

Planning Sub-Committee B

Monday 7 September 2015

7.00 pm

Meeting Room G02, Ground Floor, 160 Tooley Street, London SE1 2QH

Membership

Councillor Cleo Soanes (Chair)
Councillor Maria Linforth-Hall (Vice-Chair)
Councillor Sunil Chopra
Councillor Nick Dolezal
Councillor David Hubber
Councillor Eleanor Kerslake
Councillor Leo Pollak

Reserves

Councillor Stephanie Cryan
Councillor Chris Gonde
Councillor Lucas Green
Councillor David Noakes
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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 25 August 2015



Planning Sub-Committee B

Monday 7 September 2015

7.00 pm

Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	
	There are none.	
7.	DEVELOPMENT MANAGEMENT ITEMS	1 - 5
	7.1. 197 MERROW STREET, LONDON SE17 2NY	6 - 15
	7.2. 97 AZENBY ROAD, LONDON SE15 5AJ	16 - 26
	7.3. 111-113 FRIARY ROAD, LONDON SE15 1PY	27 - 36

Item No.	Title	Page No.
7.4.	8 FRANK DIXON WAY, LONDON SE21 7BB	37 - 52
7.5.	POND COTTAGES, COLLEGE ROAD, LONDON SE21 7LE	53 - 61

Date: 28 August 2015



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

Item No. 7.	Classification: Open	Date: 7 September 2015	Meeting Name: Planning Sub-Committee B
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 maybe 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, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

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

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

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

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Ian Millichap, Constitutional Manager	
Report Author	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	20 April 2015	
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		20 April 2015

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE B
on Monday 7 September 2015

Appl. Type Full Planning Permission
Site 197 MERROW STREET, LONDON SE17 2NY

Reg. No. 15/AP-1363
TP No. TP/2710-A
Ward Faraday
Officer Marina Lai

Recommendation GRANT PERMISSION
Proposal
 Retention of single storey rear extension to dwelling house

Item 7.1

Appl. Type Full Planning Permission
Site 97 AZENBY ROAD, LONDON SE15 5AJ

Reg. No. 15-AP-1900
TP No. TP/2710-A
Ward The Lane
Officer Neil Loubser

Recommendation GRANT PERMISSION
Proposal
 Change of use of a vacant shop unit (A1 Class) to a studio flat (Use Class C3a)

Item 7.2

Appl. Type Full Planning Permission
Site 111-113 FRIARY ROAD, LONDON SE15 1PY

Reg. No. 15-AP-1916
TP No. TP/2592-111
Ward Peckham
Officer Matthew Harvey

Recommendation GRANT PERMISSION
Proposal
 Change of use from light industrial use (use class B1) to a mixed light industrial use (use class B1) and mortuary (sui generis)

Item 7.3

Appl. Type Full Planning Permission
Site 8 FRANK DIXON WAY, LONDON SE21 7BB

Reg. No. 15-AP-1469
TP No. TP/2218-9
Ward Village
Officer Lewis Goodley

Recommendation GRANT PERMISSION
Proposal
 Erection of a new two storey dwelling house with accommodation to basement level and attic level

Item 7.4

Appl. Type Full Planning Permission
Site POND COTTAGES, COLLEGE ROAD, LONDON SE21 7LE

Reg. No. 15-AP-1990
TP No. TP/2085-1
Ward College
Officer Shanali Counsel

Recommendation GRANT PERMISSION
Proposal
 Single storey infill extension between the sports hall and the swimming pool building and installation of a DDA compliant accessible ramp to the sports hall

Item 7.5

Ordnance Survey

Date 21/8/2015



© Crown copyright and database rights 2011 Ordnance Survey (0100019252)

Item No. 7.1	Classification: OPEN	Date: 7 September 2015	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 15/AP/1363 for: Full Planning Permission Address: 197 MERROW STREET, LONDON, SE17 2NY Proposal: Retention of single storey rear extension to dwelling house		
Ward(s) or groups affected:	Faraday		
From:	HEAD OF DEVELOPMENT MANAGEMENT		
Application Start Date 15/04/2015		Application Expiry Date 10/06/2015	
Earliest Decision Date 23/05/2015			

RECOMMENDATION

1. That the application is referred to the Planning Sub-Committee for consideration at the request of members; and that planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The application site refers to a two-storey terraced dwelling house located on the northern side of Merrow Street.
3. The site falls within the Liverpool Grove Conservation Area, however, the application property is not listed. The surrounding area is predominately residential.

Details of proposal

4. The current application is as a result of an enforcement case for an unauthorised extension that was not built in accordance with the approved plans under reference 14/AP/3267, and therefore this application seeks retrospective approval for the retention of the extension.
5. The approved scheme (14/AP/3267) was to erect a single storey rear extension which would extend out from the rear elevation of the site by 3.1m in depth and run the full width of the existing rear garden. The roof incorporated a pitched element as well as a flat roof with a maximum height of three metres reducing to 2.5 metres at the eaves. The flat element of the roof was 1.88 metres in length
6. The proposed materials were a tiled pitched roof to match existing, the flat roof was partly tiled and partly covered by a single ply membrane roof. The extension was and is built in London stock bricks, with a red soldier course brick detail to match the existing property with a timber framed window, timber framed doors, and 3

conservation type Velux windows.

7. The differences between the approved scheme and the unauthorised extension are:
- A pitched roof sloping from 3.46m at its maximum height down to 2.41m in height to its eaves level
 - The rear elevation of the extension is 45 degrees angled towards No.195 Merrow Street, resulting in the projection on the boundary with No. 195 at 870mm in depth, instead of the approved depth at 3.1metres.
 - The materials used in carrying out of the structure differ from the approved materials in relation to the roof which is now covered in red clay tiles for the entire roof.
 - Installation of a duct for the central heating boiler, projecting 300mm beyond the roof slope of the extension.

Planning history

8. 14/AP/2978 Application type: Full Planning Permission (FUL)
Installation of 3 conservation Velux windows to rear roofslope.
Decision date 05/11/2014 Decision: Granted (GRA)
9. 14/AP/3267 Application type: Full Planning Permission (FUL)
Erection of single storey extension to rear of dwellinghouse
Decision date 18/11/2014 Decision: Granted (GRA)
10. 14/EN/0345 Enforcement type: Unauthorised building works (UBW)
Unauthorised works: The erection of a single storey rear extension without planning permission.
Sign-off date 19/11/2014 Sign-off reason: Final closure - miscellaneous reason (FCM)

Planning history of adjoining sites

11. 195 Merrow Street
No planning records
12. 199 Merrow Street
No planning records

KEY ISSUES FOR CONSIDERATION

Summary of main issues

13. 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 development on the amenity of the adjoining properties.
 - c) Design Quality
 - d) Impact on the Liverpool Grove Conservation Area.
 - e) All other relevant material planning considerations.

Planning policy

14. National Planning Policy Framework (NPPF)
 - Section 7 - Requiring good design
 - Section 12 - Conserving and enhancing the historic environment
15. London Plan July 2011 consolidated with revised early minor alterations October 2013
 - Policy 7.4 - Local Character
 - Policy 7.6 - Architecture
16. Core Strategy 2011
 - Strategic policy 12 - Design and conservation
 - Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

17. 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 3.16 - Conservation areas
 - Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
18. Residential Design Standards SPD (2011)

Principle of development

19. 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.

Summary of consultation responses

20. The owners of No.195 placed objections to the application, concerned:
 - The overall size of the extension covers more than 50% of the back garden area
 - the materials used are different from the approved scheme
 - reduction of sunlight and daylight
 - it would properly set an unwanted precedent for future developments that build first without planning consent and then apply after that – this point is not a material consideration in the determination of this application. The planning system allows for retrospective planning applications to regularise unauthorised development. As such, the determination of this application will not set a bad precedent. The fact

that a retrospective application has been submitted does not necessarily mean that planning permission would/should be granted. The Council, as the local planning authority, has therefore not in anyway fettered its discretion prior to the determination of this, or any other, application for planning permission. As such, this application must be considered in the normal way.

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

21. 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.

No. 195 Merrow Street

22. The extension projects 870mm in depth on the boundary with this adjoining property, instead of the approved 3.1m. The significant reduction in depth on the boundary would indeed generate less impact on a sense of enclosure to the occupiers of No.195 than the approved scheme.
23. With regard to impact on light, No.195 has an existing ground floor rear window adjacent to the fence with the application site. A site visit to No.195 confirmed that this opening is a primary source to receive light to the living room of No.195 and given the proximity to the development, it could therefore be affected by loss of light.
24. A 45 degree test conducted by the applicant on the floor plan (Ref: 14013-AB-002 Rev.B) via drawing a line at 45 degrees sideways from the centre of the affected window of No.195 states that the proposed extension would fall beneath this line.
25. According to the BRE guidance which states if the extension has a sloping roof, the height of the extension should be taken halfway along the slope of the roof. As such, a 45 degree test done on the elevation plan (Ref: 14013 PL-003) shows that this line would also go above the halfway of the pitched roof of the rear extension.
26. Both tests done on the plan and elevation demonstrate that daylight and sunlight levels received to the living room of No.195 are unlikely to be adversely affected by the development, because light will continue to be received either over the roof, or beyond the end of the extension.

No.197 Merrow Street

27. Like the application site, this adjoining property has an existing single storey rear extension set on the boundary with the application site. The proposal, although being higher than the approved scheme by 460mm, would not extend beyond the existing rear elevation of No.197. Therefore, the effect on neighbouring amenity to No.197 would be negligible.
28. It is considered that the extension that has been built on site would not materially harm the amenity of the adjoining properties, and on balance is acceptable in amenity terms.

