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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>	Ladybrand Trading	<b>Reg. Number</b>	11-AP-1735
<b>Application Type</b>	Renewal of unimplemented permission	<b>Case</b>	TP/2567-379
<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:**

Renewal of planning permission 05-AP-1380 granted on appeal on 4 June 2006 for: Residential development consisting of six self contained two bedroom flats, proposing lift access to all floors and underground/lower ground floor off street parking.

**At:** LAND ADJACENT TO 379 UPLAND ROAD, LONDON, SE22 0DR

**In accordance with application received on 27/05/2011**

**The applicant has appealed to the Secretary of State against the failure of the Council to issue a decision.**

**Reasons for granting permission.**

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

a] Saved Policies 3.1 (Environmental effects) seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development. 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity. Policy 3.4 (Energy Efficiency) advises that development should be designed to maximise energy efficiency. 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 3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention of increase in flooding and water pollution. 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 of the Southwark Plan [July 2007].

b] 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 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development. 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.

c] London Plan 2011 Policy 1.1 Delivering the strategic vision and objectives for London Policy 3.3 Increasing housing supply Policy 3.4 Optimising housing potential Policy 3.5 Quality and design of housing developments Policy 5.2 Minimising carbon dioxide emissions Policy 5.3 Sustainable design and construction Policy 6.9 Cycling Policy 6.10 Walking Policy 6.13 Parking Policy 7.1 Building London's neighbourhoods and communities Policy 7.3 Designing out crime Policy 7.4 Local character Policy 7.5 Public realm Policy 7.18 Protecting local open space and addressing

d] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS1 Delivering Sustainable Development, PPS3 Housing, PPS23 Planning and Pollution Control.

Particular regard was had to the principle of the proposed residential use but it was considered that taken account of recent Government, Regional and Local Guidance and recent planning decisions on balance this was a good use for a site which had direct access to a road and would provide new residential development. The impacts on neighbouring amenity and transport conditions were assessed and were considered acceptable. It was therefore considered appropriate to grant renewal of outline planning permission having regard to the policies considered and other material planning considerations

**Subject to the following condition:**

- 1 Unless implemented as approved under application reference 07-AP-1597 dated 6/12/2007, details of the appearance, landscaping and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be begun either before the end of five years from the date of this permission or before the end of two years from the date of the approval of the last of the reserved matters, whichever is the later, and thereafter the development shall not be carried out otherwise than in accordance with this permission and any such approvals given.

Reason

As required by Section 92 of the Town and Country Planning Act 1990.

- 2 Unless implemented as approved under planning application reference 07/AP/1597 dated 06/12/2007, prior to first occupation details of the arrangements for the storing of domestic refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure 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 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.

- 3 Before the any work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure storage of at least 7 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 Strategic Policy 2 - Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 4 Unless implemented as approved under application reference 07-AP-1697 dated 06/12/2007, details of the means of enclosure for all site boundaries shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

In the interests of visual and residential amenity in accordance with Strategic Policy 12 – Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

- 5 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local

Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policy 3.1 Environmental effects of the Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

- 6 The height of the proposed building shall be no higher than the adjacent building at 369 Upland Road.

Reason

In order that the scale of the proposed building is appropriate to its location and to protect the visual amenities of the surrounding residential properties in accordance with Strategic Policy 12 Design and conservation of the Core Strategy 2011 and Saved Policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 7 Prior to occupation of the development, the basement parking facilities shown on the approved plans shall be constructed for the sole use of occupiers of the proposed development and thereafter permanently retained and used for no other purpose for as long as the development is occupied.

Reason

To ensure that adequate facilities are provided in accordance with the standards set out in Strategic Policy 2 Sustainable transport of the Core Strategy 2011 and Saved Policy 5.6 Car Parking of the Southwark Plan 2007.

- 8 Unless implemented as approved under application 07-AP-1597 dated 06/12/2007, details of the means by which the existing pine tree on the site is 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 by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

In the interests of preserving the health of the tree and to maintain the visual amenity of the site, in accordance with Strategic Policy 11 – Open spaces and wildlife of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

- 9 Before the first occupation of the building hereby approved details of facilities for the composting of organic waste and the collection of rainwater for recycling shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage household recycling and the reduction of household waste and water consumption in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policies 3.7 Waste Reduction and 3.9 Water of The Southwark Plan 2007.