

Planning Sub-Committee B

Tuesday 31 October 2017

6.30 pm

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

Membership

Councillor Lorraine Lauder MBE (Chair)
Councillor Maria Linforth-Hall (Vice-Chair)
Councillor Nick Dolezal
Councillor Damian O'Brien
Councillor Sandra Rhule
Councillor Darren Merrill
Councillor Michael Situ

Reserves

Councillor Catherine Rose
Councillor Evelyn Akoto
Councillor James Coldwell
Councillor Helen Dennis
Councillor Eliza Mann

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 Beverley Olamijulo on 0207 525 7234 or email: Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 23 October 2017



Planning Sub-Committee B

Tuesday 31 October 2017

6.30 pm

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

Order of Business

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1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 4
	To approve as a correct record the minutes of the meeting held on 11 September 2017.	
7.	DEVELOPMENT MANAGEMENT ITEMS	5 - 9
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Date: 23 October 2017

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 committee.
3. The role of members of the planning 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 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 committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning 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 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.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

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

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

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



Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Monday 11 September 2017 at 6.30 pm at Ground Floor meeting room G01, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Lorraine Lauder MBE (Chair)
 Councillor Nick Dolezal
 Councillor Damian O'Brien
 Councillor Sandra Rhule
 Councillor Darren Merrill
 Councillor Michael Situ

OTHER MEMBERS PRESENT: Councillor Kieron Williams
 Councillor Kath Whittam

OFFICER SUPPORT: Dipesh Patel (Development Management)
 Alexander Gillott (Legal Officer)
 Craig Newton (Development Management)
 Lasma Putrina (Development Management)
 Sarah Parsons (Development Management)
 Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

There were apologies for absence from Councillor Maria Linforth-Hall (Vice-Chair) and apologies for lateness from Councillor Michael Situ.

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were declared.

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 7.1 – development management items
- Members' pack

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 5 July 2017 be approved as a correct record and signed by the chair

7. DEVELOPMENT MANAGEMENT ITEMS

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

7.1 230 FARMERS ROAD, LONDON SE5 0TW

Planning application reference number: 17-AP-0945

Report: see pages 11 to 25 of the agenda pack and page 1 of the addendum report.

PROPOSAL

Construction of an additional office floor to the existing light industrial studio building and the retention of a window at first floor facing Madrigal Lane.

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

The objectors addressed the meeting. The sub-committee did not ask questions of the objectors.

The applicant or applicant's agent were not present at the meeting.

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

The ward councillor, Councillor Kieron Williams was present to address the sub-committee and respond to questions from Members.

Members debated the application and asked further questions of officers.

A motion to grant the application was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be granted subject to the conditions outlined in the report with an amendment to the condition limiting roof access for maintenance to be carried out during normal working hours and an additional condition requiring details of a green wall on the extension to be submitted for approval.

7.2 ROTHERHITHE CIVIC CENTRE, ALBION STREET, LONDON SE16 7BS

Planning application reference number: 17-AP-1255

Report: see pages 26 to 60 of the agenda pack and page 2 of the addendum report.

PROPOSAL

Construction of part 4-storey, part 5-storey development consisting of commercial space (A1/A3/A5/B1/D1) at ground floor and 26 affordable residential units above (14 x Social Rented Flats and 12 x Intermediate flats with the following mix: 7 x 1 bed, 11 x 2 bed, 8 x 3 bed). Re-landscaping of the public square to the east of the site.

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

The objectors addressed the meeting. The sub-committee asked questions of the objectors.

The applicant's agent addressed the meeting.

The supporters that lived within 100 metres of the development site addressed the meeting. The sub-committee asked questions of the supporters.

The ward councillor, Councillor Kath Whittam was present to address the sub-committee and respond to questions from Members.

Members debated the application and asked further questions of officers.

A motion to grant the application was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be granted subject to the conditions outlined in the report with an amendment to the condition on landscaping to require details of how the Tommy Steele plinth would be incorporated with an additional condition requiring a management plan for the square including details of water and electricity supply for stallholders.

7.3 GEORGE ELLISTON HOUSE AND ERIC WILKINS HOUSE, OLD KENT ROAD, LONDON SE1 5ET

Planning application reference number: 17-AP-1255

Report: see pages 61 to 80 of the agenda pack.

PROPOSAL

Construction of 13 residential units comprising 5 x 2-bed units within a new 6 storey building located between the Elliston and Wilkins buildings and 8 further residential units (4 x 1-bed, 2 x 2-bed and 2 x 3-bed) within a single storey extension creating a fifth floor across both Elliston and Wilkins buildings. Associated circulation space, bike store (providing 20 cycle spaces), bin store and 1 disabled parking space.

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

There were no objectors present at the meeting.

The applicants addressed the sub-committee meeting. There were no questions that were asked from the sub-committee.

There were no supporters of the application present that lived within 100 metres of the development site who wished to speak.

The ward councillor, Councillor Kath Whittam was present to address the sub-committee and respond to questions from Members.

Members debated the application and asked further questions of officers.

A motion to grant the application was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be granted subject to the conditions outlined in the report.

The meeting ended at 8.30 pm

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 31 October 2017	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 sub-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 and Democracy

12. A resolution to grant planning permission shall mean that the director of planning 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 director of planning 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 director of planning 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 law and democracy, and which is satisfactory to the director of planning. 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 law and democracy. 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	Beverley Olamijulo 020 7525 7234
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 the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidi Agada, Constitutional Manager (Acting)	
Report Author	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	23 October 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	23 October 2017	

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE B
on Tuesday 31 October 2017

Appl. Type Full Planning Application
Site 10 MIDDLETON DRIVE, LONDON, SE16 6RZ

Reg. No. 17-AP-2948

TP No. TP/480-10

Ward Rotherhithe

Officer Patrick Cronin

Recommendation GRANT PERMISSION

Proposal

Conversion of the existing single dwellinghouse into x1 3-bedroomed flat, x1 studio flat and x1 1-bedroomed flat; construction of one single-storey rear extension and two single-storey side extensions, all at ground floor level; installation of a window and door on the front elevation at ground floor level; installation of x4 rooflights on the main pyramid roof; installation of x2 rooflights on the roof of the three-storey rear wing.

Item 7.1

Appl. Type Full Planning Application
Site THE REAL GREEK, RIVERSIDE HOUSE, 2A SOUTHWARK BRIDGE ROAD,
 LONDON, SE1 9HA

Reg. No. 17-AP-2071

TP No. TP/ADV/1396-2A

Ward Cathedrals

Officer Lasma Putrina

Recommendation GRANT PERMISSION

Proposal

Removal of unauthorised external works and reinstatement of 2no. terraces with 5no new umbrellas, new planters and glazed screening

Item 7.2

Appl. Type Advertisement Consent
Site THE REAL GREEK, RIVERSIDE HOUSE, 2A SOUTHWARK BRIDGE ROAD,
 LONDON, SE1 9HA

