

Planning Sub-Committee B

Tuesday 8 December 2015

7.00 pm

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

Membership

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

Reserves

Councillor Stephanie Cryan
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

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Contact

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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 30 November 2015



Planning Sub-Committee B

Tuesday 8 December 2015

7.00 pm

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

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
	To receive any apologies for absence.	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 5
	To approve the minutes of the meeting held on 21 October 2015 as a correct record of the meeting.	
7.	DEVELOPMENT MANAGEMENT ITEMS	6 - 10
	7.1. LAND ADJACENT TO 3A FRIERN ROAD, LONDON SE22 0AU	11 - 29

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 30 November 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: Director of Planning
Chief Executive's Department
Tel: 020 7525 5655; or

Planning Sub-Committee Clerk, Constitutional Team
Finance and Governance Department
Tel: 020 7525 7420



Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Wednesday 21 October 2015 at 6.30 pm at Meeting Room G01, Ground Floor, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Maria Linforth-Hall (Vice-Chair, in the chair)
Councillor Sunil Chopra
Councillor Nick Dolezal
Councillor David Hubber
Councillor Leo Pollak
Councillor Johnson Situ

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Alexander Gillot (Legal Officer)
Alexander Cameron (Development Management)
Lewis Goodley (Development Management)
Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The vice-chair welcomed councillors, members of the public and officers to the meeting, and informed all those present that she would be chairing the meeting, as the chair had sent her apologies.

2. APOLOGIES

Apologies for absence were received from Councillors Eleanor Kerlake and Cleo Soanes (chair); and from Councillor Johnson Situ for lateness.

3. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

- Addendum report relating to item 7 - development management items
- Members' pack of additional drawing and photograph

The chair also informed the meeting that item 7.2, Land adjacent to 1A Warwick Court, Choumert Road, London SE15 4SE, had been withdrawn.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 7 September 2015 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

ADDENDUM REPORT

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

7.1 2 KINGS GROVE, LONDON SE15 2NB

Planning application reference number: 15-AP-2522

Report: see pages 18 to 29 of the agenda pack and pages 1 and 2 of the addendum report.

PROPOSAL

Erection of a single storey side infill extension on ground floor and a single storey extension on first floor; creation of an enclosed entrance porch and replacement of existing uPVC windows with timber framed sash windows in enlarged openings.

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments in the addendum report. Members asked questions of the officer.

Spokespersons for the objectors addressed the meeting and responded to questions from

councillors.

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

There were no supporters of the development living within 100 metres of it, or ward councillors, wishing to speak.

Members debated the application and asked questions of the officers.

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

RESOLVED:

That planning permission for application number 15-AP-2522 be granted, subject to the conditions set out in the report.

At this point Councillor Johnson Situ joined the meeting, and confirmed he was a voting member.

7.2 LAND ADJACENT TO 1A WARWICK COURT, CHOUMERT ROAD, LONDON SE15 4SE

Planning application reference number: 15-AP-2995

Report: see pages 30 to 45 of the agenda pack and page 2 of the addendum report.

This item was withdrawn.

7.3 HARRIS GIRLS ACADEMY EAST DULWICH, HOMESTALL ROAD, LONDON SE22 0NR

Planning application reference number: 15-AP-3435

Report: see pages 40 to 61 of the agenda pack.

PROPOSAL

Erection of a canopy to create a covered external space within the sports block courtyard and a canopy over the first floor mezzanine terrace.

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

There were no objectors wishing to speak.

The applicant or their agent did not wish to speak.

There were no supporters of the development living within 100 metres of it, or ward

councillors, wishing to speak.

Members debated the application and asked questions of the officers.

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

RESOLVED:

That planning permission for application number 15-AP-3435 be granted, subject to the conditions set out in the report.

7.4 BURGESS PARK FISHING CLUB, BURGESS PARK, LONDON SE1

Planning application reference number: 15-AP-2763

Report: see pages 62 to 71 of the agenda pack.

PROPOSAL

Demolition of existing buildings and erection of a single storey pre-fabricated building comprising a public toilet, office and storage and associated hard and soft landscaping.

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

There were no objectors wishing to speak.

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

There were no supporters of the development living within 100 metres of it, or ward councillors, wishing to speak.

