLOOR FLAT 1 ROTHERHITHE OLD ROAD LONDON SE16 2PP
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FIRST FLOOR FLAT 1 ROTHERHITHE OLD ROAD LONDON SE16 2PP
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ROOM I 153 LOWER ROAD LONDON SE16 2XL
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ROOM K 153 LOWER ROAD LONDON SE16 2XL
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ROOM E 153 LOWER ROAD LONDON SE16 2XL
08/08/2014
ROOM F 153 LOWER ROAD LONDON SE16 2XL
08/08/2014
ROOM G 153 LOWER ROAD LONDON SE16 2XL
08/08/2014
6 HITHE GROVE LONDON SE16 2XP
08/08/2014
8 THE PRINCE OF ORANGE ORANGE PLACE LONDON SE16 2UH
08/08/2014
10 THE PRINCE OF ORANGE ORANGE PLACE LONDON SE16 2UH
08/08/2014
5 THE PRINCE OF ORANGE ORANGE PLACE LONDON SE16 2UH
08/08/2014
6 THE PRINCE OF ORANGE ORANGE PLACE LONDON SE16 2UH
08/08/2014
7 THE PRINCE OF ORANGE ORANGE PLACE LONDON SE16 2UH
08/08/2014
1E ROTHERHITHE OLD ROAD LONDON SE16 2PP
08/08/2014
1F ROTHERHITHE OLD ROAD LONDON SE16 2PP

08/08/2014
1G ROTHERHITHE OLD ROAD LONDON SE16 2PP
08/08/2014
LADY GOMM HOUSE 58 HAWKSTONE ROAD LONDON SE16 2PA
08/08/2014
YARD 1A ROTHERHITHE OLD ROAD LONDON SE16 2PP
08/08/2014
1B ROTHERHITHE OLD ROAD LONDON SE16 2PP
08/08/2014
163B LOWER ROAD LONDON SE16 2XL
08/08/2014
ROOM D 153 LOWER ROAD LONDON SE16 2XL
08/08/2014
ROOM H 153 LOWER ROAD LONDON SE16 2XL
08/08/2014
173A LOWER ROAD LONDON SE16 2XL
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173B LOWER ROAD LONDON SE16 2XL
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173C LOWER ROAD LONDON SE16 2XL
08/08/2014
163A LOWER ROAD LONDON SE16 2XL
08/08/2014
FLAT A 161 ABBEYFIELD ROAD LONDON SE16 2BS
08/08/2014
1H ROTHERHITHE OLD ROAD LONDON SE16 2PP
08/08/2014
6 CHINA HALL MEWS LONDON SE16 2XN
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1 CHINA HALL MEWS LONDON SE16 2XN
08/08/2014
3 CHINA HALL MEWS LONDON SE16 2XN
08/08/2014
5 CHINA HALL MEWS LONDON SE16 2XN
08/08/2014
3 HITHE GROVE LONDON SE16 2XP
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4 HITHE GROVE LONDON SE16 2XP
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5 HITHE GROVE LONDON SE16 2XP
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2 CHINA HALL MEWS LONDON SE16 2XN
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2 HITHE GROVE LONDON SE16 2XP
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FLAT 3 163 ABBEYFIELD ROAD LONDON SE16 2BS
08/08/2014
FLAT B 161 ABBEYFIELD ROAD LONDON SE16 2BS
08/08/2014
FLAT C 161 ABBEYFIELD ROAD LONDON SE16 2BS
08/08/2014
FLAT D 161 ABBEYFIELD ROAD LONDON SE16 2BS
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2 THE PRINCE OF ORANGE ORANGE PLACE LONDON SE16 2UH
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3 THE PRINCE OF ORANGE ORANGE PLACE LONDON SE16 2UH
08/08/2014
4 THE PRINCE OF ORANGE ORANGE PLACE LONDON SE16 2UH
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FLAT B FIRST FLOOR 171 LOWER ROAD LONDON SE16 2XL
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FLAT C SECOND FLOOR 171 LOWER ROAD LONDON SE16 2XL
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1 THE PRINCE OF ORANGE ORANGE PLACE LONDON SE16 2UH
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109 ABBEYFIELD ROAD LONDON SE16 2BS
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59 GOMM ROAD LONDON SE16 2TY
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61 GOMM ROAD LONDON SE16 2TY
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63 GOMM ROAD LONDON SE16 2TY
08/08/2014

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55 GOMM ROAD LONDON SE16 2TY
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57 GOMM ROAD LONDON SE16 2TY
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65 GOMM ROAD LONDON SE16 2TY
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51 GOMM ROAD LONDON SE16 2TY
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37 GOMM ROAD LONDON SE16 2TY
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51 CANUTE GARDENS LONDON SE16 2PN
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41 GOMM ROAD LONDON SE16 2TY
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43 GOMM ROAD LONDON SE16 2TY
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122 LOWER ROAD LONDON SE16 2UB
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24 ROTHERHITHE OLD ROAD LONDON SE16 2QD
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5 ROTHERHITHE OLD ROAD LONDON SE16 2PP
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60 ROTHERHITHE OLD ROAD LONDON SE16 2QD
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26 ROTHERHITHE OLD ROAD LONDON SE16 2QD
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56 ROTHERHITHE OLD ROAD LONDON SE16 2QD
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1A ROTHERHITHE OLD ROAD LONDON SE16 2PP
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157 LOWER ROAD LONDON SE16 2XL
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179 LOWER ROAD LONDON SE16 2XL
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165 LOWER ROAD LONDON SE16 2XL
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50 CANUTE GARDENS LONDON SE16 2PN

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19 CANUTE GARDENS LONDON SE16 2PN
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2 CANUTE GARDENS LONDON SE16 2PN
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20 CANUTE GARDENS LONDON SE16 2PN
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23 CANUTE GARDENS LONDON SE16 2PN
08/08/2014
15 CANUTE GARDENS LONDON SE16 2PN
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SHELTERED UNIT 99 ABBEYFIELD ROAD LONDON SE16 2BS
08/08/2014
57 HAWKSTONE ROAD LONDON SE16 2PE
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111 ABBEYFIELD ROAD LONDON SE16 2BS
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113 ABBEYFIELD ROAD LONDON SE16 2BS
08/08/2014
12 CANUTE GARDENS LONDON SE16 2PN
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4 CANUTE GARDENS LONDON SE16 2PN
08/08/2014
40 CANUTE GARDENS LONDON SE16 2PN
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41 CANUTE GARDENS LONDON SE16 2PN
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45 CANUTE GARDENS LONDON SE16 2PN
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Re-consultation:

Reconsultation letters sent out on 15/08/2014 with an amended description referring to the installation of the hammer/discus cage and the proposed movement of the fence to the north.

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

Ecology Officer: Comments to be updated in addendum.

Flood and Drainage Team: No objections raised.

Urban Forester: Whilst proposed tree planting is suitable as per the like for like replacement of girth size, this will need to be shown as part of a landscape condition, including details of species, planting and maintenance specifications. As described in the report, a more detailed arboricultural method statement is required to ensure retained trees are protected, and to condition the replacement of any removed if damaged.

Statutory and non-statutory organisations

None received at the time of writing

Neighbours and local groups

One letter of overall support from a resident of John Kennedy House- issues raised have been referred to in the main body of the report and include:

- Restriction on the use of the PA system
- Restriction on coach parking on local roads
- Planting for acoustic screening
- Details of net for the cage
- Control of potentially hazardous materials found during excavation.

APPENDIX 3**Reply to the enquiry for pre-application advice**

I write in connection with your pre-application enquiry received on 17 December 2013 and to the meeting with Council Officer Michele Sterry on 28 February 2014. Please accept my apologies for the delay in meeting you.

Summary

The improvement of the outdoor facilities is fully supported in principle. The proposal will bring back into use an important sports facilities for local residents, groups and schools, while not impacting on the Metropolitan Open Land or Nature Conservation designations of the site, subject to replacement of trees to be lost. In terms of amenity, as the use is not to be intensified from previously and careful consideration has been given to lighting, it is not considered the proposal will impact on the amenity of nearby residential occupiers. No traffic concerns have been raised. In design terms it is considered the proposal to be a visual enhancement over the existing unused outdoor facilities. However, English Heritage and the Garden History Society will need to be notified as the park has been listed by English Heritage. There are no sustainable or bio-diversity issues with the proposal. Therefore, the proposal is considered acceptable in principle.