Reg. No. 17-AP-2072

TP No. TP/ADV/1396-2A

Ward Cathedrals

Officer Lasma Putrina

Recommendation GRANT PERMISSION

Proposal

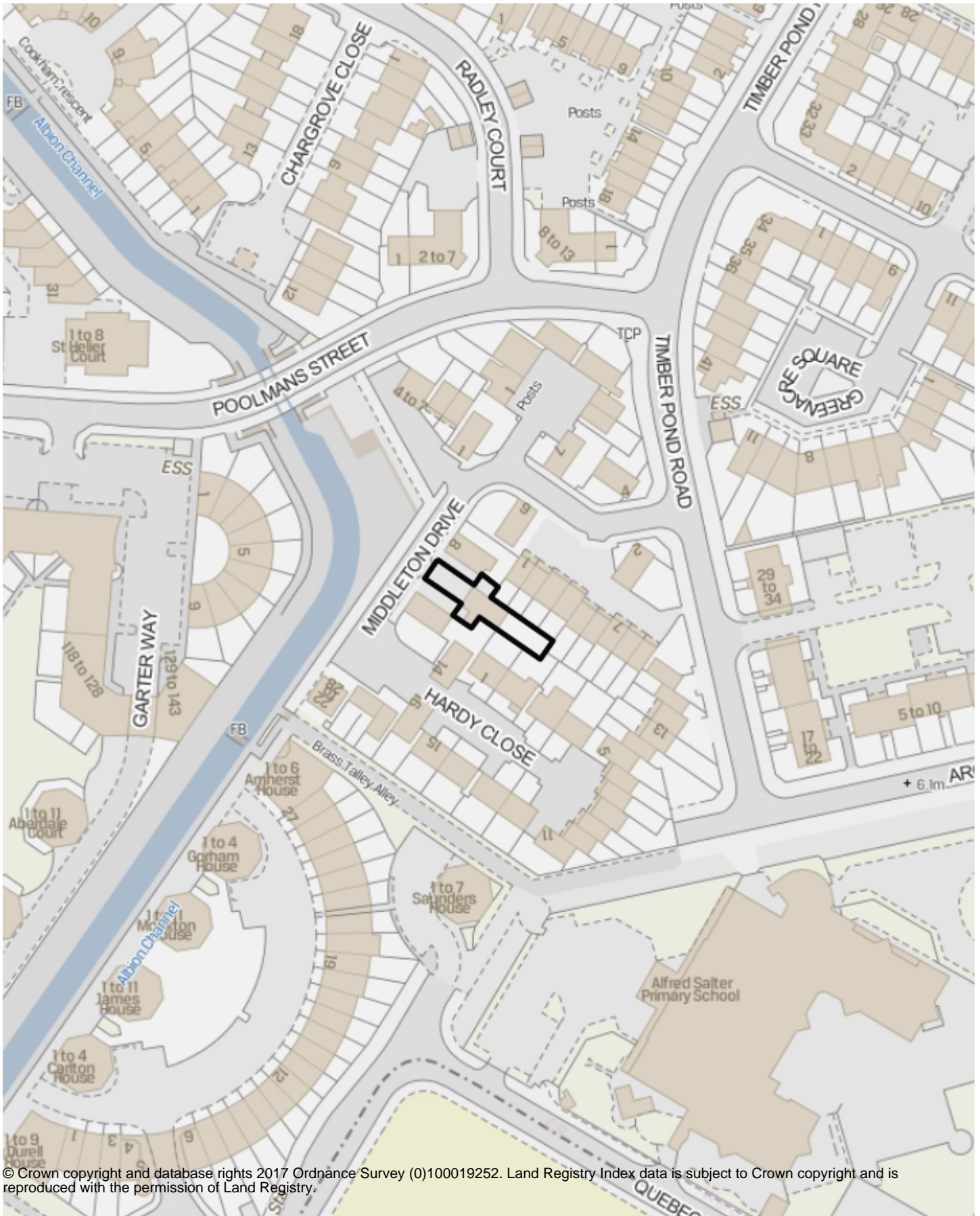
Display of non-illuminated advertisement on x5 umbrellas

Item 7.3


Agenda Item 7.1



10 MIDDLETON DRIVE, LONDON SE16 6RZ



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20-Oct-2017
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Item No. 7.1	Classification: Open	Date: 31 October 2017	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/2948 for: Full Planning Application Address: 10 MIDDLETON DRIVE, LONDON, SE16 6RZ Proposal: Conversion of the existing single dwellinghouse into x1 3-bedroom flat, x1 studio flat and x1 1-bedroom flat; construction of one single-storey rear extension and two single-storey side extensions, all at ground floor level; installation of a window and door on the front elevation at ground floor level; installation of x4 rooflights on the main pyramid roof; installation of x2 rooflights on the roof of the three-storey rear wing.		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning		
Application Start Date 01/08/2017		Application Expiry Date 26/09/2017	
Earliest Decision Date 08/09/2017			

RECOMMENDATION

1. That members grant full planning permission subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The application site comprises a three-storey four-bedroom family dwellinghouse with private rear amenity space of approximately 80 square metres and a portion of a front forecourt shared with the two adjoining properties, no. 8 Middleton Drive and no. 12 Middleton Drive. Single-storey extensions are presently under construction to either side (northeast and southwest) of the original body of the building and to the rear (southeast) of the rear wing.
3. The application site is bounded to the northeast by nos. 1, 2, 3, 4, and 5 Drake Close and no. 8 Middleton Drive. Adjoining the site to the southwest are nos. 12 and 14 Middleton Drive and nos. 1 and 2 Hardy Close. To the northwest is the highway of Middleton Drive, directly beyond which is the Albion Canal.
4. The ground level across the site is flat, and there are no notable changes in ground level between the application site and any adjoining land.
5. The application site is not a listed building nor is it located within a Conservation Area. There are no nearby designated heritage assets. The site falls within the Canada Water Action Area, the Urban Density Zone and an Air Quality Management Area.

Details of proposal

6. Planning permission is sought for the conversion of the dwellinghouse into three separate self-contained flats. The proposed ground floor flat would be a three-bedroom unit, the proposed first floor flat would be arranged in an open-plan 'studio' format, and the proposed uppermost flat—which would be laid out over two storeys—would be a one-bedroom unit. The three flats would be served by a communal stairwell. The proposed ground floor unit would benefit from sole use of the rear garden. In association with the conversion of the dwellinghouse, the following extensions and alterations are proposed:

Construction of two single-storey side extensions at ground floor level

7. The two symmetrically-matching extensions would each measure 3.10 metres in width, 5.20 metres in depth, 3.10 metres in height to the eaves and 4.10 metres in maximum height. Each extension would have brick-faced elevations and the roof slopes would be tile-hung. One brown uPVC-framed window would be installed to the front elevation of each extension. Extensions of very similar proportions are presently under construction but not substantially complete, having been consented as part of a previous planning application (14/AP/0306); the extensions proposed by this application differ from the consented scheme in terms of the arrangement of the windows and doors.

Construction of a single-storey rear extension at ground floor level

8. The single-storey flat-roof rear extension would measure 5.30 metres in width, 3.20 metres in depth and 3.10 metres in height. The extension would be brick-faced and a set of brown uPVC-framed patio doors and windows would be installed on the rear elevation. An extension of very similar proportions is presently under construction but not substantially complete, having been consented as part of a previous planning application (14/AP/0306); the extension proposed by 17/AP/2948 differs from the consented scheme in that the windows are slightly longer.

Fenestration changes to the front elevation at ground floor level

9. A new entrance door and window are proposed to the front elevation, both to be brown uPVC-framed, in place of the existing set of double doors. All infilling and making good would be in like-for-like brick.

Installation of four rooflights on the main pyramid roof as part of the conversion of the attic space

10. Four rooflights, each with a grey frame to match the colour of the host roof slope, would be installed on the main pyramid roof. Two would be installed on the front (northwest) roof slope, one on the side (northeast) roof slope and one on the rear (southwest) roof slope.

Installation of two rooflights on the roof of the three-storey rear wing

11. Two rooflights, each with a grey frame to match the colour of the host roof slope, would be installed on the pitched roof of the rear wing.

Planning history

12. The following planning history exists for the application site:

Application reference no.: 07/AP/1589
 Application type: Full Planning Application (FUL)

Erection of three storey extensions to both sides of existing house, to provide additional residential accommodation.

Decision date 30/10/2007
 Decision: **Refused (REF)**

Reason(s) for refusal:

1. The proposal, by reason of its height, mass, bulk and detailed design, would fail to respond positively to its surroundings. The inappropriate scale and design of the building would have a dominating effect on the existing dwelling and would appear visually intrusive in the streetscape creating a terracing effect within an area of detached houses. This is contrary to Policies 3.2 'Protection of Amenity', 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007 (July) and would have an unacceptable impact on the visual amenity of the area.
2. The proposed development by virtue of its scale, height and location in close proximity to the site boundary and the proposed windows on the rear elevation would have an adverse impact on the occupiers of adjoining properties in terms of a loss of privacy and daylight/sunlight. This is in conflict with the guidelines contained within SPG 5: Standards, Controls and Guidelines for Residential Development and Policies 3.2 'Protection of Amenity', 3.11 'Efficient Use of Land' and 3.12 'Quality in Design' of The Southwark Plan 2007 (July).
3. The excessive scale, bulk, height and mass of the proposed development in relation to the adjoining properties would represent an oppressive form of development that would result in an increased sense of enclosure detrimental to the residential amenities of the adjoining occupiers. As such the proposal is contrary to Policies 3.2 'Protection of Amenity', 3.11 'Efficient Use of Land' and 3.12 'Quality in Design' of The Southwark Plan 2007 (July).