Transport issues

29. None

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 state 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 council's Residential Design Standards SPD 2011 sets out the guidance for rear extension to a dwelling which should:
- not exceed 3m in depth and 3m in height, to preventing a feeling of enclosure
 - be of scale that is subordinate to the original building
 - not exceed 50% of the original outdoor amenity space
32. The structure built on site is 460mm higher than the approved scheme, resulting in its pitched roof projecting a height of 3.46m at maximum, which is not compliant with the guidance in the SPD. However, being single storey, the structure is not considered to dominate the host building.
33. The application site has a relatively small rear garden. The structure, as a result of its angled rear elevation, would have less floor space than the approved scheme and therefore would not exceed 50% of the original outdoor amenity space.
34. The red clay tiled roof, to replace the approved part tiled part single-ply membrane roof, are considered appropriate to its local context.
35. Based on the above assessment, the proposal is considered, on balance, acceptable in design terms.

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

36. Saved Policy 3.16 'Conservation areas' asserts that within conservation areas, development should preserve or enhance the character or appearance of the area. Saved Policy 3.18 'Setting of listed buildings, conservation areas and world heritage sites', states that Permission will not be granted for developments that would not preserve or enhance:
- i. The immediate or wider setting of a listed building; or
 - ii. An important view(s) of a listed building; or
 - iii. The setting of the Conservation Area.
37. The site is situated within Liverpool Grove Conservation Area. The structure is located to the rear and is not visible from public viewpoints, and is constructed in materials to match the host building. Therefore the character and appearance of the Conservation Area would be preserved as a result of the development.

Impact on trees

38. None

Sustainable development implications

39. Not applicable

Other matters

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.
43. There are no protected characteristics or groups that have been identified as most likely to be affected by this proposal.

Consultations

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

Consultation replies

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

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 a rear extension to the 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

48. The proposal would not result in a loss of amenity for the neighbouring properties to an extent to warrant refusal and it is also considered that the design is acceptable within its local context. On balance, it is recommended that the proposal should be granted permission.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1326-C Application file: 15/AP/1363 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 5403 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	Simon Bevan, Director of Planning	
Report Author	Marina Lai, Planning Officer	
Version	Final	
Dated	24 June 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & 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		24 August 2015

APPENDIX 1**Consultation undertaken**

Site notice date: 21/04/2015

Press notice date: 30/04/2015

Case officer site visit date: 08/05/2015

Neighbour consultation letters sent: 22/04/2015

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

197 Merrow Street London SE17 2NY
199 Merrow Street London SE17 2NY
195 Merrow Street London SE17 2NY

72 Aylesbury Road London SE17 2EH
74 Aylesbury Road London SE17 2EH
57 Longhurst Road London SE13 5NA

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

195 Merrow Street London SE17 2NY

197 Merrow Street London SE17 2NY

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	Dr HARRIET STANDEVEN	Reg. Number	15/AP/1363
Application Type	Full Planning Permission	Case	TP/1326-C
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of single storey rear extension to dwelling house

At: 197 MERROW STREET, LONDON, SE17 2NY

In accordance with application received on 14/04/2015 08:41:42

and Applicant's Drawing Nos. Site Location Plan; 14013-EX-001; 14013-EX-002;
14013-AB-001 Rev.A; 14013-AB-002 Rev.B; 14013 PL-003;

Subject to the following two 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:
14013-AB-001 Rev.A; 14013-AB-002 Rev.B; 14013 PL-003;

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.

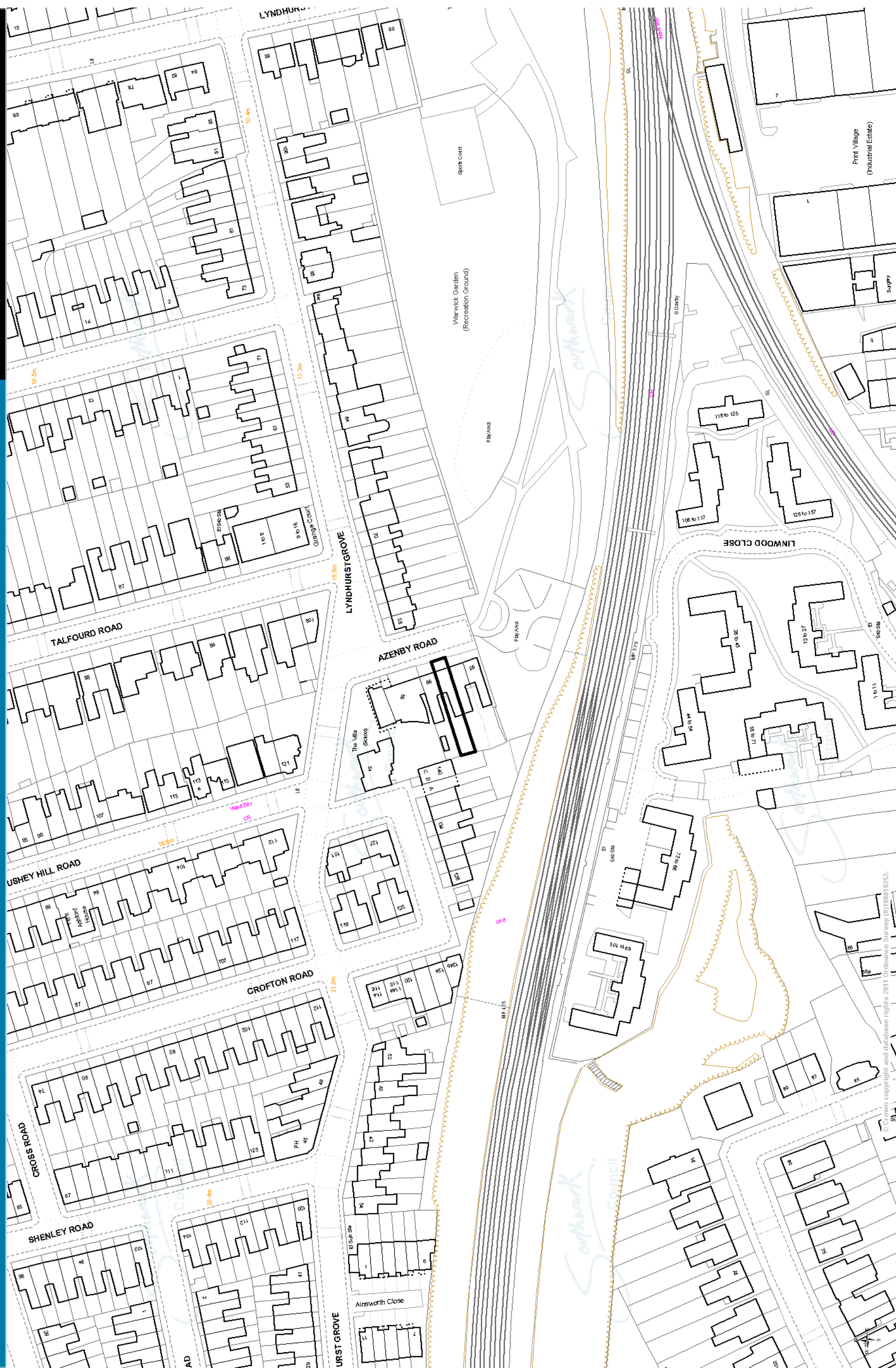
- 2 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

Statement of positive and proactive action in dealing with the application

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.



© Crown copyright and database rights 2011 Ordnance Survey (02/10/11/19252)

Item No. 7.2	Classification: OPEN	Date: 7 September 2015	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 15/AP/1900 for: Full Planning Permission Address: 97 AZENBY ROAD, LONDON, SE15 5AJ Proposal: Change of use of a vacant shop unit (A1 Class) to a studio flat (Use Class C3a)		
Ward(s) or groups affected:	The Lane		
From:	Director of Planning		
Application Start Date 18/05/2015		Application Expiry Date 13/07/2015	
Earliest Decision Date 05/07/2015			

RECOMMENDATION

1. That this application is referred to Members for consideration; and that planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. Warwick Gardens House is a terrace of four storeys numbered 93 – 99 Azenby Road providing residential accommodation with shared swimming pool and amenity space to the rear garden. The building is not listed however; it is located in the Holly Grove Conservation Area.
3. The ground floor of the terrace formed four separate units, three of which are in use as residential accommodation. The application site consists of an A1-retail unit which is currently vacant. The shop unit operated as a newsagents/convenience store and became vacant in September 2014 when the tenant vacated the property without notice.
4. The area is predominantly comprised of established residential properties finished in facing brickwork with some render elements.

Details of proposal

5. The proposals forming this submission seek to convert the existing shop premises, extending to a gross internal floor area of 36.7sq/m, into a studio apartment of the same area. The studio apartment would have separate sanitary facilities and an open plan living, cooking, dining and sleeping space. Internal storage proposed in excess of 1.25sq/m.
6. The existing rear door would be replaced with a secure glazed door providing direct access to the shared swimming pool and amenity space from the studio's dining area.

7. Existing shared refuse storage is provided to the front and side of the building, which could be utilised by any occupier. Existing secure cycle storage is also provided to the side and rear of the building, which could also be used by the apartment's potential occupier.
8. The existing shop front would be removed and replaced with rendered masonry; timber sash windows; a timber door and fan light, to match the fenestration of the adjoining properties.