Site description

The pre-application site comprises of a Sports Centre with outside running track, an astroturf pitch in the middle of the site and other athletic facilities including an existing building used as a gym and storage containers. The site is located to the south of the junction of Hawkstone Road and Lower Road and is located within Southwark Park. The centre occupies an area of around 2.1 hectares. The existing building has remained in use, while the running track was last used about five years ago and the pitch around three years ago.

Planning policy designations (Proposals Map)

The pre-application site is located within the following local development framework designations:-

Site of Importance Nature Conservation
Air Quality Management Area
Metropolitan Open Land
Canada Water Action Plan
Listed Park

The proposals

The proposal is for revisions to the layout of the outside facilities these include

- reinstatement of the astroturf pitch with grass pitch
- The running track will be reduced from 7 to 6 lanes, but with the main straight increased to 8 lanes.
- Within the new grass infield a throwing case and javelin runway will be provided
- The embankment outside the main straight will be partially removed and a long jump provided. This will result in the loss of trees in this area.
- The fence line along the east part of the site will be adjusted to allow room for a path to be provided around this part of the sports ground.
- Re-routing of path from the centre building to the top of the embankment will be rerouted

to allow an accessible route to the top of the terracing at the track finishing line.

- Existing lighting columns will be reused with the new lighting only illuminating the track. The luminaries will be reduced to 40 from 56 and will be a lower power version. Details have been submitted and assessed by the Environmental Protection Team.

The aim of the proposal is to make the track more useful, to complete the athletics facility and in the winter the central grassed pitch will be used for football.

Relevant planning history

Withdrawn planning application received 21/01/2009 (08/CO/0117) for the Refurbishment of existing track and artificial turf infield, 3 new five-a-side/multi use game areas. Demolition of existing sports and changing room pavilion (780sqm), erection of new single storey sports and changing room pavilion (1125sqm) on same site. Altered pedestrian access from the public highway and alterations to the existing off street parking area, provision of cycle parking and 1 new minibus drop off space.

Relevant planning history of adjoining sites

There have been a number of applications for works to Southwark Park and you are advised to refer to the Council's website for details:

www.southwark.gov.uk/planning

Key issues

- Principle of development and conformity with strategic and land-use policies; and impact on Metropolitan Open Land (MOL);
- Environmental impact assessment
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport
- Design and impact on character and setting of a listed park
- Impact on trees
- Impact on the listed park
- Planning obligations (S.106 undertaking or agreement)
- Mayoral Community Infrastructure levy
- Sustainable development implications
- Flood risk
- Other matters

Policies

The Development Plan is made up of the London Plan 2011, Core Strategy 2013 and Southwark Unitary Development Plan 2007 saved policies, along with Supplementary Planning Documents. The National Planning Policy Framework is a material consideration.

The proposal would be considered with regard to various policies including, but not exclusively:

National Planning Policy Framework (2012)

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

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

Policy 4.6	Support for and enhancement of arts, culture, sport and entertainment provision
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 7.8	Heritage assets and archaeology
Policy 7.19	Biodiversity and access to nature

Core Strategy (2011)

Strategic Targets Policy 2 - Improving places
 Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable transport
 Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles
 Strategic Policy 11 - Open spaces and nature conservation
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High environmental standards

Southwark Plan (2007) - saved policies

Policy 3.15 - Conservation of the historic environment
 Policy 3.25 - Metropolitan open land (MOL)
 Policy 2.2 - Provision of new community facilities
 Policy 2.3 - Enhancement of educational establishments
 Policy 3.2 - Protection of amenity
 Policy 3.3 - Sustainability assessment
 Policy 3.11 - Efficient use of land
 Policy 3.12 - Quality in design
 Policy 3.13 - Urban design
 Policy 3.14 - Designing out crime
 Policy 3.15 - Conservation of the historic environment
 Policy 3.28 - Biodiversity
 Policy 5.2 - Transport impacts
 Policy 5.3 - Walking and cycling

Supplementary Planning Documents

Sustainable transport SPD (2010)

Principle

The current use of the site is as sportsground and therefore it is considered the renewal and improvement of existing outdoor facilities is acceptable in principle.

Environmental impact assessment

The site has an area of 2.1 hectares but the proposal does not include any changes of use and only minor engineering works are proposed, therefore it is not considered to be an urban development project under Schedule 2 of the Town and Country Planning (Environmental

Impact Assessment) Regulations (2011).

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

The pre-application site is surrounded by residential properties to the east and north. However, the proposal itself is not considered to be an intensification of uses that have been in existence for some time, albeit not used for the past five/three years. There will be a benefit to residents as there will be less floodlighting and a new path will be provided around the eastern side of the track to improve permeability.

The Environmental Protection Team have raised no objections, subject to the lighting being focused on the area/track and design to reduce nuisance to residents on Hawkstone Road. The team also suggest boundary treatment in the vicinity of Hawkstone Road that will reduce impact of noise. However, there is a need to ensure that the openness of the site is not affected otherwise the proposal may not comply with the Council's policies on Metropolitan Open Land.

The proposal will also provide better facilities for the local community and local schools will benefit from the use. Therefore, it is not considered that the proposal will result in a loss of privacy, sunlight or daylight or increased noise and activity in the area. It is envisaged that the use of the track will stop at around 22.00 hrs, however, given the established use as a sports centre it is not planned to restrict the hours of use, unless concerns are raised by nearby residential occupiers.

Transport

Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; 5.3 requires the needs of pedestrians and cyclists to be considered and 5.6 establishes maximum parking standards. However, as the use as a sports ground is established and it is not considered that the proposal will generate additional traffic movements to the detriment of highway safety, it is considered acceptable. However, if there is an opportunity to provide some secure and weatherproof cycle storage, this would be welcomed.

Servicing

It is not envisaged that the servicing needs for the sports centre would increase as a result of the proposal.

Car parking and trip generation

There is an existing parking area for the park, no additional parking is being provided and as there is no intensification of use, this is considered acceptable.

Design Issues

The NPPF challenges development to conserve or enhance the significance of heritage assets and to avoid causing harm to their settings, and any proposal on the site would need to pay due regard to its sensitive location and be of a high design quality. Strategic policy 12 of the Core strategy 'Design and conservation' states that 'Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in'. Saved policy 3.12 of the Southwark Plan asserts that developments 'should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit'

and saved policy 13 requires the principles of good urban design to be taken into account in all developments.

The park is a listed park and this will need to be considered when an application is submitted, including consultation with English Heritage and the Garden History Society who require a statutory consultation of 28 days rather than the usual 21 days. It is not envisaged that the proposal will impact on the Heritage aspect of the area, as the sports ground is in existence, however this needs to be confirmed in a short Heritage Statement, which only needs to be a paragraph or two. However, it is, however, considered that in design and heritage terms, the proposal is acceptable, subject to the views of English Heritage and the Garden History Society or local residents.

Impact on trees

As an EH registered park loss of canopy cover must be mitigated via a like for like replacement of stem girth, not individual tree numbers.

At least nine trees will require removal, totaling 259cm girth require replacement. This equates to 16 trees.

Species should include replacement Pine and disease resistant Elm to provide screening along the Hawkstone Road boundary, and/or elsewhere within the park.

An arboricultural report is required in order to confirm the amount of trees to be removed. Detailed method statements are also necessary to show how the large and high amenity Plane tree is to be protected. Conditions will be recommended to ensure that suitable replacement trees are provided and a landscaping scheme is also required showing the location of the trees and retention of existing landscaping within the site.

Planning obligations (S.106 undertaking or agreement)

Saved policy 2.5 'Planning obligations' states that the Local Planning Authority will seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions. It is not considered to apply to this proposal.

Mayoral Community Infrastructure levy

Not required as no new floorspace is being created.

Sustainable development implications

The proposal will result in lighting levels in the park being reduced, improvement in drainage and natural surfaces being increased, and this is welcomed.

Ecology

The council's ecology officer has raised no objections and welcome the lighting levels in the park being reduced which is a positive thing for biodiversity. He has advised that no ecological surveys will be required.