Application reference no.: 08/AP/1168
 Application type: Full Planning Application (FUL)

Extensions to both sides on ground and first floor levels to provide increased accommodation for dwellinghouse.

Decision date 26/08/2008
 Decision: **Refused (REF)**

Reason(s) for refusal:

1. The proposal, by reason of its height, mass, bulk and detailed design, would fail to respond positively to its surroundings. The inappropriate scale and design of the building would have a dominating effect on the existing dwelling and would appear visually intrusive in the streetscape creating a terracing effect within an area of detached houses. This is contrary to Policies 3.2 'Protection of Amenity', 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007 (July) and would have an unacceptable impact on the visual amenity of the area.
2. The proposed development by virtue of its scale, height and location in close

proximity to the site boundary and the proposed windows on the rear elevation would have an adverse impact on the occupiers of adjoining properties in terms of a loss of privacy and daylight/sunlight. This is in conflict with the guidelines contained within SPG 5: Standards, Controls and Guidelines for Residential Development and Policies 3.2 'Protection of Amenity', 3.11 'Efficient Use of Land' and 3.12 'Quality in Design' of The Southwark Plan 2007 (July).

3. The excessive scale, bulk, height and mass of the proposed development in relation to the adjoining properties would represent an oppressive form of development that would result in an increased sense of enclosure detrimental to the residential amenities of the adjoining occupiers. As such the proposal is contrary to Policies 3.2 'Protection of Amenity' , 3.11 'Efficient Use of Land' and 3.12 'Quality in Design' of The Southwark Plan 2007 (July).

Application reference no.: 09/AP/0294

Application type: Certificate of Lawfulness - proposed (CLP)

Single storey side extension to provide additional residential accommodation.

Decision date 16/07/2009

Decision: **Refused (REF)**

Reason(s) for refusal:

1. The proposed development is not considered to be lawful as the property does not benefit from permitted development rights, which were removed by virtue of condition 8 of the London Docklands Development Corporation planning application reference S/85/1 dated 19/02/1985.

Application reference no.: 14/AP/0306

Application type: Full Planning Application (FUL)

Erection of single storey rear extension and two single storey side extensions to the rear to provide additional accommodation to dwellinghouse.

Decision date 30/06/2014

Decision: **Granted (GRA)**

Reason why 154/AP/0306 was granted:

The two previously-refused applications at this site (07/AP/1589 and 08/AP/1168) proposed much larger forms of development: 07/AP/1589 proposed a three-storey extension to either side of the dwellinghouse and 08/AP/1168 proposed a two-storey extension to either side of the dwellinghouse. Both were refused for their harmful impact on neighbours' amenity and their excessive size. 14/AP/0306 proposed single storey extensions to the side and rear, which by comparison with the two previous applications, caused no undue harm in terms of visual or neighbour amenity. Hence, 14/AP/0306 was granted permission.

Application reference no.: 15/AP/4493

Application type: Certificate of Lawfulness - proposed (CLP)

Certificate of Lawful Development (proposed) for change of use from a single family dwelling use class C3 to a house in multiple occupation use class C4

Decision date 06/01/2016

Decision: **Granted (GRA)**

Enforcement case number: 17/EN/0298
 Enforcement type: Unauthorised building works (UBW)

Rear extension being constructed taller than consented by 14AP0306 and formation of a HMO (Sui Generis) of more than six persons.

Decision date: 03/07/2017

Decided Action: **Planning Application Invited (PAI)**

Summary of outcome:

- On the advice of the enforcement officer, the roof was reconstructed with a shallower profile, which effected a reduction in the height of the extension to approximately 3.10 metres. The Planning Enforcement team considered this consisted of a non-material change, thereby resolving the breach.
- The applicant was planning an HMO / arrangement of studio flats for at least eleven persons. It was advised that consent is required for a Sui generis HMO with more than six people and that a development of three flats would be preferable so long as it is SPD and national space standard compliant and so long as a family sized unit is achieved. The enforcement officer invited a planning application for either flats or a large Sui generis HMO, advising that the latter could be problematic.

Planning history of adjoining sites

4. While planning history cases exist for adjoining sites, none are relevant in the determination of 17/AP/2948.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

5. The main issues to be considered in respect of this application are:

The principle of the development in terms of land use and conformity with strategic policies;

- i. The impact of the development on the amenity of neighbours;
- ii. The impact of adjoining and nearby uses on occupiers and users of proposed development
- iii. The design of the proposal and its impact on the character and appearance of the streetscene and wider local area;
- iv. The quality of the proposed residential accommodation;
- v. Transport impacts including refuse, recycling and cycle storage arrangements;
- vi. Planning obligations and CIL
- vii. All other relevant material planning considerations.

Planning policy

6. National Planning Policy Framework (the Framework)

Section 6 - Delivering a wide choice of high quality homes
 Section 7 - Requiring good design

7. The London Plan 2016

- 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 Parking
- Policy 6.9 Cycling
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

8. Relevant Supplementary Planning Guidance / Documents (SPG/SPD)

- Mayor of London: Housing (2016)
- Mayor of London: Accessible London: Achieving an Inclusive Environment (Saved SPG, 2004)
- Mayor of London: Sustainable Design and Construction (Saved SPG, 2006)

9. 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

10. 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 3.1 Environmental effects
- 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 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

11. Relevant Supplementary Planning Guidance / Documents (SPG/SPD)

- 2015 Technical Update to the Residential Design Standards (2011)
- Sustainable Design and Construction (2009)
- Sustainable Transport (2010)
- Waste Management Guidance Notes for Residential Developments (2014)

12. Summary of consultation responses

Total number of representations:	17				
In favour:	0	Against:	17	Neutral:	0
Petitions in favour:	0	Petitions against:	0		

13. A total of seventeen objections were received from members of the public to the proposed development. No supportive or neutral comments were received. A summary of the material planning considerations raised by the representations follows below:

- Loss of single family dwellinghouse
- Efficient use of the land
- Impact on the amenity currently enjoyed by neighbouring occupiers
- Quality of design
- Quality of proposed accommodation
- Off-street parking reduction, local highway network impacts and servicing issues
- Provision of refuse and cycle storage facilities

14. These matters are comprehensively addressed in the subsequent parts of this officer's report.

15. Aside from the material planning considerations listed above, members of the public raised concerns that proposed development would breach restrictive covenants stated within the title deeds to the property. Officers have reviewed these covenants which prohibit the use of the building other than as a single private residence and detail the access rights to the sides of the property. These restrictive covenants are covered by civil law and are private property matters, and as such are not material planning considerations. This application should be determined in accordance with planning policy and material considerations.

Consultation: Internal and external consultees

Southwark Council's Transport team

16. The Transport team recommended a condition prohibiting occupiers of the dwellings from obtaining a parking permit.

Southwark Council's Environmental Protection team

17. The Environmental Protection Team requested that a condition stipulating minimum residential internal noise levels be attached to the decision notice in the event that planning permission is granted.

Thames Water

18. No objections received.

Principle of development in terms of land use and conformity with strategic policies

Land use

19. The lawful use of the existing building is residential (C3 use class). As the proposed development would also be C3, the application raises no land use issues.

Residential density

20. The application site occupies 0.0222 hectares and the proposed development would deliver a total of eight habitable rooms. This would equate to residential density of 360 habitable rooms per hectare, which is acceptable in this Urban Density Zone location where densities should fall within a range of 200-700 habitable rooms per hectare. As such, it can be concluded that the proposed development would not represent an overdevelopment.

Loss of a single family dwellinghouse

21. Saved Policy 4.3 of the Southwark Plan states that permission will not be granted for the conversion of a single dwellinghouse of 130 square metres or less original net internal floorspace into two or more dwellings in order to retain properties for occupation by small families, for which there is a known need within the borough.
22. The subject dwellinghouse as originally constructed comprised an internal floorspace of 150.8 square metres (49.20 square metres at ground floor level, and 50.80 square metres on both the first floor and second floor). The principle of development is acceptable.
23. Some of the public objections contend that a condition was attached to the original grant of consent for the wider development (known at that time as "Housing Site 12, Surrey Quays") preventing the subdivision of the houses into flats. The Local Planning Authority has retrieved the original decision notice (London Dockland Development Corporation ref: S/85/154) and has found there to be no conditions precluding subdivision of any of the dwellinghouses within the development. Thus, the loss of the single family dwellinghouse would not breach any previously-imposed planning conditions.