Planning history

9. TP/2710/93/KPH: Planning permission granted on 25-06-1984 for the erection of a single storey swimming pool out-building in the rear garden area of 93-97 Azenby Road, London, SE17
10. TP/2710/93/KPH: Planning permission for the conversion of 93-99 Azenby Road, SE15 to provide 28 self-contained flats and 1 lock-up shop and the laying out of the area at the rear of the premises as communal garden with swimming pool granted on 31-03-1981

Planning history of adjoining sites

11. None relevant identified

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues to be considered in respect of this application are:
 - a) principle of landuse
 - b) the impact on the amenities of neighbouring occupiers
 - c) the impact on the visual amenity of the streetscene
 - d) the impact on the transportation network

Planning policy

13. National Planning Policy Framework (the Framework)
 - Section 6: Delivering a wide choice of high quality homes
 - Section 7: Requiring good design
14. London Plan July 2015
 - Policy 3.3 Increasing housing supply
 - Policy 3.4 Optimising housing potential
 - Policy 3.5 Quality and design of housing developments
 - Policy 3.8 Housing choice
 - Policy 4.1 Developing London's economy
 - Policy 5.12 Flood risk management
 - Policy 6.9 Cycling
 - Policy 6.10 Walking
 - Policy 6.13 Parking
 - Policy 7.3 Designing out crime
 - Policy 7.4 Local character
 - Policy 7.6 Architecture

- Policy 7.8 Heritage assets and archaeology
- Policy 8.3 Community infrastructure levy

15. Core Strategy 2011

- Strategic Policy 2 – Sustainable transport
- Strategic Policy 5 – Providing new homes
- Strategic Policy 6 – Homes for people on different incomes
- Strategic Policy 10 - Jobs and Businesses
- Strategic Policy 12 - Design and Conservation
- Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

16. The Council's cabinet on 19 March 2013, as required by par 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.

- Saved policy 1.10 (Small scale shops and services outside the town and local centres and protected shopping frontages)
- Saved policy 3.2 (Protection of amenity)
- Saved policy 3.2 (Protection of amenity)
- Saved policy 3.7 (Waste reduction)
- Saved policy 3.11 (Efficient use of Land)
- Saved policy 3.12 (Quality in Design)
- Saved policy 3.13 (Urban Design)
- Saved policy 3.16 (Conservation Areas)
- Saved policy 4.2 (Quality of accommodation)
- Saved policy 5.2 (Transport impacts)
- Saved policy 5.3 (Walking and Cycling)

Residential Design Standards SPD 2011

Summary of consultation responses

17. 26 Letters of objection received and 3 in support.

18. The objections relate to:

- Principle of the change of use (loss of the shop)
- The shop lease was not clearly advertised and enquiries were not responded to.
- Quality of the accommodation proposed.

Principle of development

19. The principle of the proposed development is acceptable as it complies with Council's policy in so far as development in small scale shops and services outside the town and local centres and protected shopping frontages is concerned. The change of use from A1 use class to C3a use class is therefore acceptable as discussed below.

20. The site falls outside the town and local centres and protected shopping frontages as identified in the Southwark Plan 2007.
21. Saved policy 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages states that development will only be permitted for a proposal for a change in use between A use classes or from A use classes to other uses, when the applicant can demonstrate that:
- i The proposed use would not materially harm the amenities of surrounding occupiers; and
 - ii. The use that will be lost is not the only one of its kind within a 600m radius and its loss would not harm the vitality and viability of nearby shops or shopping parades; or
 - iii. The premises have been vacant for a period of at least 12 months with demonstrated sufficient effort to let, or have not made a profit over a two year period.
22. The proposed development would result in the loss of a small scale shop unit as it is proposed to change the use from A1 (retail) to C3a (residential – studio flat); however the Council's land use maps identifies similar retail uses within close proximity of the site. There are several retail units on Bellenden Road, Lyndhurst Grove, Lyndhurst Way and Chadwick Road which are all less than 500m from the site. As such the proposal complies with the requirements of saved Policy 1.10 and in particular ii. The impact on amenity in compliance with part i is considered to be acceptable and discussed further below.
23. Part of the local objection to the proposal was that premises were not suitably marketed. While marketing would be required under part iii of policy 1.10, it does need to comply with part ii and iii as compliance with one is sufficient for the change in land use to be acceptable. As there are other retail uses within 600m of the site, compliance no marketing is required for the change of use to be acceptable, in principle.

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

24. The proposed use of the premises as residential would not result in any harm to the amenity of any neighbouring residential occupiers, as the area (and adjoining properties) is generally in residential use.

Quality of accommodation proposed

25. The proposed studio unit would measure approximately 36.7m²: separate sanitary facilities and an open plan living, cooking, dining and sleeping space. The Residential Design Standards provides guidance that a studio should be a minimum of 36m² in area. The proposal complies with the minimum size standard for a studio dwelling.
26. The proposal would benefit from a dual aspect. The existing rear door would be replaced with a secure glazed door providing direct access to the shared swimming pool and amenity space from the studio's dining area. The existing shop front would be removed and replaced with rendered masonry with timber sash windows and a timber door and fanlight.
27. The area is predominantly comprised of established residential properties with the neighbouring ground floor units in residential use therefore it is considered that there would be no loss of privacy to the future occupiers
28. Overall, for these reasons it is considered that the proposed residential unit would

provide a good quality of accommodation for future occupiers as set out in saved policy 4.2 'Quality of accommodation' of the Southwark Plan and strategic policy 13 'High Environmental Standards' of the Core Strategy.

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

29. The residential use within this building is not considered to impact on the amenity of the future occupiers of the proposed residential unit.

Transport issues

Car parking

30. The site is not located within a CPZ and therefore it would not be possible to exempt future occupiers from obtaining car parking permits. However there is sufficient on-street parking within the vicinity of the site to cater for any additional car parking requirements arising.

Cycle parking

31. Existing secure cycle storage is also provided to the side and rear of the building, which can also be used by the studio apartment.

Refuse

32. Existing shared refuse storage is provided to the front and side of the building, which can be utilised by the new studio.

Design issues

33. The replacement of the existing shopfront with a residential frontage is considered acceptable within the context of the site. It is proposed to remove and replace the existing shopfront with rendered masonry with timber sash windows and a timber door and fanlight, to match the existing fenestration of the adjoining properties. The proposal is not considered to have a detrimental impact on the appearance of the terrace and is therefore acceptable.

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

34. The proposed development will have no adverse impact upon either the character or appearance of the conservation area; indeed the works to the facade would enhance it.

Other matters

35. 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).

Conclusion on planning issues

36. The application is not the only one of its kind within a 600m radius therefore the proposal complies with saved policy 1.10 Small scale shops and services outside the town and local centres and protected shopping. It is recommended that planning permission be approved.

Community impact statement

37. 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

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

Consultation replies

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

Human rights implications

40. 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.
41. This application has the legitimate aim of providing a studio flat. 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/2710-A Application file: 15/AP/1900 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 5451 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	Simon Bevan, Director of Planning	
Report Author	Neil Loubser, Planning Officer	
Version	Final	
Dated	21 August 2015	
Key Decision	None	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & 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		24 August 2015

APPENDIX 1**Consultation undertaken****Site notice date:** 12/06/2015**Press notice date:** 04/06/2015**Case officer site visit date:** 12/06/2015**Neighbour consultation letters sent:** 01/06/2015**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

25 Azenby Road London SE15 5AJ	18 Azenby Road London SE15 5AJ
26 Azenby Road London SE15 5AJ	22 Warwick Gardens House Azenby Road SE15 5AJ
27 Azenby Road London SE15 5AJ	8 Warwick Gardens House Azenby Road SE15 5AJ
22 Azenby Road London SE15 5AJ	10 Crofton Road London sE5 8nb
23 Azenby Road London SE15 5AJ	66 Talfourd Road London SE155NY
24 Azenby Road London SE15 5AJ	4 Wingfield Mews London Se15 4LD
Flat C 140 Crofton Road SE5 8NA	80 Talfourd Road London SE15 5NZ
Flat B 140 Crofton Road SE5 8NA	51 Bushey Hill Rd London SE5 8QF
97 Azenby Road London SE15 5AJ	117 Bushey Hill Road London SE5 8QQ
28 Azenby Road London SE15 5AJ	99a Talfourd Road London SE15 5NN
8 Azenby Road London SE15 5AJ	99a Talfourd Rd London SE15 5NN
9 Azenby Road London SE15 5AJ	Talfourd Road Peckham SE15 5NY
13 Azenby Road London SE15 5AJ	106 Talfourd Road London SE15 5NZ
14 Azenby Road London SE15 5AJ	94 Talfourd Road London SE155NZ
15 Azenby Road London SE15 5AJ	72 Lyndhurst Grove London SE15 5AH
10 Azenby Road London SE15 5AJ	98 Bellenden Road London SE15 4RF
11 Azenby Road London SE15 5AJ	Flat 3 Manor Court 43 Talfourd Road SE15 5PD
12 Azenby Road London SE15 5AJ	42 Lyndhurst Grove London SE15 5AL
19 Azenby Road London SE15 5AJ	16 Sunwell Close London SE15 2TR
20 Azenby Road London SE15 5AJ	86 Shenley Road Se5 8nq SE5 8NQ
21 Azenby Road London SE15 5AJ	76 Lyndhurst Grove SE15 5AH
16 Azenby Road London SE15 5AJ	25 Lyndhurst Way London SE15 5AG
17 Azenby Road London SE15 5AJ	16 Talfourd Road London se155ny

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Flat 3 Manor Court 43 Talfourd Road SE15 5PD

Talfourd Road Peckham SE15 5NY

10 Crofton Road London SE5 8nb

106 Talfourd Road London SE15 5NZ

117 Bushey Hill Road London SE5 8QQ

13 Azenby Road London SE15 5AJ

15 Azenby Road London SE15 5AJ

15 Azenby Road London SE15 5AJ

16 Sunwell Close London SE15 2TR

16 Talfourd Road London SE15 5NY

22 Warwick Gardens House Azenby Road SE15 5AJ

25 Azenby Road London SE15 5AJ

25 Lyndhurst Way London SE15 5AG

4 Wingfield Mews London SE15 4LD

42 Lyndhurst Grove London SE15 5AL

51 Bushey Hill Rd London SE5 8QF

66 Talfourd Road London SE15 5NY

72 Lyndhurst Grove London SE15 5AH

76 Lyndhurst Grove SE15 5AH

8 Warwick Gardens House Azenby Road SE15 5AJ

80 Talfourd Road London SE15 5NZ

86 Shenley Road SE5 8NQ SE5 8NQ

9 Azenby Road London SE15 5AJ

94 Talfourd Road London SE15 5NZ

98 Bellenden Road London SE15 4RF

99a Talfourd Rd London SE15 5NN

99a Talfourd Road London SE15 5NN

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	Abbott Management Limited	Reg. Number	15/AP/1900
Application Type	Full Planning Permission	Case	TP/2710-A
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of a vacant shop unit (A1 Class) to a studio flat (Use Class C3a)

At: 97 AZENBY ROAD, LONDON, SE15 5AJ

In accordance with application received on 15/05/2015 08:01:47

and Applicant's Drawing Nos. Design and Access Statement; 1506/PL/01; 1506/PL/02

Subject to the following three 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: 1506/PL/02

Reason:

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

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

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

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

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.

