
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	Ebury Holdings Ltd	Reg. Number	11-AP-1107
Application Type	Full Planning Permission		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/1231-57

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

The erection of a five storey building on the site of the former public house, comprising of an office unit (Class B1) on the ground floor with cycle and refuse storage and the provision of 3, one bedroomed flats and 5, two bedroomed flats on the upper floors, together with the provision of terraces on the front and rear of the building.

At: THE BELL, 57 WEBBER STREET, LONDON, SE1 0RF

In accordance with application received on 07/04/2011 08:06:11

and Applicant's Drawing Nos. PL110, PL111, PL112, PL113, PL114, PL115, PL210, PL211, PL212, PL310, PL311, PL400, PL200, PL201, PL202, PL01, PL05, PL06, Design and Access Statement, Flood Risk Assessment May 2011 Ref 347, schedule of accommodation PL500, Lifetime Homes Compliance list, PL02, PL03, PL04

Reasons for granting permission.

Saved Southwark Plan Polcies [July 2007]:

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 providing a defined set of criteria is met.

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 4.2 (Quality of residential accommodation) states that planning permission will be granted for residential accommodation provided that they achieve good quality living conditions; and include high standards of accessibility, including seeking to ensure that all new housing is built to Lifetime Homes Standards; privacy and outlook; natural sunlight and daylight; ventilation; space including suitable outdoor/green space; safety and security; protection from pollution, including noise and light pollution.

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) states that all developments requiring car parking should minimise the number of spaces

provided.

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 5 - Providing new homes (which seeks to meet the housing needs of people who want to live in Southwark and London)

Strategic policy 10 – Jobs and businesses (which seeks to increase jobs in Southwark and create an environment in which businesses 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 2011

Policy 2.12 Central Activities Zone – predominantly local activities

Policy 2.13 Opportunity areas and intensification areas

Policy 2.14 Areas for regeneration

Policy 2.15 Town centres

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 4.3 Mixed use development and offices

Policy 6.9 Cycling

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.7 Location and design of tall and large buildings

Policy 7.8 Heritage assets and archaeology

Policy 7.14 Improving air quality

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

PPS1 Delivering Sustainable Development

PPS3 Housing

PPG 23 Planning and Flood Risk

PPG 13 Transport

Particular regard was had to the loss of the existing public house, an A Class use, but it was considered this would not materially harm the viability or vitality of the town centre taking into account the proximity of other public houses in the area. This is due to comparable public houses, in terms of size and opening hours, being located nearby in Blackfriars Road and The Cut. The impact of the development on the amenity of surrounding occupiers was considered and it was assessed that there would be no material harm arising, in particular in relation to the loss of sunlight and daylight and privacy. In relation to the quality of the accommodation this was considered to be acceptable. The quality of the design and materials of the new building makes it an acceptable replacement for the existing building which is on the draft locally listed list. The scale and height of the proposed development was also considered acceptable and would not impact on the streetscene. Subject to the completion of a Section 106 Unilateral undertaking to prevent future occupiers from obtaining parking permits, it was 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: PL110, PL111, PL112, PL113, PL114, PL115, PL210, PL211, PL212, PL310, PL311

Reason:

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

- 3 No demolition or development shall take place within the proposed development site until the applicant successors in title, has secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the programme of works for the archaeological building recording in accordance with saved policy 3.13 Urban Design of the Southwark Plan (July 2007) and SP12 Design & conservation of the Core Strategy (April 2011).

- 4 Sample panels of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing before any work in connection with this permission is commenced; 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 that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with saved policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (July 2007) and SP12 Design & conservation of the Core Strategy (April 2011).

- 5 Section detail-drawings at a scale of (1:1, 1:2, 1:5) through:

- the facades;
- parapets;
- roof edges;
- junctions with the existing building; and
- heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is commenced; 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 quality of the design and details in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (July 2007) and SP12 Design & conservation of the Core Strategy (April 2011).

- 6 Notwithstanding the details shown on drawing No. PL110, detailed drawings of the ground floor layout showing the separation of the refuse/recycling store from the cycle store, separate provision for the commercial and residential elements and provision of a security door to the areas shall be submitted to and approved in writing 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 to ensure that satisfactory safe and secure cycle parking facilities and refuse/recycling facilities are provided in accordance with Strategic Policy 2 'Sustainable Transport' and Strategic Policy 13 – High environmental standards of the Southwark Core Strategy (2011) and saved policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction and 5.3 'Walking and Cycling' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Southwark Plan (2007).

- 7 Prior to works commencing on this site, including any demolition, details of the means by which existing trees along or adjoining the site boundaries 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 stacked or stored, no cement mixers or generators may be used, no contractor access is permitted without the 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 diameter must be retained and worked around. No trees shall be cut down, uprooted or destroyed, nor shall any trees be topped or lopped other than in accordance with written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

Reason:

To ensure the protection of the existing trees in accordance with Strategic Policy 13 'High Environmental Standards' of the Southwark Core Strategy (2011), and saved policies 3.2 'Protection of Amenity' and 3.28 'Biodiversity' of The Southwark Unitary Development Plan (2007)

- 8 Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the BREEAM very good rating has been met for the new office building.

Reason

To ensure the proposal complies with Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007 and Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011.

- 9 The proposed development shall be implemented to deliver a Code for Sustainable Homes rating of at least level 4. Prior to occupation of the development, a Code for Sustainable Homes post construction review, carried out by a licensed assessor, shall be submitted to the Local Planning Authority to verify delivery of this specification for approval in writing.

Reason

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with Strategic Policy 13 – High environmental standards of the Draft Core Strategy 2011 and Saved Policies 3.1 (Environmental Effects), 3.3 Sustainability assessments, 3.4 (Energy Efficiency), 3.5 (Renewable Energy) and 3.9 (Water) of the Southwark Plan 2007.

Informative

The Environment Agency recommends that you sign up to the Environment Agency's flood warning service. Further information can be found at:<http://www.environment-agency.gov.uk/homeandleisure/floods/31618.aspx>.