Members debated the application and asked questions of the officers.

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

RESOLVED:

That planning permission for application number 15-AP-2763 be granted, subject to the conditions set out in the report, including an amended condition 3 requiring cladding with a natural finish.

The meeting ended at 8.05 pm.

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 8 December 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 Law & Democracy

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	Gerald Gohler 020 7525 7420
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 Simon Bevan 020 7525 5655

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 Law & Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		27 November 2015

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE B
on Tuesday 08 December 2015

Appl. Type Full Planning Permission
Site LAND ADJACENT TO 3A FRIERN ROAD, LONDON, SE22 0AU

Reg. No. 15-AP-3659
TP No. TP/2592-3
Ward Peckham Rye
Officer Neil Loubser

Recommendation GRANT PERMISSION

Item 7.1

Proposal

Erection of a 6-bedroom two storey dwellinghouse including roof terrace at first floor level; bicycle store; vehicle crossover; x2 parking bays and landscaping



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Item No. 7.1	Classification: OPEN	Date: 8 December 2015	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 15/AP/3659 for: Full Planning Permission Address: LAND ADJACENT TO 3A FRIERN ROAD, LONDON SE22 0AU Proposal: Erection of a 6-bedroom two storey dwelling house including bicycle store, x2 parking bays and landscaping		
Ward(s) or groups affected:	Peckham Rye		
From:	Director of Planning		
Application Start Date 14/09/2015		Application Expiry Date 09/11/2015	
Earliest Decision Date 24/10/2015			

RECOMMENDATION

1. That planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. This application is referred to members for consideration due to the number of objections.
3. The site is located at a sharp corner between Friern Road and Upland Road. The existing site is currently part of the private open space of 3 Friern Road, entirely enclosed by a brick boundary wall with metal railings on top. It is currently used as a paved parking area with a capacity of 6 cars. The remaining space at the far northern corner is used as an additional garden area for 3 Friern Road.
4. The application site comprises a parcel of land measuring 326m². The site is directly accessible from either Friern or Upland Roads. Friern and Upland Roads are predominantly residential streets comprising of 2 terraces houses. At the northern end of the proposal site is a Grade II listed K2 telephone kiosk.
5. The site is located within an Air Quality Management Area and Urban Density as identified by the Development Plan. The proposal site is not listed, however it is in the setting of a Grade II listed K2 telephone kiosk. The site falls within a medium PTAL rating of 3.

Details of proposal

6. The proposed scheme is for the construction of a detached two storey 6-bedroom single family dwelling house with two off-street parking bays and covered bicycle store for two bicycles. The dwelling would have a right angle footprint and comprise a modern brick design with a flat roof with roof terraces on the first floor. The

accommodation would comprise as follows;

Ground floor:

<u>Description</u>	<u>Required size</u>	<u>Proposed size</u>
Living / Dining / Kitchen	30m ²	46.79m ²
Main Entrance Lobby and Staircase		10.19m ²
Bedroom 1	7m ²	13.47m ²
Bedroom 2	7m ²	15.07m ²
En-suite	3.5m ²	3.60m ²
En-suite	3.5m ²	3.60m ²
Terrace		6.32m ²
Amenity Space (Garden)	50m ²	123.82m ²

First floor:

<u>Description</u>	<u>Required size</u>	<u>Proposed size</u>
Landing		6.43m ²
Bedroom 3	7m ²	14.19m ²
Bedroom 4	12m ²	18.01m ²
Bedroom 5	7m ²	16.41m ²
Bedroom 6	7m ²	16.69m ²
Family bathroom	3.5m ²	3.60m ²
En-suite	3.5m ²	3.60m ²
En-suite	3.5m ²	3.60m ²
Terrace		6.56m ²
Terrace		5.19m ²
Storage	2.75m ²	5.07m ²

7. The external area application site comprises a parcel of land measuring 326m² with a gross internal floorspace of 191.25m² over two floors.
8. Proposed External Works
 - Covered and secured Bicycle Store (for 2 bicycles);
 - 2 Parking Bays finish with Permeable Block Paving;

- Shared Side Access (Timber Garden Gate) with Permeable Block Paving;
- 2 Paved External Area directly outside Living Room;
- Lawn in the Garden Area;
- 5 New Trees along the Boundary Wall.