Flood risk

The site appears to lie within a flood risk zone, however, it is not considered that the proposed works would require a flood risk assessment.

List of documents required at application stage

- Completed planning application form
- Planning application fee
- Site location plan
- Existing and proposed plans, elevations and sections to a stated metric scale; each drawing must include a scale bar
- Design and Access Statement
- Heritage statement in terms of impact on listed park
- Landscape strategy including tree survey and arboricultural report
- Light impact assessment
- Noise report

It is recommended that as much detailed information as possible be submitted at application stage to reduce the need for conditions which need to be discharged.

Conclusion

The improvement of the outdoor facilities is fully supported in principle. The proposal will bring back into use an important sports facilities for local residents, groups and schools and is not considered to be contrary to any land use policies, including the saved Southwark Plan Policy 3.25 Metropolitan Open Land (MOL)

No objections have been raised by internal council departments, however, the proposal will be subject to consultation with English Heritage, Garden History Society and local residents. The new lighting system has been designed to alleviate any impact on nearby residential occupiers and given the facility is unlikely to be used more intensively than previously, it is not considered that the proposal will impact on the amenities of nearby residential occupiers. No traffic concerns have been raised. It is considered that the proposal will improve the current appearance of the outdoor sports facility and would not impact on the park's heritage statement. There are no issues around biodiversity or sustainability issues.

As you will be aware the proposal will need to be considered at a Planning Sub-Committee meeting being designated as Metropolitan Open Land.

RECOMMENDATION

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

Applicant	Mr T Clee London Borough of Southwark - Sport and Leisure	Reg. Number	14/AP/2455
Application Type	Full Planning Permission	Case Number	TP/139-G
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Reconstruction and layout changes of synthetic athletics track, conversion of synthetic turf football/hockey pitch to natural grass, installation of a hammer and discuss cage and the relocation and installation of the following athletic facilities:

shot put circle
pole vault runway
long/triple jump runway and pit
high jump fan and
javelin runway

Additional works include landscaping to facilitate the these changes and the movement north of the fence at the southern boundary.

At: SOUTHWARK PARK SPORTS CENTRE, HAWKSTONE ROAD, LONDON, SE16 2PE

In accordance with application received on 14/07/2014 12:01:40

and Applicant's Drawing Nos. Arboricultural Report
Effects of Proposed Changes on Noise Levels
Flood Risk Assessment
Proposals for Refurbishment
Southwark Park Athletics Track - Safety Cage for Hammer and Discus throw
Trees in relation to the proposals for refurbishment

and drawings:

002-A
113-0301-101 Rev G
113-0301-103
113-0301-103A (location plan)
113-0301-104 Rev B
113-0301-105
113-0301-107
113-0301-108
08907104

Subject to the following nine conditions:

Time limit for implementing this permission and the approved plans

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

113-0301-101 Rev G
113-0301-104 Rev B

113-0301-105

Reason:

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

- 2 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.

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 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the

commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors 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 the National Planning Policy Framework 2012.

Commencement of works above grade - 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 above grade is commenced. The term 'above grade' here means any works above ground level.

- 5 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including tree planting, species, sizes, planting cross sections and surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 6 Prior to the commencement of above ground works, detailed drawings of the hammer/discuss cage shall be submitted to the local planning authority for approval. The development shall not proceed other than in accordance with any details approved.

Reason:

To ensure that the hammer/discuss cage does not cause harm to the setting of Southwark Park in accordance with the National Planning Policy Framework 2012; Policies 7.8 Heritage Assets and 7.17 Metropolitan Open Land of the London Plan 2011; Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011 and saved Policies 3.15 Conservation of the Historic Environment and 3.25 Metropolitan Open Land of the Southwark Plan 2007.

- 7 Prior to the commencement of above ground works, hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

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 The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of the Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

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.

- 8 Noise from the PA system shall be limited to ensure that the LFmax sound from amplified music and speech shall not exceed the lowest L90,5min 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from the site in accordance with The National Planning Policy Framework 2012; Policy 7.15 Reducing Noise and Enhancing Soundscapes of the London Plan; Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 9 The use of the refurbished facilities shall not be carried on outside of the following hours:

Monday- Friday: 07:30-22:00

Saturday: 07:30-17:00

Sunday and Bank Holidays: 07:30-17:00

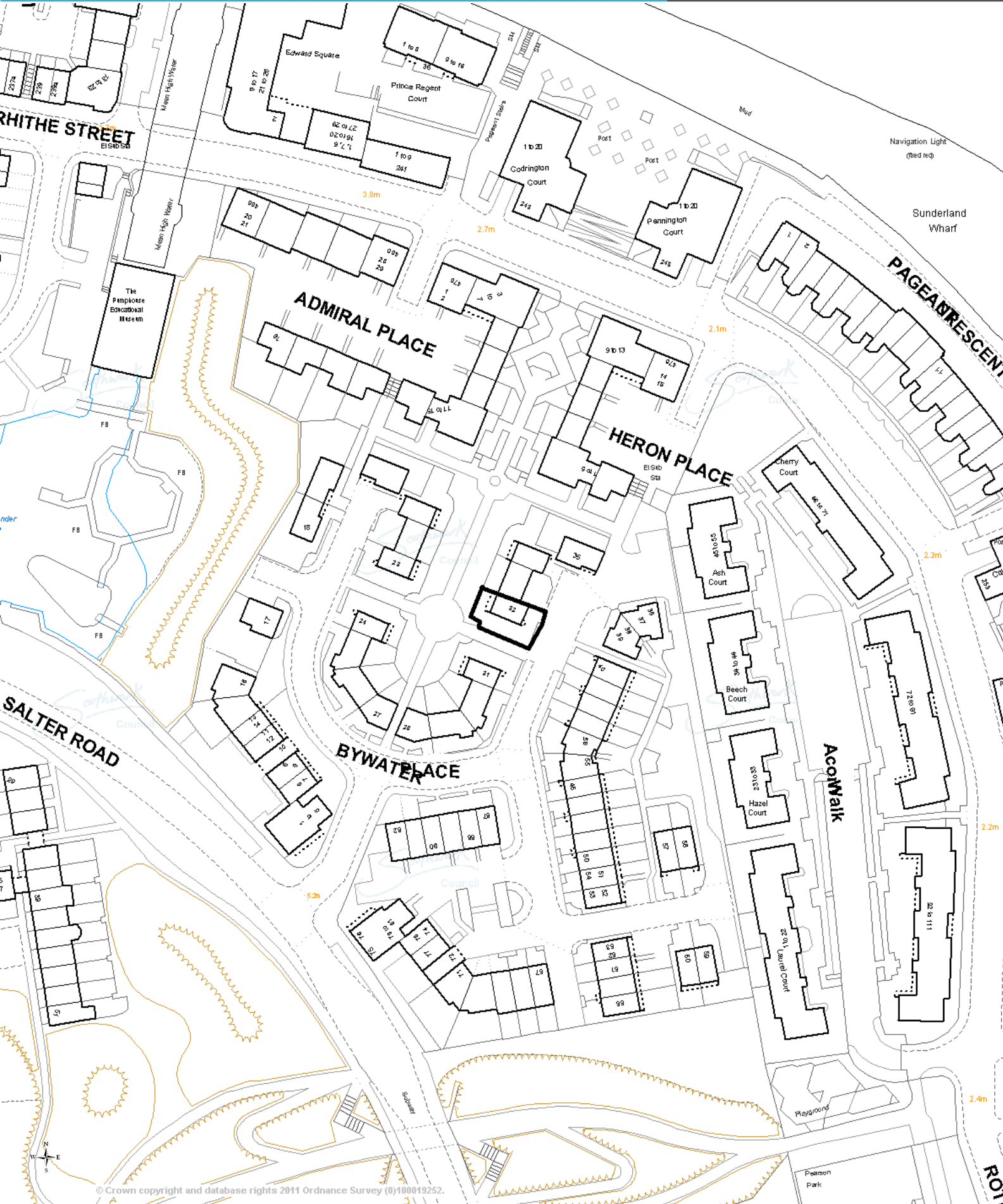
Reason:

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2012; Policy 7.15 Reducing Noise and Enhancing Soundscapes of the London Plan; Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity 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 and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service.

The scheme was submitted in accordance with guidance following pre application discussions.