Ordnance Survey

Date 21/8/2015



© Crown copyright and database rights 2011 Ordnance Survey (0)100019252.

Item No. 7.3	Classification: OPEN	Date: 7 September 2015	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 15/AP/1916 for: Full Planning Permission Address: 111-113 FRIARY ROAD, LONDON, SE15 1PY Proposal: Change of use of part of ground floor from light industrial use (use class B1) to mortuary (sui generis)		
Ward(s) or groups affected:	Peckham		
From:	Matthew Harvey		
Application Start Date 26/05/2015		Application Expiry Date 21/07/2015	
Earliest Decision Date 27/06/2015			

RECOMMENDATION

1. Grant permission

BACKGROUND INFORMATION

Site location and description

2. The application site relates to a terraced building currently operating within use class B1 as a workshop for the manufacture of coffins and associated offices in connection with a funeral directors business. The building is situated on the east side of Friary Road and is located in a primarily residential area, but with some commercial uses situated at ground floor as well as a primary school to the south. The site benefits from an existing vehicular access from Friary Road, which leads directly inside the building via a roller shutter.

Details of proposal

3. The proposal relates to the installation of a pre-fabricated modular building on the ground floor of the existing building. As the physical works are internal, it is the use of the premises which is the subject of this application.
4. Additional information has been sought from the applicant regarding the precise nature of the proposed operation, which can be summarised as follows:
 - The deceased would be transported to the mortuary from their place of death in a private ambulance.
 - Vehicles are able to load and unload within the building via the existing vehicular access, which is screened from public view via the existing roller shutter.
 - The proposed facility would provide storage for a maximum of 12 deceased with average stays being between 10-14 days.
 - It is anticipated that there would be between 4-6 vehicular movements per day.

- No members of the public (other than those visiting in a professional capacity) would visit the site.
- Chemical processes would be undertaken on site in association with temporary preservation treatment (embalming).

Planning history

5. 10/AP/1937 Application type: Cert. of Lawfulness - existing (CLE)
Used of ground floor as a workshop area for light industrial purposes with ancillary storage and as offices, and use of first floor as offices (all within Use Class B1).
Decision date 31/08/2010 Decision: Granted (GRA)
6. 10/EN/0488 Enforcement type: Change of use (COU)
Use of light industrial unit used for manufacturing of coffins as mortuary (sui generis)
Sign-off date 23/03/2011 Sign-off reason: Final closure - no breach of control (FCNB)
7. 11/EN/0097 Enforcement type: Change of use (COU)
Unauthorised change of use from B1 (coffin manufacture) to A1 (Funeral Director.)
Sign-off date 11/04/2011 Sign-off reason: Final closure - no breach of control (FCNB)

KEY ISSUES FOR CONSIDERATION

Summary of main issues

8. The main issues to be considered in respect of this application are:
 - a) Whether the proposed use is acceptable in principle;
 - b) Whether the proposal would have a harmful impact on residential amenity;
 - c) Whether there would be any significant impact on highways conditions.

Planning policy

9. National Planning Policy Framework (the Framework)
 - 7. Requiring good design
 - 4. Promoting sustainable transport
10. London Plan July 2011 consolidated with revised early minor alterations October 2013
 - Policy 6.4 Enhancing London's transport connectivity
 - Policy 7.4 Local character
11. Core Strategy 2011
 - Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (July) - saved policies

12. The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
 - Policy 3.2 Protection of amenity
 - Policy 5.2 Transport impacts

Principle of development

13. The proposal would result in the minor loss of floor space within use class B1 which benefits from protection via policy 1.4 of the Southwark Plan, by reason of the location of the application site on a classified highway. It is noted that the proposed use as a mortuary (a *sui generis* use) would be an integral part of the use of the site as part of a wider funeral directors business. The proposed use, whilst not within a 'B' use class would represent a use which is capable of generating employment and therefore whilst not strictly in accordance with policy 1.4, would continue to support and sustain an existing employment generating business in the borough and therefore the proposal would be consistent with the overall objectives of that policy. As such the principle is considered acceptable, subject to the detailed considerations set out below.

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

14. The proposed use as a mortuary, forming part of a wider business operation as a funeral director, is a sensitive use in an area which is predominantly residential in nature. Nevertheless it is not uncommon for funeral directing uses to be sited within residential communities which they serve. Furthermore, it is widely regarded funeral directors more widely provide a humanitarian service that is valued and necessary to society and funeral directors are renowned for their discretion and sensitiveness in the way that they conduct their business. Nevertheless, it is acknowledged that the emotional distress of such uses is a material planning consideration and therefore relevant to the determination of this proposal given the proximity of nearby residential properties.
15. A number of objections have been received from local residents on the basis of the appropriateness of the proposed use in a residential area. It is not considered that there would be any demonstrable harm associated with the proposed use to nearby residential properties. As noted above, the loading and unloading of the deceased would take place internally within the building, behind the existing roller shutter therefore there would be no material loss of visual amenity. A condition is recommended to control servicing in this respect. Overall vehicle movements to and from the site would be minimal thus there would be no significant impact of noise and disturbance above and beyond that already associated with the commercial use of the building. The applicant has advised that mechanical ventilation will be required as a result of chemical processes associated with the proposed use, therefore a condition is proposed to ensure that an appropriate scheme for the control of odour and noise is dealt with appropriately. Harris primary school 100m to the south of the application site would not be directly impacted by this proposal given the modest scale of the proposal and distance from the application site. As set out above and below, there would not be any significant impact on highways conditions and loading and unloading would take place outside of public view within the existing building.

Transport issues

16. Vehicle movements to and from the site would utilise the existing access arrangements. It is noted above that the overall scale of the proposed facility is relatively modest, with no visiting members of the public. As such the proposal is unlikely to have a significant impact on the highways network in terms of vehicular movements or demand for on-street parking.

Conclusion on planning issues

17. The proposed mortuary use would not have a significantly harmful impact on

residential amenity or highway conditions, given the overall modest scale of the proposal and current use of the building as well as the nature of the servicing of the facility. As such the proposal would not give rise to any conflicts with policies 3.2 and 5.2 of the Southwark Plan.

Community impact statement

18. 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
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are

Consultations

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

Consultation replies

20. Details of consultation responses received are set out in Appendix 2.
21. Summary of consultation responses
12 representations have been received (10 in objection and two in support) as well as a petition (with 60 signatories) in objection to the proposal.
22. Summary of objections:
- Increase in traffic and parking demand;
 - inappropriate use in a residential area (and close to a school);
 - Noise from commercial activities; and
 - Psychological impact of being close to deceased bodies.
23. Summary of support:
- Proposal would benefit local community;
 - Shortage of mortuaries; and
 - Existing business professional and discreet.
24. In relation to the matter raised regarding the appropriateness of the mortuary next to a food establishment there is no evidence to suggest how this would be harmful to the safe operation of this business given the distance from the application site and within separate buildings. All other matters are addressed above.

Human rights implications

25. 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.

26. This application has the legitimate aim of providing a mortuary providing services to the general public. 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/2592-111 Application file: 15/AP/1916 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 4424 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	Simon Bevan, Director of Planning	
Report Author	Matthew Harvey, Planning Officer	
Version	Final	
Dated	13 July 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & 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		24 August 2015

APPENDIX 1**Consultation undertaken****Site notice date:** 04/06/2015**Press notice date:** n/a**Case officer site visit date:** 04/06/2015**Neighbour consultation letters sent:** 01/06/2015**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat D 92-94 Friary Road SE15 1PX	109a Friary Road London SE15 1PY
Flat E 92-94 Friary Road SE15 1PX	102 Friary Road London SE15 1PX
111-113 Friary Road London SE15 1PY	98 Friary Road London SE15 1PX
Flat A 92-94 Friary Road SE15 1PX	109 Friary Road London SE15 1PY
Flat B 92-94 Friary Road SE15 1PX	32 Elcot Avenue London SE15 1QD
Flat C 92-94 Friary Road SE15 1PX	100a Friary Road London SE15 1PX
96 Friary Road London SE15 1PX	100b Friary Road London SE15 1PX
98b Friary Road London SE15 1PX	55 Elcot Avenue London SE15 1QB
First Floor And Second Floor Flat 96 Friary Road SE15 1PX	57 Elcot Avenue London SE15 1QB
115 Friary Road London SE15 1PY	30 Elcot Avenue London SE15 1QD
117 Friary Road London SE15 1PY	106 F London SE15 1PX
98a Friary Road London SE15 1PX	53a Elcot Avenue SE15 1QB
100 Friary Road London SE15 1PX	53b Elcot Avenue London SE15 1QB
101 Friary Road London SE15 1PY	51 Elcot Avenue SE 1QB
103 Friary Road London SE15 1PY	15 Elcot Avenue SE15 1QB
The Golden Wok, 107 Friary Road London SE15 1PY	95 Friary Road London SW11 2SF
	99 Friary Road London SE15 1PY

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

The Golden Wok, 107 Friary Road London SE15 1PY
100 Friary Road London SE15 1PX
106 F London SE15 1PX
15 Elcot Avenue SE15 1QB
32 Elcot Avenue London SE15 1QD
51 Elcot Avenue SE 1QB
53a Elcot Avenue SE15 1QB
53b Elcot Avenue London SE15 1QB
55 Elcot Avenue London SE15 1QB
55 Elcot Avenue London SE15 1QB
57 Elcot Avenue London SE15 1QB
95 Friary Road London SW11 2SF
98 Friary Road London SE15 1PX
99 Friary Road London SE15 1PY

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 D Lloyd CPJ Field & Co.	Reg. Number	15/AP/1916
Application Type	Full Planning Permission	Case Number	TP/2592-111
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use from light industrial use (use class B1) to a mixed light industrial use (use class B1) and mortuary (sui generis)

At: 111-113 FRIARY ROAD, LONDON, SE15 1PY

In accordance with application received on 15/05/2015 08:02:33

and Applicant's Drawing Nos.