9. Re-siting of vehicular access to front of building; installation of new dropped curb / cross-over.

10. Planning history

<p>05/AP/2082 Application type: Full Planning Permission (FUL) Erection of ground-floor and first-floor rear extension to dwellinghouse. Decision date 28/11/2005 Decision: Refuse (REF) Reason(s) for refusal:</p>
<p>06/AP/1779 Application type: Full Planning Permission (FUL) Erection of a two storey rear extension and a loft conversion including two separate rear dormer window extensions all to provide additional residential accommodation to dwellinghouse. Decision date 07/11/2006 Decision: Refused (REF) Reason(s) for refusal:</p>
<p>07/AP/0048 Application type: Full Planning Permission (FUL) Erection of a single storey rear extension and construction of two rear dormers (facing Upland Road) to facilitate a loft conversion; rooflights to front elevation; all to provide additional residential accommodation to dwellinghouse. Decision date 29/03/2007 Decision: Granted (GRA)</p>
<p>14/EQ/0072 Application type: Pre-Application Enquiry (ENQ) New build single family house on an enclosed private land Decision date 15/08/2014 Decision: Pre-application enquiry closed (EQC)</p>
<p>15/AP/0991 Application type: Full Planning Permission (FUL) Erection of a 6-bedroom two storey dwellinghouse including landscaping, boundary treatment, and re-siting of vehicular access to front of building; installation of new dropped curb / cross-over. Application withdrawn 20/07/2015</p>

11. Planning history of adjoining sites

<p><u>71 Upland Road</u> 02/AP/1006 for: Full Planning Permission granted for change of use from single terraced dwelling house into 2 flats.</p>
<p><u>52 Upland Road</u> 14/AP/1549 for: Full Planning Permission granted for the construction of a part single, part double storey rear extension and a single storey side extension following the demolition of the existing rear extension and lean too garage.</p>
<p><u>7 Friern Road</u> 11-AP-1767 for: Full Planning Permission granted for the demolition of single storey conservatory; part single storey, part two storey side/rear extension to dwellinghouse, providing additional residential accommodation.</p>

30 Friern Road

05-AP-1709 planning permission granted for the conversion of existing house to form 3 self contained flats and construction of a part single storey part three storey side extension with first floor roof terrace to form two flats and involving raising the ridge of the existing house; installation of new entrance gates onto Upland Road.

12/AP/3324 for Certificate of Lawfulness – proposed granted for planning permission (05-AP-1709) granted for: the conversion of the existing house at 30 Friern Road to form 3 self contained flats and the construction of a part single storey part three storey side extension with first floor roof terrace to form two flats; certificate to confirm this permission was lawfully implemented.

50 Friern Road

14/AP/0087 for Certificate of Lawfulness – proposed granted for the conversion of two flats into a single family dwellinghouse.

KEY ISSUES FOR CONSIDERATION**Summary of main issues**

12. The main issues to be considered in respect of this application are:
- a) the design of the scheme and its relationship to the surrounding context
 - b) impact on the amenity of adjoining and nearby occupiers
 - c) quality of residential accommodation
 - d) impact on the local transport network.
 - e) impact on the setting of the Grade II listed telephone kiosk;
 - f) all other relevant planning material considerations

Planning policy

13. National Planning Policy Framework (the Framework)
 Section 1 – Sustainable development
 Section 4: Promoting sustainable development
 Section 6: Delivering a wide choice of high quality homes
 Section 7: Requiring good design
14. London Plan July 2011 consolidated with revised early minor alterations October 2013
 Policy 3.3 Increasing housing supply
 Policy 3.4 Optimising housing potential
 Policy 3.5 Quality and design of housing developments
 Policy 3.9 Mixed and balanced communities
 Policy 3.8 Housing choice
 Policy 4.1 Developing London's economy
 Policy 4.3 Mixed use development and offices
 Policy 5.3 Sustainable design and construction
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.1 Building London's neighbourhoods and communities
 Policy 7.2 An inclusive environment
 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. Mayor of London: Housing SPG (2012)
 Mayor of London: Accessible London: Achieving an Inclusive Environment (Saved SPG, 2004)
 The Mayor of London's Housing SPG (November, 2012)

16. Core Strategy 2011
 Strategic Policy 1 - Sustainable Development
 Strategic Policy 2 – Sustainable transport
 Strategic Policy 5 – Providing new homes
 Strategic Policy 6 – Homes for people on different incomes
 Strategic Policy 7 – Family homes
 Strategic Policy 12 - Design and Conservation
 Strategic Policy 13 - High Environmental Standards
 Strategic Policy 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

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.