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

Overlooking

24. At ground floor level, it is proposed to introduce a new door and window within the existing front elevation, together with one window in the front elevation of each of the proposed side extensions. None of these new glazed apertures would be angled or positioned sufficiently close to nearby windows such that neighbouring occupiers would experience a loss of privacy. It is also noted that the fenestration is not dissimilar to that of the consented and partially implemented scheme at this site (ref: 14/AP/0306).
25. The glazed doors and windows within the single-storey ground floor rear extension would offer views onto the garden of the subject property, which is enclosed by fencing. Thus, these new glazed apertures would not infringe on the privacy of any neighbouring occupiers.
26. All proposed glazed apertures on the upper floors would replicate the existing pattern of overlooking and all proposed rooflights would offer views to the sky. Thus, neighbours' amenity would be protected.

Sense of enclosure and outlook

27. The extensions proposed by this application are of an identical footprint and positioning to those approved under 14/AP/0306. However, in comparison with the earlier permission, the side extensions proposed now would be 30 centimetres greater at the eaves and 20 centimetres greater at their maximum height, while the rear extension would have an overall height 10 centimetres greater than the consented scheme. These increases in height do not represent a significant change to the previously-consented scheme. As such, it is not considered that the height, massing and scale of the proposed extensions would impact detrimentally on the sense of openness and quality of outlook enjoyed from neighbouring properties.

Daylight and sunlight

28. As explained above, the footprint and positioning of the extensions proposed by this application match that of the extensions approved under 14/AP/0306. The difference between the proposed extensions and those previously consented which has the potential to impact on daylight and sunlight receipt is the additional height. However, it is considered that the degree of change in comparison to the consented scheme would not be significant and all nearby clear-glazed apertures are a sufficient distance away from the proposed extension for there to be no risk of daylight and sunlight losses at neighbouring properties, especially when considered against the backdrop of the existing building

Noise disturbance

29. Some of the representations received as part of the public consultation process raised concerns that the conversion of the property to three dwelling units would result in increased noise levels post-occupation.
30. The existing dwelling has four bedrooms which could be occupied by eight people. The proposed development would deliver one five-person and two two-person dwellings resulting in an occupation of nine people, meaning the building would not undergo a considerable intensification of occupation. Furthermore, noise generated by typical domestic activities such as cooking and watching television is to be expected in a predominantly residential location such as this. Another relevant consideration is that, by reason of the subject property not directly adjoining other properties, no inter-dwelling noise transfer would arise. Taking these factors into account in the round, it is considered that existing nearby occupiers would not be subject to undue noise disturbance as a result of the proposed works.

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

31. The local area is prevailingly residential. As such, it is not considered that any adjoining and nearby uses would restrict the future occupiers from making full use of the proposed development.

The design of the proposal and its impact on the character and appearance of the streetscene and wider local area

32. In terms of their positioning, footprint and use of materials, the proposed side and rear extensions match the extensions consented under 14/AP/0306. The two main respects in which the proposed scheme differs from 14/AP/0306 are that an alternative fenestration is proposed and the height of the extensions would be slightly greater. These are small-scale changes which are acceptable with respect to design.
33. Some of the representations received during the consultation process highlight that the brick in which the two partially-built side extensions are faced is of a colour not

matching the original building, despite this being a condition of the consent granted by 14/AP/0306. While it is undesirable that the extensions in their partially built form have been faced in a brick not matching the colour of any of the bricks on the existing property, the coursing is correspondent with the existing coursing, a shadow recess has been incorporated and the brick is of a reddish hue not markedly at odds with the existing finishes in the local area. On the basis of the foregoing, and taking into account that the property is well set-back from the public highway, the enforcement team has determined that the breach of condition does not cause significant harm and would not be expedient to enforce against.

34. The proposed window and door frames to be used on the side extensions and rear extension would be brown uPVC to match existing, which would achieve a consistency of style with the host building.
35. The use of roof tiles matching the existing tiles would secure a good quality of design.
36. The installations of rooflights are the only external changes affecting the outward appearance of the upper floors of the building. The rooflight frames would match the colour of the host roofslope so would not appear visually prominent or incongruous.
37. Complaints have been raised by neighbours that the external bin storage would be unsightly. However, storing wheelie bins externally is common in residential areas and would not cause undue harm to the visual amenity of the environs.

The quality of the proposed residential accommodation

Sizes of flats, rooms and outdoor amenity space

38. The proposed development would deliver three new dwellings. The schedule of accommodation for the ground floor flat (a three-bedroom, five-person, single-storey unit) is set out below:

Room	Floor Area (sq. m)	Minimum Floor Area Req'ment (sq. m)	Complies?
Living/Kitchen/Dining	33.10	30.00	YES
Master (Double) Bedroom	14.10	12.00	YES
Second (Double) Bedroom	14.00	12.00	YES
Third (Single) Bedroom	8.10	7.00	YES
Bathroom	4.60	3.50	YES
Built-in Storage	5.10	2.00	YES
Dwelling	Floor Area (sq. m)	Minimum Floor Area Req'ment (sq. m)	Complies?

External Amenity Space	70.60	10.00 (desirable)	YES
Gross Internal Area (GIA)**	86.50	86.00	YES

***The Gross Internal Floor Area has been calculated as per the instructions of the Residential Design Standards, to include all elements between the internal faces of the perimeter walls that enclose the dwelling and to exclude any part of the floor area with a head height less than 1.50 metres except that to be used solely for storage.*

39. The schedule of accommodation for the first floor flat (a studio unit) is set out below:

Room	Floor Area (sq. m)	Minimum Floor Area Req'ment (sq. m)	Complies?
Living/Kitchen/Dining/Sleeping	40.10	N/A, provided the dwelling meets the required GIA	YES
Bathroom	3.50	3.50	YES
Built-in Storage	1.40	1.00	YES
Dwelling	Floor Area (sq. m)	Minimum Floor Area Req'ment (sq. m)	Complies?
External Amenity Space	0	10.00	NO Shortfall: 10.00 sq. m
Gross Internal Area (GIA)**	44.50	37.00	YES

***The Gross Internal Floor Area has been calculated as per the instructions of the Residential Design Standards, to include all elements between the internal faces of the perimeter walls that enclose the dwelling and to exclude any part of the floor area with a head height less than 1.50 metres except that to be used solely for storage.*

40. The schedule of accommodation for the second and third floor flat (a one-bedroom, two-person, two-storey unit) is set out below:

Room	Floor Area (sq. m)	Minimum Floor Area Req'ment (sq. m)	Complies?
Living/Dining	20.00	16.00	YES
Kitchen	11.80	6.00	YES
Master (Double) Bedroom	15.70	12.00	YES
Bathroom	3.20	3.50	NO Shortfall: 0.30 sq. m

Built-in Storage	5.30	1.50	YES
Dwelling	Floor Area (sq. m)	Minimum Floor Area Req'ment (sq. m)	Complies?
External Amenity Space	0	10.00 (desirable)	NO Shortfall: 10.00 sq. m
Gross Internal Area (GIA)**	86.00	58.00	YES

***The Gross Internal Floor Area has been calculated as per the instructions of the Residential Design Standards, to include all elements between the internal faces of the perimeter walls that enclose the dwelling and to exclude any part of the floor area with a head height less than 1.50 metres except that to be used solely for storage.*

41. With the exception of a very small floorspace shortfall in the bathroom of the uppermost flat, the GIA and room sizes of the three proposed dwellings are compliant. Room shapes are practical and the overall layout is logical.
42. A generously-sized outdoor amenity space would be provided for the ground floor flat which, of all three proposed dwellings, is the one best lent to occupation by a family. While the other two dwellings would not have access to any private outdoor amenity space, this is common for flats on the upper floors of converted buildings. It should also be noted that open public space can be found close by, with the woodland and park at Russia Dock being less than 300 metres away. On balance, the failure to provide outdoor amenity space for the two upper flats is considered acceptable in this instance.

Quality of outlook from the proposed accommodation

43. All flats would achieve dual aspect and all habitable rooms would be served by good-sized glazed apertures providing a horizontal outlook. Although the bedroom within the uppermost flat would be served only by rooflights, it would still be possible for an individual stood within the bedroom to acquire views 'out' along a horizontal plane. As such, the quality of outlook from all three flats would be adequate.

