

Item No. 6.2	Classification: OPEN	Date: 15 February 2012	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Application 11-AP-3030 for: Full Planning Permission Address: 8A AND B COLDHARBOUR LANE, LONDON, SE5 9PR Proposal: Alterations to and erection of additional floor to the two storey rear extension and alterations to elevations at ground, first and second floor in connection with conversion of upper floors to 2 x1 bedroom flats, 1 x 2 bedroom flat and a studio flat.		
Ward(s) or groups affected:	Camberwell Green		
From:	Head of Development Management		
Application Start Date 31 October 2011		Application Expiry Date 26 December 2011	

RECOMMENDATION

- 1 Grant planning permission subject to conditions

BACKGROUND INFORMATION

Site location and description

- 2 The proposal site currently comprises one building that has two elements to it, as follows.
 - 8A is a corner building on the corner of Valmar Rd and Coldharbour Lane. It forms the end of the terrace on Coldharbour Lane and contains a ground floor retail shop (Use Class A1) and residential flats on the two floors above. It is three storeys in height.
 - 8B is to the rear of 8A and continues the terrace into Valmar Road. It is two storeys in height and appears to have been built at a later stage than 8A. There is a vacant commercial unit (Use Class B1) on the ground floor of 8B, and a studio flat on the first floor level.
- 3 There is a side alley/rear yard within the site boundary to the east of the existing building. There is an existing brick wall separating the alley from a right of way access from Valmar Rd.
- 4 The surrounding area is mixed, comprising mainly commercial uses at ground floor with residential above on Coldharbour Lane, and predominantly residential on Valmar Road.
- 5 The site forms part of the Camberwell Green Conservation Area. The site is within the Urban Density Zone, Camberwell District Town Centre, Camberwell Action Area, Archaeology Priority Zone (APZ) and Air Quality Management Area (AQMA).

Details of proposal

6 This is a revised scheme following the Council's refusal of a previous application (LBS Reg 10-AP-0121) refused in July 2010. The current scheme is for alterations to the existing rear extension and erection of additional floor to the two storey rear extension and alterations to elevations at ground, first and second floor in connection with conversion of upper floors to 2 x1 bedroom flats, 1 x 2 bedroom flat and a studio flat.

7 The proposal would provide, through internal alterations to the upper floors of No. 8A, 2, one bedroom self-contained units. It is proposed to demolish part of No. 8B and erect a second floor extension to provide 1 studio and 1 two bedroom self-contained flat. In effect, the use and mix of residential dwellings on the site would change from:

Existing - 3 x two bedroom flats and a studio flat (four flats)

Proposed - 2 x one bedroom flats, 1 x two bedroom flat (duplex) and 1 studio flat (four flats).

The unit/room sizes are as follows:

1 Bed flat (sqm)
Bedroom - 12
Kitchen diner - 9.3
Living room - 14.2
Bathroom - 3.5
Storage 3.2
Total **50sqm**

1 Bed flat (sqm)
Bedroom - 12.6
Open plan living and kitchen - 27
Bathroom - 3.5
Storage - 1.6
Total **52sqm**

Studio total **36sqm**

2 Bed flat (sqm)
Bedroom - 14.8
Bedroom - 14
Open plan living and kitchen - 27
Bathroom - 3.5
Storage - 1.8
Total **66sqm**

8 The ground floor elevation of 8B fronting Valmar Rd would be altered to install shopfront windows. The use would however remain as a single commercial unit.

9 Refuse, recycling and cycle storage would be located within the rear yard, adjoining the boundary with No. 8. An opening would be created from the right of way to allow for the cycle store and bins to be accessed from the right of way. The applicant has provided evidence by way of title deeds that indicate that the land outlined in red as part of this application site has a right of way over the access way.

10 The rear extension would be constructed to form a mono pitch roof raised above the existing roof level, mirroring the existing sloping roof form. The height of the rear projection would increase from 4.9m to 6.9m at the eaves level which faces the adjoining property No. 8 Coldharbour Lane (ie 2m increase in height). The height of

the parapet wall would increase from 6.5m to 8.1m fronting Valmar Road (ie increase of 1.6m in height).

