
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	Bespoke Homes	Reg. Number	10-AP-1891
Application Type	Full Planning Permission	Case Number	TP/2134-1A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of 5 storey building including basement car park to provide 9 x 3 bedroom houses, private amenity space, soft and hard landscaping and boundary treatment.

At: LAND AT 1A DOG KENNEL HILL, LONDON, SE22 8AA

In accordance with application received on 01/07/2010

and Applicant's Drawing Nos. 024-010, 024-021, 004-077, 024-015, 024-016, 024-017

024-022, 23, 24 A, 25A, 26A, 27A, 28A, 29B, 30A, 31A, 32A, 35A, 36C, 37A, 53A, 54, 55, 56A, 59A, 61, 60, 71, 73, 74, 75C, 76, 78A, 79, 80A, 91

Design and Access Statement received 29/10/2010

Email dated 29/9/201 from John Smart Architects regarding energy appliances, and attached specification for Baxi Ecogen

PPG24 Survey and assessment report 19/7/2010 Rev1

Air Quality Assessment Report ref AQ0146 dated Aug 2010

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

a] Southwark Plan [July 2007].

Policy 3.1 (Environmental effects) seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.3 (Sustainability Assessment) protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site.

Policy 3.4 (Energy Efficiency) advises that development should be designed to maximise energy efficiency.

Policy 3.5 (Renewable energy) advises that development should draw on at least 10% of the energy requirements from on-site renewable energy production equipment or renewable energy sources.

Policy 3.7 (Waste reduction) states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.14 (Designing out Crime) seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

Policy 4.1 (Density of residential development) states that residential development will be expected to comply with a range of density criteria taking into account the quality and impact of any non residential uses, and in relation to efficient use of land, having regard to factors such as location and public transport accessibility levels, facilitating a continuous supply of housing in London, but subject to high quality housing being provided and balanced against the need for other uses which also contribute to the quality of life.

Policy 4.2 (Quality of residential accommodation) states that planning permission will be granted for residential accommodation provided that they achieve good quality living conditions; and include high standards of accessibility, including seeking to ensure that all new housing is built to Lifetime Homes Standards; privacy and outlook; natural sunlight and daylight; ventilation; space including suitable outdoor/green space; safety and security; protection from pollution, including noise and light pollution.

Policy 4.3 (Mix of dwellings) seeks to ensure that all major new-build development and conversions should provide for a mix of dwellings sizes and types to cater for the range of housing needs of the area.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

- b] Strategic Policy 2 – Sustainable transport; Strategic Policy 5 – Providing new homes; Strategic Policy 12 – Design and conservation; Strategic Policy 13 – High environmental standards of the draft Core Strategy 2011.
- c] London Plan Policies 3A.1 Increasing London's supply of housing; 3A.3 Maximising the potential of sites; 3A.6 Quality of new housing provision; 3C.3 Sustainable transport in London; 3C.17 Tackling congestion and reducing traffic; 3C.22 Improving Conditions for Cycling ; Renewable Energy; 4A.19 Improving air quality, 4B.1 Design principles for a compact city; 4B.2 Promoting world class architecture and design; 4B.5 Creating an inclusive environment; 4B.8 Respect local context and communities; 6A.4 Priorities in planning obligations.
- d] Planning Policy Statement 1 Delivering Sustainable Development; PPS3 Housing; PPG13 Transport; PPS23 Planning and pollution control

Particular regard was had to the impact of the development on the appearance and character of the streetscene and the surrounding area, where it was considered that the height, scale and massing would be acceptable in the surrounding context and that the detailed design would be acceptable subject to conditions in relation to materials and landscaping. The density, dwelling mix and quality of the residential accommodation were considered acceptable and there was no material harm considered to arise in relation to the amenity of adjoining or nearby occupiers. There was not considered to be material harm in relation to transport impacts as there would be adequate provision for on-site car parking and cycle storage, and servicing/bin stores are acceptable. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

- 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 **Approved plans**

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

024-022, 23, 24 A, 25A, 26A, 27A, 28A, 29B, 30A, 31A, 32A, 35A, 36C, 37A, 53A, 54, 55, 56A, 59A, 61, 60, 71, 73, 74, 75C, 76, 78A, 79, 80A, 91

Reason:

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

3 Material samples/sample-panels/sample-boards

Material sample-panels of all external facing materials, including boundary treatments, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007, and Strategic Policy 12 – Design and conservation of the draft Core Strategy (2011)

4 Refuse storage

Before the first occupation of the dwellings hereby permitted, the refuse and recyclables storage arrangements shown on the approved drawing/s referenced 024-022 and 071 shall be provided and made available for use by the occupiers of the [dwellings/premises] 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 Saved Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007, and Strategic Policy 13 – High environmental standards of the draft Core Strategy (2011)

5 Cycle storage

Before the first occupation of the dwellings hereby permitted the cycle storage facilities as shown on drawing 024-023 shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007, and Strategic Policy 2 - Sustainable Transport of the draft Core Strategy 2011.