Daylight and sunlight receipt from the proposed accommodation

44. Internal daylight and sunlight levels would be acceptable with the three proposed flats, as all habitable rooms would be served by apertures of large glazed surface area.

Vertical arrangement of accommodation

45. The kitchen in the top floor flat would be located above the sleeping area of the flat below, but any risk of undue vertical noise transfer can be overcome through the imposition of noise restriction conditions. Aside from this, the proposal would achieve vertical stacking of similar room types, and so no concerns remain in this regard.

Energy efficiency

46. Some objections received during the public consultation process contended that the proposed development did not demonstrate efforts to achieve energy efficiency, as required by Saved Policy 3.4 of the Southwark Plan.

47. It is considered that, by reason of the layout of the flats and the size of glazed apertures in relation to the floor area of the rooms, the proposed development has been designed to maximise the use of natural daylight, heat and ventilation. This would achieve the broad aims of Saved Policy 3.4.

Transport impacts including refuse, recycling and cycle storage arrangements

Waste/refuse storage

48. In line with Section 2.2 of the Council's 'Waste Management Guidance Notes for Residential Developments' (February 2014) the refuse storage requirements for the three proposed flat at this address have been calculated as follows:

- Base figure for weekly volume refuse: $(30L + 210L) + (30L + 140L) + (30L + 140L)$ = 580L
- Total weekly volume of recycling: $(580L \times 0.5)$ = 290L
- Total volume of residual waste: $(580L \times 0.75)$ = 435L
- Total combined residual and recycling: $(290L + 435L)$ = 725L

49. At the front of the property, is proposed to store three 360 litre wheelie bins for residual waste and one 360 litre wheelie bin for recycling. This would be sufficient to accommodate the volumes for the three proposed dwellings. While public objections have been received with regard to bins being stored outside, this is a common arrangement in residential areas and the location proposed is well set-back from the public highway. Therefore, no concerns remain with respect to waste/refuse storage proposals.

Cycle storage

50. The London Plan requires a minimum of four cycle spaces to be provided for this development (two for the ground floor unit, and one for each of the upper units). This planning application proposes to instate one Sheffield stand within the entrance hall, which is a safe, weatherproof and accessible location. A further Sheffield stand would be sited externally at the front of the property, which is suitably close to the main entrance door and a good distance from the public highway, making it accessible for future occupiers and reasonably secure from risk of theft/vandalism. Each Sheffield stand would provide storage for two cycles and the stands would be on land wholly within the ownership of the applicant. As such the proposal meets the requirements of the London Plan with regard to cycle storage.

On-site parking

51. Objections were raised by neighbours to the construction of the side extensions because the land could alternatively be used for car parking. Given that consent has previously been granted (and the consent has been partially implemented) for the construction of side extensions at no. 10 Middleton Drive, it would be untenable to refuse the application on the grounds of loss of car parking. It should also be noted that in this location —deemed to have a Public Transport Accessibility Level of 4 (good) by Transport for London where 0 is worst and 6b is best— car-free developments are encouraged. It is also noted that the forecourt would be largely retained as a result of the development, potentially allowing for off-street parking for the future residents.

On-street parking and trip generation

52. Neighbours have raised concerns that two additional dwellings will lead to increased on-street parking strain. At present, Middleton Drive is not located within a Controlled Parking Zone, meaning it is not currently possible to control on-street parking. Furthermore, this is relatively small-scale proposal and is unlikely to have appreciable impacts with regard to on-street parking.

In line with the guidance set out in the Parking Addendum of Chapter 6 of the London Plan, the trip generation arising for this development would be in the region of 4.5 per week, one of which would be refuse collection which happens on Middleton Drive at present. This trip generation is not significant, and thus no concerns remain with regard to this matter.

Access for fire emergency vehicles

53. Some members of the public raised concerns that the construction of the two side extensions would 'close-off' access to the rear of nos. 1-9 Drake Close and nos. 1-4 Hardy Close, preventing a fire/pumping engine from being able to park sufficiently closeby in the event of a fire. This matter is covered by the building regulations and not a material planning consideration.
54. The London Fire Brigade's *Fire Safety Note GN 25 - Access for Fire Appliances* requires a fire/pumping engine to be able to park within 45 metres of a residential property. Although the two side extensions at no. 10 Middleton Drive would impede the ability of a fire/pumping engine to access the rear of the neighbouring properties from the forecourt, a vehicle could still park at the hammerhead of Hardy Close and be within 45 metres of these properties, with indirect access achievable across the rear gardens of no. 5 Hardy Close and no. 15 Drake Close.

Planning obligations and CIL

55. The application is liable for Mayoral CIL and Southwark CIL. The levies have been calculated as follows:

Southwark CIL:	69 sqm (chargeable area) x £200/sqm x 286/259	= £15,239
Mayoral CIL:	69 sqm (chargeable area) x £35/sqm x 286/223	= £3,097

Other matters

Impact on development potential of adjoining plots

56. Objections were raised to the two side extensions because they would incorporate boundary-edge front-facing windows. This would create direct overlooking of the parts of the forecourt owned by others, which in the objectors' view would potentially restrict the adjoining owners from developing their property and/or land in the future.
57. While portions of the forecourt are technically within the ownership of nos. 8 and 12 Middleton Drive, the space as a whole is for shared use by all three properties and its retention as an open 'square' is essential to preserving outlook and daylight for all three properties. It is highly unlikely that extending any of the three properties beyond the existing forecourt-fronting elevations would be acceptable because to do so would likely cause harm to neighbouring occupiers' amenity. Therefore, the location of the proposed windows directly on the boundary of neighbouring plots is not considered to represent a contravention of Saved Policy 3.11.

58. In any event, the side extensions were approved as part of a previous planning application and have been partially constructed, so the principle of introducing boundary-edge windows has been established.

Community impact statement

59. 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) Issues relevant to particular communities/groups likely to be affected by the proposal have been identified above, where necessary.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above along with specific actions to ameliorate these implications.

Human rights implications

60. 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.
61. This application has the legitimate aim of providing a conversion of an existing dwellinghouse to three residential units together with alterations and extensions. 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 issues

62. The application has undergone amendments during the determination period to respond to some of the objections raised by members of the public and to ensure the proposal is policy compliant.
63. In its amended form, the proposed development accords with the principles of sustainable development. It complies with current policy, respects the amenity of neighbouring properties and is of acceptable design. Accordingly, it is recommended that members grant full planning permission subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/480-10 Application file: 17/AP/2948 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 5535 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	Patrick Cronin, Development Management	
Version	Final	
Dated	19 October 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	19 October 2017	

APPENDIX 1**Consultation undertaken****Site notice date:** 16/08/2017**Press notice date:** n/a**Case officer site visit date:** 18/08/2017**Neighbour consultation letters sent:** 03/08/2017**Internal services consulted:**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations consulted:

Thames Water - Development Planning

Neighbour and local groups consulted:

2 Hardy Close London SE16 6RT
 1 Hardy Close London SE16 6RT
 12 Middleton Drive London SE16 6RZ
 8 Middleton Drive London SE16 6RZ
 14 Middleton Drive London SE16 6RZ
 2 Drake Close London SE16 6RS
 1 Drake Close London SE16 6RS
 3 Drake Close London SE16 6RS
 5 Drake Close London SE16 6RS
 4 Drake Close London SE16 6RS
 Cabinet Office 160 Tooley Street SE1 2QH

London Borough Of Southwark 160 Tooley Street SE1 2QH
 2 Middleton Drive London SE16 6RZ
 18 Middleton Drive London SE16 6RZ
 7 Drake Close Rotherhithe SE16 6RS
 4 Stanhope Close Rotherhithe SE16 6RX
 13 Drake Close London SE16 6RS
 10 Drake Close London SE16 6RS
 Deptford Methodist Church 1 Creek Road SE8 3BT
 12 Middleton Drive London SE16 6RY
 4 Stanhope Close Surrey Quays SE16 6RX
 11 Hardy Close London SE16 6RT

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Cabinet Office 160 Tooley Street SE1 2QH
Deptford Methodist Church 1 Creek Road SE8 3BT
London Borough Of Southwark 160 Tooley Street SE1 2QH
10 Drake Close London SE16 6RS
11 Hardy Close London SE16 6RT
12 Middleton Drive London SE16 6RY
12 Middleton Drive London SE16 6RZ
13 Drake Close London SE16 6RS
14 Middleton Drive London SE16 6RZ
18 Middleton Drive London SE16 6RZ
2 Hardy Close London SE16 6RT
2 Middleton Drive London SE16 6RZ
3 Drake Close London SE16 6RS
3 Drake Close London SE16 6RS
4 Stanhope Close Rotherhithe SE16 6RX
4 Stanhope Close Surrey Quays SE16 6RX
7 Drake Close Rotherhithe SE16 6RS
8 Middleton Drive London SE16 6RZ

**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 Nabil Bkakil	Reg. Number 17/AP/2948
Application Type	Full Planning Application	
Recommendation	Grant permission	Case Number TP/480-10

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Conversion of the existing single dwellinghouse into x1 3-bedroomed flat, x1 studio flat and x1 1-bedroomed flat; construction of one single-storey rear extension and two single-storey side extensions, all at ground floor level; installation of a window and door on the front elevation at ground floor level; installation of x4 rooflights on the main pyramid roof; installation of x2 rooflights on the roof of the three-storey rear wing.