- 11 New windows would be installed in the Valmar Rd elevation at first and second floor levels, and rooflights would be inserted into the new proposed roof to the extension. There would be a new entrance to the flats from Valmar Road.
- 12 Amendments to current application following its original submission
 - amendment to Valmar Rd elevation by insertion of three circular windows at second floor level
 - revised plan showing a gate to allow access to the proposed rear bin store area which is accessed from the right of way at the rear of the site, where the existing brick wall currently is located
 - the design of the rear extension was amended by altering the proposed double pitch roof design, to a mono-pitch roof, and the pitch of the roof was made shallower
 - cycle storage for five bikes was added within the rear yard area
 - more information was submitted regarding refuse collection arrangements
 - the internal layouts were amended largely in relation to the stairwell and access arrangements
 - dormer window which was originally proposed to the roof of 8B facing No. 8 has been omitted
- 13 Changes from the refused scheme 10AP0121
 - Materials - previously proposed mixture of timber cladding and render. As officers considered these materials to be unsympathetic within the area, materials now proposed include matching bricks, timber windows with cast stone elements and a slate roof.
 - An external staircase proposed in the refused scheme has now been removed from this application.
 - The originally proposed side dormer window to the roof has now been omitted
 - Within the rear property, 8B, there is now proposed to be a studio and a 1-bed flat whereas the previous scheme proposed a studio and a 2-bed flat
 - Roof to rear extension revised to now comprise a mono-pitched roof extension with a parapet wall.

Planning history

- 14 Ref 10-AP-0121 - Planning application was refused on 8 July 2010. The proposal was for:
8a: Conversion of existing units into 2 x 1 bedroom (self contained) flats and;
8b: Erection of a second floor rear extension with remodelled elevations and conversion of existing unit into a studio flat, and a new 2 bedroom self contained flat on second floor.

This application 10-AP-0121 was refused on the following grounds:

1. *The proposed extension by virtue of its inappropriate design, scale, height and massing and poor quality materials would fail to be sufficiently subservient to the host building and would be over dominant in the streetscene, and would not make a positive contribution to the character and distinctiveness of the local environment, harmful to visual amenities and detrimental to the character and appearance of this part of the Camberwell Green Conservation Area. Furthermore, due to the increase in bulk and massing the extension will be overbearing upon the rear of the adjacent unit at No. 8 Coldharbour Lane, which is to the north, harmful to the amenities of these occupants. The proposal is therefore contrary to Policies 3.2 'Protection of Amenity', 3.16 'Conservation Areas' and 3.18 'Setting of Listed Buildings, Conservation Areas and World Heritage Sites' of the Southwark Plan (UDP) July 2007.*

2. *The size of the residential units proposed does not comply sufficiently with the*

Council's minimum room size/floorspace standards and as such would result in the provision of sub-standard and cramped residential accommodation. The proposal is therefore contrary to Policy 4.2 'Quality of Residential Development' of the Southwark Plan (UDP) July 2007 and Residential Design Guidelines (SPD) October 2008.

3. In the absence of measures to protect the existing mature street tree in the Camberwell Green Conservation area, the proposal would result in the loss of this street tree or its severe pruning which is considered to compromise its local amenity value to the conservation area. The proposal is therefore contrary to Policies 3.16 'Conservation Areas' and 3.18 'Setting of Listed Buildings, Conservation Areas and World Heritage Sites' of the Southwark Plan (UDP) July 2007.

06-EN-0631

- 15 The Council served an Enforcement Notice on 20 April 2007 on the ground floor of the property for the unauthorised change of use from a bakery to hot food take-away. An appeal was made against the Council's Enforcement Notice. The appeal was dismissed in March 2008.