Saved policy 3.1 (Environmental Effects)
 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 3.18 Setting of listed buildings, conservation areas and world heritage sites
 Saved policy 4.1 Density of residential development
 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
 Dulwich SPD 2013

Summary of consultation replies (25)

18. A total of 25 objections have been received from neighbours for this application, many referencing similar concerns. Common reasons for objection include:
- Size and design of proposed build would be incongruous with the surrounding properties
 - Loss of privacy
 - Loss of daylight / sunlight
 - Impact on parking
 - Materials proposed

- Loss of garden space
- Highway safety
- Noise

Land use

19. Whilst the NPPF, (para 53) and the Dulwich SPD seek to resist inappropriate development of residential gardens where the development would cause harm to the local area. The proposal would not represent a typical backland garden development, as it has a street frontage. It is not considered that the proposal would result in harm to the local area therefore the principle of the development is considered acceptable.
20. The site lies in the suburban density middle zone, and SP 5 requires a density of 200-350/hr. The density of the proposed development would equate to 245hr/ha which would sit comfortably within this range.

Environmental impact assessment

21. Not required for a development of this scale and type.

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

22. Saved Policy 3.2 states that development will not be granted where it would cause loss of amenity to present and future occupiers in the surrounding area or on the application site.
23. The proposed development is not considered likely to result in a significant loss of amenity for the occupiers of adjoining sites. The proposed two storey detached dwelling would not generate noise levels which would be inappropriate / excessive and the development would not be overbearing upon or likely to result in overshadowing of any neighbouring rooms or gardens.
24. *Loss of privacy or overlooking:*
The proposed development is approximately 24.235m away from the properties on Friern Road and 21.042m from those on Upland Road. This complies with section 2.8 'Privacy and security' of the Residential Design Standards 2011 which states that to prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve a minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway.
25. Concerns raised in regard to loss of privacy as a result of the proposed roof terraces at first floor level. Both these terraces are modest in size (5.19m² and 6.56m²), have a separation distance of more than 21m from the nearest neighbouring property and demonstrate a brick screen wall so that there is not direct overlooking of neighbouring sites.
26. Given the above, it is not considered that the proposed location of the development would result in any harmful loss of privacy or overlooking.
27. *Loss of daylight/sunlight*
The dwellings facing the site on Friern Road and Upland Road do not require daylight analysis, as the proposed building (3A Friern Road) falls beneath a 25 degree angle taken from a point 2m above ground level of the neighbouring properties. The BRE regulations states that no further analysis is required as there will be adequate skylight (i.e. sky visibility) available.

28. Based on the site layout and the proposed drawings, it is clearly shown that the existing buildings on Upland Road and Friern Road facing the site will retain access to daylight and sunlight.
29. The recommendation set down in the BRE report, 'Site layout for daylight and sunlight, a guide to good practice' would indicate, for residential properties, that a VSC value of greater than 27% is acceptable. The BRE guide explains that diffuse daylight may be adversely affected if, after a development, the VSC is both less than 27% and less than 0.8 times its former value.
30. The proposed dwelling (3A Friern Road) would not cause loss of daylight or sunlight to any of the neighbouring buildings, the only loss would be for the Vertical Sky Component of the glazed door on the north East elevation of 3 Friern Road; however the Annual Probable Sunlight Hours was not below the recommended level.
31. The existing VSC for the glazed door is 37.52% and the proposed VSC is 10.96% which is below the recommended 27% as set out in the BRE guidance and a significant reduction proportionately. A mitigating factor is that the room served by the door benefits from a window which would not suffer any reduction in the VSC and the room would retain acceptable levels of light.
32. As a result of the site's location and its separation from neighbouring properties, it is considered that the proposed development would not result in a detrimental impact on the amenity of nearby neighbours in regards to loss of daylight / sunlight, loss of privacy or a sense of enclosure.