At: 10 MIDDLETON DRIVE, LONDON, SE16 6RZ

In accordance with application received on 31/07/2017 16:00:46

and Applicant's Drawing Nos.

- 01 - REVISION B (LS) - LOCATION AND SITE LOCATION PLANS
- 02 - EXISTING FLOOR PLANS, ELEVATIONS AND SECTION
- 03 - REVISION C (LS) - PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION

Subject to the following six conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

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

03 - REVISION C (LS) - PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION

Reason:

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

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 Before the first occupation of any of the three dwellings hereby permitted the cycle storage facilities as shown on drawing 03 - REVISION C (LS) - PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION shall be installed and thereafter 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 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

- 4 Before the first occupation of any of the dwellings hereby permitted, the refuse storage facilities on the drawing 003 - REVISION C (LS) - PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION shall be provided and made available for use by the occupiers of the dwellings and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: The National Planning Policy Framework 2012; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; and Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007.

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

- 5 With the exception of the facing bricks which would not be of a colour and appearance matching the existing dwellinghouse despite the application form suggesting otherwise, 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.

- 6 The sound insulation between the first floor flat and the flat above shall be 5dB above that required by Approved Document E of the Building Regulations.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise because of conflicting stacking Strategic Policy 13 (High environmental standards) of the Core Strategy (2011); Saved Policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) 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 pre-application service was not used for this application.

The applicant was advised of amendments needed to improve the prospects of achieving planning approval.

The application was validated promptly.

Informative**Out of Hours Site Works S61 CoPA'74**

All developers and contractors working on this development are given notice that standard site hours are:

Monday to Friday – 08.00 – 18.00hrs

Saturday – 09.00 – 14.00hrs

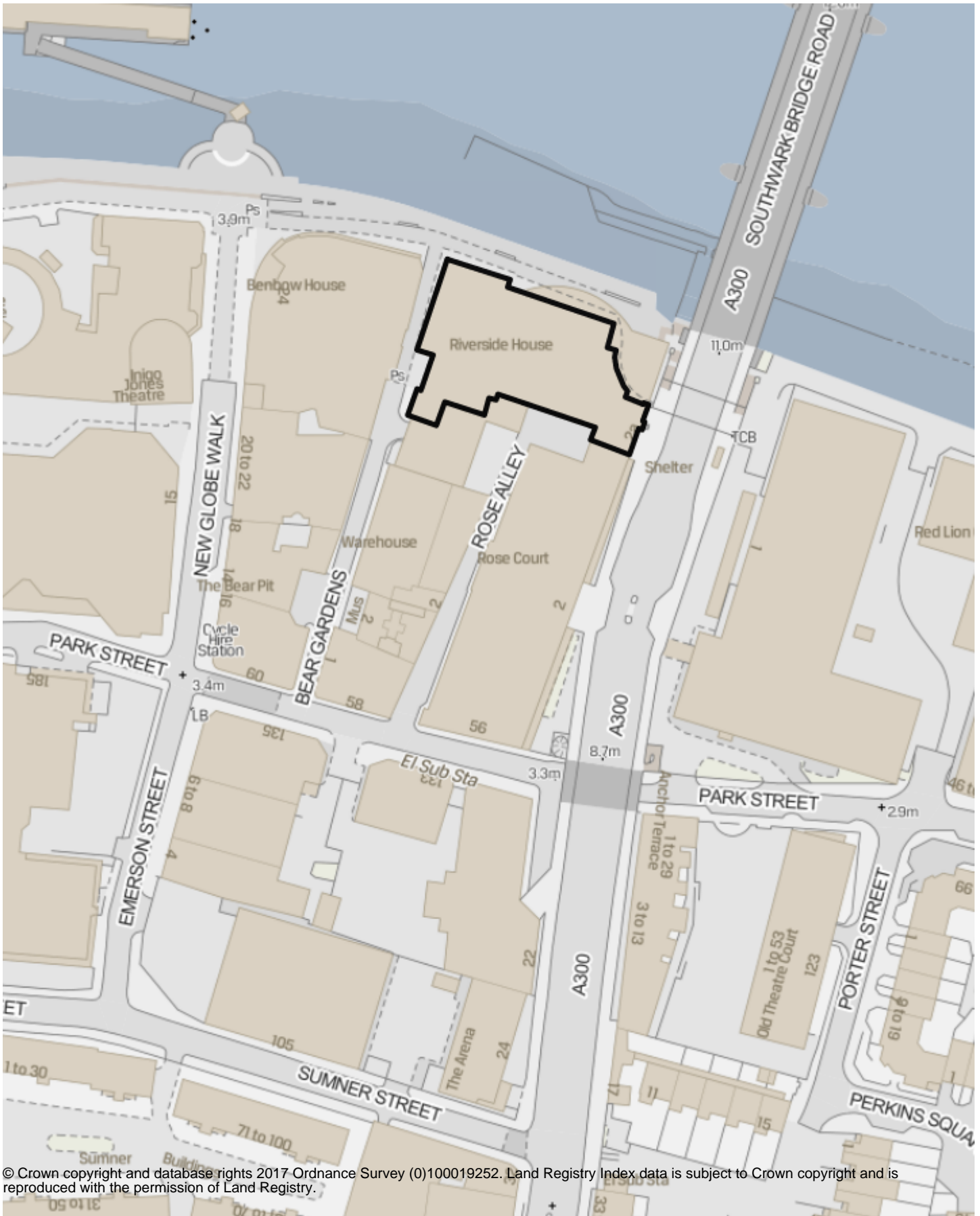
Sundays & Bank Hols – no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:-

<http://southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

**THE REAL GREEK, RIVERSIDE HOUSE 2A SOUTHWARK
BRIDGE ROAD, LONDON SE1 9HA**



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Item No. 7.2	Classification: Open	Date: 31 October 2017	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/2071 for: Full Planning Application Address: THE REAL GREEK, RIVERSIDE HOUSE, 2A SOUTHWARK BRIDGE ROAD, LONDON, SE1 9HA Proposal: Removal of unauthorised external works and reinstatement of 2no. terraces with 5no new umbrellas, new planters and glazed screening		
Ward(s) or groups affected:	Cathedrals		
From:	Director of Planning		
Application Start Date 07/06/2017		Application Expiry Date 02/08/2017	
Earliest Decision Date 29/07/2017			

RECOMMENDATION

1. That full planning permission be granted subject to conditions.

Site location and description

2. The site is an 11 storey office block immediately to the west of Southwark Bridge's southern banking. The area has a mixture of commercial and residential uses. Benbow House and 20 New Globe Walk accommodate the latter, immediately to the west and southwest of the host building respectively.
3. The property is not listed and is not located within close proximity to any listed buildings. It is also not located within a conservation area, though it directly adjoins the boundary of the Bear Gardens Conservation Area.
4. The site is also located within:
 - Bankside, Borough and London Bridge Opportunity Area
 - Borough, Bermondsey and Rivers Archaeological Priority Zone
 - Thames Policy Area
 - Bankside, Borough, London Bridge Strategic Cultural Area
 - Bankside and Borough District Town Centre
 - Central Activity Zone
 - Air Quality Management Area

Details of proposal

5. Planning consent is sought for removal of current unauthorised works that comprise a metal, timber and glass structure to the front of the building, enclosing the outdoor seating area. Instead, it is proposed to enclose the seating area with a 1.6m high balustrade that would be formed of 0.8m high timber fence and 0.8m high glass

panels on top. Additionally, it is proposed to install 5 umbrellas to provide cover for the terrace. The umbrellas would be 2.5m high at the lowest point and 3.1m high at the highest point when opened. When closed, they would be approximately 3.9m high.

