

Item No. 7.6	Classification: OPEN	Date: 16 March 2011	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Council's own development Application 10-AP-3681 for: Council's Own Development - Reg. 3 Address: DAWSON HOUSE GLEBE ESTATE, PECKHAM ROAD, LONDON SE5 8UR Proposal: Conversion of redundant communal drying room at fourth floor level into a one bedroom flat (Use Class C3) and installation of white UPVC double glazed windows.		
Ward(s) or groups affected:	Brunswick Park		
From:	Head of Development Management		
Application Start Date 14/01/2011		Application Expiry Date 11/03/2011	

PURPOSE

- 1 To consider the above application which is for Community Council consideration due to an objection being received.

RECOMMENDATION

- 2 Grant planning permission subject to conditions

BACKGROUND INFORMATION

Site location and description

- 3 Dawson House is a Council owned five storey block of flats that form part of Glebe housing estate that comprises mainly five storey blocks in a predominantly residential area. The estate is located to the western end of Peckham Road at its junction with St Giles Road, with vehicular access into the estate off St Giles Road. There is pedestrian access from Peckham Road and St Giles Road.
- 4 The property is not situated in a conservation area or adjacent to Listed Buildings, and forms part of the urban density zone and an air quality management area.

Details of proposal

- 5 The proposal under consideration is for the conversion of a redundant communal drying room into a one bedroom flat located on the top (fourth) floor.
- 6 The room sizes would be as follows:
Living/dining area - 19.5 square metres
Kitchen - 6.3 square metres
Bedroom - 12.1 square metres.
Utility store - 4.2 square metres
Bathroom and wc. - 5.5 square metres
- 7 The existing windows would be replaced with new white u-PVC windows. Internal

works proposed involves upgrading the existing walls to meet thermal and acoustic standards, although this does not require planning permission and is covered separately under the Building Regulations.

- 8 Future occupiers will use the existing waste and recycling facilities within the estate.

Planning history

- 9 There is no available planning history of relevance.

Planning history of adjoining sites

- 10 10-AP-3682
Dryden House, Glebe Estate - conversion of a redundant communal drying room into one bedroom flat located on the roof top (fourth floor). Works to include internal alterations and treatment to external walls and installation of white u-PVC double glazed windows; application submitted to the Council for consideration on 14 January 2011; application yet to be determined.
- 11 10-AP-3677
1-16 Bodeney House, Glebe Estate - conversion of a redundant communal drying room into a one bedroom flat located on the roof top (fourth floor). Works to include internal alterations and treatment to external walls and installation of white uPVC double glazed windows; application submitted to the Council for consideration on 14 January 2011; application yet to be determined.
- 12 10-AP-3679
17-28 Bodeney House, Glebe Estate - conversion of a redundant communal drying room into a one bedroom flat located on the roof top (fourth floor). Works to include internal alterations and treatment to external walls and installation of white uPVC double glazed windows and erection of two additional window dormers on the north elevation; application submitted to the Council for consideration on 14 January 2011; application yet to be determined.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 13 The main issues to be considered in respect of this application are:
- a] the principle of the development in terms of land use and conformity with strategic policies;
 - b] impact on the amenities of adjoining occupiers;
 - c] impact on the appearance of the existing building and area; and
 - d] any traffic implications including parking.

Planning policy

- 14 Saved Southwark Plan 2007 [July]
- Policy 3.2 - Protection of Amenity
 - Policy 3.12 - Quality in Design
 - Policy 3.13 - Urban design
 - Policy 3.7 Waste reduction
 - Policy 4.2 Quality of residential accommodation
 - Policy 5.2 Transport Impacts
 - Policy 5.3 Walking and Cycling

Policy 5.6 Car parking

Residential Design Standards SPD 2008

15 London Plan 2008 consolidated with alterations since 2004

Policy 4B.1 - Design of the Compact City

Policy 3A.1 - Increasing London's supply of housing

Core Strategy

- 16 Southwark's Core Strategy was considered by an independent Inspector during an Examination in Public held in July 2010. The Inspector has issued his binding report and deemed the Core Strategy to be sound. His report was received on 28 January 2011 and it is likely that the Southwark will adopt the Core Strategy.

Now the Inspector's binding report has been received, the Core Strategy, together with the suggested changes by the Inspector carries considerable weight. In the period before the Core Strategy is formally adopted, whilst the Southwark Plan remains the relevant statutory development plan, where the Core Strategy suggests a different approach when determining a planning application, the Core Strategy is a significant material consideration that should be taken into account.

Draft 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

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 17 PPS 1 - Delivering Sustainable Development.
PPS3 - Housing

Principle of development

- 18 The principle of providing new housing in vacant areas within housing estates is supported, subject to adequate amenity for future occupiers and no loss of amenity for adjoining occupiers, and compliance with the Draft Core Strategy 2011 and saved policies within the Southwark Plan 2007. It is noted that the drying room has been vacant for in excess of ten years.

Environmental impact assessment

- 19 The proposal raises no environmental impact issues.

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

- 20 It is unlikely that the proposal will result in loss of amenity for adjoining occupiers in so far as loss of privacy, loss of outlook or light infringement is concerned, given that the proposal involves the conversion of a vacant space within the housing block with no additional windows or extensions. The re-use of a vacant area will increase natural surveillance in the area and will help improve the amenity of the estate.
- 21 Concerns have been raised that the drying room was not constructed to be used as a flat and if it is used as such, would result in unacceptable noise and disturbance to existing residents. It is noted however, that issues of sound proofing are covered separately under the Building Regulations and the applicant would have to obtain

separate Building Regulations approval in the event that planning permission is granted. It is not considered that the provision of one additional flat in itself would significantly increase comings and goings in the building to an extent that would result in a loss of amenity to existing residents.