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

33. There will be no conflict of use detrimental to amenity such that neighbouring uses cannot co-exist with this development.

Transport issues

34. *Car parking*
The site is within an area with a Public Transport Accessibility Level of 3 which is moderate. The application site is not within a controlled parking zone. On site parking would be provided for two cars therefore it is not considered that the addition of the one residential unit would have an adverse impact upon parking in the local area.
35. It is proposed to remove the existing cross-over and reinstate the pavement. The proposed new cross-over would comply with the requirements of the Sustainable Transport (Southwark Council, 2010) Supplementary Planning Document and Southwark Streetscape Design Manual (SSDM).
36. *Refuse storage*
A suitable refuse storage area is shown adjacent to the cycle storage in close proximity to Friern Road. The storage area would provide storage for the following refuse containers: food and garden 240L, general waste 240L and dry recycling 240L.
37. All of the above issues are therefore considered to be satisfactory and in accordance with the relevant Development Plan policies set out above.

Design issues

38. *Local Context*
The site is located at a sharp corner between Friern and Upland Roads. Mainly two-

storey high terrace houses can be found in Friern Road and Upland Road. The proposal is for a contemporary 6-bedroom dwellinghouse, with 2 off-street parking bays and covered bicycle store for 2 bicycles with easy access from Friern Road.

39. The house would be detached, following the building line on Friern Road, and two storeys in height. The surrounding properties mainly consist of two storey developments with pitched roofs, and as the proposal are set back from the street. The proposed development will have a flat roof measuring 6.815m in height where No. 3 Friern Road measures 9.088m in height. The roof ridge of the properties down Friern Road steps down in height therefore there are no consistent ridge height within Friern Road.
40. *Site Layout and Design*
The proposed 6-bedroom single-family house is a 'bottom-up' design. The proposed flat roof reduces the massing and total height of the building. As such the height of the roofridge is approximately 2.2m lower than the ridge of 3 Friern Road. The building gap between No. 3 and 3a is designed to have the same width as the gap between No. 5 and No. 3, echoing the massing and rhythm of the residential block. The dwellings would be appropriately sited on the land, and the dwellings are provided with an acceptable amount of private amenity space. The site is irregularly shaped, however, it appears that the site layout maximises the efficient use of the land.
41. While the design approach is quite different from the traditional Victorian dwellings along this street, it would not appear visually discordant with the surrounding area. The proposal does follow some elements of the neighbouring dwelling at No. 3 in term of width, depth and following the building line of the street particularly that on Friern Road.
42. Furthermore the proposal include the re-siting of vehicular access to front of building on Friern Road, and the installation of new dropped curb / cross-over.
43. The architectural design is considered to be acceptable. Concerns have been raised by a neighbouring resident that the development will result in overdevelopment and that the design of the buildings would result in loss of privacy and overlooking of neighbouring properties and should be refused.
44. Whilst this is noted, given that the height, scale and massing, and the separation between neighbouring buildings and that the development is approximately 24.5m away from the properties on Friern Road and 20.8m from those on Upland Road, it is not considered that concerns regarding the architectural design resulting in overlooking would be sufficient grounds for refusing planning permission. Furthermore, the proposed development would equate to 245 habitable rooms per hectare and would therefore comply with this policy.
45. Following the comments from neighbours submitted under planning reference 15/AP/0991, the proposed façade has been changed to brickwork and has a combination of traditional stretcher bond, pattern and brick screen to break up the elevations. The objector goes further and states that there is nothing traditional about this type of brickwork in this area. The traditional brickwork in this area is Victorian yellow stock brick.
46. It is considered that the brickwork with a combination of stretcher bond and patterns are appropriate for the proposed development as the site is not within a conservation area; however it is within the setting of a Grade II listed telephone kiosk. A condition would be imposed on the use of materials to preserve or enhance the setting of the Grade II listed telephone kiosk.