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Item No. 7.3	Classification: OPEN	Date: 9 September 2014	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 14/AP/2087 for: Full Planning Permission Address: 32 BYWATER PLACE, LONDON SE16 5ND Proposal: Erection of a single storey ground floor side extension; conversion of garage to living accommodation with associated external alterations; and insertion of 2 x front rooflights and 3 x rear rooflights		
Ward(s) or groups affected:	Surrey Docks		
From:	Head of Development Management		
Application Start Date	16/06/2014	Application Expiry Date	11/08/2014 (Time extension agreed until 12/09/2014).
Earliest Decision Date 20/07/2014			

RECOMMENDATION

- 1 That the application is referred to Members for consideration, and that Members grant planning permission, subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 2 The application property is located on the western side of Bywater Place and accommodates a three level, end of terraced residential dwelling house. A pedestrian right of way runs in between the application property and no. 31 Bywater, to the south.
- 3 Surrounding uses are residential with development comprising a similar architectural style to the host dwelling. Single family dwellinghouses appear to be the predominant use of the surrounding properties. A number of properties within the area have off street car parking spaces within the front yards, including the application property.
- 4 The property is not located within a Conservation Area.

Details of proposal

- 5 Permission is sought for the erection of a single storey ground floor side extension; the conversion of the garage to living accommodation with associated external alterations involving the replacing of the existing garage door with a window; and the insertion of 2 x front rooflights and 3 x rear rooflights.
- 6 The proposed single storey side extension would have a width of 3.0 metres with an eaves height of 2.4 metres and a ridge height of 3.0 metres. The extension would be finished in materials to match the host dwelling.

Planning history

- 7 None relevant.

Planning history of adjoining sites

- 8 33 Bywater Place
05-AP-0930: Permission approved for the formation of an additional floor and erection of a two storey rear extension.
- 03-AP-0973: Permission approved for a roof extension to provide additional residential accommodation.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 9 The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies.
 - b) The impact on the amenity of the adjoining properties.
 - c) Design Quality
 - d) All other relevant material planning considerations.

Planning policy

- 10 National Planning Policy Framework (NPPF)
Section 7 - Requiring good design
- 11 London Plan July 2011 consolidated with revised early minor alterations October 2013
Policy 7.4 - Local Character
Policy 7.6 - Architecture
- 12 Core Strategy 2011
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards
- 13 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.
- Policy 3.2 - Protection of amenity
Policy 3.12 - Quality in design

Policy 3.13 - Urban design
Policy 5.2 - Transport Impacts

Residential Design Standards SPD (2011)

Principle of development

- 14 There is no objection in principle to alterations to residential properties in established residential areas provided that development is of a high standard of design, respects and enhances the character of its surroundings including any designated heritage assets and does not adversely impact upon the amenity of adjoining properties or residents in accordance with above mentioned development policies.
- 16 The overwhelming theme in the majority of objection letters received by neighbouring occupiers is the concern that the property will be utilised as an HMO. The applicant has confirmed (in an email dated 12 August 2014), that the property will continue to be utilised as a single family dwelling. As such, there is no objection to the proposed use of the property once the extensions have been completed.

Summary of consultation responses

Neighbours

- 17 11 Letters of objection have been received from neighbouring residents within Bywater Place including 1 from the Bywater Management Company 'Bywater Place Limited' (BPL). The issues raised by these letters of objection are summarised below:
- Concern that the proposal would provide for the use of the property as an HMO which would be out of keeping with the character of the surrounding area;
 - Potential impacts on trees given the close proximity of trees to the proposed development;
 - Loss of garage would harm appearance of dwelling but also result in adverse car parking over spill;
 - Concerns with submitted application form and inconsistencies with this and the submitted supporting documentation including the ownership details and property description;
 - Concerns that the proposed dining room and study will be utilised as bedrooms;
 - The roof lights are not necessary to provide additional light to the second floor bedrooms and would be out of keeping with surrounding area;
 - The proposed brick extension is out of keeping with the character and appearance of the area;
 - Additional occupancy would strain existing refuse arrangements; and
 - Owners are showing complete disregard for planning process as works have already begun.
- 18 Officers response: These reasons are acknowledged with the majority of these aspects and any subsequent impacts been considered below. In relation to the concerns about the potential HMO use of the property, the applicant has confirmed in an email dated 12 August 2014, that the property would remain as a single family dwellinghouses and would not be utilised as an HMO.
- 19 Finally, while concern has been raised that the rooms at ground floor level would be used as additional bedroom, this has not been indicated by the application documents. However, for reasons relating to the potential of the site to flood (see assessment below), conditions will ensure these rooms are not used for additional sleeping accommodation.

20 Internal
Urban Forester: No trees of significant amenity value are affected by the proposed development. A condition is therefore not required.

21 External
Environment Agency: Householder development covered by the general advice. Please refer to this.

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

22 Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers; 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. The Council's Residential Design Standards SPD 2011 also sets out the guidance for rear extensions which states that development should not unacceptably affect the amenity of neighbouring properties. This includes privacy, outlook, daylight and sunlight.

23 The proposed single storey extension would be located on the southern half of the application property and would not extend beyond the front or rear elevation of the host building. As such, any impacts of this part of the development would be restricted to those residential occupiers to the south. However, it is considered, given the single storey scale, that the separation provided by the pedestrian walkway would be sufficient to ensure the proposal would not be detrimental to the residential occupier to the south, 31 Bywater. Further mitigation is provided by the proposed step in of 1.8 metres from the southern (side) boundary.

24 In respect of the proposed roof lights, along with the windows to replace the existing garage door, these would be orientated to the front and rear of the property and would not provide for any unacceptable overlooking.

25 It is therefore considered that the impacts of the proposal on the amenity of neighbouring occupiers would be acceptable.

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

26 None anticipated.

Transport issues

27 Saved Policy 5.2 seeks to ensure new development would not have a significant transport impacts and makes adequate provision for servicing, circulation and access to and from the site.

28 The proposal would result in the loss of the existing internal garage parking space. A number of objectors have raised concern that this would lead to unacceptable parking over spill which would be harmful to both road safety and the operation of the surrounding roads, particularly if the property is to be an HMO. However, as is outlined above, the applicant has confirmed that the property will not be utilised as an HMO. It is considered that there is sufficient capacity within the front garden to provide for one off street car parking space which is acceptable for a dwellinghouse in this location. The proposed loss of the internal garage space is therefore not anticipated to generate any adverse impacts in relation to parking pressure.

- 29 Neither parking demand nor vehicular activity to and from the site is anticipated to increase given no new residential units would be created. As such, any transport impacts are considered to be acceptable.

Design issues

- 30 Strategic Policy 12 of the Core Strategy (2011) seeks to achieve the highest possible standards of design for buildings. Saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design', together, seek to achieve high quality architectural and urban design which enhances the quality of the built environment. The Council's Residential Design Standards 2011 provides general guidance on residential extensions to harmonise their scale, impact and architectural style. Section 7 paragraph 56 of the NPPF states that good design is a key aspect of sustainable development while paragraph 58 goes on to states that *'planning policies and decisions should aim to ensure that developments... respond to local character and history and reflect the identity of local surroundings and materials'*.
- 31 The proposed side extension would be of a single storey and would be set back from the principle and rear elevations. This, coupled with the width of 3.0 metres (less than the width of the host dwelling and set in from the boundary) would ensure that the proposed side extension would appear subordinate to the host dwelling, this being desirable.
- 32 The windows within the extension to the front would be of similar proportions to those throughout the existing dwelling as would the windows replacing the existing garage door. This detail is considered acceptable. It is also noted that the proposed windows would align horizontally which is a positive element.
- 33 The proposed roof lights are considered acceptable as these would have very little impact on the appearance of the dwelling given their high level location within the roof slope.
- 34 Finally, the proposed extension and garage infill would be finished in materials to match the existing which is acceptable. This would be secured through conditions if it is minded to approve the application.
- 35 Given the above, it is considered that the proposal would be of an acceptable design and impacts on the character and appearance of the host dwelling along with the surrounding environment would be acceptable.

