
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	Ms S. Esnard Southwark Council	Reg. Number	10-AP-3681
Application Type	Council's Own Development - Reg. 3	Case Number	TP/H2025
Recommendation	Grant permission		

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

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.

At: DAWSON HOUSE GLEBE ESTATE, PECKHAM ROAD, LONDON SE5 8UR

In accordance with application received on 17/12/2010

and Applicant's Drawing Nos. 569 AP(0)006 Rev D

Design and Access statement

Schedule

- 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: 569AP(0)006 Rev. D

Reason:

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

- 3 **Reasons for granting planning permission.**

This planning application was considered with regard to various policies including those in the Draft Core Strategy, but not exclusively:

- a] Saved Southwark Plan Policies [July 2007]

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

Policy 3.7 (Waste Disposal) advises that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities.

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 4.2 -(Quality of Residential Accommodation) advises that planning permission will be granted for residential development provided that they achieve good quality living conditions.

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

b] Draft Core Strategy 2011

Strategic Policy 1 – Sustainable Development (Allowing more intense development for a mix of uses in the growth areas and making sure development makes the most of a site's potential and protects open space. Regenerating areas like Aylesbury, Elephant and Castle, Peckham, Old Kent Road, and Canada Water to very high standards)

Strategic Policy 2 - Sustainable Transport (seeks to encourage sustainable modes of transport)

Strategic Policy 5 - Providing New Homes (seeks to increase the supply of housing within the borough)

Strategic Policy 12 - Design and Conservation (which requires developments to preserve or enhance Southwark's historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens and scheduled monuments)

Strategic Policy 13 – High environmental standards (which sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. This includes making sure developments are designed to cope with climate conditions as they change during the development's lifetime)

c) London Plan (consolidated with alterations since 2004)

Policy 3A.1 - Increasing London's supply of housing - which seeks to provide an additional 30,500 additional homes per year.

Policy 4B.1 - Design of the Compact City - which establishes design principles.

Particular regard was had to the quality of the accommodation, and the impact on the proposal in respect to amenity of adjoining occupiers and traffic issues that would result from the proposed development. The proposal will not result in loss of amenity for adjoining occupiers. The quality of the accommodation is considered to be acceptable. The proposal will not result in traffic generation over and above what is currently experienced. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.