6 Environmental Management Plan

Before any work hereby authorised begins, details of an Environmental Management Plan and Code of Practice (which shall oblige the applicant/developer and its contractors to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) which shall include the following information:

- A detailed specification of demolition (including method and foundation piling) and construction works for each phase of development including consideration of environmental impacts and the required remedial measures;
- A detailed specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminating specific environmental impacts;
- Details of arrangements for publicity and promotion of the scheme during construction;
- A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance.
- A Delivery and Servicing Plan (all construction access routes and access details also need to be approved by TfL).

shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances of The Southwark Plan 2007, Strategic Policy 13 – High environmental standards of the draft Core Strategy 2011, and PPS23 Planning and Pollution Control.

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

Reason

To ensure the proposal complies with Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007, and Strategic Policy 13 High Environmental Standards, of the draft Core Strategy 2011.

- 8 **CHP Management Plan**
- Before the first occupation of the building hereby permitted, a Management Plan for the CHP units including details of their operation, maintenance, long term fuel supply, height of flue, servicing, and emission mitigation equipment (which shall employ the best practicable option to mitigate and minimise emissions of Nox/kWh and other particulate matter) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given and the CHP units shall be operated and maintained in accordance with the approved Management Plan while the development remains in existence.

Reason

To ensure the proposal minimises its impact on air quality in accordance with Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007, and Strategic Policy 13 High Environmental Standards, of the draft Core Strategy 2011.

- 9 **Landscaping Plan**
- The landscaping and planting shown on the drawing 024-022 hereby approved shall be carried out in the first first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason

In order that the Local Planning Authority may ensure that the design and details are in the interest of the special architectural qualities of the existing building and the public spaces around it in accordance with Saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007, Strategic Policy 11 – Open spaces and wildlife and Strategic Policy 12 – Design and conservation, of the draft Core Strategy 2011.

- 10 **Access ramp**
- Prior to works commencing, details of the gradient of the vehicular ramp to the car parking area shall be submitted to and approved in writing by the Local Planning Authority, and the scheme shall be constructed in accordance with any approval given.

Reason

To ensure that the development would provide for adequate access to and from the site to the parking area, in accordance with saved policy 5.2 Transport impacts of the Southwark Plan 2007, and Strategic Policy 2 Sustainable Transport, of the draft Core Strategy 2011.

- 11 **Restriction on permitted development rights**
- Notwithstanding the provisions of Schedule 2 Part 1 Development within the Curtilage of a Dwellinghouse of the Town and Country Planning General Permitted Development Order 2008 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellings hereby permitted.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with saved policies 3.2 Protection of Amenity and 3.12 Quality in Design of the Southwark Plan 2007; Strategic

policy 12– Design and conservation, and Strategic Policy 13 High environmental standards of the draft Core Strategy 2011.

- 12 **South elevation - obscure glazing**
The glazing to the south facing elevation of the building shall be comprised of sandblasted double glazed units as set out in the email from John Smart Architects dated 12/11/2010, to be installed prior to occupation of the units and maintained thereafter.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises to the south at 1 Dog Kennel Hill from undue overlooking in accordance with saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, and Strategic Policy 13 of the draft Core Strategy 2011.

- 13 **Boundary treatments**
Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries, including details and samples of materials as well as detailed elevations, shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In the interests of visual and residential amenity in accordance with saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007, and Strategic Policy 12 - Design and Conservation, and Strategic Policy 13 High Environmental Standards of the draft Core Strategy 2011.

- 14 The boundary treatment with 1 Dog Kennel Hill shall not exceed 2.7m high when measured from the rear garden of 1 Dog Kennel Hill, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to protect the amenity of adjoining occupiers at 1 Dog Kennel Hill, to prevent undue overshadowing and overlooking, in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007, and Strategic Policy 13 High Environmental Standards of the draft Core Strategy 2011.

Informative

The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.

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