Other matters

Flooding

- 36 The application property is located within Flood Zone 3a however benefits from defence systems along the river Thames.
- 37 The applicant has submitted the required flood risk assessment document for a householder extension within the respective flood zone. Within this document, the applicant has confirmed that the floor levels within the proposed development would be set no lower than existing levels and that flood proofing will be incorporated, where appropriate. More specifically, the applicant has confirmed no fewer than eight measures that will be incorporated into the development in accordance with the government circular entitled 'improving the flood performance of new buildings' (2007). Conditions will ensure that these measures, contained within the submitted document entitled *"Flood Proofing/Resilience Measures"* will be incorporated.
- 38 In addition to this, the layout of the proposed development includes all sleeping

accommodation on the first and second floors with no sleeping accommodation at ground floor level. This is a desirable design element and in addition to the proposed flood resilience/proofing measures is considered to be sufficient to ensure that potential impacts of flooding would be acceptable. Again, to ensure that sleeping accommodation is not introduced at ground floor level, a condition will ensure that no sleeping accommodation is contained at ground floor level without further approval.

Trees

- 39 The proposal does not fall within close proximity to any trees of significant amenity value. Subsequently, it is not considered that there will be any detrimental impacts on trees.

Mayoral CIL

- 40 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. The application is not CIL liable because it is not constituted as chargeable development under the CIL Regulations 2010 (as amended).

Community impact statement

- 41 The impacts of this application have been assessed as part of the application process with regard to local people in respect of the "protected characteristics", as set out in the Equality Act 2010, the Council's Community Impact Statement and Southwark Council's approach to equality: delivering a fairer future for all, being age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex (a man or a woman), and sexual orientation.
- 42 In assessing this application, the Council has consulted those most likely to be affected as part of the application process and considered these protected characteristics when material to this proposal.

Consultations

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

Consultation replies

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

Human rights implications

- 45 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.
- 46 This application has the legitimate aim of providing for extensions to the existing dwellinghouse. 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.

Conclusion on planning and other issues

- 47 The proposed works are considered to be of an acceptable design, one which would not result in significant harm to the character and appearance of the application property nor the surrounding environment. Impacts towards the amenity of neighbouring occupiers are not anticipated to be significant, the transport impacts of the proposal are also considered to be acceptable and the potential flooding risks of the site have been adequately addressed. In relation to the future use of the property, the applicant has confirmed that the unit would remain as a single family dwellinghouse. As such, it is recommended that planning permission is approved.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/504-32 Application file: 14/AP/2087 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	13 August 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	27 August 2014	

APPENDIX 1**Consultation undertaken**

Site notice date: 27/06/2014

Press notice date: None

Case officer site visit date: 27/06/2014

Neighbour consultation letters sent: 26/06/2014

Internal services consulted:

None

Statutory and non-statutory organisations consulted:

Environment Agency

Neighbours and local groups consulted:

26/06/2014 33 BYWATER PLACE LONDON SE16 5ND
26/06/2014 32 BYWATER PLACE LONDON SE16 5ND
26/06/2014 31 BYWATER PLACE LONDON SE16 5ND

26/06/2014
26/06/2014
26/06/2014

Re-consultation:

None

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

Urban Forester - No trees of significant amenity value are affected by the proposed development. A protection condition is therefore not required.

Statutory and non-statutory organisations

Environment Agency - application is covered by the standard floor risk advice. Please refer to this information.

Neighbours and local groups

11 Letters of objection received from residents of Bywater Place and Bywater Place Limited (BPL).

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	W H P Investment Ltd	Reg. Number	14/AP/2087
Application Type	Full Planning Permission	Case Number	TP/504-32
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a single storey ground floor side extension; conversion of garage to living accommodation with associated external alterations; and insertion of 2 x front rooflights and 3 x rear rooflights

At: 32 BYWATER PLACE, LONDON, SE16 5ND

In accordance with application received on 12/06/2014

and Applicant's Drawing Nos. Design and Access Statement, Flood Proofing/Resilience and Resistance Measures; Site Location Plan and dwg nos. 74.14/01, 74.14/02, 74.14/03 and 74.14/04

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:

74.14/03 and 74.14/04

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 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 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

- 4 The development hereby approved shall be constructed in accordance with the eight measures outlined within the submitted document entitled "Flood Risk Proofing/Resilience and Resistance Measures". Further to this, no rooms at ground floor level are to be used as sleeping accommodation unless otherwise approved, in writing, by the Local Planning Authority.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

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.



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Item No. 7.4	Classification: OPEN	Date: 9 September 2014	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 11-AP-0290 for: Full Planning Permission Address: 13 RADNOR ROAD, LONDON SE15 6UR Proposal: Erection of rear ground and first floor extensions and conversion to form two x two-bedroom and one x two-bedroom self contained residential units (three units in total).		
Ward(s) or groups affected:	Livesey		
From:	Head of Development Management		
Application Start Date 30/01/2011		Application Expiry Date 27/03/2011	

RECOMMENDATION

- 1 That the application is referred back to Members for decision following a deferral; and that Members grant planning permission subject to Condition.

BACKGROUND INFORMATION

- 2 This application was previously considered by the Peckham Community Council on 17 March 2011 and was deferred for the applicant to provide the following additional information:
 - Daylight / sunlight assessment
 - Traffic and parking survey
 - Arboricultural assessment

The requested information has subsequently been provided by the applicant, and further consultation has been carried out with neighbouring residents. The following report considers the merits of the proposals in the light of the additional information and current development plan policies.

Site location and description

- 3 The application site contains an existing two storey dwelling at the end of a terrace of properties located to the eastern end of Radnor Road. The surrounding area is characterised by two storey houses and blocks of flats rising to five storeys in height. The application site benefits from a large area of rear garden ground in comparison to other dwellings within the locality.
- 4 The site is bounded to the north by the adjoining dwelling, to the east by the rear garden ground of the dwellings on Peckham Park Road and the flatted dwellings of Henslow House, to the south by an access road and the flatted dwellings of Rudbeck

House and bounded to the west by Radnor Road.

- 5 The building is not listed or within a conservation area. There is however a Grade II listed terrace to the rear of the site on Peckham Park Road.

Details of proposal

- 6 The proposal under consideration is for the erection of rear ground and first floor extensions and conversion to form 2 x 2 bedroom and 1 x 2 bedroom self contained flats (3 units in total). The proposed flat and room size are as follows:

<u>Flat / Room</u>	<u>Internal Space</u>
Flat 1 Total (2b/4p)	63sqm
Bedroom 1	14sqm
Bedroom 2	14sqm
Combined Living and Kitchen	25sqm
Bathroom / WC	4sqm
Flat 2 Total (1b/2p)	50sqm
Bedroom 1	12sqm
Ensuite	4sqm
Combined Living and Kitchen	24sqm
W/C	3sqm
Flat 3 Total (2b/4p)	59sqm
Bedroom 1	13.5sqm
Bedroom 2	13sqm
Ensuite	4sqm
Combined Living and Kitchen	24sqm

- 7 The existing dwelling occupies a triangular shaped site and this is reflected in the shape of the existing dwellinghouse. There is an existing single storey rear wing to the dwellinghouse, a feature repeated on many of the dwellings within the locality. The proposed extensions would be located along the boundaries on either side of the rear wing. The rear wing itself would be increased in height to two storey with another two storey extension along a small portion of the southern boundary.
- 8 The proposed extension would extend 3.0 metres along the northern boundary, 2.0 metres of which would be two storey in height immediately adjoining the dwellinghouse. Along the southern boundary the proposed extension would project 3.0 metres from the existing dwellinghouse, 0.6 metres of which would be two storey in height immediately adjoining the dwellinghouse. The rear wing itself would only be extended in height and would not be subject to an increase in footprint.

Planning history

- 9 Planning permission was previously granted in 2007 (07/AP/1794) for a similar development, containing three units, to that now proposed. However, that permission was not implemented and expired in 2010.
- 10 An earlier application (06/AP/1071) for larger extensions and conversion into three dwellings (larger than now proposed) was refused in 2006 for the following reasons:

1) The excessive scale, height, bulk and mass of the proposed extensions in relation to the adjoining property at no. 11 Radnor Road would represent an oppressive form of development that would result in an increased sense of enclosure and loss of

outlook detrimental to the residential amenities of the adjoining occupiers.

