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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

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<b>Applicant</b>	Habitat Developments	<b>Reg. Number</b>	11-AP-0225
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/2154-17
<b>Recommendation</b>	Grant permission	<b>Number</b>	

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Conversion of existing building from hostel (Sui Generis) into 4 No. self-contained flats (2x3 bedroom and 2x2 bedroom), extension of basement with lightwells to front and rear, erection of a single storey rear extension, loft extension, replacement of timber sash windows and installation of new windows to rear elevation.

Conversion of existing chapel into 4 bedroom single family dwelling house extension of basement, replacement of timber windows, installation of windows and French doors to basement and installation of 6 No. rooflights.

Erection of front boundary wall and provision of 3 No. car parking spaces at the front.

**At:** 18 GROVE PARK, LONDON SE5 8LH

**In accordance with application received on** 28/01/2011 08:01:39  
**and revisions/amendments received on** 02/03/2011

11/03/2011

15/04/2011

19/04/2011

**and Applicant's Drawing Nos.** 026-301 Rev A, 026-302 Rev A, 026-303, 026-304, 026-305, 026-306, 026-307, 026-308 Rev A, 026-309 Rev A, 026-310, 026-320 Rev A, 026-321 Rev A, 026-322 Rev A, 026-323, 026-324, 026-331, 026-332, 026-333, 026-334, 026-335, 026-336, 026-337, 026-338, 026-341 Rev C, 026-342, 026-343, 026-344, 026-345, 026-346, 026-347, 026-348, 026-349, 026-350, 026-351, 026-352 Rev B, 026-353, 026-354, 026-355, 026-356 Rev A, 026-357, 026-358, 026-359, 026-360, 026-370 Rev A, 026-371, 026-372 Rev A, 026-373, 026-374, 026-380, 026-381 Rev A, 026-382, 026-383, 026-384, 026-385, 026-390, 026-391 Rev A, 026-392, 026-393 Rev A, 026-394, 026-395 Rev A

Design and Access Statement, Home Check Flood Report

**Reasons for granting planning permission.**

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

a] Saved Policies of The Southwark Plan 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 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 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation Areas) requires development within conservation areas to preserve or enhance the character or appearance of the area.

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 3.28 (Biodiversity) requires biodiversity to be taken into account in the determination of planning applications and the inclusion in developments of features which enhance biodiversity will be encouraged.

Policy 4.1 (Density of Residential Development) ensures that residential density makes overall efficient use of land and the impact of the development on other relevant factors such as amenity and design.

Policy 4.2 (Quality of Residential Development) aims to achieve good quality housing to provide for the accommodation needs of the borough.

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) seeks to ensure that car parking is minimised, but also to control overspill parking in order to prevent loss of amenity.

b] The Core Strategy 2011

SP 1 (Sustainable Development)

SP 2 (Sustainable Transport)

SP 5 (Providing New Homes)

SP7 (Family Homes)

SP 11 (Open Spaces and Wildlife)

SP 12 (Design and Conservation)

SP 13 (High Environmental Standards)

c] Planning Policy Statements [PPS] PPS 5 'Planning and the Historic Environment'

Particular regard was had to the impact of the development on character and appearance of the Conservation Area that would result from the proposed development and it was considered that the scheme would preserve the character of the area. Regard was also had to impacts on the amenity of adjoining and nearby occupiers, and it was considered that there would be no harm arising to amenities. There was not considered to be harm arising by reason of transport impacts, and it was found that the scheme would provide for a good quality of residential accommodation. 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 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

026-341 Rev C, 026-342, 026-343, 026-344, 026-345, 026-346, 026-347, 026-348, 026-349, 026-350, 026-351, 026-352 Rev B, 026-353, 026-354, 026-355, 026-356 Rev A, 026-357, 026-358, 026-359, 026-360, 026-370 Rev A, 026-371, 026-372 Rev A, 026-373, 026-374, 026-380, 026-381 Rev A, 026-382, 026-383, 026-384, 026-385, 026-390, 026-391 Rev A, 026-392, 026-393 Rev A, 026-394, 026-395 Rev A

Reason:

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

- 3 A sample panel of the brickwork, which shall match the existing building in its bricks, pointing, mortar mix and module and shall be at least 1m square, shall be prepared on site and approved by the Local Planning Authority in writing before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order to preserve the character and appearance of the building and Conservation Area in accordance with saved policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation Areas' of The Southwark Plan July 2007 and Strategic Policy 12 'Design and Conservation' of The Core Strategy (2011).

- 4 Detailed specifications and drawings (at 1:20 with 1:1 sections through the glazing bars) for all new timber doors and windows shall be submitted to and approved in writing by the local planning authority before any work is commenced on site. The development shall not be carried out otherwise than in accordance with the approved details.

Reason

In order to preserve the character and appearance of the building and Conservation Area in accordance with saved Policies 3.13 'Urban Design' and 3.16 'Conservation Areas' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011).

- 5 The cycle storage facilities as shown shall be provided before the units hereby approved are occupied and thereafter shall be retained and the space used for no other purpose.

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 Core Strategy (2011).

- 6 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before the dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

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 Policies 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' of The Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy (2011).

- 7 Prior to works commencing on site, including any demolition, details of the means by which any existing trees are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted to and approved in writing by the Local Planning Authority, and the protective measures shall be installed and retained throughout the period of the works in accordance with any such approval given and protective fencing must not be moved or removed without the explicit written permission of the Local Authority Arboriculturalist. Within the protected area, no fires may be lit, no materials may be stacked or stored, no cement mixers or generators may be used, no contractor access whatsoever is permitted without the explicit written permission of the Local Authority Arboriculturalist under the supervision of the developer's appointed Arboriculturalist. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around.

Reason

To ensure the protection of the existing trees in accordance with saved Policies 3.2 'Protection of Amenity' and 3.28 'Biodiversity' of The Southwark Plan 2007 and Strategic Policy 11 'Open Spaces and Wildlife' of the Core Strategy (2011).

- 8 Prior to commencement of development, detailed drawings [*scale 1:50*] of a hard and soft landscaping

scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not be carried out otherwise than in accordance with any such approval given.

The planting, seeding and/or turfing shall be carried out in the 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.

**Reason**

In the interests of streetscene and the character and appearance of the Conservation Area and 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 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 and Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011).

- 9 Notwithstanding the plans hereby approved, the existing timber windows to the front of the main building shall be retained unless prior written approval has been granted by the Local Planning Authority.

**Reason**

To preserve the character and appearance of the Grove Park Conservation Area in accordance with saved policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation Areas' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of The Core Strategy (2011).