



CAMBERWELL COMMUNITY COUNCIL - Planning -

MINUTES of the Camberwell Community Council held on Wednesday 16 February 2011 at 7.00 pm at Southwark Town Hall, Peckham Road, London, SE5 8UB

PRESENT: Councillor Norma Gibbes (Chair)
Councillor Kevin Ahern
Councillor Stephen Govier
Councillor the Right Revd Emmanuel Oyewole
Councillor Ian Wingfield

OFFICER Victoria Lewis, Team Leader
SUPPORT: Norman Brockie, Team Leader, Design and Conservation
Sadia Hussain, Lawyer
Alexa Coates, Principal Constitutional Officer

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

Apologies were received from Councillors: Dixon-Fyle, Ward and John

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were no urgent items.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 19 January 2011 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT CONTROL ITEMS

7. 119 CAMBERWELL GROVE, LONDON, SE5 8JH

Planning application reference number 10-AP-3356

PROPOSAL:

The installation of a new front light well.

The planning officer presented the report and drew members' attention to the addendum report which had been circulated.

Members asked questions of the planning officer and design officer.

An objector spoke against the application and members asked questions of the objector.

The applicant's agent spoke and members asked questions of the applicant's agent.

No statements were made by local supporters and no members spoke in their capacity as ward member.

Members discussed the application.

RESOLVED:

That application 10-AP-3356 be refused for the following reasons:

The proposed lightwell, owing to its detailed design which would not be in the traditional form for buildings in Camberwell Grove, would be an incongruous feature which would fail to preserve the character and appearance of this part of the Camberwell Grove Conservation Area and the setting of an adjoining listed building at 117 Camberwell Grove, contrary to saved policies 3.12 'Quality in design', 3.13 'Urban design', 3.16 'Conservation areas' and 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of the Southwark Plan (2007), strategic policy 12 'Design and conservation' of the draft Core Strategy (2011) and PPS5 'Planning for the historic environment'.

8. 149 SOUTHAMPTON WAY, LONDON, SE5 7EW

Planning application reference number 10-AP-3694

PROPOSAL:

Use of ground floor basement of building as a cafe (Use Class A3) with a self contained flat on the upper floors (Use Class C3), erection of rear extensions at first and second floor levels including a rear terrace at second floor level, erection of a roof extension including 4 rooflights to the south and east elevations, installation of new shopfront and erection of garage in rear garden.

The planning officer presented the report drawing member's attention to the addendum report which had been circulated. The planning officer explained that further consultation responses had been received after the addendum report had been printed and so verbally reported those representations.

Members asked questions of the planning officer and design officer.

There were no objectors present.

The applicant spoke and members asked questions of the applicant.

Two local supporters who lived within 100 metres of the development site spoke in favour of the application and members asked questions of the supporters.

No members spoke in their capacity as ward member.

Members discussed the application.

RESOLVED:

That the application be granted subject to the following conditions:

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:
008-P01, 008-P02 rev PA, 008-P03, 008-P04, 008-P05, 008-P06, 008-P07, 008-P08

Reason:

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

3. The A3 use hereby permitted shall not be carried on outside of the hours of 07:00 to 00:00 daily, and use of the rear garden to the cafe shall cease at 20:00.

Reason

To ensure no undue noise or disturbance to neighbouring residential occupiers, 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).

4. The maisonette hereby permitted shall be designed to attain the following internal

noise levels:

Bedrooms- 30dB LAeq,T* and 45dB LAfmax

Living rooms- 35dB LAeq, T*

*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, strategic policy 13 'High environmental standards' of the draft Core Strategy (2011) and PPG 24: Planning and Noise.

5. Details of a 1.8m high privacy screen to be erected along the second floor terrace along the boundary with 147 Southampton Way shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved prior to the occupation of the maisonette, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure no loss of privacy to 147 Southampton Way, 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).

6. Detailed drawings at scale 1:50 (plans, elevations and sections) of the roller shutter and awning to the shopfront shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of the visual amenity of the building and highway safety, in accordance with saved policies 3.12 'Quality in design', 3.13 'Urban design' and 5.2 'Transport impacts' of the Southwark Plan 2007 and strategic policies 2 'Sustainable transport' and 12 'Design and conservation' of the draft Core Strategy (2011).

7. The refuse storage arrangements shown on the approved drawings shall be provided and available before the use of the premises is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied 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 3.7

'Waste reduction' of the Southwark Plan 2007 and strategic policy 13 'High environmental standards' of the draft Core Strategy (2011).

8. Unless otherwise specified, the facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

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 saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan 2007 and strategic policy 12 'Design and conservation' of the draft Core Strategy (2011).

9. The scheme of extract ventilation detailed in the application shall be completed before the A3 use hereby permitted is commenced.

Reason

To ensure no loss of amenity to neighbouring occupiers by virtue of odour, fume or noise nuisance, 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).

10. Scale 1:50 drawings (section and plan) of the extract exhaust at roof level shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the cafe. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure no adverse impact on neighbouring occupiers in terms of cooking odours and in the interests of visual amenity, in accordance with saved policies 3.2 'Protection of amenity', 3.12 'Quality in design', 3.13 'Urban design' of the Southwark Plan 2007 and strategic policies 12 'Design and conservation' and 13 'High environmental standards' of the draft Core Strategy (2011).

Meeting ended at 9.10 pm

CHAIR:

DATED: