
RECOMMENDATION

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	Mr A Thomas The Black Ant Company Ltd.	Reg. Number	11- <u>AP</u> -0616
Application Type	Full Planning Permission	Case Number	TP/2058-A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of two additional floors to building, 2-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades of existing office building (Use Class B1a), all to provide additional office floorspace.

At: UNIT 2, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON, SE5 9NW

In accordance with application received on 28/02/2011 08:00:30

and Applicant's Drawing Nos. 110-LP-01,100-SP-01, 110-SP-01Rev A, 200-GA-00, 200-GA-01,200-GA-02 Rev A, 200-GA-10, 200-GA-11,200-GA-12, 220-GA-00, 220-GA-01, 220-GA-02 Rev A, 220-GA-03 Rev A, 220-GA-04 Rev A, 220-GA-05 Rev A, 300-EL-01,300-EL-02 Rev A, 300-EL-03, 330-EL-01, 330-EL-02 Rev B, 330-EL-03 Rev B, 330-EL 04 Rev A, 400-SE-01, Design & access statement, Daylight / Sunlight report.

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 (2007):

- 1.4 - Employment sites outside the preferred office locations and preferred industrial locations (which seeks to protect existing B class floorspace in certain locations);
- 3.2 - Protection of amenity (which seeks to ensure an adequate standard of amenity for existing and future occupiers)
- 3.7 - Waste reduction (which requires developments to provide adequate refuse storage and recycling facilities)
- 3.12 - Quality in design (which requires developments to be of a high standard of architectural design)
- 3.13 - Urban design (which requires developments to be of a high standard of urban design)
- 3.14 - Designing out crime (which requires development to improve community safety and crime prevention)
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites (which requires the settings of these heritage assets to be preserved)
- 5.2 - Transport impacts (which seeks to ensure that developments do not result in adverse highway conditions)
- 5.3 - Walking and cycling (which requires developments to cater for the needs of pedestrians and cyclists)
- 5.6 - Car parking (which establishes maximum parking standards).

Residential Design Standards SPD (2008)
Camberwell Green Conservation Area Appraisal

b] Core Strategy (2011)

Strategic policy 1 - Sustainable development (which requires development to improve the places we live and work in and enable a better quality of life for Southwark's diverse population, in a way that respects the limits of the planet's resources and protects the environment);
Strategic policy 2 - Sustainable transport (which seeks to encourage sustainable modes of transport within the borough)
Strategic policy 10 - Jobs and businesses (which seeks to increase the number of job in Southwark and create an environment in which business can thrive)
Strategic policy 12 - Design and conservation (which seeks to secure high quality developments and to protect the borough's historic environment)
Strategic policy 13 - High environmental standards (which requires development to help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change).

c] London Plan (consolidated with alterations since 2004)

3B.2 - Office supply and demand

4B.1 - Design principles for a compact city

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

PPS1 - Delivering sustainable development

PPS4 - Planning for sustainable economic growth

PPS5 - Planning for the historic environment

PPG13 - Transport

Particular regard was had to the impact of the proposed extension on the amenities of neighbouring properties, but given the separation distance between the building and the rear of properties on Valmar Road and subject to conditions to prevent a loss of privacy, it was considered that no adverse impacts would occur. The proposal was not considered to give rise to material noise or traffic issues and would preserve the setting of the adjacent Camberwell Green Conservation Area. 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:

10-SP-01Rev A, 220-GA-00, 220-GA-01, 220-GA-02 Rev A, 220-GA-03 Rev A, 220-GA-04 Rev A, 220-GA-05 Rev A, 330-EL-01, 330-EL-02 Rev B, 330-EL-03 Rev B, 330-EL 04 Rev A

Reason:

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

- 3 The windows at first floor level and above in the west facing elevation of the building shall be obscure glazed and top-opening only, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises on Valmar Road from undue overlooking, in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Unitary Development Plan (2007) and Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 4 Details of a 1.8m high privacy screen to be erected along the western edge of the terrace at top floor level 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, and the screen erected prior to the first use of the extension and retained as such thereafter.

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises on Valmar Road from undue overlooking, in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Unitary Development Plan (2007) and Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 5 Details of the facilities to be provided for the secure storage of cycles shall be submitted to and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

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 use hereby permitted shall not be commenced before details of the arrangements for the storing of refuse

have been submitted to and approved in writing by the Local Planning Authority and the facilities approved have been provided and are available for use prior to the first occupation of the extension. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of 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 Core Strategy (2011).

- 7 Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be constructed to achieve a rating of at least BREEAM excellent and a BREEAM certificate submitted to the local authority.

Reason:

In order to comply with Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 8 There shall be no deliveries to the building outside the hours of 08:00-19:00 Mondays to Saturdays.

Reason

In order to ensure that there would be no loss of amenity 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 Core Strategy (2011).