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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>	Mrs A. Pierre Heaven Sent Nursery	<b>Reg. Number</b>	11-AP-0093
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/2030-82
<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:**

Change of use of part ground and basement from Offices (B1 use) with ancillary uses to a Day Nursery and Place of Worship (D1 use) with the installation of 3 windows to the western flank elevation to the rear.

**At:** GROUND FLOOR AND BASEMENT, 82-84 CAMBERWELL CHURCH STREET, LONDON, SE5 8QZ

**In accordance with application received on 17/01/2011**

**and Applicant's Drawing Nos.** Site plan, 02, 04A, 05, 06A, 07, Existing Ground Floor Plan

Design and Access Statement  
Noise Assessment  
Nursery Travel Plan  
Nursery Transport Statement  
Church Travel Plan  
Church Transport Statement  
Waste Management Statement

**Reasons for granting permission.**

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

a] Saved policies of the Southwark Plan [July 2007]:

Policy 1.4 (Employment Sites outside Preferred Office and Industrial Locations) advises that for all developments located outside POLs and PILs which have an established B Class Use, subject to certain criteria, development will be permitted provided there is no net loss of floorspace in Class B, subject to a number of exceptions.

Policy 1.7 (Development within Town and Local Centres) seeks to ensure that most new development for retail and other town centre uses are accommodated within existing town and local centres. Within the centres, developments providing a range of uses will be permitted provided that a defined set of criteria is met.

Policy 2.2 (Provision of new community facilities) states that permission will be granted for new community facilities provided that provision is made for use by all members of the community, subject to assessment of impacts on amenity and in relation to transport impacts.

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

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

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) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

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.

b] Strategic Policies of the Core Strategy 2011:

Policy 1 (Sustainable development) allows for more intense development for a mix of uses to high standards to balance economic, social and environmental needs.

Policy 2 (Sustainable transport) seeks priority for walking and cycling, whilst maximising the use of public transport and minimising car use and requiring a transport assessment with applications to show that schemes minimise their impacts, minimise car parking and maximise cycle parking to provide as many sustainable transport options as possible.

Policy 12 (Design and conservation) requires development 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.

Policy 13 (High environmental standards) requires development to meet the highest possible environmental standards, and safeguarding the amenity of adjoining occupiers.

c] Planning Policy Statements [PPS] and Guidance Notes [PPG]:

PPS1 Delivering Sustainable Development  
PPS5 Planning for the Historic Environment  
PPG24 Planning and Noise

d] Policies of the London Plan 2008 (consolidated with alterations since 2004):

3B.2 Office demand and supply  
4A.1 Tackling climate change  
4A.20 Reducing noise  
4.B1 Design Principles for a compact city  
4.B8 Respect local communities and context  
4B.11 London's built heritage  
4B.12 Heritage Conservation

Particular regard was had to the potential impacts on the amenity of adjoining occupiers, the functioning of the transportation network and the character of the conservation area. However it is considered that the imposition of appropriate conditions would sufficiently mitigate any material impact. 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: 02, 04A, 05, 06A, 07.

Reason:

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

- 3 The use hereby permitted for nursery purposes shall not be carried on outside of the hours 07:00am to 19:00pm Monday to Friday.

Reason:

To protect the amenities of the surrounding properties in accordance with saved policy 3.2 'Protection of Amenity' of The Southwark Plan (UDP) July 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 4 The use hereby permitted for place of worship purposes shall not be carried on outside of the hours of 10:00am to 17:00pm on Sundays.

Reason:

To protect the amenities of the surrounding properties in accordance with saved policy 3.2 'Protection of Amenity' of The Southwark Plan (UDP) July 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 5 Detailed drawings of the double glazed timber windows to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out, and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the details of the timber windows in the interest of the appearance of the building and the amenity of adjoining occupiers in accordance with saved policy 3.2 'Protection of amenity' and 3.12 'Quality in design' of The Southwark Plan [UDP] 2007 and strategic policies 12 'Design and Conservation' and 13 'High Environmental Standards' of the Core Strategy 2011.

- 6 The number of occupants within the premises associated with the place of worship use is hereby restricted to a maximum of 70 persons at any one time.

Reason:

To protect the amenities of the surrounding properties in accordance with saved policy 3.2 'Protection of Amenity' of The Southwark Plan (UDP) July 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 7 Occupancy for the nursery use hereby permitted shall be restricted to 30 children at any one time.

Reason:

To protect the amenities of the surrounding properties in accordance with saved policy 3.2 'Protection of Amenity' of The Southwark Plan (UDP) July 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 8 Except for access and egress, all external doors and windows shall remain closed during services and any other times that amplified sound and non-amplified singing is undertaken in the main meeting room.

Reason:

To ensure that nearby noise sensitive premises do not suffer a loss of amenity by reason of noise nuisance and other excess noise from amplified music and speech in accordance with saved policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of the Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 9 All amplified sound and speech shall be played through a compressor sound limiting device which shall be set to ensure that the internal sound level within the building does not exceed 80dB LAeq, 5min.

Reason:

To ensure that nearby noise sensitive premises do not suffer a loss of amenity by reason of noise nuisance and other excess noise from amplified music and speech in accordance with saved policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of the Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 10 The rear garden space shall not be used for place of worship services or other gatherings.

Reason:

To ensure that nearby noise sensitive premises do not suffer a loss of amenity by reason of noise nuisance and other excess noise from amplified music and speech in accordance with saved policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of the Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 11 Prior to occupation of the building, the applicant shall submit a Travel Plan for both the nursery and place of worship to the Local Planning Authority for approval in writing which must include the following:

- Commitment to monitoring of the travel plan using iTrace-compliant surveys at 3 and 5 years as well as the baseline, with results reported back to LB Southwark.
- Site assessment and accessibility by all modes
- Nomination of a travel plan coordinator (TPC) at least one month prior to occupation of the development

Reason:

To ensure there is no material impact on the functioning of the transportation network in accordance with

saved policy 5.2 'Transport impacts' of The Southwark Plan (UDP) July 2007 and Strategic Policy 2 'Sustainable transport' of the Core Strategy 2011.

- 12 The premises shall be insulated so that the noise levels within any dwelling house or flat sharing a party element with the application site does not exceed NR20.

To ensure that nearby noise sensitive premises do not suffer a loss of amenity by reason of noise nuisance in accordance with saved policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of the Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.

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