FRIARY 01 Rev A; FRIARY 01 Rev E; FRIARY 02; FRIARY 03; FRIARY 04; and FRIARY 05.

Subject to the following four 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:

FRIARY 01 Rev E and FRIARY 05

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-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.

- 3 Prior to the commencement of use full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason
In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity 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.

- 4 The unloading and loading of the deceased shall take place within existing building only and the roller shutter shown on Drawing No. FRIARY 05 shall be kept shut at all times except when required for vehicular access.

Reason: In the interests of the visual amenities of nearby residential properties pursuant to policy 3.2 of the Southwark Plan.

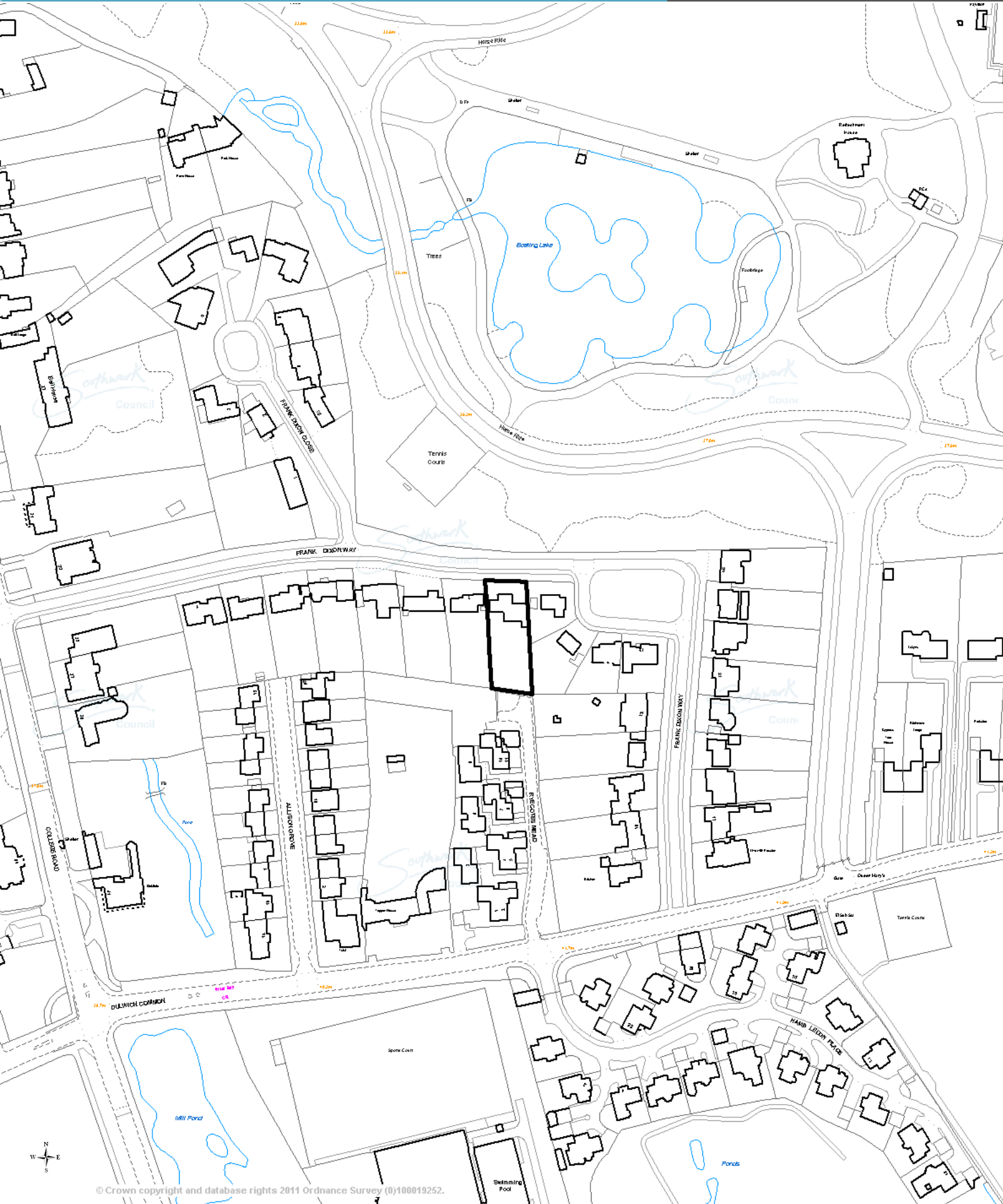
Statement of positive and proactive action in dealing with the application

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.

—

Ordnance Survey

Date 21/8/2015



© Crown copyright and database rights 2011 Ordnance Survey (0)100019252.

Item No.	Classification:	Date:	Meeting Name:
7.4	OPEN	7 September 2015	Planning Sub-Committee B
Report title:	Development Management planning application: Application 15/AP/1469 for: Full Planning Permission Address: 8 FRANK DIXON WAY, LONDON, SE21 7BB Proposal: Erection of a new two storey dwellinghouse with accommodation to basement level and attic level		
Ward(s) or groups affected:	Village		
From:	Director of Planning		
Application Start Date 21/04/2015		Application Expiry Date 16/06/2015	
Earliest Decision Date 23/05/2015		Extension of Time Date 15/07/2015	

RECOMMENDATION

1. The application is to be considered by the committee due the planning history of the site; and that planning permission is granted subject to condition.

BACKGROUND INFORMATION

Site location and description

2. The application property is a large, vacant plot located on the southern side of Frank Dixon Way. Previous development on the site consisted of a two storey detached dwelling however this has been demolished. The site is currently surrounded by temporary timber hoardings.
3. The case officer for the original application to partially demolish and extend the original dwelling (see site history below) described the original dwelling on the application property as *"having the character of a Villa, which in part comes from the distance of separation between the dwelling and its adjoining properties"*. The same officer described the original dwelling onsite as having a configuration of built form that was *"typical of homes along Frank Dixon Way"*.
4. Frank Dixon Way is characterised by mainly two storey post war houses, set in substantial mature plots with defined gaps in between. The houses are individually designed, largely post war vernacular in style with sweeping roofs and chimneys a feature. Roofs are tiled with facades either in brick or render.
5. The application property is located within the Dulwich Wood Conservation Area.

Details of proposal

6. Erection of a single detached dwelling house with accommodation to the basement and attic level. The proposed dwelling would be externally finished in Sandtoft Humber

Smooth Red plain tiles and Freshfield Lane First Quality Multi Facings brick to match those present to No.7 Frank Dixon Way. The proposed windows would be double glazed steel aluminium with Oak sub-frames/surrounds. A single attached garage is also proposed.

7. The proposed dwelling would have a Gross Internal Area (GIA) of 105m².

Planning history

8. 09/AP/1856 Application type: Conservation Area Consent (CAC)
Part demolition of existing house.
Decision date 14/10/2009 Decision: **Refused** (REF) Appeal decision date: 16/11/2010 Appeal decision: **Planning appeal allowed** (ALL)
9. 09/AP/1139 Application type: Full Planning Permission (FUL)
Part demolition of existing dwelling and construction of a two storey side and rear extension and an additional single storey rear and side extensions. Alterations to existing roof, addition of two rear dormer windows, installation of two juliet balconies at rear first floor level. Alterations to existing basement.
Decision date 13/01/2010 Decision: **Refused** (REF) Appeal decision date: 16/11/2010 Appeal decision: **Planning appeal allowed** (ALL)
10. 13/AP/4400 Application type: Full Planning Permission (FUL)
Erection of a 5 bedroom replacement dwellinghouse.
Decision date 20/02/2014 Decision: **Refused** (REF) Appeal decision date: 12/06/2014 Appeal decision: Planning appeal **dismissed** (DIS)
11. The building collapsed during the implementation of the 2009 consented scheme LBS Reg: 09/AP/1139, which involved a facade retention behind a 3 storey building with basement.
12. Following collapse of the building, the planning application for the replacement house was dismissed at appeal. Inspector was of the opinion that the proposal would appear incongruous and intrusive and would subsequently harm the conservation area. It was considered that the benefit of providing a replacement dwelling would be outweighed by this harm and that despite the presumption toward sustainable development, the proposal would fail to promote or reinforce local distinctiveness.

