
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 Mark Wells Family Mosaic Housing	Reg. Number	11-AP-3953
Application Type	Full Planning Permission	Case Number	TP/H1012
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Proposed landscaping scheme incorporating a play area, planting, hardstanding, a refuse enclosure, a dog walking area, alterations to the main entrance to Symington House and associated works.

At: SYMINGTON HOUSE LAWSON ESTATE, DEVERELL STREET, LONDON SE1 4AA

In accordance with application received on 24/11/2011

and Applicant's Drawing Nos. 308-SYM-100 Rev P04, 308-SYM-101 P03, 308-SYM-102 P03, 308-SYM-103 P01, 308-SYM-300 P04, 308-SYM-301 P04, 308-SYM-303 P03, 308-SYM-304 P01, 308-SYM-305 P01, 308-SYM-306 P01, 308-SYM-500 P02

Reasons for granting permission

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

a] Saved Southwark Plan Policies (April 2011):

Policy 3.1: Environmental Effects
Policy 3.2: Protection of Amenity
Policy 3.7: Waste Reduction
Policy 3.11: Efficient use of Land
Policy 3.12: Quality in Design
Policy 3.13: Urban Design
Policy 3.14: Designing Out Crime
Policy 3.19 Archaeology
Policy 3.28: Biodiversity
Policy 4.2: Quality of Residential Accommodation
Policy 5.2: Transport Impacts
Policy 5.3: Walking and Cycling
Policy 5.6: Car Parking

b) Southwark Core Strategy Policies (2011):

Strategic Policy 1 – Sustainable development
Strategic Policy 2 – Sustainable transport
Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles
Strategic Policy 11 – Open spaces and wildlife
Strategic Policy 12 – Design and conservation
Strategic Policy 13 – High environmental standards

c] London Plan 2011:

Policy 5.3 Sustainable Design And Construction
Policy 5.10 Urban Greening
Policy 5.11 Green Roofs And Development Site Environs
Policy 5.12 Flood Risk Management
Policy 5.13 Sustainable Drainage
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing Traffic Flow And Tackling Congestion
Policy 6.13 Parking

Policy 7.1 Building London's Neighbourhoods And Communities
Policy 7.2 An Inclusive Environment
Policy 7.3 Designing Out Crime
Policy 7.4 Local Character
Policy 7.5 Public Realm
Policy 7.6 Architecture
Policy 7.13 Safety, Security And Resilience To Emergency

d] Supplementary Planning Documents, Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]:

PPS 1: Planning for Sustainable Communities
Residential Design Standards SPD (September 2008)
Sustainable Design and Construction SPD (February 2009)
Sustainability Assessment SPD (February 2009)
Design and Access Statements SPD (September 2007)
Draft National Planning Policy Framework (July 2011)

This planning application follows extensive consultation and engagement with residents in order to arrive at a revised landscaping scheme which remedies the concerns raised by residents about the previously permitted scheme. The resulting landscaping proposals will result in a quality landscaping scheme that will serve to both significantly enhance the setting of the existing building and will result in attractive recreational and relaxation space for residents of the both Symington House and the Harper Road development. The proposals have been designed to assimilate with the adjacent landscaping proposals for Harper Road. Further benefits accrue from the new refuse store and the enhancement of public access routes through the site. The application has been considered against the relevant Development Plan policies and it is concluded that no adverse impacts would result that justify an objection to the scheme. Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of 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 Prior to works commencing on site, details of the means by which the existing trees shown to be retained on the approved plans 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 (2 copies) 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

To ensure the protection of existing trees in accordance with saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007 and Strategic Policy 11 (Open spaces and wildlife) of the Southwark Core Strategy April 2011.

- 3 A detailed landscaping scheme (2 copies), including provision for the planting of suitable trees, plants and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways and any boundary treatment) shall be submitted to and approved in writing by the Council before the development hereby permitted is begun. Details of proposed tree planting shall include the precise location, species, maturity, stem height and protection measures from dogs along with the proposed times of planting. The landscaping schemes shall be carried out in accordance with such approved details. Planting shall comply with BS:4428 Code of Practice for general landscaping operations.

Reason

To ensure a satisfactory landscaping scheme is carried out to enhance the appearance of the area in accordance with saved Southwark Plan Policy 3.13 (Urban Design) and Strategic Policy 11 (Open Spaces and Wildlife) of the Southwark Core Strategy 2011.

- 4 No works or development shall take place until a landscape management and nature conservation plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas and a full species list. It should make reference to the Southwark Biodiversity Action Plan (BAP) and indicate how it will help to deliver targets in the BAP. The landscaping scheme shall be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason

To increase the biodiversity value and appearance of the site in accordance with saved Southwark Plan policy 3.28 (Biodiversity) and Strategic Policy 11 (Open Spaces and Wildlife) of the Southwark Core Strategy 2011.

- 5 Details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to (2 copies) and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with saved Southwark Plan policies 3.2 (Protection of Amenity) and 3.14 (Designing Out Crime) and Strategic Policy 12 of the Southwark Core Strategy 2011.

- 6 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of Symington House prior to the completion of the development hereby approved 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 in accordance with saved Southwark Plan policy 3.7 (Waste Reduction).

- 7 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted (2 copies) by the applicant and approved by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Strategic Policy 12 (Design and Conservation) of the Southwark Core Strategy 2011.

- 8 Before any work hereby permitted begins, details of an Environmental Management Plan and Environmental Code of Practice (which shall oblige the applicant and its contractors to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) which shall include the following information:
- A detailed specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminating specific environmental impacts;
 - Details of arrangements for publicity and promotion of the scheme during construction;
 - A commitment to following Southwark's Environmental Code of Construction/ GLA Best Practice Guidance

shall be 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 such approved details.

Reason:

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Saved Southwark Plan policies 3.1 (Environmental Effects), 3.2 (Protection of Amenity) , 3.6 (Air Quality) and 3.10 (Hazardous Substances) and Core Strategy Strategic Policy

Informative

You are advised that the tree planting and landscaping details required by conditions 3 and 4 of this permission should include consideration of the following:

- a) Additional planting adjacent to the three proposed parking spaces adjacent to Alderney Mews,
- b) Additional planting in the area between Deverell Street and the parking area/proposed bin store,
- c) The replacement with a larger species of the recently planted tree located within the raised grass bank adjacent to the site vehicular entrance, and
- d) The addition of climbing plants on the blank wall adjacent to Alderney Mews.

The proposed use of Birch trees is welcomed and you are encouraged to use the *Betula Jaquemontii* species which is a particularly long living and drought tolerant species.