6. *Amendments:* Following review of the proposal, it was considered that it would be more appropriate to set the terrace in from Bear Gardens, in line with the existing side elevation of the building. An amended proposal has been submitted showing the terrace being moved in line with the current building elevation. Following concerns by the Highways team regarding safe use of the pedestrian pathway that would be opened up and the high step down that now would have to be taken to walk towards the river, step free access in the form of a ramp has been shown on the plans.

Planning history

7. 04/AP/1240 Application type: Full planning application (FUL)
Retention of three fixed tables (ancillary to the restaurant) on the external ground floor terrace of the building, fronting the river
Decision date 04/03/2005 Decision: Granted (GRA)
8. 08/AP/0996 Application type: Advertisement consent (ADV)
The replacement of the fascia signage along the northern and western frontages, installation of a projecting sign, and replacement of the signage surrounding the outdoor seating area.
Decision date 07/07/2008 Decision: Granted (GRA)

Summary of main issues

9. The main issues to be considered in respect of this application are:
- a) Acceptability of development in principle and conformity with Council's policies;
 - b) Impact on amenity of adjoining occupiers and users of the area;
 - c) Design quality;
 - d) Transport impacts;
 - e) Other matters.

Planning policy

10. National Planning Policy Framework (the Framework)
Section 7 - Requiring good design
Section 12 - Conserving and enhancing the historic environment
11. The London Plan 2016
Policy 7.4 - Local character
Policy 7.6 - Architecture
12. Core Strategy 2011
Strategic policy 3 - Shopping, leisure and entertainment
Strategic policy 12 - Design and conservation
Southwark Plan 2007 (July) - saved policies
13. 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 1.7	Development within town and local centres
Policy 3.2	Protection of amenity
Policy 3.12	Quality in design
Policy 3.13	Urban design
Policy 3.18	Setting of listed buildings, conservation areas and world heritage sites
Policy 3.19	Archaeology
Policy 3.29	Development within the Thames policy area
Policy 5.2	Transport impacts

Summary of consultation responses

14. One objection to the proposal has been received detailing following concerns:
1. Insufficient design consideration has been provided given that the site is located in a conservation area;
 2. The terrace extends further than the side elevation of the building, encroaching onto the pavement and obscuring view towards Waterman's seat;
 3. The proposal does not match the scheme that was approved prior to the construction of the current unlawful works. The new proposal creates more enclosure with glass screens and parasols that is unacceptable;
 4. Proposal, if approved, would be a negative precedent for similar development in the area.
15. *Assessment:* Since the comment was submitted, the proposal has been amended to reduce its width and align the terrace with the existing side elevation of the building. Other elements, such as glass balustrades and parasols are still a part of the application. While the application is part-retrospective and seeks to remove the current wooden structure, the applicant is not obliged to go back to the previously approved design. The assessment of current proposed design is provided below.

Principle of development

16. The acceptability of the principle of an outdoor seating area has been established since 2004, when this was granted permission. Other establishments in the area, such as Pizza Express next door, also feature outdoor seating areas. It is therefore considered that there are no objections to the proposal of retaining the outdoor seating area. However, its overall acceptability will depend on design detail, which is discussed below in the report.

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

17. The outdoor seating area has been in place since the original permission was granted in 2004. The current proposal is to remove the unauthorised wooden structure that encloses it, and set it away from the corner with Bear Gardens. The reduction in width of the terrace is a response to concerns regarding its visual appearance. While arguably design wise, this issue has been reconciled, setting back the terrace would result in the pavement along Bear Gardens being left unobstructed. This will have a positive impact on the pedestrians who could now walk on the pathway rather than on the street.

18. However, it is noted that the pavement slopes upwards along Bear Gardens towards the Thames and ends with a high step. This has been identified as a health and safety issue by the Highways Team and they have requested for level access to be provided. Amended plans show a ramp that would be installed, eliminating the high step and providing safe and level access. Highways team's concerns have therefore been overcome and the proposal would not have a negative impact on the amenity of the surrounding occupiers or passers-by.

Design issues

19. The application site is located on the boundary of Bear Gardens Conservation Area which stretches to the west and south from the Riverside House. Removal of the unauthorised works would improve the appearance of the property and the wider area. Furthermore, setting the terrace in from the Bear Gardens would also contribute to a more symmetrical appearance and relationship between the terrace and the host building.
20. Moreover, one of the concerns raised in the objections relates to views of the Ferrymans' seat (referred to as Watermans' seat in the comment), which is set within the side elevation of Riverside House facing onto Bear Gardens. The current terrace obscures views to the seat from the riverside, whereas setting the terrace back would open up this view. The proposal therefore reconciles the concerns raised in the objection and thus is found acceptable.
21. Lastly, installation of a timber and glass enclosure along the perimeter together with planting and umbrellas would reduce the visual bulk in comparison to the current structure. The terrace would be similar in appearance to other outdoor seating areas along the riverside, such as one outside Pizza Express to the west. Overall, it is therefore considered that the proposal would be visually acceptable and would not have a negative impact on the setting of the nearby conservation area.

Other matters

22. The site is located within the Archaeological Priority Zone, however, the works would not entail digging up the foundations of the terrace and thus no further information has been requested.

Conclusion on planning issues

23. The proposed works for removal of unauthorised structure and installation of a new outdoor seating terrace would be visually acceptable and would not have an adverse impact on the passers-by and nearby occupiers. The application is therefore recommended for approval.

Community impact statement

24. 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.

Consultations

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

Consultation replies

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

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 a new outdoor seating area. 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/ADV/1396-2A Application file: 17/AP/2071 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 7708 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Lasma Putrina, Planning Officer	
Version	Final	
Dated	19 October 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	19 October 2017	

APPENDIX 1**Consultation undertaken****Site notice date:** 28/06/2017**Press notice date:** 06/07/2017**Case officer site visit date:** 13/07/2017**Neighbour consultation letters sent:** 30/06/2017**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

Cllr Noakes

Neighbour and local groups consulted:

Mezz Riverside House SE1 9HA
 Seventh Floor Rear Riverside House SE1 9HA
 Tenth Floor Riverside House SE1 9HA

Sixth To Eighth Floors Excluding Seventh Floor Rear
 Riverside House SE1 9HA
 The Hub Lexington Catering Riverside House SE1 9HA

Ninth Floor Riverside House SE1 9HA
 Eat Cafe Riverside House SE1 9HA
 First Floor Riverside House SE1 9HA
 Ground Floor To Fifth Floor And Eleventh Floor Riverside
 House SE1 9HA
 Unit 3 Riverside House SE1 9HA

32 Benbow House 24 New Globe Walk SE1 9DS

Re-consultation: n/a**APPENDIX 2****Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

32 Benbow House 24 New Globe Walk SE1 9DS

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	Tim Mullany	Reg. Number	17/AP/2071
Application Type	Full Planning Application	Case Number	TP/ADV/1396-2A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Removal of unauthorised external works and reinstatement of 2no. terraces with 5no new umbrellas, new planters and glazed screening

At: THE REAL GREEK, RIVERSIDE HOUSE, 2A SOUTHWARK BRIDGE ROAD, LONDON, SE1 9HA

**In accordance with application received on 24/05/2017 16:03:37
and revisions/amendments received on 18/10/2017**

and Applicant's Drawing Nos. Site location plan, Proposed plan and elevation (area 1), Proposed plan and elevation (area 2), Proposed section.

Subject to the following three 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: Proposed plan and elevation (area 1), Proposed plan and elevation (area 2), Proposed section

Reason:

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

- 2 The development hereby permitted shall be completed within 6 months of the decision date.

Reason

As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because of the need to remove unauthorised works.

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.