2) The proposed development by virtue of its height, bulk and location on the common boundary with the access road into the estate is considered to constitute an overbearing and disproportionate structure creating a hostile environment to the detriment of the amenity of immediately adjoining occupiers and pedestrians using the access way.

3) The proposed part two part single storey rear extension adjacent to the boundary with the side access road would result in the loss of two trees which are considered to contribute to the visual amenity of the area.

4) The proposed development would result in the provision of a poor quality living environment to the ground floor unit (flat 2) due to the height, siting and proximity of the proposed extensions, resulting in a sense of enclosure and limited outlook to the main living area of the flat.

5) The proposed extensions would fail to respect and preserve the existing pattern of development within the area by extending almost to the rear boundary line of the property.

Planning history of adjoining sites

- 11 There is no planning history of relevance at adjoining sites.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 12 The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies;
 - b) The impact of the proposal on the character and appearance of the host dwelling, as well as the surrounding built form, including impact on existing trees.
 - c) The impact of the proposal on neighbouring residential amenity; and
 - d) Transport and parking issues.

Planning policy

- 13 National Planning Policy Framework (NPPF) 2012

Section 4: 'Promoting sustainable transport

Section 6: 'Delivering a wide choice of high quality homes'

Section 7: 'Requiring good design'

Section 10: 'Meeting the challenge of climate change, flooding and coastal change'

- 14 London Plan 2011

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 5.2 Minimising carbon dioxide emissions

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

15 Core Strategy 2011

Strategic Policy 1 - Sustainable Development
 Strategic Policy 2 - Sustainable Transport
 Strategic Policy 5 - Providing New Homes
 Strategic Policy 12 - Design and Conservation
 Strategic Policy 13 - High environmental standards

16 Southwark Plan 2007

Policy 3.2 - Protection of Amenity
 Policy 3.11 - Efficient Use of Land
 Policy 3.12 - Quality in Design
 Policy 3.13 - Urban Design
 Policy 4.2 - Quality of Residential Accommodation
 Policy 4.3 - Mix of Dwellings

Residential Design Standards - Supplementary Planning Document 2011

Principle of development

- 17 The application site is located within an established residential area and the host building has a lawful residential use. The application property has a net original internal floor area that exceeds the Council's minimum threshold of 130 sq.m and therefore the conversion to provide self contained flats is acceptable in principle.
- 18 As noted above, the application was referred to the Peckham Community Council on 17 March 2011, who requested further information including a daylight/sunlight study, a traffic study and arboricultural study on an existing tree. This information was provided to the Council on 19 February 2014 and due to the long response period for this requested information, a 14 day period of reconsultation was commenced by notifying all surrounding residents. During this process a petition including 17 signatures was received by the council, citing the issues of noise, parking and daylight.
- 19 It is also noted that a similar development was permitted in 2007, though has subsequently expired. Whilst the fact that the council has previously found the same form of development to be acceptable is relevant, it remains necessary to carefully consider the proposal against the current development plan taking into consideration representations received from local residents.

Environmental impact assessment

- 20 Given the modest size of the proposed development, it does not meet the criteria which would trigger the requirement for an environmental impact assessment. However, the local impacts are considered below.

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

- 21 It is considered that the proposed development would not have a significant adverse impact on adjoining occupiers in so far as privacy is concerned and would not intensify existing levels of overlooking to any significant degree. Furthermore, all the additional windows proposed as part of this development would look directly into the rear garden ground. No additional windows have been proposed on the side elevations of the new development at either ground or first floor levels.

- 22 It is not considered that a tunnelling effect will be created by the proposed development in terms of the adjoining occupier at 11 Radnor Road as the extension will only extend 3.0 metres along this boundary and only 2.0 metres of this will be two storey in height, also avoiding a sense of enclosure.
- 23 With regards to impacts on light, there would be a minimal loss of daylight/sunlight to the adjoining dwelling at 11 Radnor Road with rooms likely to be affected being a bathroom and kitchen. It is not considered that the rear garden ground of the dwelling at 11 Radnor Road would experience a detrimental loss of daylight or sunlight, nor would it experience overshadowing detrimental to the amenity of the occupiers, largely as a result of the limited size of the development and the orientation of the adjoining application site. The proposal has also been significantly reduced in height from that previously refused ensuring that the current level of amenity enjoyed by adjoining occupiers would be safeguarded. A daylight and sunlight assessment has been submitted by the applicant which confirms that the proposal would have an insignificant impact on 11 Radnor Road, its impact has been assessed based on the adjoining property's close proximity to the proposed extension. The impact on window 1 on the ground floor is marginally below the recommendations of BRE guidelines, however calculations demonstrate general compliance with these guidelines.
- 24 In terms of outlook, the applicant has significantly reduced the height and depth of the rear extension from the previously refused scheme. This reduction would offset the minimal loss in outlook that would be experienced by the occupants of 11 Radnor Road. Additionally the improvements to the rear of the application dwelling, which currently consists of several extensions of varying design and quality and which has fallen into a considerable state of disrepair would be significantly improved by the proposed works. The outlook from No 11 Radnor Road would be typical of many properties in the street and would not significantly adversely affect the amenity of the current occupiers.
- 25 The proposed extension along the southern boundary would have no adverse impact on the occupiers of the neighbouring block of flats at Rudbeck House. The application site bounds an access road to the flats and the existing wall is just over two metres in height. The proposed extension would increase the height of a small portion of this wall to around 5.5 metres because of the two storey extension. Given the fact that this is principally a vehicular access and is bounded on the opposite side by a five storey block of flats, it is not considered that the proposed raising of the boundary wall would create a more hostile environment than that of the existing situation.
- 26 The current proposal is the same as that which was granted permission in 2007 and unlike the refused scheme in 2006, the proposed extension would not extend as far along the boundary as was previously proposed and the two trees situated within the rear garden of the application site along this boundary would remain. The increase of the wall height would not create any adverse impact on the adjoining occupiers and would have no significant impact terms of daylight or sunlight. There was a previously held concern that the increase in wall height along the southern boundary would result in a dark walkway being created, however the reduced length of the extension along this boundary would ensure that this does not occur.

Impact of adjacent land uses on proposed residential

- 26 It is unlikely that adjoining or nearby occupiers would have a negative impact on the proposed development as the proposed use is compatible with the existing residential use which is predominant in the area.

Transport issues

- 27 It is unlikely that proposed development would have any adverse impact in terms of increased traffic generation. The application site has a relatively low PTAL rating of 2 however the site is within easy access of several bus routes on Peckham High Street and Peckham Park Road. Cycle storage would be provided for all the units within the development, ensuring that it is accessible to all occupiers. However the cycle storage would be located within the rear garden ground of the application site and as such cycles will require to be moved through the individual units in order to be parked. In this instance, the cycle storage is acceptable given the terraced character of the existing dwelling and the problems that would be created through forming an access on the southern boundary. In addition cycle storage has been provided for the first floor dwelling, which would not have access to the rear garden ground, within storage space on the ground floor beneath the stairway.
- 28 The applicant has submitted a traffic and parking survey which demonstrates that the surrounding road network has sufficient capacity to accommodate additional vehicle movements resulting from the proposed development. The report also demonstrates that the existing road network has existing capacity to accommodate any additional car parking resulting from the proposal. Due to the size of the units proposed, the applicant is not required to provide additional off-street car parking spaces. Radnor Road is not within a controlled parking zone and therefore a condition restricting the issuing of additional parking permits is not required in this instance.

Design issues

- 29 The design of the proposed extensions relate to the shape of the application site and host dwelling which form an awkward triangular shape. Whilst the extensions are sizeable, extending further into the rear garden than the rear projections of neighbouring dwellings, they will appear as subordinate to the existing dwelling. Located within the large rear garden, the extensions will not appear as cramped within the site and will not result in adverse impacts upon either the appearance of the existing dwelling or the wider visual amenities of the surrounding area. Furthermore, the proposed development would restore a sense of symmetry and uniformity to the appearance of the rear elevation of the dwellinghouse.
- 30 The materials proposed are generally consistent with those of the existing dwellinghouse and the extensions are considered to be appropriate in terms of design, scale and massing.