Planning history of adjoining sites

1 Valmar Road

- 16 9200230 - planning permission granted 28/05/1992 for the conversion of the 1st and 2nd floors to provide 2 self contained flats.
- 17 09-AP-2241 - planning permission refused 04/01/2010 for erection of single storey rear extension and installation of extractor duct to rear, in connection with change of use of ground floor from betting shop (Use Class A2) to cafe/restaurant (Use Class A3). It was refused on the grounds of unacceptable design in relation to the extract duct and inadequate information in relation to impacts of the extract system such as noise.
- 18 10-AP-0549 - planning permission granted 03/06 2010 for erection of a single storey rear extension at ground floor level and installation of extract duct to rear, in connection with change of use at ground floor level from betting office (use class A2) to cafe/restaurant (Use Class A3).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 19 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies.
 - b) Impact of proposed development on the amenity of adjoining occupiers
 - c) Impact of proposed development on the character and appearance of the surrounding area and Camberwell Green Conservation Area
 - d) Traffic and highway impacts

Planning policy

- 20 Core Strategy 2011
Strategic Policy 1 Sustainable development
Strategic Policy 2 Sustainable transport

Strategic Policy 3	Shopping, leisure and entertainment
Strategic Policy 5	Providing new homes
Strategic Policy 10	Jobs and businesses
Strategic Policy 11	Open spaces and wildlife
Strategic Policy 12	Design and conservation
Strategic Policy 13	High environmental standards
Strategic Policy 14	Implementation and delivery

Southwark Plan 2007 (July) - saved policies

- 21 Policy 1.4 - Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations
 Policy 1.7 – Development Within Town and Local Centres
 Policy 3.2 - Protection of Amenity
 Policy 3.11 - Efficient Use of Land
 Policy 3.12 - Quality in Design
 Policy 3.13 - Urban Design
 Policy 3.15 - Conservation of the Historic Environment
 Policy 3.16 - Conservation Areas
 Policy 3.28 Biodiversity
 Policy 4.2 - Quality of Residential Accommodation
 Policy 5.1 - Locating Developments
 Policy 5.3 – Walking and Cycling
 Policy 5.6 - Car Parking

London Plan 2011

- 22 Policy 2.15 Town centres
 Policy 3.3 Increasing housing supply
 Policy 3.5 Quality and design of housing developments
 Policy 3.9 Mixed and balanced communities
 Policy 3.11 Efficient use of land
 Policy 4.2 Offices
 Policy 4.7 Retail and town centre development
 Policy 5.18 Construction, excavation and demolition waste
 Policy 6.3 Assessing effects of development on transport capacity
 Policy 6.9 Cycling
 Policy 6.13 Parking
 Policy 7.4 Local character
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing noise and enhancing soundscapes

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 23 PPS3 Housing
 PPS 5 Planning and the Historic Environment

24 Draft National Planning Policy Framework

The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.

The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable

economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).

Principle of development

Land use

- 25 The proposal is for extensions and alterations in connection with continued provision of commercial (Use Class B1) floorspace at ground floor level, and provision of four flats on upper levels. There would be a small decrease in the amount of B1 floorspace, owing to amendments to be made in relation to the location of staircases giving access to upper floors, however this is considered to be negligible and would not harm the viability of the unit for commercial use. Objections have been received about the acceptability of the commercial use but this is established and there is no change of use proposed, as feared, to a takeaway.
- 26 Although the number of habitable rooms would decrease on the site from 10 to eight, the amount of floorspace would not be reduced. For these reasons, and as the residential use on upper floors is already established, there is no objection in principle of the proposed mix of uses.
- 27 The scheme raises no conflict with the draft NPPF comprising as it does the proposed re-use of an existing developed site and as officers consider that it would be sustainable development. Overall the principle of the proposal is acceptable subject to assessment in relation to impacts on transport, amenity and design. These matters are addressed below.