Item No. 7.3	Classification: Open	Date: 31 October 2017	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/2072 for: Advertisement Consent Address: THE REAL GREEK, RIVERSIDE HOUSE, 2A SOUTHWARK BRIDGE ROAD, LONDON, SE1 9HA Proposal: Display of non-illuminated advertisement on x5 umbrellas		
Ward(s) or groups affected:	Cathedrals		
From:	Director of Planning		
Application Start Date 07/06/2017		Application Expiry Date 02/08/2017	
Earliest Decision Date 29/07/2017			

RECOMMENDATION

1. That members grant advertisement permission subject to conditions.
2. **Site location and description**

Type of property	Ground floor restaurant within Riverside House
Site bounded by	Office uses on the levels above with the Grade II Listed Southwark Bridge located to the east of the site
Is property listed?	No
In conservation area?	No, but directly adjoining Bear Gardens Conservation Area

Details of proposal

3. The proposal is submitted due to the need to remove the unauthorised metal and timber structure that currently encloses the outdoor seating area. As set out in the associated full planning application 17/AP/2071, the terrace would be reduced in size to set it away from Bear Gardens and in line with the side elevation of the building; it would be enclosed by a timber fence and glass screens as well as planters. 5 umbrellas would be installed - three on the east side of the entrance and two on the west side.
4. This application seeks advertisement consent for the display of non-illuminated company logo signage on the x5 umbrellas.

Height from ground to the base of the advertisement:	2.50 metres
Maximum projection from the building face:	N/A
Dimensions:	N/A
Materials:	Canvas umbrellas in pale blue and dark blue colours

Illumination:	No illumination is proposed
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Relevant planning history

5. 08/AP/0996 Application type: Advertisement Consent (ADV)
The replacement of the fascia signage along the northern and western frontages, installation of a projecting sign, and replacement of the signage surrounding the outdoor seating area.
Decision date 07/07/2008 Decision: Granted (GRA)

Relevant planning history of adjoining sites

Zizzi, 2a Southwark Bridge Road

6. 13/AP/2225 Application type: Advertisement Consent (ADV)
Display of one set of non illuminated vinyl signs (18) to be installed behind existing glazing and installation of one non-illuminated roundel.
Decision date 30/08/2013 Decision: Granted (GRA)
7. 13/AP/3755 Application type: Advertisement Consent (ADV)
Erection of non-illuminated advertisement sign.
Decision date 28/01/2014 Decision: Granted (GRA)
8. 16/AP/1542 Application type: Advertisement Consent (ADV)
Display of: x1 set of internally illuminated text fixed to panel; x1 set of internally illuminated text fixed to rails; x2 sets of sign written text applied to panels (non illuminated); and x1 internally illuminated projecting sign
Decision date 08/06/2016 Decision: Granted (GRA)

Unit 1, Benbow House, 24 New Globe Walk

9. 16/AP/4187 Full planning application for:
Installation of four aluminium bioclimatic pergola structures in different sizes with twist blade roofing systems, zip close blinds and LED lighting; retention and extension of existing decking and removal of AstroTurf
Refused on 05/12/2016 for the following reason:

The proposed development by introducing an overly large outdoor seating area structure would harm the character and appearance of the Bear Gardens Conservation Area and negatively affect the amenity of the Thames Path running along the application site. This is contrary to section 12 of the NPPF (Conserving and enhancing the historic environment), Policies 7.4 (Local Character) and 7.8 (Heritage Assets and Archaeology) of the London Plan, Strategic Policy 12 of the Core Strategy, and Saved Policies 3.12 (Quality in design), 3.13 (Urban design), and 3.16 (Conservation Areas) of the Southwark Plan.

Summary of main issues

10. The main issues to be considered in respect of this application are:
- Impact on amenity of adjoining occupiers and the local area;
 - Impact on public and highway safety.

Planning policy

11. National Planning Policy Framework (NPPF)

Section 7 - Requiring good design

The London Plan 2016

12. None of relevance to this proposal

13. Core Strategy 2011

Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards

14. Southwark Plan 2007 (July) - saved policies

Policy 3.2 - Protection of amenity
Policy 3.12 - Quality in design
Policy 3.13 - Urban design
Policy 3.23 - Outdoor advertisements and signage
Policy 5.2 - Transport Impacts
Policy 5.3 - Walking and Cycling

15. The Town and Country Planning (Control of Advertisements) Regulations (2007)

Principle of development

16. Saved policy 3.23 'Outdoor advertisements and signage' states that advertisement consent will be permitted for new signs provided they:

- i) Do not harm amenity or compromise safety, including security; and
- ii) Do not obscure highway sightlines and allow the free movement along the public highway by all its users, including people with disabilities especially the visually impaired; and
- iii) Are designed (including size, type and any illumination) to be appropriate within the context of the site and to be an integral and unobtrusive part of the character and appearance of the site and surrounding area; and
- iv) Do not cause light pollution.

Consultation responses

Total number of representations:	0				
In favour:	0	Against:	0	Neutral:	0
Petitions in favour:	0	Petitions against:	0		

Impact on amenity of neighbouring occupiers

17. The proposed advertisements are not illuminated. and the umbrellas would be contained within the established seating area. It is therefore considered that they would not have a negative impact on the amenity of adjoining occupiers.

Impact on public and highway safety

18. The proposed umbrellas would replace an existing unauthorised structure and would provide cover over the existing and established outdoor seating area associated with the restaurant. The umbrellas would be contained within the new proposed terrace

enclosure and thus would not hinder movement on the pathway along the riverside.

Impact on adjoining Bear Gardens Conservation Area

19. Installation of the proposed umbrellas would help reduce the visual impact of the existing unauthorised structure. They would be of a blue colour and display black text of the company logo and slogan. The proposal would be similar to the appearance of the outdoor seating area of the nearby Pizza Express, which is located within the Bear Gardens Conservation Area. It is therefore considered that the proposal would bring more visual consistency to the area and thus would positively enhance the setting of the conservation area.

Conclusion

20. In light of the above, the proposed umbrellas displaying the company logo and slogan would be acceptable in their setting and would not have a negative impact on the health and safety of the highway users. It is there recommended that advertisement consent should be granted.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/ADV/1396-2A Application file: 17/AP/2072 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 7708 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Lasma Putrina, Planning Officer	
Version	Final	
Dated	19 October 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	19 October 2017	

APPENDIX 1**Consultation undertaken**

Site notice date: 28/06/2017

Press notice date: 06/07/2017

Case officer site visit date: 13/07/2017

Neighbour consultation letters sent: n/a

Internal services consulted:

Highway Licensing

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

n/a

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None

RECOMMENDATION

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

Applicant	Tim Mullany	Reg. Number	17/AP/2071
Application Type	Full Planning Application	Case Number	TP/ADV/1396-2A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Removal of unauthorised external works and reinstatement of 2no. terraces with 5no new umbrellas, new planters and glazed screening

At: THE REAL GREEK, RIVERSIDE HOUSE, 2A SOUTHWARK BRIDGE ROAD, LONDON, SE1 9HA

**In accordance with application received on 24/05/2017 16:03:37
and revisions/amendments received on 18/10/2017**

and Applicant's Drawing Nos. Site location plan, Proposed plan and elevation (area 1), Proposed plan and elevation (area 2), Proposed section.

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Reason:

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- 2 The development hereby permitted shall be completed within 6 months of the decision date.

Reason

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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

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PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2017-18

NOTE: Original held by Constitutional Team all amendments/queries to Beverley Olamijulo: telephone 020 7525 7234.

Name	No of copies	Name	No of copies
To all Members of the sub-committee			
Councillor Lorraine Lauder (Chair)	1	Environmental Protection Team	1
Councillor Maria Linforth-Hall (Vice-Chair)	1		
Councillor Nick Dolezal	1		
Councillor Darren Merrill	1	Communications	By email
Councillor Sandra Rhule	1	Louise Neilan, media manager	
(Electronic version only)		Total:	21
Councillor Damian O'Brien			
Councillor Michael Situ		Dated: 23 October 2017	
(Reserves to receive electronic versions only)			
Councillor Evelyn Akoto			
Councillor James Coldwell			
Councillor Helen Dennis			
Councillor Eliza Mann			
Councillor Catherine Rose			
Officers			
Constitutional Officer, Hub 2 (2 nd Floor), Tooley Street	10		
Jacquelyne Green/Selva Selvaratnam, Hub 2 (5 th Floor), Tooley Street	2		
Alex Gillott /Jon Gorst, Legal Services, Hub 2 (2 nd Floor), Tooley Street	2		