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

- 31 The application property is not in a conservation area neither is it adjacent to one, therefore no impact has been identified. However the application property backs onto a terrace of listed properties on Peckham Park Road and therefore regard must be had for the likely impact the application proposal would have on the setting and character of the listed building. As the listed buildings benefit from fairly long gardens with a separating distance of some 65 metres and the fact that the proposed extension is of a reasonable size, 3m in length with a first floor extension 2m deep, it is unlikely to have a detrimental impact and therefore the setting of the listed buildings would be preserved.

Quality of Residential Accommodation and Suitability for Occupation

General

- 32 All of the proposed units would be dual aspect with each room having a generous size

window to allow for the penetration of natural light. There is a concern that bedroom one on the ground floor would receive limited light as a result of the two storey extension immediately adjacent. However this window faces approximately east north east and should therefore receive an adequate amount of daylight given the fact that the upper storey of the rear wing will be set back from the rear building line, allowing an adequate amount of light to penetrate.

Internal Space

- 33 The proposed one bedroom unit would be compliant with the internal space requirements of the Residential Design Standards SPD and would therefore provide a suitable form of accommodation for future residents. The proposed two bedroom flats would have a maximum occupancy of 4 persons as each bedroom would exceed the internal space standards for a double room. The Residential Design Standards SPD requires a minimum internal area of 70sqm for a 2 bedroom, 4 person unit. Each of the proposed units would fall below this standard with a proposed accommodation of 63sqm and 59sqm respectively.
- 33 Although the proposed overall proposed internal space for these units falls short of the requirement, each of the bedrooms complies with the minimum standard of 12sqm for a double room and both living/kitchen areas meet the minimum requirement of 24sqm. It should also be noted that each of the two bedroom dwellings are likely to be used by 2 or 3 people and in this instance, the Residential Design Standards SPD requires only 61sqm of internal space, of which the proposal would generally comply. Reconfiguring the internal layout of the 2 bedroom units to make one of the double bedrooms into a single would allow the proposal to comply with the standards, however this would not result in an increase in overall useable space. Therefore such an amendment to the proposed scheme would be unnecessary. There is less scope for the proposal to comply with overall minimum internal space standards due to it being the conversion of an existing building, which is located on an unusually shaped plot. The existing building is restricted and not as flexible in providing compliant overall flat sizes as a new-build scheme.
- 34 Furthermore, the need to provide for quality residential accommodation needs to be balanced with the need for the efficient use of land and to provide new homes in accordance with Section 6 of the NPPF, Policy 3.3 of the London Plan, Strategic Policy 5 of the Core Strategy and Saved Policy 3.11 of the Southwark Plan. As discussed above, the proposed rooms would all meet the standards of the Residential Design Standards SPD with adequate circulation areas and generous amenity space and therefore the quality of the accommodation is considered to be adequate. In addition, the proposal would provide for additional accommodation for residents whilst making the most efficient use of a brownfield site. It is considered that the proposed units provide a satisfactory standard of residential accommodation and it is not considered that the non-compliance with the overall internal space standards is a sufficient justification to withhold consent.

Amenity Space

- 35 Generous levels of amenity space have been provided for two of the three units. Flat 1 on the ground floor would have access to a private 115sqm garden to the rear of the building and Flat 2, also on the ground floor would have access to a private 80sqm garden. The two bedroom flat on the first floor will have no access to amenity space largely due to the constraints of the site and the design of the original dwellinghouse, however there is sufficient public open space within the area to alleviate this problem including the Surrey Canal MOL are which is a 250m walk from the application site and the Community Centre which is a 170m walk

Impact on trees

- 36 There was a mature tree in the rear garden of the property. However, during the application process, this tree was removed. It was advised by the applicant, via the arboricultural assessment that the trees removal was due to its continued decay and for pedestrian safety. Given the loss of this tree, a condition is recommended requiring the planting of a suitably sited replacement tree within the rear garden area which will be of benefit to the visual amenities of the area. There are no other trees which would be affected by the proposed development.

Planning obligations (S.106 undertaking or agreement)

- 37 The proposal raises no S106 issues.

Sustainable development implications

- 38 The development would make efficient use of this site in a sustainable location in reasonable walking distance of shops, services and public transport. Given the modest size of the proposal, converting and extending an existing building, it is not considered appropriate to impose a condition requiring Code for Sustainable Homes adherence.

Community Infrastructure Levy (CIL)

- 39 The proposal involves the subdivision of an existing dwelling as well as extensions to the original building and therefore the application is liable for CIL. Although the application was submitted in 2011, prior to the implementation of the Mayoral Community Infrastructure Levy, the liability for CIL is based on the date the application is determined. An increase in floor space of 57.6sqm is proposed which equates to a CIL Liability of £2,124.

Other matters

- 40 As part of the consultation process, issues regarding damage to foundations, vermin, antisocial behaviour were raised as points of objection. However these are not material planning considerations and as such are not addressed within this report. All other points of objection are provided below and are addressed within the main body of this report.

Conclusion on planning issues

- 41 In conclusion, the conversion of the property to self contained flats together with two storey rear extension is acceptable in principle. There are no significant impacts arising with regards to residential amenity for the reasons explained in preceding paragraphs and the design of the proposal is considered to be acceptable. Furthermore, the modest development would not result in significant impacts on local highway conditions including parking. The application proposes the same form of development to the permission granted in October 2007, which in the light of current Development Plan policies, and taking account representations received from neighbouring properties is concluded to be acceptable. It is recommended therefore that planning permission is granted subject to conditions.

Community impact statement

- 42 In line with the council's community impact statement the impact of this application has

been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

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

Consultations

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

Consultation replies

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

- 45 Summary of consultation responses

1 Radnor Road - object on grounds of parking congestion on the street. Also raised objection on non planning related issues with regards to noise and anti social behavior from the house, pest infestation and filth in the existing property.

Officer Response - The applicant submitted a Parking Survey which is addressed in the Transport Issues section of this report.

4 Radnor Road - object on grounds of parking congestion on Radnor Road.

Officer Response - The applicant submitted a Parking Survey which is addressed in the Transport Issues section of this report.

5 Radnor Road - Object on grounds of dust, noise and disturbance. Also raised objection on non planning related issue with regards to pest infestation in the existing property.

Officer Response - The construction of the proposal would be required to adhere to strict environmental standards.

7 Radnor Road - object on grounds of lack of hygiene, refuse and non planning related issue with regards to noise and filth in the existing property.

Officer Response - A Refuse storage area have been provided.

8 Radnor Road - object on grounds of increased traffic, refuse and potential pest infestation as currently experienced with the existing house.

Officer Response - The applicant submitted a Parking Survey which is addressed in the Transport Issues section of this report.

9 Radnor Road - object on grounds of noise, potential damage to foundations during construction works, increased parking and traffic congestion, dust and debris during construction will impact on health. Also raised objection on non planning related issue with regards to pest infestation in the existing house.

Officer Response - The applicant submitted a Parking Survey which is addressed in the Transport Issues section of this report. The construction of the proposal would be required to adhere to strict environmental standards.

11 Radnor Road - object on grounds of loss of outlook, loss of light, increased parking congestion, noise and disturbance, refuse. Also object on non planning related issue with regards to pest infestation and over-crowding in the existing house.

Officer Response - Issues of loss of outlook and light is addressed in the Amenity section of this report. The applicant submitted a Parking Survey which is addressed in

the Transport Issues section of this report.

18 Radnor Road - object on grounds of increased parking congestion. Also object on grounds of non planning related issues with regards to pest infestation and anti-social behaviour from the existing house.

Officer Response - The applicant submitted a Parking Survey which is addressed in the Transport Issues section of this report.

4 Rubeck House, Radnor Road - object on grounds of loss of light and increased parking congestion. Also object on non planning related issue with regards to noise and anti-social behaviour from the existing house.

Officer Response - Issues of loss of light is addressed in the Amenity section of this report. The applicant submitted a Parking Survey which is addressed in the Transport Issues section of this report.

5 Rubeck House, Radnor Road - object on grounds of increased parking congestion and refuse. Also object on grounds of non planning related issue with regards to noise and anti-social behaviour from the existing house.

Officer Response - The applicant submitted a Parking Survey which is addressed in the Transport Issues section of this report. The applicant has provided for a refuse storage area at the front of the property.