Planning history of adjoining sites

13. 7 Frank Dixon Way
None of relevance.
14. 9 Frank Dixon Way
14-AP-3906: Demolition of existing garage and single-storey side lean-to extension and erection of a part single-storey, part two-storey side extension and a single-storey rear extension. Approved 15/12/2014
15. 10 Frank Dixon Way
None of relevance.
16. 10 Ryecotes Mead
None of relevance.
17. 12 Ryecotes Mead
12-AP-4123: Demolition of the existing bungalow and erection of new bungalow (Use

Class C3). Approved

18. 13-AP-0120: Demolition of existing bungalow. Granted.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

19. 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 development on the amenity of the neighbours.
 - c) Design Quality and impact upon Dulwich Wood Conservation Area
 - d) Quality of accommodation and amenity for future occupants of the proposed development
 - e) Traffic and transport
 - f) All other relevant material planning considerations

Planning policy

20. National Planning Policy Framework (the Framework)
- Section 6 - Delivering a wide choice of high quality homes
 - Section 7 - Requiring good design
 - Section 12 - Protecting and enhancing the historic environment
21. London Plan March 2015
- Policy 3.3 - Increasing housing supply
 - Policy 3.5 - Quality and design of housing developments
 - Policy 3.8 - Housing choice
 - Policy 5.17 - Waste capacity
 - Policy 6.3 - Assessing effects of development on transport capacity
 - Policy 6.9 - Cycling
 - Policy 6.13 - Parking
 - Policy 7.2 - An inclusive environment
 - Policy 7.3 - Designing out crime
 - Policy 7.4 - Local character
 - Policy 7.6 - Architecture
 - Policy 7.15 - Reducing noise and enhancing soundscapes
- Mayor of London: Housing SPG (2012)
22. 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

Southwark Plan 2007 (July) - saved policies

23. 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 3.14 - Designing Out Crime
- Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- Policy 4.1 - Density of Residential Development
- Policy 4.2 - Quality of Residential Accommodation
- Policy 4.3 - Mix of dwellings
- Policy 5.2 - Transport Impacts
- Policy 5.3 - Walking and Cycling
- Policy 5.6 - Car Parking

Supplementary Planning Document: Residential Design Standards (2011)

Supplementary Planning Document: Sustainable Design and Construction (2009)

Supplementary Planning Document: Sustainable Transport (2010)

Dulwich SPD (2011)

Principle of development

24. As identified previously and with the Inspector's decision for LBS reference 13/AP/4400 the principle of a replacement dwelling in this location is accepted 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 the occupiers of adjoining properties or residents whilst also providing a good internal standard of accommodation for future occupiers in accordance with the above policies.

Summary of Consultation Responses

Neighbouring and nearby residents

25. Seven responses were received during the course of the application. The material planning considerations raised were:
- Scale of development - excessive bulk and massing
 - Increased sense of overbearing
 - Ventilation and extraction for proposed basement - potential for noise and vibration
 - Proposed suitability of external materials and colouration of window frame
 - Erosion of character of conservation area
 - Increased on-street parking of vehicles
26. All of these points are comprehensively discussed in the report below. The concerns relating to drainage and subsidence are addressed in paragraph 55.

Environmental impact assessment

27. Not required.

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

28. 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 guidance for development stating that development should not unacceptably affect the amenity of neighbouring properties. This includes privacy, outlook, daylight and sunlight.
29. The inspectors' reports from LBS references 09/AP/1139 and 13/AP/4400 both considered that the impacts of the proposed dwelling on the amenity of neighbouring occupiers, particularly those that adjoin the southern (rear), eastern and western (side) boundaries finding that both schemes would not have a detrimental affect upon the amenity of any adjoining occupiers. This proposal in many ways retains a similar scale, form and in turn bulk to that of the original house and the previously approved scheme allowed at appeal under LBS reference 09/AP/1856. Drawings PL013, PL014 and PL015 within the Design and Access Statement clearly demonstrates this.
30. Despite this a few notable departures from both the original (now demolished) house and previously approved scheme are proposed. An enlarged rear single storey ground floor element is proposed and the front two storey gable ended projection would extend beyond the extent of the original house.
31. No.7 Frank Dixon Way (west)
- As indicated on plan PL014 within the Design and Access Statement the proposed dwelling would not extend beyond the extent of the previously consented scheme (LBS Ref 09/AP/1139). Further to this the roof would have a double hipped configuration with low sweeping eaves and sufficient separation between this element and the rear elevation of nearest sensitive opening to the rear elevation of the adjoining house at No.7. Some increased shadowing of the garden would occur to the early part of the day near to the shared boundary. This shadowing would not affect any internal windows of the main part of the house, shadowing areas of the outdoor garden of No.7. Given the modest increase in shadowing alongside the large size of the rear garden at No.7 this increase in shadowing to the garden would not cause significant and unacceptable harm. It is also noted that this increased shadowing would not depart from the previously approved scheme LBS reference 09/AP/1856 in this location.
32. It is noted that a brick chimney is proposed near to the shared boundary with No.7. This element would not be visible from within No.7 as no first floor side windows which serve the property are present to the side elevation. Any shadowing which would occur to the early part of the day from the chimney would be limited to the side elevation of No.7 and the roofs of the adjoining garage and out building; not affecting any habitable rooms. It is also noted that given the narrow width of the chimney and shadowing would be very minimal. This chimney would be positioned forward of the previously approved scheme LBS reference 09/AP/1856, lessening the prominence of this element when viewed from No.7.
33. Despite the proposed depth of the single storey flat roof rear element it is considered that both the size and positioning would mitigate against any harmful impacts upon the

amenity of the occupiers of No.7. Sufficient separation would be maintained from the shared boundary. This separation would prevent any unacceptable shadowing of the adjoining garden of No.7 whilst the nearest ground floor window which serves a habitable room is positioned more than 14 metres away. The proposed set back would also prevent this element from appearing overbearing from the nearest ground floor window which serves a kitchen.

34. No part of the proposal would project forward of the front elevation of No.7. Consequently the proposal would not have an affect upon any openings which serve rooms to the front of No.7.

35. No.9 Frank Dixon Way (East)

The proposed new house would moderately increase the set back from the shared boundary when compared to the previously approved scheme under LBS reference 09/AP/1139 at first floor level. The proposed first floor element would project forward of the previously approved scheme by 0.26metres at first floor level. Again the proposed low sweeping double hipped roof and level of proposed separation distance between the two properties sufficiently safeguards against any unacceptable loss of amenity by reason of overbearing or loss of light.

36. The proposed single storey ground floor element would be positioned away from the shared boundary. Being one storey in height, positioned away from the boundary and screened by boundary treatment and vegetation this element would not adversely affect the amenity of the occupiers of No.9. Outlook from the rear ground floor openings present to the elevation of No.9 would not be restricted especially given the wide open plot in which this property is positioned and the outlook this provides. Furthermore it is noted that the proposal would take development away from this boundary where a single storey rear addition was positioned. The proposed arrangement would represent an improvement in this respect.

37. The proposed side garage would adjoin the garage of No.9 Frank Dixon way and would be one storey in height. This element would not affect the amenity of the adjoining occupiers of No.9.

38. No.12 Ryecotes Mead (south)

The proposal would see an increase in openings to the rear elevation; despite this the proposed positioning of these openings would replicate the relationship both the previous house and neighbouring properties have with No.12 Ryecotes Mead. Sufficient separation distancing and the presence of mature vegetation would be maintained.

39. To prevent the proposed flat roof from being used as roof terrace a condition restricting access to the roof for maintenance only should be imposed if the application is found acceptable in all other respects. This would safeguard the privacy of all adjoining occupiers by preventing any overlooking.

40. All ground floor side openings would be positioned sufficiently away from any shared boundaries and sufficiently screened by boundary fences and vegetation. All other openings would replicate those of the pre-existing house.

41. The subterranean external stairwell would serve a proposed basement. It is considered that this element would not cause any impacts upon the amenity of adjoining occupiers, serving part of a residential property and positioned to the side away from any sensitive windows or openings.

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

42. It is considered that despite being a larger house than the house which previously stood on site, the proposed residential house would not introduce a form of development at odds with nearby residential uses, which would not in turn affect the use of the proposed property.

Transport and servicing

43. The proposal details one garage and two off-street parking spaces. This is adequate provision for a property of this size and would replicate off-street provision available to nearby properties. Given the high provision of off-street parking available to nearby properties and the low density nature and openness of nearby streets occasional on-street parking would not stress local parking provision or prejudice highway safety.
44. Refuse bins and containers can be safely stored within the curtilage of the dwelling, away from the highway with kerb-side collection appropriate in this location.
45. Any bikes could be stored safely within the proposed garage or to the enclosed rear garden.

Design issues

46. The applicant has reverted to the consented scheme of 2009 as their starting point.
47. Externally the proposed dwelling would reflect Nos. 6 and 7 Frank Dixon Way, in use of materials, brickwork and plain tiles. Courses of black brick will provide a base and hip bonnets are proposed for the roof, providing a modern take on an Arts and Crafts theme. Importantly the width of the proposed dwelling would mirror that of nearby properties (No.6) and the ridge height would not exceed that of No.9.
48. On Frank Dixon Way the house reflects the character and scale of those existing on the street, to the rear the building opens up onto the large garden, the separation between properties characteristic of the area has been maintained. The applicants have provided drawings by way of comparison between the 2009 and present proposal. Whilst the rear appears dominant in scale and expression compared to the architectural language to the rear, given the size of the rear gardens and the lack of any prominent views of this elevation from any nearby streets this is permissible. It is also noted that the proposed rear elevation would not be dissimilar to the scale and appearance of recently approved and implemented extensions to the rear elevations of Nos. 6 and 13 Frank Dixon Way.
49. Unlike the previously refused 2013 scheme the rear two storey gable projection and additional side chimney, identified as incongruous by the inspector, are no longer proposed. The omission of these elements helps to maintain a roof profile which resembles those of nearby properties. When viewed from Frank Dixon Way to the east, the inverted second floor windows would not be seen and the building would not read as a two storey dwelling.
50. Similarly the basement area proposed is very large but given the size of the plot no objection to the design is raised as only a side subterranean stairwell is proposed. This element would not be visible from any surroundings properties or streets and is therefore considered acceptable.
51. The proposed dwelling would be externally finished in Sandtoft Humber Smooth Red plain tiles and Freshfield Lane First Quality Multi Facings brick to match those present to No.6 Frank Dixon Way. Samples were provided at application stage. It is confirmed that these are appropriate in type, finish and colour and would match in appearance those used at No.7 Frank Dixon Way. A condition will be imposed requiring that these

materials must be used for the external finish to ensure that there is no departure from these agreed materials.