47. A further objection was raised that the triangular footprint of the proposed dwelling would create two incredibly long façades for a two storey dwelling. The elevations have an uncomfortably strong horizontal feeling, which jars with the vertical rhythm of the traditional Victorian houses in the area. As a result of the objection raised under planning reference 15/AP/0991 at this site, the applicant designed a scheme with a flat roof which reduces the massing and total height of the building. Along the facade, proposed windows actively responded to the window heights next door at No. 3. Furthermore, brickwork with a combination of traditional stretcher bond, pattern and brick screen has been introduced to break up the elevations. Number 3 Friern Road is a detached dwelling with a rather large façade fronting the highway therefore it is considered that the contemporary design of the development at No. 3A Friern Road is acceptable.

Quality of accommodation

48. Saved policy 4.2 requires new residential developments to provide a good standard of accommodation.
49. The overall size and layout of the dwelling would be acceptable as it accords with the council's minimum room size and floorspace standards. The building as a whole is a dual-aspect would have good natural daylighting, generous floor-to-ceiling heights and would provide plenty of in-built storage space. The proposal would provide approximately 123.82m² private amenity space in the form of a garden for this development.
50. The existing house at no. 3 would be left with a private useable garden area of 40 sq metres, although significantly reduced it would still provide a reasonable amount of private amenity space for a single dwelling.

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

51. The application site is within the setting of a Grade II Listed Building namely; K2 telephone kiosk at junction with Friern Road. It is considered that the proposed development through its careful design and detailing will preserve the special architectural or historic interest of the listed building and its setting.
52. The development is therefore acceptable in terms of design, scale, massing and materials.

Impact on trees

53. The development site is currently a residential property and garden that benefits a large corner plot. The garden edges have young / semi-mature trees, all of which have been subject to repeated reduction pruning. The site previously had 8 Lime Trees which was protected by TPO 64 (1979). These have all been removed over the years; however there are no Council records referring to the removal of these protected trees and the former TPO is not in effect.
54. The proposed development will require the removal of seven small fruit trees. These do not constitute a constraint on development due to their size and low amenity value. The proposal would provide 5 new trees along the site boundary, it is recommended that any permission should be conditioned to include a suitable hard and soft landscaping plan as well as details for the protection of the street tree on Friern Road which is proposed to be retained.

Other matters

55. *CIL*
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.
56. 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. The Mayoral CIL in Southwark currently is calculated on the basis of £40.02 per sqm and this equates to **£7,884.46** and Southwark CIL amount is **£39,400**.
57. *Density*
Strategic Policy 5 (Providing New Homes) of the Core Strategy locates the site within the Urban Density Zone which has a density range of 200-700hr/ha.
58. The density of the proposed development would equate to 245hr/ha.
59. *Back-land development*
Dulwich supplementary planning document (July 2013) states that back-land development sites are those located predominantly to the rear of existing dwellings separated from the residential dwelling (e.g. not a conservatory or extension to the existing dwelling). The proposal is located at a sharp corner between Friern Road and Upland Road it is therefore not considered that this is a back-land development.
60. *In-fill development*
Dulwich supplementary planning document (July 2013) states that in-fill development occurs where there is development of sites located between existing property frontages, and where any new buildings should normally continue the lines of existing development to each side. Even though that this proposal is located at a sharp corner between Friern Road and Upland Road it can be assessed as an infill development.
61. The proposed dwelling follows the building line on Friern Road; however as a result of the shape of the application site and the contemporary design it could not follow the building line at the rear on Upland Road. Furthermore the proposal makes efficient use of the land providing new housing within this residential area.

Conclusion on planning issues

62. On balance the proposed development in terms of design, scale, massing and materials would be suitable for this development within the streetscape. In addition, the proposal will not affect the setting of the listed telephone kiosk which is in close proximity to the application site. The development will have no significant adverse impacts on the amenity of any adjoining occupiers or the surrounding area and will provide high quality accommodation and is acceptable in land use terms.
63. The scheme complies with the relevant saved policies of The Southwark Plan 2007 (July), The Core Strategy 2011 and the NPPF 2012. As such it is recommended that detailed planning permission be granted subject to conditions.