Quality of accommodation for future occupiers

- 28 The previous scheme for 1 x two bedroom, 2 x one bedroom and 1 studio flat was refused in part on grounds that the quality of the accommodation would be unacceptable by reference to the Council's minimum room size/floorspace standards as set out in the Residential Design Guidelines (SPD) 2008.
- 29 Since that decision, the Council's Residential Design Standards SPD has been revised to be consistent with the minimum room sizes set out in the adopted London Plan 2011. These standards are more onerous than the 2008 SPD and it is these standards which the proposal should comply with.
- 30 The unit and room sizes are set out in Para 7 of this report. It can be seen that the proposed flats comply with the minimum unit size requirements and with the exception of one of the 1-bed flats having a living room that would be 2sqm smaller than the minimum required, the room sizes are also complied with. Although no private outdoor amenity space would be provided, there is none associated with the existing four flats and it is common along the terrace of which this site forms a part for there to be no private amenity space for flats above the commercial properties. For these reasons, and as provision of private amenity space is difficult to achieve in conversions, this is considered to be acceptable. The 2sqm shortfall for one of the living rooms is not considered to result in such harm to living conditions as to warrant refusal for this reason.
- 31 Officers recommend that the residential rooms on the upper floors should be adequately insulated from noise transfer from the ground floor commercial use, to prevent noise nuisance from the commercial use. This matter can be addressed by way of a condition if planning permission is granted.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 32 The erection of an additional floor to the rear of the property (ie to 8B) would result in

an increase in height of 2m at the eaves level as the property faces No. 8. This has been amended both from the originally submitted plans, but also in relation to the previously refused scheme. The previously refused scheme had proposed a higher extension with a flat roof, which had been considered to be unacceptable both in relation to its appearance but also as having an overbearing impact on No. 8.

- 33 The current plans, with a mono pitch roof and parapet wall lower than previously proposed, are considered to be acceptable with regard to the impact on No. 8, the height at the eaves having been reduced relative to No. 8 and the roof pitch having been made shallower.
- 34 A dormer window which was originally proposed under the refused scheme to the roof of 8B facing No. 8 has been omitted. Velux windows are now proposed to the top floor flat and their installation as opposed to the dormer would limit any overlooking from the site to the adjoining residents on Coldharbour Lane. The external staircase proposed in the refused application 10-AP-0121 has been omitted. Overall, no harm by reason of loss of privacy from the development is envisaged.
- 35 One of the reasons for refusal of the previous application was that it was considered that the increase in bulk and massing the extension would be overbearing upon the rear of the adjacent unit at No. 8 Coldharbour Lane, which is to the north. This revised application proposes a mono-pitched roof and is lower than was previously proposed. The roof is at its lowest point closest to No. 8, with the pitch rising away from No. 8, and it is not considered that the development would now have an overbearing impact on the adjoining residents.
- 36 The applicant has submitted a BRE daylight and sunlight report which demonstrates that whilst there would be some loss of light to No. 8, in particular to the first floor rear window to No. 8 (W4 in the BRE report), the loss of light is small and is within the tolerances suggested as being acceptable under the BRE guidelines. For this reason it is not considered that the harm arising would be such as to justify refusal of the scheme on this ground.
- 37 Overall officers consider that the proposal would now comply with saved Policies 3.2 and 3.11 of The Southwark Plan and SP13 of The Core Strategy in relation to protection of amenity.
- 38 Objections were raised with concerns about the operation of the ground floor commercial use on the amenity of residents, especially in relation to hours and especially if this were a takeaway. The application is for continued office use, (Use class B1). If a takeaway were proposed, a new planning application would be required. There is no evidence that the existing commercial use is subject to a restriction on opening hours, and as there are already residential uses above, it is difficult to justify a restriction on opening hours. However, a condition could be imposed should Members consider it justified, in relation to protection of amenity for surrounding occupiers.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 39 The area has a mixture of commercial and residential uses, and the adjoining uses would not have a harmful impact on the building as reconfigured.

Traffic issues

- 40 The proposal makes no provision for off street car parking which is mainly due to the constrained nature of the site with the existing building covering the entire site area.

However, the lack of car parking provision is acceptable in this instance as the application site within very close proximity of a number of buses and Elephant and Castle and Denmark Hill stations are a bus ride away. The site is also located within a Controlled Parking Zone (CPZ) where parking restrictions are enforced. However, given that there would be no overall increase in the number of residential units from the four existing units, it is not considered that it would be reasonable to exempt future residents from obtaining car parking permits.