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

52. Given the positive design points discussed above it is considered that the overall composition of the front elevation is considered acceptable, and the low oversailing eaves have helped to mitigate against the scale of the proposed dwelling and achieve a form of development that is sympathetic to the wider conservation area.
53. There was a concern relating to a lack of expressed lintel and the plainness of the window heads. This issue was raised during the course of the application with the applicant. Further detailing to the windows was agreed and additional drawings submitted to show how oak sub-frames would enclose the proposed aluminium frames. These add sufficient detailing to the windows and are in keeping with the Arts and Craft inspired design. Expressed lintels and window heads do not form part of the character of properties along Frank Dixon Way. Alongside the detailing above the front door and the use of dormers to the first floor any increased emphasis of the windows would over complicate the simple Arts and Crafts vernacular.
54. The proposal would therefore maintain the setting and character of this part of the Dulwich Wood Conservation Area. There are no nearby listed buildings.

Standard of accommodation for future occupants.

55. Given the generous size of the proposed dwelling all rooms would meet the minimum space requirements detailed within the Residential Design Standards SPD 2011. There would also be sufficient outdoor amenity space available to and all rooms to the ground and upper floors would have good outlook and natural daylight penetration.
56. Some concerns were raised within the previous 2009 application about the quality of living accommodation within the basement as the basement did not benefit from any outlook or natural daylight. This was dismissed by the inspector when upholding the subsequent appeal.
57. No reference to the Dulwich SPD and the Residential Design Standards have been made within the Design and Access Statement, and the specific requirements with regard to basements and quality of accommodation contained within this guidance. It is noted that given the nature of the proposed uses of the basement and the adequate amount of space elsewhere within the property this ancillary space would not form part of the principal living accommodation. There are no bedrooms proposed within this space whilst the majority of this space comprising plant, utility and storage space. The remaining 'cinema', sauna/ Jacuzzi space and flexible 'family room' are ancillary to the principal ground floor level living space. Forced ventilation would be offered throughout this space and would be dealt with under the relevant Building Control regulations.

Impact on trees

58. None.

Planning obligations (S.106 undertaking or agreement)

59. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport

investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

60. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. This equates to £19,420 and Southwark CIL amount equates to £101,400.

Sustainable development implications

61. All new homes must meet Life Time Homes Standards. Step free access would be offered to the front door whilst the size of the ground floor and property itself would allow for appropriate conversion.

Other matters

62. The concern surrounding subsidence and water displacement and foul sewerage drainage have been taken into account (as they were with the original application) but on balance are not considered to constitute planning considerations given they are covered by the building regulations and works would need to be approved and inspected by an approved building control officer. It is also noted that no objection has been received from Thames Water. The site is not located within a Flood Risk Zone. Given the previous residential use there are no concerns regarding contamination.

Conclusion on planning issues

63. The proposed development would not result in a loss of amenity to adjoining occupiers whilst the design of the new house, to the front elevation would not harm the appearance or character of the conservation area.
64. Accordingly, the proposal complies with the saved policies 3.2, 3.12, 3.13, 3.16 and 3.18 of the Southwark Plan (2007) and the Strategic Policy 12 Design and conservation of the Core Strategy (2011). It is therefore recommended that planning permission is approved.

Community impact statement

65. 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

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

Consultation replies

67. Details of consultation responses received are set out in Appendix 2.
68. A summary of responses is provided at the beginning of this report.

Human rights implications

69. 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.
70. This application has the legitimate aim of providing new 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

71. None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2218-9 Application file: 15/AP/1469 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: 0207 525 5976 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	Simon Bevan, Director of Planning	
Report Author	Lewis Goodley, Planning Officer	
Version	Final	
Dated	24 August 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & 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		24 August 2015

APPENDIX 1**Consultation undertaken**

Site notice date: 30/04/2015

Press notice date: 30/04/2015

Case officer site visit date: 03/06/2015

Neighbour consultation letters sent: 29/04/2015

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

8 Frank Dixon Way London SE21 7BB
10 Frank Dixon Way London SE21 7ET
9 Frank Dixon Way London SE21 7ET
12 Ryecotes Mead London SE21 7EP
7 Frank Dixon Way London SE21 7BB
11 Frank Dixon Way London SE21 7ET
By Email

24 Frank Dixon Way Dulwich SE21 7ET
C/O 5 Frank Dixon Way Dulwich SE21 7BB
22 Frank Dixon Way London SE21 7ET
6 Frank Dixon Close Dulwich SE21 7BD
6 Frank Dixon Way Dulwich SE21 7BB
12 Frank Dixon Way London SE21 7ET
21 Frank Dixon Way Dulwich SE21 7ET

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

C/O 5 Frank Dixon Way Dulwich SE21 7BB

11 Frank Dixon Way London SE21 7ET

12 Frank Dixon Way London SE21 7ET

21 Frank Dixon Way Dulwich SE21 7ET

21 Frank Dixon Way Dulwich SE21 7ET

6 Frank Dixon Close Dulwich SE21 7BD

6 Frank Dixon Way Dulwich SE21 7BB

7 Frank Dixon Way London SE21 7BB

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 Anil Gupta	Reg. Number	15/AP/1469
Application Type	Full Planning Permission	Case Number	TP/2218-9
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a new two storey dwellinghouse with accommodation to basement level and attic level

At: 8 FRANK DIXON WAY, LONDON, SE21 7BB

In accordance with application received on 20/04/2015 08:02:07

and Applicant's Drawing Nos. LOC001, LOC01, PL002, PL010, PL011, PL012, PL013, PL014, PL015, PL091, PL101, PL111, PL121, PL131, PL201, PL202, PL203, PL204, PL211, PL212, PL221, D500, Heritage Statement, Design and Access Statement, Structural Report, Computer generated Image (Proposed front)

Subject to the following five 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:

 PL010, PL012, PL013, PL014, PL015, PL091, PL101, PL111, PL121, PL131, PL201, PL202, PL203, PL204, PL211, PL212, PL221, D500, Design and Access Statement

 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.

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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified (Sandtoft Humber Smooth Red plain tiles, Freshfield Lane First Quality Multi Facings Bricks and aluminium framed windows with Oak surrounds) 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
- 4 The roof of the single storey rear element hereby permitted shall not be used other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

 Reason
 In order that the privacy of No7 & No.9 Frank Dixon Way may be protected from overlooking from use of the roof area 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.

- 5 Notwithstanding the provisions of Schedule 2 Part 1 Classes A and D of the Town and Country Planning General Permitted Development Order 2015 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the rear wall of any part of this dwellinghouse.

Reason

To safeguard the character and the amenity of the premises and adjoining properties in accordance with Strategic Policy 13 - High environmental standards and Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.16 Conservation Areas and 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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.

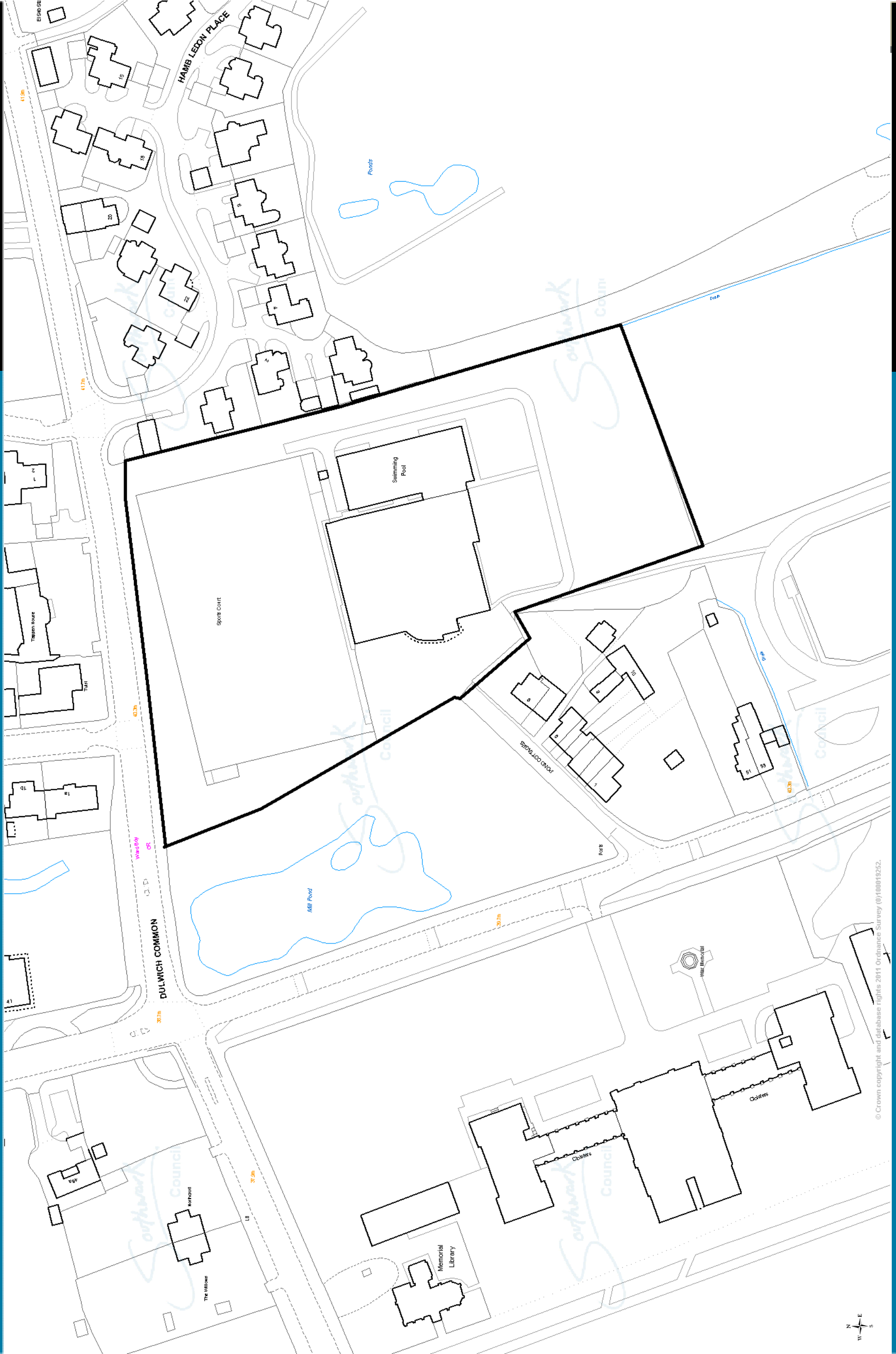
The application was determined in a timely manner within the statutory eight week period.