Community impact statement

64. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Human rights implications

67. 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.
68. This application has the legitimate aim of providing additional 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2592-3 Application file: 15/AP/3659 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	20 November 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		26 November 2015

APPENDIX 1**Consultation undertaken****Site notice date:** 28/09/2015**Press notice date:** 01/10/2015**Case officer site visit date:** 28/09/2015**Neighbour consultation letters sent:** 16/09/2015**Internal services consulted:**

Highway Development Management

Statutory and non-statutory organisations consulted:

Thames Water - Development Planning

Neighbour and local groups consulted:

38 Friern Rd East Dulwich SE22 0AX	Flat 1 30 Friern Road SE22 0AX
26 Friern Road SE22 0AT	71a Upland Road London SE22 0DB
2 Friern Road East Dulwich SE22 0AT	38 Friern Road London SE22 0AX
83 Upland Road London SE22 0DB	36 Friern Road London SE22 0AX
13 Friern Rd East Dulwich Se22 0au	42 Friern Road London SE22 0AX
27 Friern Road London SE22 0AU	40 Friern Road London SE22 0AX
77 Upland Road London SE22 0DB	5 Friern Road London SE22 0AU
75 Upland Road London SE22 0DB	3 Friern Road London SE22 0AU
79 Upland Road London SE22 0DB	32 Friern Road London SE22 0AX
73 Upland Road London SE22 0DB	55 Upland Road London se22 0da
46 Friern Road London SE22 0AX	12 Friern Road London SE22 0AT
44 Friern Road London SE22 0AX	50 Friern Road East Dulwich SE22 0AX
71 Upland Road London SE22 0DB	25 Upland Road London SE22 9EF
69 Upland Road London SE22 0DB	52 Upland Road London se22 0db
34b Friern Road London SE22 0AX	69 Upland Road London SE220DB
34a Friern Road London SE22 0AX	36 Friern Road London SE22 0AX
Ground Floor Flat 83 Upland Road SE22 0DB	2 Friern Road East Dulwich SE22 0AT
Ground Floor Flat 81 Upland Road SE22 0DB	75 Upland Road London SE22 0DB
48b Friern Road London SE22 0AX	27 Friern Road East Dulwich SE22 0AU
85 Upland Road London SE22 0DB	52 Upland Road East Dulwich SE22 0DB
48a Friern Road London SE22 0AX	81a Upland Road East Dulwich SE22 0DB
87 Upland Road London SE22 0DB	17 Friern Road SE22 0AU
Flat 4 30 Friern Road SE22 0AX	60 Upland Road East Dulwich SE22 0DB
Flat 3 30 Friern Road SE22 0AX	1 Friern Road London SE22 0AT
1 Friern Road London SE22 0AT	58 Upland Road London Se220db
Flat 5 30 Friern Road SE22 0AX	76 Friern Road London SE220AX
Flat 2 30 Friern Road SE22 0AX	54 Upland Road London se220db
First Floor Flat 83 Upland Road SE22 0DB	56 Upland Road London Se220db
Upper Flat 81 Upland Road SE22 0DB	90 Upland Road London SE22 0DE

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

26 Friern Road SE22 0AT
 17 Friern Road SE22 0AU
 1 Friern Road London SE22 0AT
 13 Friern Rd East Dulwich Se22 0au
 27 Friern Road London SE22 0AU
 34a Friern Road London SE22 0AX
 36 Friern Road London SE22 0AX
 36 Friern Road London SE22 0AX
 38 Friern Rd East Dulwich SE22 0AX
 38 Friern Road London SE22 0AX
 44 Friern Road London SE22 0AX
 5 Friern Road London SE22 0AU
 50 Friern Road East Dulwich SE22 0AX
 52 Upland Road East Dulwich SE22 0DB
 54 Upland Road London se220db
 56 Upland Road London Se220db
 58 Upland Road London Se220db
 60 Upland Road East Dulwich SE22 0DB
 69 Upland Road London SE22 0DB
 69 Upland Road London SE220DB
 73 Upland Road London SE22 0DB
 75 Upland Road London SE22 0DB
 76 Friern Road London SE220AX
 77 Upland Road London SE22 0DB
 81a Upland Road East Dulwich SE22 0DB

RECOMMENDATION

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

Applicant	Mr M Nawaz	Reg. Number	15/AP/3659
Application Type	Full Planning Permission	Case	TP/2592-3
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a 6-bedroom two storey dwellinghouse including bicycle store, x2 parking bays and landscaping