- 41 Cycle storage for the four flats would be located to the rear of the site, with access from the access way from Valmar Rd. It is considered that if consent is granted a condition should be imposed to require this to be provided.
- 42 Refuse storage with separate contained areas for the flats and for the commercial use is proposed within the rear yard. The commercial bin store would be accessible from the rear of the unit, whilst the residential bin stores would be accessible from the access way from Valmar Rd. The applicant has stated that in order to allow for rubbish to be collected, the gate would remain open to operatives (at least on collection days).
- 43 Objections have been received that have questioned the applicant's right of access to this rear alleyway. The applicant has submitted the title deeds demonstrating their right of way. Officers consider that it may not be practicable for the refuse operatives to be expected to go to the bin store area, and indeed objectors have advised that they would object if the gate to the access from Valmar Rd were left unlocked for such a purpose. In this instance, officers consider that it would be reasonable to expect that residents take the bins out to the street in collection day, as happens with the existing arrangement for the four flats. Whilst not ideal there is no curtilage within the site that is otherwise accessible from the street.

Design issues

- 44 In terms of massing, the scheme has been amended so that it now has a mono-pitched roof and is more in keeping with the host building and the rear projections seen on this terrace. Whilst the pitch of the roof is more shallow than the existing, this is considered to be a small difference and not one that would be harmful to the appearance of the building.
- 45 The height of the building has been reduced from the previously refused scheme. It now has a height of 8.1m compared to the previous 8.5m. Whilst this is not a significant reduction in height, the design nonetheless gives the impression that the rear building comprises a two storey building fronting Valmar Road, as opposed to the three storey appearance under the previous application 10-AP-0121.
- 46 The building at the rear would have a high parapet wall to allow for the mono-pitched roof behind. Whilst this parapet wall is slightly higher than most seen in the surrounding area, it reads satisfactorily with the three storey element at 8A Coldharbour Lane. The string courses and cornices to the parapet aligns and provides some continuity for the corner location. The parapet wall facing Valmar Road does not read as an additional floor and it does not go above the eaves of the adjoining terraced properties on Valmar Road. The height and massing of the extension is now considered more acceptable and would appear sufficiently subservient to the host building. The fenestration arrangement on Valmar Road is well proportioned.
- 47 The proposal would now use matching bricks, timber windows, cast stone elements and slate roof. The scheme was revised in January 2012 to provide for three oriel windows towards the top of the Valmar Rd elevation. These were provided in response to officer's concerns that the top flat would otherwise benefit only from top

rooflights, with no direct out look. The windows are modest in size and it is not considered that their insertion would harm the appearance of the building.

- 48 Representations have been received regarding the proposed shopfront on Valmar Road raising concerns that the ground floor commercial unit, with its proposed two new doors and two large windows, would not be not in keeping with the Victorian building. There was also concern that the unit would appear as two small commercial units. In response officers consider that there is already an existing commercial unit (office use), and the scheme would remain with one ground floor unit, so there is no change of use proposed. The applicant's rationale for creating the two shopfront windows is so that the fenestration pattern is aligned with the upper floor windows and to provide some kind of rhythm on this facade. The creation of the shopfront would provide more of an active frontage in keeping with the established use than exists at present.
- 49 The issue of the loss of part of the existing structure is also a material consideration in this conservation area. The building at the rear, although not of outstanding architectural merit in its own right, complements the original building and any replacement would need to be of sufficient design quality to allow its demolition. The revised proposal is now of satisfactory design quality.
- 50 Overall, it is considered that the design of the scheme would be in keeping with the character of the existing and adjoining buildings and would preserve the character and appearance of the Camberwell Green Conservation Area. The proposal would therefore comply with saved Policies 3.12, 3.13, 3.15 and 3.16 of The Southwark Plan and SP12 of The Core Strategy.

