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## RECOMMENDATION

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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>	Thai Pavilion Ltd	<b>Reg. Number</b>	11-AP-0420
<b>Application Type</b>	Renewal of unimplemented permission		
<b>Recommendation</b>	Grant permission	<b>Case Number</b>	TP/2125-11

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### Draft of Decision Notice

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

Application to replace extant permission 08-AP-0579 for: Demolition of existing commercial and residential unit and the construction of Class A3 commercial space at ground floor with 3 x 1 bedroom and 1 x 2 bedroom flats and a studio flat over ground, first and second floors within newly constructed three storey building with associated bicycle storage and refuse storage to front of premises

**At:** 11-15 MELBOURNE GROVE, LONDON, SE22 8RG

**In accordance with application received on** 10/02/2011

**and Applicant's Drawing Nos.** E326/PP/001, E326/PP/002-Rev-4, E326/PP/003-Rev 4.

**Reasons for granting planning permission.**

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

a] Saved Southwark Plan Policies (2007)

Policy:

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

3.7 (Waste Reduction) seeks to ensure developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities.

3.11 (Efficient use of Land) seeks to ensure that all developments ensure that they maximise the efficient use of land,

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

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

4.2 (Quality of Residential Accommodation) seeks to achieve a high standard of accommodation. [part replaced by Core Strategy Strategic Policy 12 'Design and Conservation'.]

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.

5.3 (Walking and Cycling) seeks to ensure that access and facilities are provided in order to promote walking and cycling.

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

b] Policies of the Southwark Core Strategy 2011

Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 Sustainable Development which seeks to encourage walking, cycling and the use of public transport rather than travel by car.

Strategic Policy 5 Providing New Homes requires that developments meet the housing needs of people by providing high quality new homes in attractive environments, particularly in growth areas.

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Strategic Policy 14 Implementation and Delivery which ensure that the strategic vision and objectives for Southwark are implemented to ensure that the borough continues to be successful and vibrant.

Particular regard was had to residential design standards and the impact on the amenity of surrounding residents. It was considered that the residential design standards were met in this instance and that there would be no material impact on the amenity of surrounding occupiers. 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:

E326/PP/002-Rev-4, E326/PP/003-Rev 4.

Reason:

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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan (2007).

- 4 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied 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 save Policy 3.7 'Waste reduction' of the Southwark Plan 2007 and in accordance with Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 5 Before the any work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure weatherproof storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided 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

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development 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 development shall not commence until full particulars and details (2 copies) of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any

necessary plant and the standard of dilution expected, has been 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 approval given.

**Reason**

In order to that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Plan (2007) and in accordance with Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.