At: LAND ADJACENT TO 3A FRIERN ROAD, LONDON, SE22 0AU

In accordance with application received on 11/09/2015 16:01:07

and Applicant's Drawing Nos. Design and Access Statement Rev. A
Daylight and Sunlight Simulation Analysis -ERS
Arboricultural Impact Assessment Tamla Trees (Feb 15)

4547/1 Rev. A - Site and Location Plan
4547/2 Rev. A - Existing Layout Plan
4547/3 Rev. C - Proposed Ground Floor Plan
4547/4 Rev. C - Proposed 1st Floor Plan
4547/5 Rev. C - Proposed Roof Plan
4547/6 Rev. C - Proposed West Elevation
4547/7 Rev. C - Proposed East Elevation
4547/8 Rev. B - Proposed Section A-A
4547/9 Rev. A - Proposed Landscaping
4547/10 Rev. A - Aerial Views Part 1
4547/11 Rev. A - Aerial Views Part 2
4547/12 Rev. B - Aerial Views Part 3
4547/13 Rev. B - Street Views Part 1
4547/14 Rev. B - Street Views Part 2
4547/15 Rev. A - Photomontage: View from Friern Road
4547/16 Rev. B - Block Plan
4547/17 Rev. A - Proposed Vehicular Crossover
4547/18 Photomontage: View from Upland Road
4547/19 Façade Details

Subject to the following eight 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:
4547/3 Rev. C - Proposed Ground Floor Plan
4547/4 Rev. C - Proposed 1st Floor Plan
4547/5 Rev. C - Proposed Roof Plan
4547/6 Rev. C - Proposed West Elevation

4547/7 Rev. C - Proposed East Elevation
 4547/8 Rev. B - Proposed Section A-A
 4547/9 Rev. A - Proposed Landscaping
 4547/17 Rev. A - Proposed Vehicular Crossover
 4547/19 Façade Details

Reason:

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

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

- 3 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 4 The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Impact Assessment. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

Reason

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

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

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

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

Reason

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

- 6 Sample panels of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing before any above grade work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

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.

- 7 Before the first occupation of the building/extension the cycle storage facilities as shown on drawing 4547/3 Rev. C (Proposed Ground Floor Plan) shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

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

- 8 Notwithstanding the provisions of Classes A, B, C, D and E of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellings hereby approved.

Reason

To safeguard the character and the amenities 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, 3.12 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

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

Informatives

- 1 Vehicle crossover to be constructed to the relevant SSDM standards. (Please contact Dale Foden, Street Care Manager on 0207 525 2045 to arrange).

- 2 The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted confirming this requirement.

- 3 Two off-street parking spaces are proposed to be located at the western side of site and accessed from Friern Road. The pedestrian inter visibility splay is restricted for the western bay by a low wall. Pedestrian visibility splays of 2m x 2m must be provided. There should be no obstruction within the visibility splay area and the height of the low wall should not be higher than 600mm.

- 4 The existing speed hump on Friern Road should be relocated away from the proposed vehicle entrance.

- 5 There is bicycle store on the northern side of the site with doors opening outwards onto a private footway. It is advised that this door is designed to open inwards or sliding horizontally.

- 6 Prior to works commencing on site (including any demolition) a joint condition survey must be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. The applicant would also need to apply for a s184 License (temporary crossover) prior to any on site works. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.

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

NOTE: Original held by Constitutional Team 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			
		Environmental Protection Team	1
Councillor Cleo Soanes (Chair)	1		
Councillor Maria Linforth-Hall (Vice-Chair)	1		
Councillor Sunil Chopra	1		
Councillor Nick Dolezal	1	Communications	By email
Councillor David Hubber	1	Louise Neilan, media manager	
Councillor Eleanor Kerslake	1		
Councillor Leo Pollak	1		
		Total:	24
(Reserves to receive electronic versions only)		Dated: 27 November 2015	
Councillor Stephanie Cryan			
Councillor Lucas Green			
Councillor David Noakes			
Councillor Johnson Situ (Vacancy)			
Officers			
Constitutional Officer, Hub 4 (2 nd Floor), Tooley Street	10		
Jacquelyne Green/Abrar Sharif, Hub 2 (5 th Floor), Tooley Street	5		
Alex Gillott, Legal Services, Hub 2 (2 nd Floor), Tooley Street	1		