- 22 In respect of the amenity of future occupiers, the room sizes are all above the Council's minimum standards. Refuse and recycling facilities are already in place. Although the proposal makes no provision for cycle storage or off street car parking, this is on balance considered to be acceptable as the area affected by the proposal lies on the top floor of a block of flats within a large housing estate that already benefits from off street car parking.
- 23 With regards to outdoor amenity space, the proposed flat is within a housing block surrounded by communal gardens which occupiers will have direct access to.

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

- 24 None envisaged, as the proposed use is compatible with the existing residential uses.

Traffic issues

- 25 The proposal raises no traffic related issues. The Transport Group comment that the proposal will not generate a significant negative impact on the performance and safety of the surrounding highway network. The addition of one additional flat within the block in a large housing estate would not significantly increase demand for parking.

No cycle parking is shown on the plans to serve the proposed flat. Officers are establishing whether there is any on-site cycle parking to serve the estate that could be used by future occupiers of the flat, and will update Members in an addendum.

Design issues

- 26 The proposal raises no specific design issues. The new replacement front door (internal) will meet secure by design standards and the replacement of existing windows with new white u-PVC windows will preserve the appearance of the building as well as improving both the thermal and acoustic performance. It is noted that the windows to the existing flats within the block and the housing estate are u-PVC.

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

- 27 None envisaged. The application property is not adjoined to or within close proximity to a listed building, neither is it in a conservation area or adjacent to one.

Impact on trees

- 28 There are no trees affected by the proposal

Planning obligations (S.106 undertaking or agreement)

- 29 The proposal raises no S106 issues

Sustainable development implications

- 30 The proposal will bring back into use vacant floorspace within Dawson House to provide an additional residential unit, making an efficient use of the space in accordance with sustainability objectives.

Other matters

- 31 A letter of objection has been received from a local resident on the grounds that the Council had not carried out proper consultation with the tenants of Dawson House. The drying room was never constructed to be a flat but the area should be utilised to increase the size of existing flats which will in turn provide suitable accommodation for large families. The resident also objected on the grounds of noise and disturbance and water leakage from the drying room. Also raised issue with regards to compensation for the inconvenience that will be experienced when building works are being undertaken. Also raised a number of non planning issues associated with anti-social behaviour and disputes between neighbours.
- 32 The Design and Access Statement states that consultation has been carried out with the Tenant Council, the Home Owner Council, tenants and residents at the local level (via housing area forums) and through TRA meetings. As stated, issues of sound-proofing and detailed construction are covered separately under the Building Regulations.

Conclusion on planning issues

- 33 In conclusion, the proposal raises no fundamental policy issues. The proposal will bring back into use vacant space and provide a much needed residential unit with a good standard of accommodation. It will also contribute positively to the appearance of the building which is considered to be of benefit to visual amenity. It is recommended therefore that planning permission is granted.

Community impact statement

- 34 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

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

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as; no issues

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Summary of consultation responses

1 letter of objection received from 12 Dawson House

Human rights implications

- 37 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.

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

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 39 Not required

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/H2025 Application file: 10-AP-3681 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5428 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Donald Hanciles, Senior Planning Officer	
Version	Final	
Dated	23 February 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	No	No
Date final report sent to Community Council Team		7 March 2011

Consultation undertaken42 **Site notice date:** 28 January 2011**Press notice date:** Not required**Case officer site visit date:** 28 January 2011**Neighbour consultation letters sent:** 31 January 2011**Internal services consulted:**43 Transport Group
Metropolitan police Secure by Design**Statutory and non-statutory organisations consulted:**

44 Not required

Neighbours and local groups consulted:

Date Printed	Address
31/01/2011	FLAT 41 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 40 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 42 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 44 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 43 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 36 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 35 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 37 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 39 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 38 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 45 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 52 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 51 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 53 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 55 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 54 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 47 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 46 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 48 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 50 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 49 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 34 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 12 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 11 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 2 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 4 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 3 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 88 BENTLEY HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7ND
31/01/2011	FLAT 87 BENTLEY HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7ND
31/01/2011	FLAT 89 BENTLEY HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7ND
31/01/2011	FLAT 10 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 1 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 5 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 30 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 29 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 31 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 33 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 32 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 7 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 6 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 8 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 28 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UP
31/01/2011	FLAT 9 DRYDEN HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UN
31/01/2011	FLAT 1 DAWSON HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UR
31/01/2011	FLAT 26 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UW
31/01/2011	FLAT 25 LONGLEIGH HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 8UW

Consultation responses received

Internal services

45 Transport Group

- Cycle parking for one bike is required but this is not feasible in this instance owing to site constraints.
- The site has medium access to public transport (PTAL 3). The site is within a CPZ and there are garages and parking spaces on the estate. Car parking demand from one flat is unlikely to be high therefore a CPZ exemption is not requested in this instance.
- No concerns regarding servicing and refuse collection as this is likely to be minimal.
- Overall, no objections to the application as it would not have a significant negative impact on the performance and safety of the surrounding highway network.

Metropolitan Police Secure by Design - no objections

Statutory and non-statutory organisations

46 None

Neighbours and local groups

47 12 Dawson House - object on the grounds that the Council had not carried out proper consultation with the tenants of Dawson House. The drying room was never constructed to be a flat but the area should be utilised to increase the size of existing flats which will in turn provide suitable accommodation for large families. The resident also objected on the grounds of noise and disturbance and water leakage from the drying room. Also raised issue with regards to compensation for the inconvenience that will be experienced when building works are being undertaken. Also raised a number of non planning issues associated with anti-social behaviour and disputes between neighbours.