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.

—

Date 21/8/2015

PONDS COTTAGE, COLLEGE ROAD



© Crown copyright and database rights 2011. Ordnance Survey (0100019252).

Item No. 7.5	Classification: OPEN	Date: 7 September 2015	Meeting Name: Planning Sub Committee B
Report title:	Development Management planning application: Application 15/AP/1990 for: Full Planning Permission Address: POND COTTAGES, COLLEGE ROAD,LONDON, SE21 7LE Proposal: Single storey infill extension between the sports hall and the swimming pool building and installation of a DDA compliant accessible ramp to the sports hall		
Ward(s) or groups affected:	College		
From:	Director of Planning		
Application Start Date 03/06/2015		Application Expiry Date 29/07/2015	
Earliest Decision Date 04/07/2015			

RECOMMENDATION

1. This application is referred to Members of the Planning Sub-Committee as the site lies within designated Metropolitan Open Land.
2. That Members grant full planning permission subject to conditions.

BACKGROUND INFORMATION

Site location and description

3. This application site refers to a sports centre (Dulwich College Sports Club) located on the eastern side of College Road to the north east of Pond Cottages.
This application site is located on:
Metropolitan Open Land
Suburban density zone-South
Dulwich Village Conservation Area

Details of proposal

4. This application proposes the infill of a small, linear cloister between the main sports hall and pool area to create two storage areas measuring 5210mm in height and 2290mm in width, no extending beyond the pool building. Furthermore the installation of a ramp with associated hand rails leading from the exiting container.

Planning history

5. No relevant planning history.

Planning history of adjoining sites

6. No relevant planning history of adjoining sites.

KEY ISSUES FOR CONSIDERATION

7. Summary of main issues

- a. The principle of the development and its impact on Metropolitan Open Land
- b. Impact on the amenity of nearby residential properties
- c. The impact of the development on the sports facility
- d. The impact of the development on the Dulwich Village conservation area
- e. Environmental impacts
- f. Any other material planning consideration

Planning policy

8. National Planning Policy Framework (the Framework)

- Policy 7 Requiring good design
- Policy 8 Promoting healthy communities
- Policy 9 Protecting Green Belt land
- Policy 11 Conserving and enhancing the natural environment
- Policy 12 Conserving and enhancing the historic environment

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

- 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

10. Core Strategy 2011

- Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles
- 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

11. 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.

- 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

Principle of development

12. This application site is located within Metropolitan Open Land, therefore, development should be limited to small scale structures to support outdoor open space uses and minimise and adverse impact on the openness of the MOL.
13. The Framework states that the extension or alteration of a building may not be inappropriate if it would not result in a disproportionate addition. This development would effectively fill in the space between the sports hall and swimming pool at a modest height. Seen in this context it would not be a disproportionate development, nor indeed would the ramp.
14. Policy 7.17 Metropolitan Open Land of the London Plan states that the strongest possible protection should be given to London's MOL an that inappropriate development should be refused except in very special circumstances. Appropriate development should be limited to small scale structures to support open space uses and minimise any adverse impact on the openness of MOL.
15. Strategic Policy 11 Open spaces and wildlife of the Core Strategy commits the council to protect open spaces against inappropriate development. Southwark Plan Saved Policy 3.25 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 and importantly, for other uses that preserve the openness of MOL. However in this instance it has been considered that although the proposed development does not fully adhere to this policy, the NPPF would support development on MOL that does not result in a disproportionate addition to the existing building. In this case the erection of two storage rooms would appear subservient to the host building and would not detract from the openness of the MOL.
16. As such in this instance the development, an extension that would not be disproportionate to the original building, would be appropriate development on MOL. Furthermore, the infilling of a corridor between the sports hall and pool and would not adversely affect the openness of MOL as this area is already enclosed by the existing buildings. The Council would support the enhancement of school facilities on MOL land where the MOL would not be compromised.

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

17. The proposed single storey infill extension would be located between the existing sports hall and pool buildings. The application site is located to the east of Mill Pond with residential to the east and south west of the site. The proposed works would be relatively minor and would create two storage areas and would not result in any material impact on the amenity of the surrounding occupiers as is would not be visible.
18. This application site is located within Metropolitan Open Land (MOL), and so, development would only be acceptable in appropriate circumstances, that would not have any adverse impact on the openness of MOL. However, the proposed development is relatively minor and would result in an ancillary facility (two storage rooms and accessible ramp) which would be appropriate for the sports hall/pool. The structure would be small scale and would maintain the openness of the MOL.

Design issues

19. The proposed infill of the existing cloister would result in a new storage area for the sport hall. The proposed works would relate to the existing building well and use materials to match. The proposed works would not protrude beyond the pool building. The proposed ramp would allow disabled access. As such no design issues are raised.

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

20. This application site is located within Dulwich Village conservation area, the proposed works are relatively minor and are set well back from public vantage points. The size and use of materials are acceptable, as such it is not anticipated that the proposed works would detract from the character or appearance of the conservation area.

Other matters

21. The application is not CIL liable because it is not constituted as chargeable development under the CIL Regulations 2010 (as amended).

Conclusion on planning issues

22. The proposed works would be acceptable in terms of scale, mass and bulk and would not result in any material impact on the amenity of the surrounding occupiers. The works would not be visible from public vantage points and would not detract from the character or appearance of the Dulwich Village Conservation Area. As such it is recommended that planning permission is granted.

Community impact statement

23. 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

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

Consultation replies

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

Summary of consultation responses

26. None received.

Human rights implications

27. 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.

28. This application has the legitimate aim of providing additional storage space for the sports hall. 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/2085-1 Application file: 15/AP/1990 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: 0207 525 1770 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Shanali Counsell, Planning Officer	
Version	Final	
Dated	28 July 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & 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		24 August 2015

APPENDIX 1**Consultation undertaken**

Site notice date: 09/06/2015

Press notice date: 11/06/2015

Case officer site visit date: 12/06/2015

Neighbour consultation letters sent: 11/06/2015

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

Thames Water - Development Planning

Neighbour and local groups consulted:

7 Pond Cottages College Road SE21 7LE
8 Pond Cottages College Road SE21 7LE

3 Hambledon Place London SE21 7EY
1 Hambledon Place London SE21 7EY
2 Hambledon Place London SE21 7EY

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

Thames Water - Development Planning

Neighbours and local groups

None

RECOMMENDATION

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

Applicant	Mr Simon Yiend Dulwich College	Reg. Number	15/AP/1990
Application Type	Full Planning Permission	Case Number	TP/2085-1
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Single storey infill extension between the sports hall and the swimming pool building and installation of a DDA compliant accessible ramp to the sports hall

At: POND COTTAGES, COLLEGE ROAD,LONDON, SE21 7LE

In accordance with application received on 19/05/2015 12:00:55

and Applicant's Drawing Nos. Site location plan, 200, 210, 211, 300, 310

Subject to the following three 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:

210, 211, 310

Reason:

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

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

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

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

Statement of positive and proactive action in dealing with the application

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

PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2015-16

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

Name	No of copies	Name	No of copies
To all Members of the sub-committee			
Councillor Cleo Soanes (Chair)	1	Environmental Protection Team	1
Councillor Maria Linforth-Hall (Vice-Chair)	1		
Councillor Sunil Chopra	1		
Councillor Nick Dolezal	1	Communications	
Councillor David Hubber	1	Louise Neilan, media manager	1
Councillor Eleanor Kerslake	1		
Councillor Leo Pollak	1		
		Total:	27
(Reserves to receive electronic versions only)		Dated: 21 July 2015	
Councillor Stephanie Cryan			
Councillor Chris Gonde			
Councillor Lucas Green			
Councillor David Noakes			
Councillor Johnson Situ			
External			
Libraries	1		
Officers			
Constitutional Officer (Community Councils) Hub 4 (2 nd Floor), Tooley St.	10		
Jacquelyne Green/Abrar Sharif, Hub 2 (5 th Floor) Tooley St.	5		
Sadia Hussain, Legal Services, Hub 2, 2nd Floor, Tooley St.	1		
Alex Gillott, Legal Services, Hub 2, 2nd Floor, Tooley Street	1		