Impact on character and setting of a listed building and/or conservation area

- 51 The application property is not adjoined to or adjacent to a listed building. Impacts on the character and appearance of the conservation area are assessed above where it was concluded that the character and appearance of the conservation area would be preserved.

Impact on trees

- 52 There is a street tree adjacent to the application site. The third reason for the refusal of the previous scheme was to harm arising by the removal of the street tree. This scheme retains the street tree so no objection is raised in this case. Conditions should be imposed if consent is granted for details of measures of tree protection to be provided.

Planning obligations (S.106 undertaking or agreement)

- 53 None.

Conclusion on planning issues

- 54 Officers consider that the proposed scheme has overcome the previous reasons for refusal. In particular, the extension at the rear would now be sufficiently subservient in scale to the main building fronting Coldharbour Lane, and the detailed design of the extension is considered to preserve the character and appearance of the conservation area. The scale and massing of the extension are such that there would be no harm to the amenities of adjoining occupiers as to justify refusal of the scheme, in particular in relation to over-dominance, privacy or loss of sunlight or daylight. The proposed flats now comply with the Council's minimum floor space standards for dwellings with one exception, the effect of which is not so harmful as to justify refusal. The street tree

would now be retained. In addition the scheme raises no conflict with the draft NPPF the goal of which is to secure sustainable development. It is therefore recommended that consent be granted subject to conditions.

Community impact statement

55 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: No issues.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

56 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

57 There were six objections originally to the scheme, and further responses were received to the re-consultation on the revised plans.

Main reasons for objection are summarised as follows:

- land at the rear of the building is private and the applicant has no legal right of way over the access way at the rear
- ground floor commercial unit design is not in keeping with the look of the Victorian building
- concern that the proposal would create two ground floor commercial units
- spiral staircase will split the offices into two parts and questions about health and safety and fire regulations.
- building work would be disruptive; noise pollution.
- impacts on No 8 in relation to loss of privacy and sunlight, and noise and disturbance
- increase in height would not make positive contribution to the conservation area
- development would add to the waste storage problem; refuse arrangements are impractical
- location of cycle storage questionable
- concerns about impact of building works on the resident's parking bays and access in Valmar Road
- additional traffic

In response to the re-consultation two letters had been received at the time of writing. Further responses will be reported to the Camberwell Community Council planning meeting. The further responses raised the following main concerns:

- reiterate original objections and in particular that the scheme would exacerbate existing noise and disruption to the area

- concerns about loss of parking in the area as a result of building works
- concerns about fly-tipping and waste problems in the area being exacerbated by more commercial premises on Valmar Rd
- concerns about the operation of the ground floor commercial use on amenity of residents - especially in relation to hours and especially if this were a takeaway.

Human rights implications

- 58 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 59 This application has the legitimate aim of providing for extensions and refurbishment in connection with mixed use residential and commercial development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 60 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2510-8A Application file: 11-AP-3030 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5460 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Becky Baker, Planning Officer	
Version	Final	
Dated	26 January 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Leisure	No	No
Date final report sent to the Constitutional Team	6 February 2012	

Consultation undertaken

Site notice date: 06/10/2011

Press notice date: 06/10/2011

Case officer site visit date: 06/10/2011

Neighbour consultation letters sent: 05/10/2011

Internal services consulted:

- Design Team
- Environmental Protection
- Urban Forester
- Transport Planning

Statutory and non-statutory organisations consulted:

None required.

Neighbours and local groups consulted:

05/10/2011	10 COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	FLAT C 10 COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	FLAT ABOVE 8 COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	FLAT ABOVE 8A COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	FIRST FLOOR FLAT 4 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FIRST FLOOR FLAT 11 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	10B VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	10C VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	6A COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	8A COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	FLAT A 10 COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	4A COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	FLAT ABOVE 6 COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	8 COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	8B COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	6 COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	GROUND FLOOR FLAT 11 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	GROUND FLOOR FLAT 17 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT B 1 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FIRST FLOOR AND SECOND FLOOR FLAT 6A COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	SECOND FLOOR FLAT 11 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	TOP FLOOR FLAT 6 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	GROUND FLOOR FLAT 4 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	SECOND FLOOR FLAT 4 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	GROUND FLOOR FLAT 7 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 2 15 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 1 9 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 1 15 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 3 9 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT A 1 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 2 9 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 3 15 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	GROUND FLOOR FLAT 8 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 1 4A COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	FIRST FLOOR FLAT 8 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	SECOND FLOOR FLAT 8 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	APARTMENT 3 3 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	1 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 2 4A COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	APARTMENT 2 3 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 2 2 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	MIDDLE FLAT 17 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT B 6 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	6A VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 3 2 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	APARTMENT 1 3 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT 1 2 VALMAR ROAD LONDON SE5 9NG	26/09/2011

05/10/2011	TOP FLAT 17 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	7 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	5 VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	12 COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	10A VALMAR ROAD LONDON SE5 9NG	26/09/2011
05/10/2011	FLAT B 10 COLDHARBOUR LANE LONDON SE5 9PR	26/09/2011
05/10/2011	13 VALMAR ROAD LONDON SE5 9NG	26/09/2011
20/06/1837	FLAT 3 8 VALMAR ROAD LONDON SE5 9NG	03/11/2011
20/06/1837	by email	03/11/2011
20/06/1837	FLAT 1 3 VALMAR ROAD LONDON SE5 9NG	16/11/2011

Re-consultation:

08/11/2011

20/1/2012

Consultation responses received

Internal services

Environmental Protection Team - No objections subject to conditions relating to sound insulation.

Transport Planning - No objections subject to details of cycle storage to be provided (note that plans were subsequently submitted showing cycle parking to be provided at the rear of the site, so a condition should be imposed requiring this to be provided as shown).

Statutory and non-statutory organisations

N/A

Neighbours and local groups

Six objections received as follows:

Flat 3, 8 Valmar Road – extensive building work at the very opening of Valmar Road will make their journey to and from home extremely difficult; nowhere for the residents to house their multiple bins; alleyway to the rear is private property; to overload the buildings on Valmar Road/Coldharbour Lane junction with residents will deteriorate the enjoyment of their home.

7 Valmar Road – land at the rear of the building is private and the applicant has no legal right of way for refuse storage; ground floor commercial unit design is not in keeping with the look of the Victorian building; the applicant is creating two new doors and two large windows which appears like a shop front; the proposal would create two very small commercial units from one unit; spiral staircase will split the offices into two parts and questions about health and safety and fire regulations.

10-14 Coldharbour Lane – building work would be disruptive; noise pollution.

8 Coldharbour Lane – the development has been reduced in height and bulk to an extent, but scheme will still have a negative impact on the enjoyment of occupiers of No. 8 of their property by way of privacy and sunlight; windows on the proposed development would negatively impact on the privacy enjoyed on the roof terrace; adds to the noise and disturbance; loss of sunlight to bedrooms; increase in height would not make positive contribution to the landscape; development would add to the waste storage problem; the applicant has no right of way to the access way at the rear from Valmar Rd.

Anonymous - to add additional floor and shop front in a conservation area and an unspoilt Victorian residential road is inappropriate; mature tree adjacent to the site would be in jeopardy; contradiction of plans; no right of way; refuse storage area would be impractical; there should be refuse storage for the shop; location of cycle storage is questionable.

Flat 1, 3 Valmar Road - questions the likely impact of building works on the resident's parking bays and access in Valmar Road; additional traffic; additional waste would be a problem.

Re-consultation

SE5 9PR - reiterates original objection and in particular that the scheme would exacerbate existing noise and disruption to the area

Address not provided (but states is opposite the proposed ground floor commercial use on Valmar Rd) - reiterates original objections, and in particular concerns about loss of parking in the area as a result of building works, concerns about fly-tipping and waste problems in the area being exacerbated by more commercial premises on Valmar Rd, concerns about the operation of the ground floor commercial use on amenity of residents - especially in relation to hours and especially if this were a takeaway.