Hyde Housing Association - object on behalf of 11 Radnor Road on grounds of light infringement, increased levels of occupancy in the property will lead to increased parking congestion.

Officer Response - Issues of loss of outlook and light is addressed in the Amenity section of this report. The applicant submitted a Parking Survey which is addressed in the Transport Issues section of this report.

16 Radnor Road - object on grounds that noise, dust and dirt pollution and parking congestion. Also object on non planning related issue with regards to pest infestation in the existing house and if the proposed development were to go ahead such infestation will affect other properties along the street.

Officer Response - The construction of the proposal would be required to adhere to strict environmental standards. The applicant submitted a Parking Survey which is addressed in the Transport Issues section of this report.

A petition with 17 signatures was received as part of the reconsulation process. The issues of noise, parking and daylight were raised.

Officer Response - The applicant submitted a Parking Survey which is addressed in the Transport Issues section of this report. Issues of loss of light is addressed in the Amenity section of this report.

Human rights implications

- 46 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.
- 47 This application has the legitimate aim of providing 2x2 bedroom and 1 x2 bedroom self contained flats (3 units in total). The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2755-13 Application file: 11-AP-0290 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5428 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Joel Turner, Planning Officer	
Version	Final	
Dated	27 August 2014	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law and Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Director Of Regeneration	No	No
Date final report sent to Constitutional Team	27 August 2014	

APPENDIX 1**Consultation undertaken****Site notice date:** 11 February 2011**Press notice date:** Not required**Case officer site visit date:** 11 February 2011**Neighbour consultation letters sent:** 11 February 2011**Internal services consulted:****Conservation and Design
Transport Group****Statutory and non-statutory organisations consulted:****Not required****Neighbours and local groups consulted:**

11/02/2011 FLAT 4 HENSLOW HOUSE LINDLEY ESTATE PECKHAM PARK ROAD LONDON SE15 6UP
 11/02/2011 FLAT 3 HENSLOW HOUSE LINDLEY ESTATE PECKHAM PARK ROAD LONDON SE15 6UP
 11/02/2011 FLAT 5 HENSLOW HOUSE LINDLEY ESTATE PECKHAM PARK ROAD LONDON SE15 6UP
 11/02/2011 FLAT 7 HENSLOW HOUSE LINDLEY ESTATE PECKHAM PARK ROAD LONDON SE15 6UP
 11/02/2011 FLAT 6 HENSLOW HOUSE LINDLEY ESTATE PECKHAM PARK ROAD LONDON SE15 6UP
 11/02/2011 124A PECKHAM PARK ROAD LONDON SE15 6UZ
 11/02/2011 122B PECKHAM PARK ROAD LONDON SE15 6UZ
 11/02/2011 124B PECKHAM PARK ROAD LONDON SE15 6UZ
 11/02/2011 FLAT 2 HENSLOW HOUSE LINDLEY ESTATE PECKHAM PARK ROAD LONDON SE15 6UP
 11/02/2011 FLAT 1 HENSLOW HOUSE LINDLEY ESTATE PECKHAM PARK ROAD LONDON SE15 6UP
 11/02/2011 FLAT 8 HENSLOW HOUSE LINDLEY ESTATE PECKHAM PARK ROAD LONDON SE15 6UP
 11/02/2011 FLAT 7 RUDBECK HOUSE LINDLEY ESTATE RADNOR ROAD LONDON SE15 6UT
 11/02/2011 FLAT 6 RUDBECK HOUSE LINDLEY ESTATE RADNOR ROAD LONDON SE15 6UT
 11/02/2011 FLAT 8 RUDBECK HOUSE LINDLEY ESTATE RADNOR ROAD LONDON SE15 6UT
 11/02/2011 FLAT 2 RUDBECK HOUSE LINDLEY ESTATE RADNOR ROAD LONDON SE15 6UT
 11/02/2011 FLAT 1 RUDBECK HOUSE LINDLEY ESTATE RADNOR ROAD LONDON SE15 6UT
 11/02/2011 FLAT 3 RUDBECK HOUSE LINDLEY ESTATE RADNOR ROAD LONDON SE15 6UT
 11/02/2011 FLAT 5 RUDBECK HOUSE LINDLEY ESTATE RADNOR ROAD LONDON SE15 6UT
 11/02/2011 FLAT 4 RUDBECK HOUSE LINDLEY ESTATE RADNOR ROAD LONDON SE15 6UT
 11/02/2011 122A PECKHAM PARK ROAD LONDON SE15 6UZ
 11/02/2011 16 RADNOR ROAD LONDON SE15 6UR
 11/02/2011 14 RADNOR ROAD LONDON SE15 6UR
 11/02/2011 18 RADNOR ROAD LONDON SE15 6UR
 11/02/2011 20 RADNOR ROAD LONDON SE15 6UR

11/02/2011 2 RADNOR ROAD LONDON SE15 6UR
11/02/2011 10 RADNOR ROAD LONDON SE15 6UR
11/02/2011 1 RADNOR ROAD LONDON SE15 6UR
11/02/2011 11 RADNOR ROAD LONDON SE15 6UR
11/02/2011 13 RADNOR ROAD LONDON SE15 6UR
11/02/2011 12 RADNOR ROAD LONDON SE15 6UR
11/02/2011 22 RADNOR ROAD LONDON SE15 6UR
11/02/2011 9 RADNOR ROAD LONDON SE15 6UR
11/02/2011 8 RADNOR ROAD LONDON SE15 6UR
11/02/2011 118 PECKHAM PARK ROAD LONDON SE15 6UZ
11/02/2011 120B PECKHAM PARK ROAD LONDON SE15 6UZ
11/02/2011 120A PECKHAM PARK ROAD LONDON SE15 6UZ
11/02/2011 4 RADNOR ROAD LONDON SE15 6UR
11/02/2011 3 RADNOR ROAD LONDON SE15 6UR
11/02/2011 5 RADNOR ROAD LONDON SE15 6UR
11/02/2011 7 RADNOR ROAD LONDON SE15 6UR
11/02/2011 6 RADNOR ROAD LONDON SE15 6UR
20/06/1837 181 Lewisham High Street London SE13 6AA

Re-consultation:

Reconsultation letters were sent to the above properties on 06/03/2014.

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

Conservation and Design - comments incorporated into the body of the report
Transport Group - no objections raised

Statutory and non-statutory organisations

None

Neighbours and local groups

The points of objection raised during both the consultation and reconsultation process are addressed within the 'Summary of Consultation Responses' section of this report.

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	Mr K Patterson	Reg. Number	11/AP/0290
Application Type	Full Planning Permission	Case Number	TP/2755-13
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of rear ground and first floor extensions and conversion to form two x two-bedroom and one x two-bedroom self contained residential units (three units in total).

At: 13 RADNOR ROAD, LONDON, SE15 6UR

In accordance with application received on 30/01/2011

and Applicant's Drawing Nos. 1 (Ground Floor Existing); 2 (First Floor Existing); 3 (Roof Plan Existing); 4 (Side Elevations Existing); 5 (Front and Rear Elevations Existing); 6f (Ground Floor Proposed); 7d (First Floor Proposed); 9a (Side Elevations Proposed); 10d (Front and Rear Elevations Proposed); 14d (Roof Plan Proposed); Ordnance Survey Map for 13 Radnor Road); Design & Access Statement, prepared by P and A Design Consultants Ltd; Traffic and Parking Survey undertaken by P & A Design Consultants Ltd, Daylight and Sunlight Assessment prepared by AcconUK and dated 20.11.2012.

Subject to the following six 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: 6f, 7d, 9a, 10d, 14d

Reason:

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

Commencement of works above grade - 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 above grade is commenced. The term 'above grade' here means any works above ground level.

- 3 Before any above grade work hereby authorised begins, details of a new semi-mature tree in the rear garden of the site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, size, species and girth of the tree as well as a maintenance scheme. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting of the tree shall be carried out in the first planting season following completion of building works and should this tree be found dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), the tree shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National

Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Pre-occupation 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 the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 4 The cycle storage facilities as shown on drawing 6F shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason:

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 The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 5 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework 2012; Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

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.

- 6 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 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

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.

The pre-application service was not used for this application.

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:	37
(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		
Alex Gillott, Legal Services Hub 2 (2 nd Floor) Tooley St.	1		